



Delpha  
Stock Code:2530

# Delpha Construction Co., Ltd Investors' Conference

2023.12.07



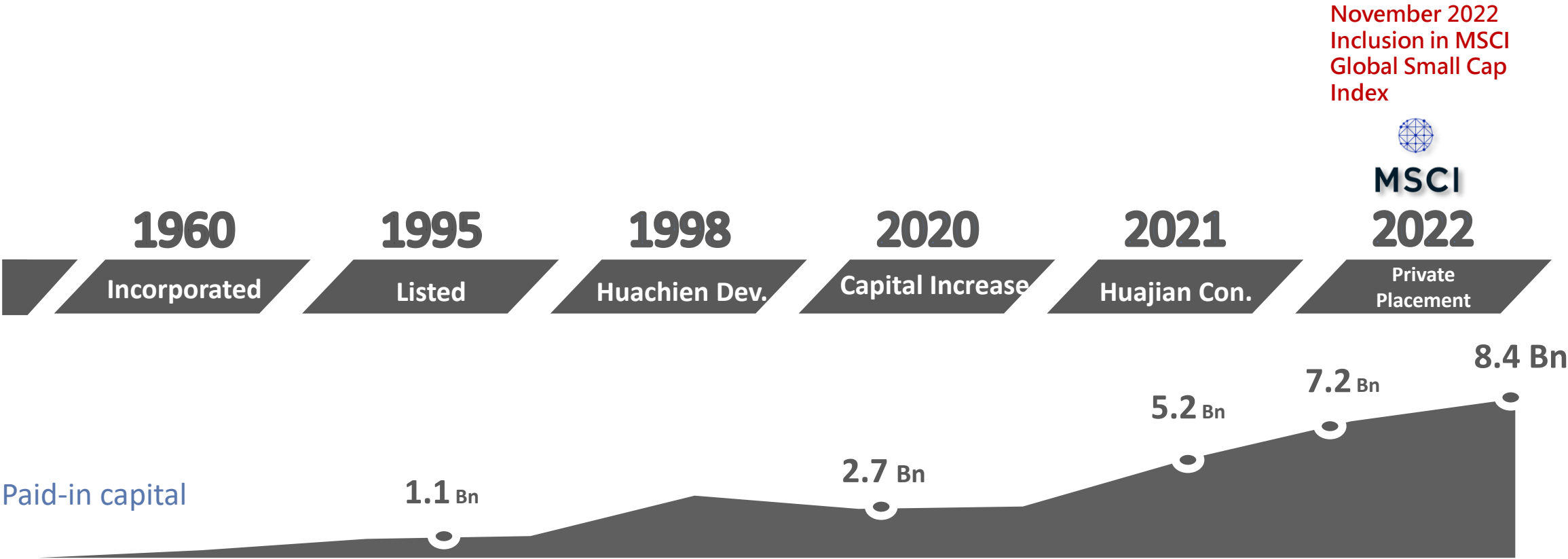
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# Milestone- From 1960

- Incorporated Huachien Development in 1998, currently responsible for Taiyuan Road Urban Renewal project.
- Incorporated Huajian Construction in 2021, currently responsible for construction projects in Taoyuan, Taichung and Tainan.



# Smart Layout

## 1 Railway Economy

Develop suitable lands along THSR, MRT(Taipei, Taoyuan and Taichung station), Railway(Taipei, Wuri and Shalu station) attract home-buyers with the station at your doorsteps

