



大華建設

Delpha Construction Co., LTD.

2017 Investor Conference

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# COMPANY PROFILE

1960 Established the predecessor, "Taiwan Belt Co., Ltd. "

1964 Changed its name to "Delpha Canvas Co., Ltd. "

1978 Reorganized as "Delpha Industrial Co., Ltd. "

Mainly engaged in the construction of national residences and office buildings for rental and sales and focusing on the construction of the business

1985 Changed its name to "Delpha Construction Co., Ltd. "

October 12, 1995 The stock formally traded on the market of Taiwan Stock Exchange Corporation Limited

Assets amount to NT\$849,434,000

Currently Assets amount to NT\$2,707,525,000

Completed Building Projects							
Year	Project name	Location	Product	Year	Project name	Location	Product
1979	Rongxing Garden	Zhongshan District, Taipei City	Residential	1986	Delpha Shanglin Park	Shilin District, Taipei City	Residential
1980	Jinhua Building	Songshan District, Taipei City	Business	1987	Yangming Quanyuan Villa	Beitou District, Taipei City	Residential
1981	Delpha Li Park	Zhongshan District, Taipei City	Business	1988	Great Waltz Double Star	Zhongher District, New Taipei City	Business
1981	Chun Wah Building	Songshan District, Taipei City	Business	1988	Delpha Central Park	SAR Taoyuan County	Business
1982	Louvre Palace	Zhongshan District, Taipei City	Business	1989	Athens Dynasty	Xizhi District, New Taipei City	Residential
1982	Carolyn Garden Building	Da'an District, Taipei City	Residential	1990	Delpha Landscape	Neihu District, Taipei City	Residential
1984	Zhong Xiao Nga Court	Da'an District, Taipei City	Business	1990	Chienfu Enterprise Building	Da'an District, Taipei City	Office
1985	Art Royal	Zhongshan District, Taipei City	Residential	1991	Monte Carlo	Beitou District, Taipei City	Residential
1985	Delpha Royal	Da'an District, Taipei City	Business	1991	Delpha Idealist	Datong District, Taipei City	Business

Completed Building Projects							
Year	Project name	Location	Product	Year	Project name	Location	Product
1992	Delpha UOB Monarch	Sanbei District, New Taipei City	Business	1998	Europe ritz garden	Neihu District, Taipei City	Business
1992	Delpha life home	Wenshan District, Taipei City	Residential	1999	Top of the world	Zhongshan District, Taipei City	Office
1993	Taiwan family	Banqiao District, New Taipei City	Business	2000	Terminal	Songshan District, Taipei City	Office
1993	Forbes Square	Xinyi District, Taipei City	Business	2001	Century Louvre	Zhongzheng District, Taipei City	Office
1994	Beautiful big lake	Neihu District, Taipei City	Residential	2008	Dialogues with nine maximum	Zhongshan District, Taipei City	Residential
1995	Delpha Villa	Neihu District, Taipei City	Residential	2008	Lutheran nine five	Xinyi District, Taipei City	Business
1997	Park Record	Neihu District, Taipei City	Residential	2010	Nine songs	Wenshan District, Taipei City	Residential
1997	Shin Kong Nanjing Technology Building	Zhongshan District, Taipei City	Office	2012	Reading green life	Neihu District, Taipei City	Residential Office
1998	Delpha Royal	Neihu District, Taipei City	Residential				



# RESIDENTIAL CLASSIC BUILDING





# RESIDENTIAL CLASSIC BUILDING





# OFFICE CLASSIC BUILDING





# MANAGEMENT STRATEGY

## Management philosophy

The Company insists the spirit of "hard work, care for the earth" to provide high-quality, diversified living space for the construction of high-tech and humane high-level residential and office buildings to meet the needs of residential and office space and improve urban life Landscape as the goal.

