

2022

國揚實業股份有限公司

Kuo Yang Development
(2505 TW)

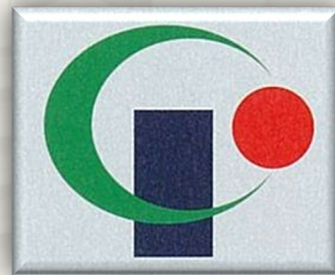


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Establishment & Background

Founded in 1972, Kuo Yang Development grew as Taiwan's economy started taking off. Over the past 50 years, Kuo Yang's focus has turned into the technology industry. And as technology has developed into today's exquisite tourism and culture-creative industries, we continuously pursue excellence and express it in the architecture that Kuo Yang has so long been praised for.

In 2000, Kuo Yang foresaw a new era that would be affected by globalization and a love of quality lifestyles. As a result, Kuo Yang took the lead in integrating resources such as construction planning and property management. By successfully utilizing creativity in construction, Kuo Yang has added new value to buildings. That value lies in making architecture not just be buildings, but in being homes that carry on a dialog with life, and which bring a feeling of safety. A home should also be the source of energy and growth for all family members.



Profile:

1. Company Name: Kuo Yang Development Co., Ltd.
2. Stock Code: 2505
3. Date of establishment: June 2, 1972
4. Time to market: November 14, 1979
5. Paid-in capital: NT\$3.8 billion
6. Market capitalization NT\$6.8 billion (Estimated based on the closing price of NT\$17.95 on 2022/10/31)
7. Revenue: NT\$3.6 billion (2022/1/1-2022/9/30)
8. Company website URL: www.kycc.com.tw/

Red→Vitality

Energetic & Innovative

Represents the company's energy and reflects its young spirit

Green→Life

Alive & Environmental

Represents the company's management philosophy of providing better living spaces by promoting a green and environmentally-friendly lifestyle.

Blue→New Architecture

New Architecture & A New Era

Represents the company's modern fusion of architectural vocabulary and expresses the company's solid determination to reach sustainability

A. **Operating Model:**

Add value to the land with brand advantages and improve after-sales service; establish the brand's image to address the changes in the real estate market, and thereby propose correct selling strategies.

C. **Management:**

Improve corporate governance as well as work and management efficiency.

B. **Product Marketing and Product Value:**

Reduce market risks through the advantages of products and prime locations.

D. **Customer Service:**

Provide construction schedules, develop a comprehensive community, and provide checks for the structural health of houses. These services help make our company a thoughtful construction company for house buyers.



Build happy homes
for Kuo Yang's
customers.

Make customers'
dreams come
true.

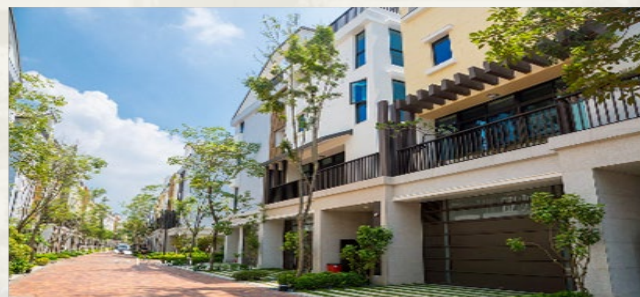
Unit: NT\$1,000

Item	2019	2020	2021	2022 Q1-Q3
Operating revenue	1,923,024	14,277,915	5,124,284	3,579,016
Operating costs	(1,458,300)	(8,752,481)	(3,762,094)	(2,865,248)
Operating profit	464,724	5,525,434	1,362,190	713,768
Gross profit margin	24%	39%	26%	20%
Operating profit	126,498	5,003,829	940,233	427,681
Non-operating income	(63,023)	155,761	225,397	177,969
Pre-tax profit	63,475	5,159,590	1,165,630	605,650
Income tax expenses	(6,587)	(216,523)	(183,493)	(49,649)
Net profit for the period	56,888	4,943,067	982,137	556,001
EPS	0.08	7.58	2.58	1.46

營運概況-成屋個案

- Disclaimer
- Profile
- Operating Strategies
- Financial Data
- Business Activities—Existing Houses
- Business Activities—Development

Case	Location	Number of units/vehicles	Sales amount (NT\$100 million)	Ratio of Kuo Yang's investments
Kuo Yan	Kaohsiung City	14/49	10	100%
The Green Place	Tainan City	34 households	11	65%
Smile Era	Kaohsiung City	1/49	0.5	70%
Total		49/98	21.5	



營運概況-開發個案

Disclaimer

Profile

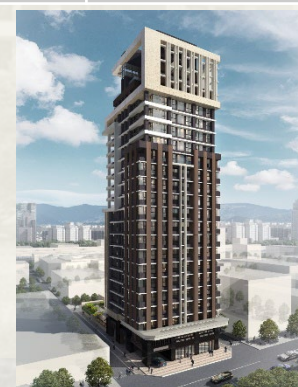
Operating Strategies

Financial Data

Business Activities—Existing Houses

Business Activities—Development

Category	Case	Location	Land area acquired (pings)	Estimated date for obtaining building license	Ratio of Kuo Yang's investments
Residential buildings	Kuo Yang Jilin Urban Renewal	Taipei City	-	Mar 2022	100%
	Xindian Baoyuan Urban Renewal	New Taipei City	-	Mar 2023	80%
	Good morning, Kuo Yang Phase 2	Keelung	4,884	Aug 2023	55%
	The Green Place - Green Light Area	Tainan City	5,070	Nov 2022	65%
	Kaohsiung Gushan Project	Kaohsiung City	1,484	Sep 2023	50%
	Kaohsiung Special Trade Zone 3 Urban Renewal Project	Kaohsiung City	-	Dec 2023	80%
	6 projects Subtotal		11,438		



營運概況-開發個案

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Activities—
Existing Houses

•Business
Activities—
Development

Category	Case	Location	Land area acquired (pings)	Estimated date for obtaining building license	Ratio of Kuo Yang's investments
Plants and offices	KuoYang Intercontinental (Neihu Project)	Taipei City	2,127	Feb 2022	50%
	KuoYang Digital (Sanchong Project)	New Taipei City	1,828	Jan 2023	50%
	Xiwan Road	New Taipei City	5,551	Jun 2023	50%
	Tucheng Project	New Taipei City	3,632	Mar 2024	50%
	Zhonghe Plant and Office	New Taipei City	1,675	Jun 2024	40%
	5 projects Subtotal		14,813		
Residential building + plant	11 projects Total		26,251		



Q & A
Thank you