



大華建設

Delpha Construction Co., LTD.

2018 Investor Conference

December 13 2018

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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

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 in the Greater Taipei area and well-traffic land for the continued development
- ⊙ In cooperation with the government 's vigorous promotion of urban renewal and urban unsafe and old Buildings ,we actively participate in the renovation of urban areas in Greater Taipei City

Development plan

◎ Completed building ◎

「Reading green life」 new office housing project

◎ Reconstruction of Urban Unsafe and Old Buildings ◎


「The urban green」

◎ 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	0.96

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

Reading green life Completed building project



Project	Location	Development method	Base area (Ping)	Expected license schedule
The urban green	Da'an District, Taipei City	Reconstruction of urban unsafe and old buildings	219	2019 Q1

Description :

Product: Pure residential

Planning : On the ground 12 stories, 3 stories basement

Features :

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

The urban green

Reconstruction of Urban Unsafe and Old Buildings



Project	Location	Development method	Base area(Ping)	Expected license schedule
Jade green Street	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



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Project	Location	Base area(Ping)	Product	The current progress	Expected license schedule
Taiyuan Road project	Datong District, Taipei City	671.55	Business and Residential	Urban renewal business delivery Exhibition completed	2020 Q4

Description :

Product: Business, Residential, Multi-use

Planning: 24 stories above ground, 5 stories underground

Features :

- ⊙ The base is located at the center of the 「Taipei West 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

Taiyuan Road project Urban renewal



Project	Location	Base area(Ping)	product	The current progress	Expected license schedule
Huai Sheng Section project	Da'an District, Taipei City	221.13	business	Urban renewal business delivery Exhibition in process	2019 Q1 delivery urban renewal business project

Description :

Product: Business, Office building

Planning: 22 stories above ground, 3 stories underground

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

Huai Sheng Section project Urban Renewal



Financial Overview - Consolidation

Item	IFRS					
	2013	2014	2015	2016	2017	2018Q3
Paid-in capital (NT\$'000)	2,707,525	2,707,525	2,707,525	2,707,525	2,707,525	2,707,525
Debt ratio (%)	60.95	64.53	49.34	39.07	39.66	33.83
Net book value per share(NT\$)	11.39	10.74	13.25	13.20	11.97	12.15
Operating income(NT\$'000)	602,996	9,850	3,220,299	2,357,723	69,225	1,028,037
Gross profit margin (%)	33.09	55.77	29.28	31.22	16.47	16.96
Net profit rate (%)	(7.90)	(1,879.21)	21.27	17.65	(176.83)	4.09
EPS (NT\$)	(0.13)	(0.65)	2.59	1.57	(0.43)	0.17
Cash dividend distribution per share (NT\$)	-	0	1.60	0.80	-	-

Financial Overview - Individuals

Item	IFRS					
	2013	2014	2015	2016	2017	2018Q3
Paid-in capital (NT\$'000)	2,707,525	2,707,525	2,707,525	2,707,525	2,707,525	2,707,525
Debt ratio (%)	56.14	60.68	46.44	33.64	33.30	24.57
Net book value per share (NT\$)	11.39	10.74	13.25	13.20	11.97	12.15
Operating income (NT\$'000)	597,336	2,689	3,212,791	2,349,615	62,761	1,018,711
Gross profit margin (%)	35.80	(62.00)	29.12	30.98	7.87	16.70
Net profit rate (%)	(5.89)	(6,470.70)	21.62	17.93	(181.99)	4.56
EPS (NT\$)	(0.13)	(0.65)	2.59	1.57	(0.43)	0.17
Cash dividend distribution per share (NT\$)	-	-	1.60	0.80	-	-

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

Q & A

<http://www.delpha.com.tw>