## Management objectives

Strengthen the operation of the industry, stabilize the financial structure, to maximize the value of shareholders and companies

## Management outlook

- ◎ Full sales of "Reading green life" and other new residential office case
- ◎ Co build and sale in the Greater Taipei area and well-traffic land for the continued development
- ◎ In cooperation with the government's vigorous promotion of urban renewal, we actively participate in the renovation of urban areas in Greater Taipei City



# Development plan

◎ Completed building ◎

「Reading green life」 new office housing project

◎ Self-built ◎

「The urban green Street project」

◎ Co Build ◎

「Jade green project」

◎ Urban renewal◎

「Taiyuan Road project」 、 「Huai Sheng section project」





Project name	Location	Base area (Ping)	Sale amount (100 million NT\$)
Reading green life	Neihu District, Taipei City	966	15

## Description :

Product: residence and office

Planning: 14 stories above ground and 4 stories basement

## Features :

- ⊙ Thousands of bases, 100-ping superior house planning
- ⊙ International Architecture P & T team
- ⊙ Sweet music architecture, sky tree garden
- ⊙ Sit in the trees, park, green space

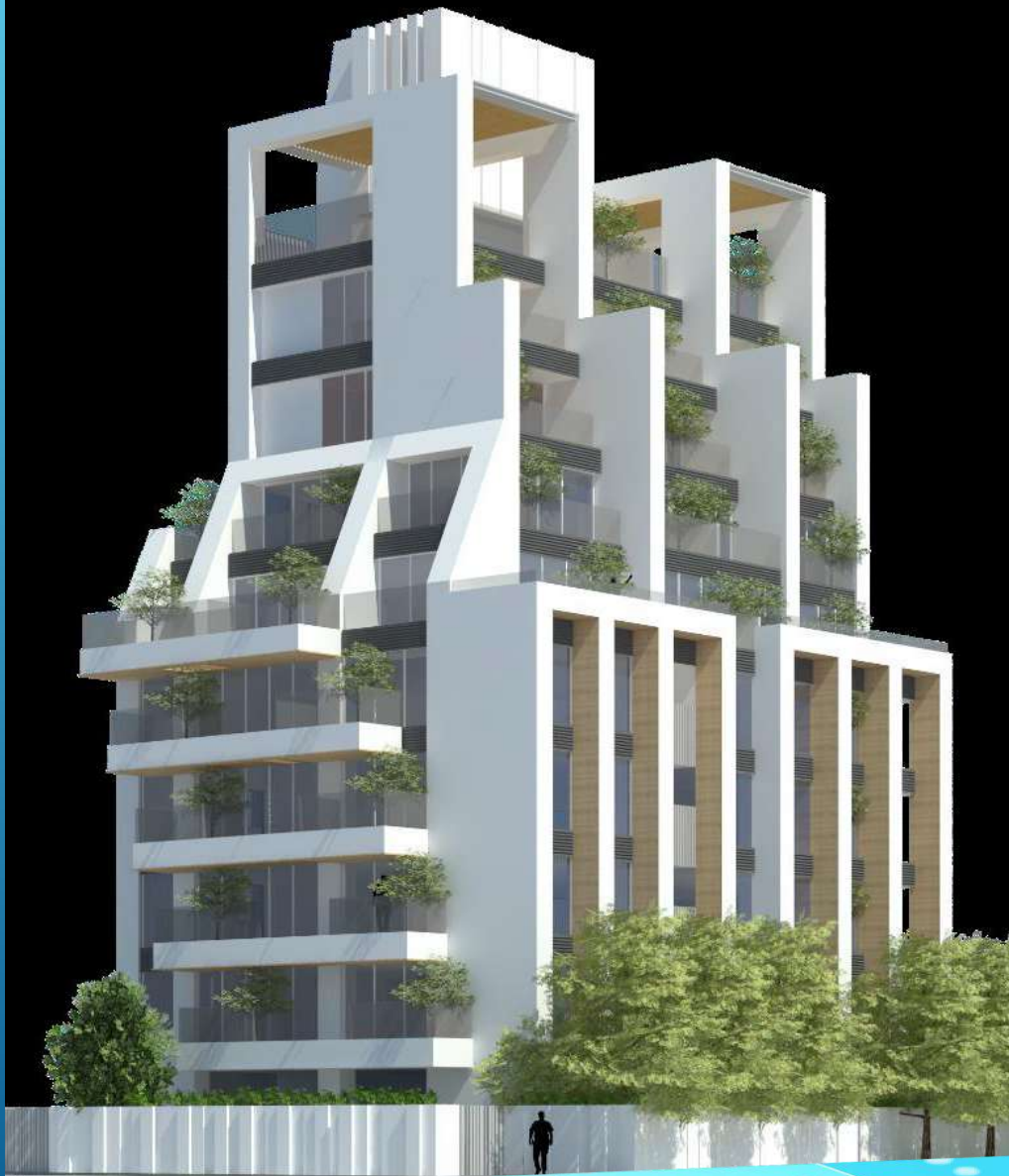
Completed building project Reading green life





Completed Building project Reading green life





Project	Location	Development method	Base area (Ping)	Expected license schedule
The urban green	Da'an District, Taipei City	Self-built	219	2018 Quarter 1

## Description :

Product: Pure residential

Planning : On the ground 9 stories, 2 stories basement

## Features :

- ◎ Universities area, mansion living area, downtown quiet
- ◎ Anthropology, celebrity group
- ◎ Wonder expanse Park, school sports green space, the MRT nearby





Pre-construction The urban green





Project	Location	Development method	Base area(Ping)	Expected license schedule
Wuchang Street case	Zhongshan District, Taipei City	Co Building	283	In development

## Description:

Product: Pure residential

Planning: 7 stories above ground, 2 stories underground

## Features:

- ◎ Rongxing Park beside, with ten thousand Ping trees green
- ◎ Airport, MRT, Expressway will be traffic core
- ◎ Fu North living area, adjacent to the quality school district







Project	Location	Base area(Ping)	Product	The current progress	Expected license schedule
Taiyuan Road case	Datong District, Taipei City	671.55	Business	Business plan delivery Exhibition completed	2019 Quarter four



## Description :

Product: Market, Residential

Planning: 22 stories above ground, 5 stories underground

## Features :

- ◎ The base is located at the center of the 「Western Gateway Project」
- ◎ The five transport hubs of the WCRC, Taipei Station, Taipei Transfer Station Airport MRT, crowds of diversion center
- ◎ Landmark building, close to the station before Dapeng Plaza and Taiyuan, Huayin district





Urban renewal Taiyuan Road



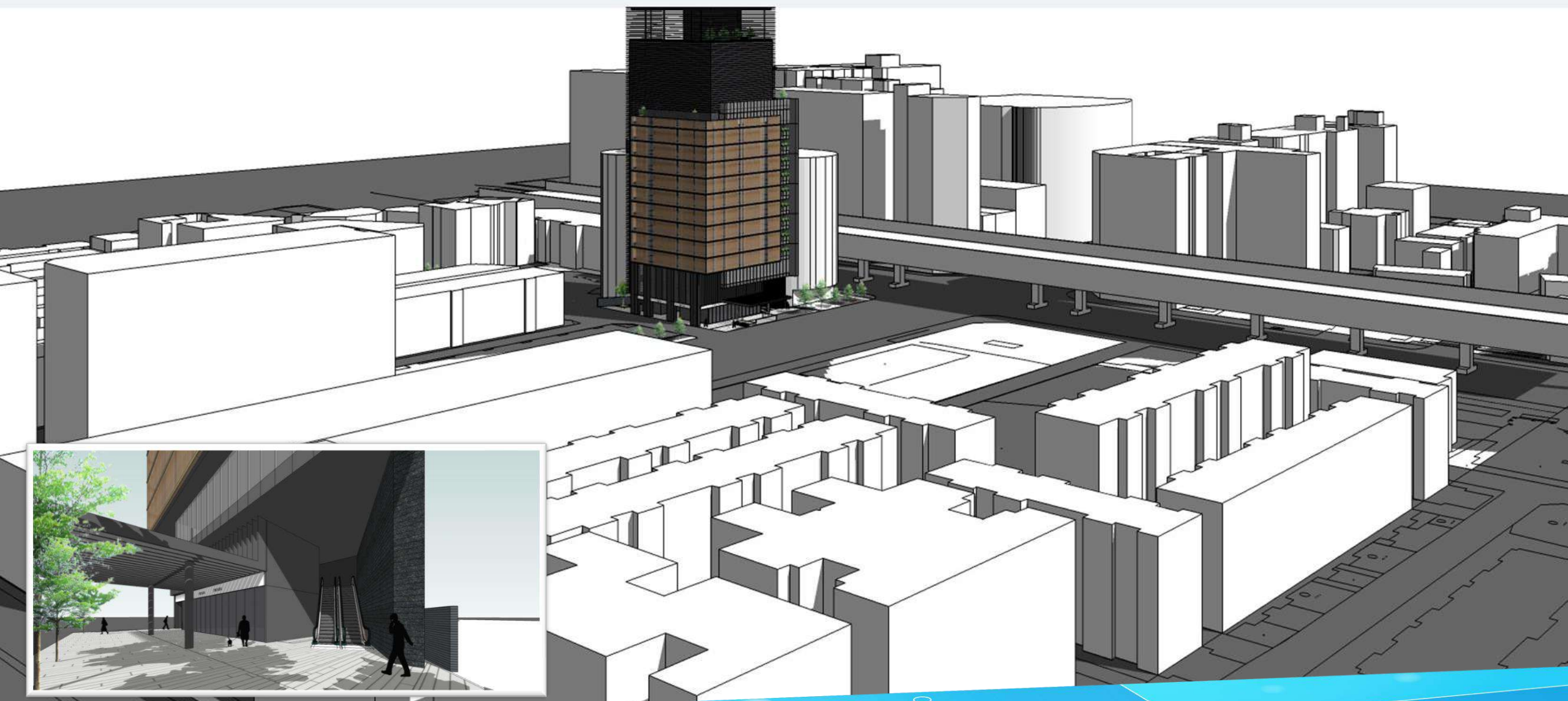
Project	Location	Base area(Ping)	product	The current progress	Expected license schedule
Huai Sheng Section project	Da'an District, Taipei City	221.13	business	Product positioning	The second quarter of 2018 Business plan submit



## Features:

- ◎ The core of Eastern Taipei , located in the best location
- ◎ Dual-mass transit, crowds, unlimited business opportunities
- ◎ Luxury homes, department stores everywhere, the major brands competing settled
- ◎ Combination of modern boutique, master design index building





Urban Renewal Huai Sheng section

# FINANCIAL OVERVIEW - CONSOLIDATION

	Finance Accounting Standards	IFRS					
Item	2012	2012	2013	2014	2015	2016	2017 third quarter
Assets	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000
Debt ratio (%)	47.82	55.55	60.95	64.53	49.34	39.07	38.95
Net book value per share	NT\$12.12	NT\$11.65	NT\$11.39	NT\$10.74	NT\$13.25	NT\$13.20	NT\$12.10
Operating income	NT\$256,407,000	NT\$14,010,000	NT\$602,996,000	NT\$9,850,000	NT\$3,220,299,000	NT\$2,357,723,000	NT\$68,121,000
Gross profit margin (%)	36.14	(0.65)	33.09	55.77	29.28	31.22	15.12
Net profit rate (%)	20.70	(199.57)	(7.90)	(1,879.21)	21.27	17.65	(120.90)
EPS	NT\$0.20	(NT\$0.07)	(NT\$0.13)	(NT\$0.65)	NT\$2.59	NT\$1.57	(NT\$0.29)
Cash dividend distribution per share	NT\$0.15	-	NT\$0	NT\$0	NT\$1.60	NT\$0.80	-



# FINANCIAL OVERVIEW - INDIVIDUALS

	Finance Accounting Standards	IFRS					
Item	2012	2012	2013	2014	2015	2016	2017 third quarter
Assets	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000	NT\$2,707,525,000
Debt ratio (%)	54.52	48.89	56.14	60.68	46.44	33.64	32.59
Net book value per share	NT\$12.12	NT\$11.65	NT\$11.39	NT\$10.74	NT\$13.25	NT\$13.20	NT\$12.10
Operating income	NT\$261,890,000	NT\$8,527,000	NT\$597,336,000	NT\$2,689,000	NT\$3,212,791,000	NT\$2,349,615,000	NT\$62,486,000
Gross profit margin (%)	33.94	(65.37)	35.80	(62.00)	29.12	30.98	7.46
Net profit rate (%)	16.27	(205.02)	(5.89)	(6,470.70)	21.62	17.93	(125.01)
EPS	NT\$0.20	(NT\$0.07)	(NT\$0.13)	(NT\$0.65)	NT\$2.59	NT\$1.57	(NT\$0.29)
Cash dividend distribution per share	NT\$0.15	-	NT\$0	NT\$0	NT\$1.60	NT\$0.80	-

Appreciate for your attendance  
With the assistance and help to our Company



# Q & A