## 2 Science Park with job opportunities

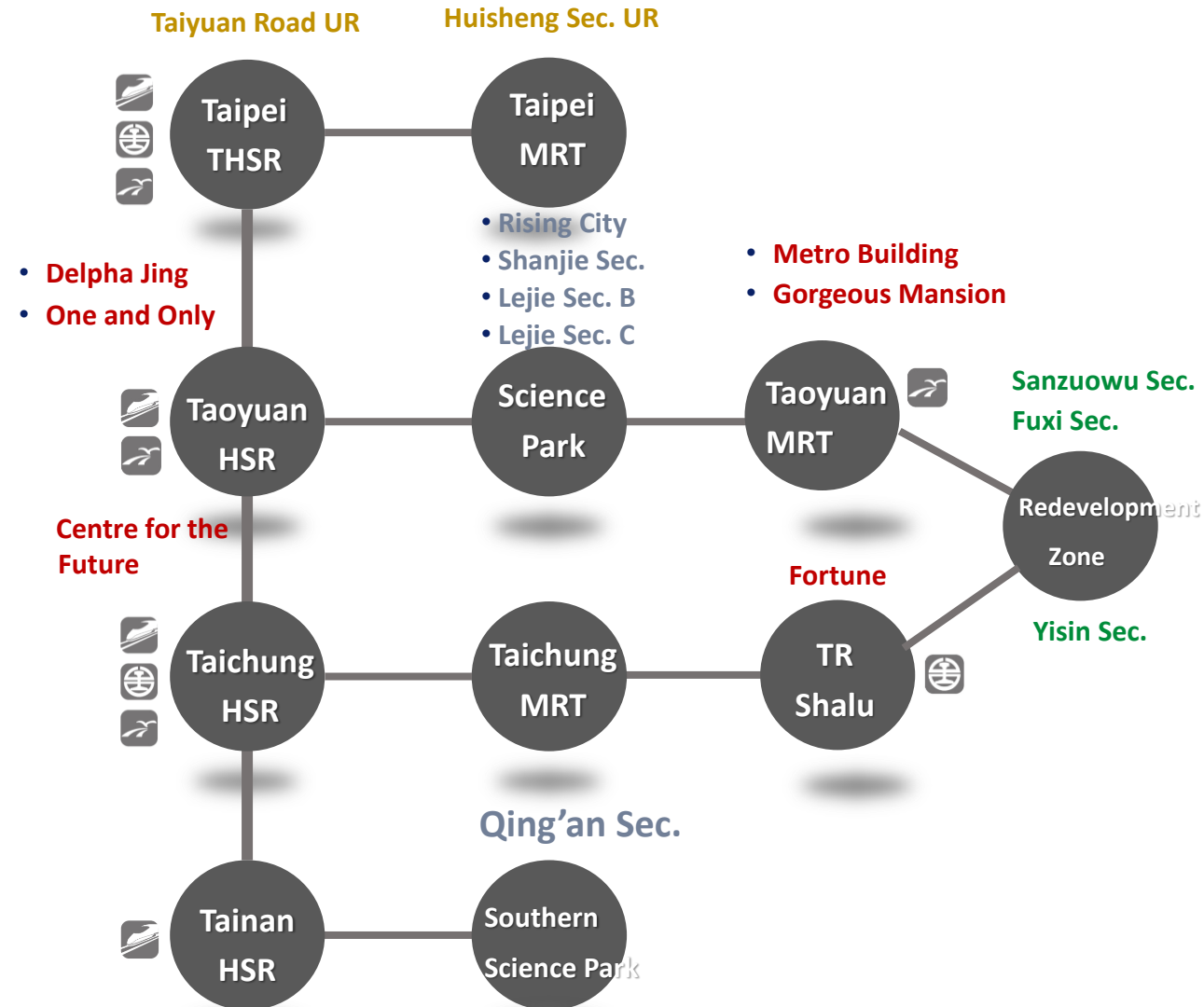
Science parks attracts enterprises to settle in, which provides abundant job opportunities. Coupled with the injection of government funds, it has become an emerging area that is influx of people.

## 3 Emerging Redevelopment Zone

Urban planning and public infrastructure development drive regional growth, attracting first-time homebuyers and transforming emerging redevelopment zone into a sought-after area.

## 4 Urban Renewal & Reconstruction of Urban Unsafe and Old Buildings

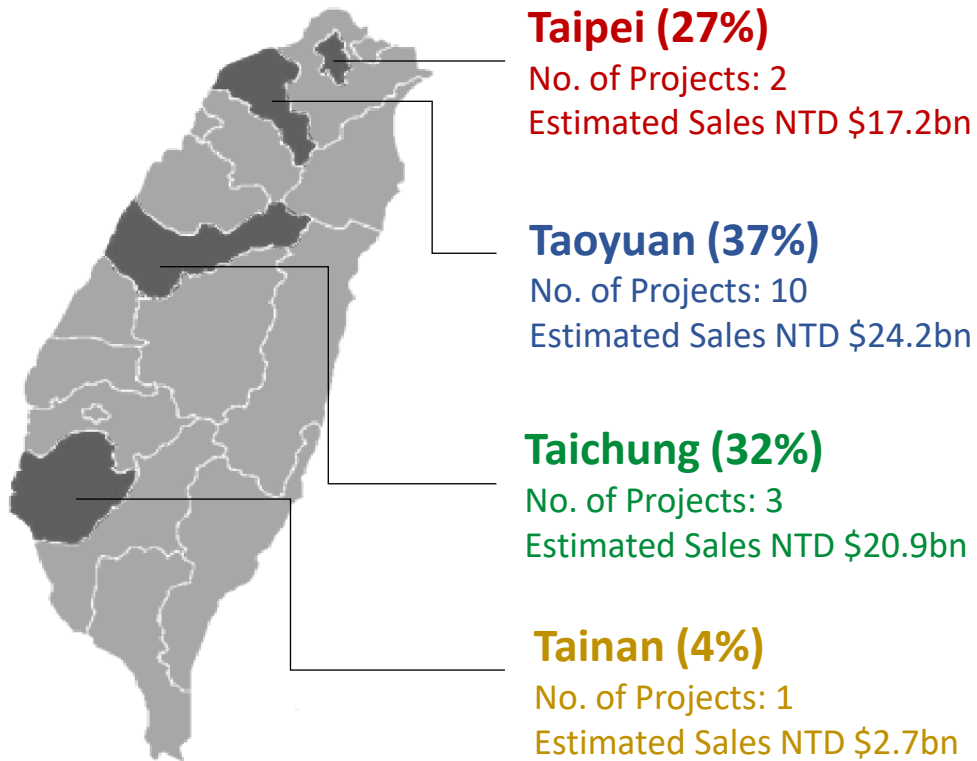
The government vigorously promotes urban renewal and expeditious reconstruction of urban unsafe and old Buildings to enhance living environments and urban landscapes.



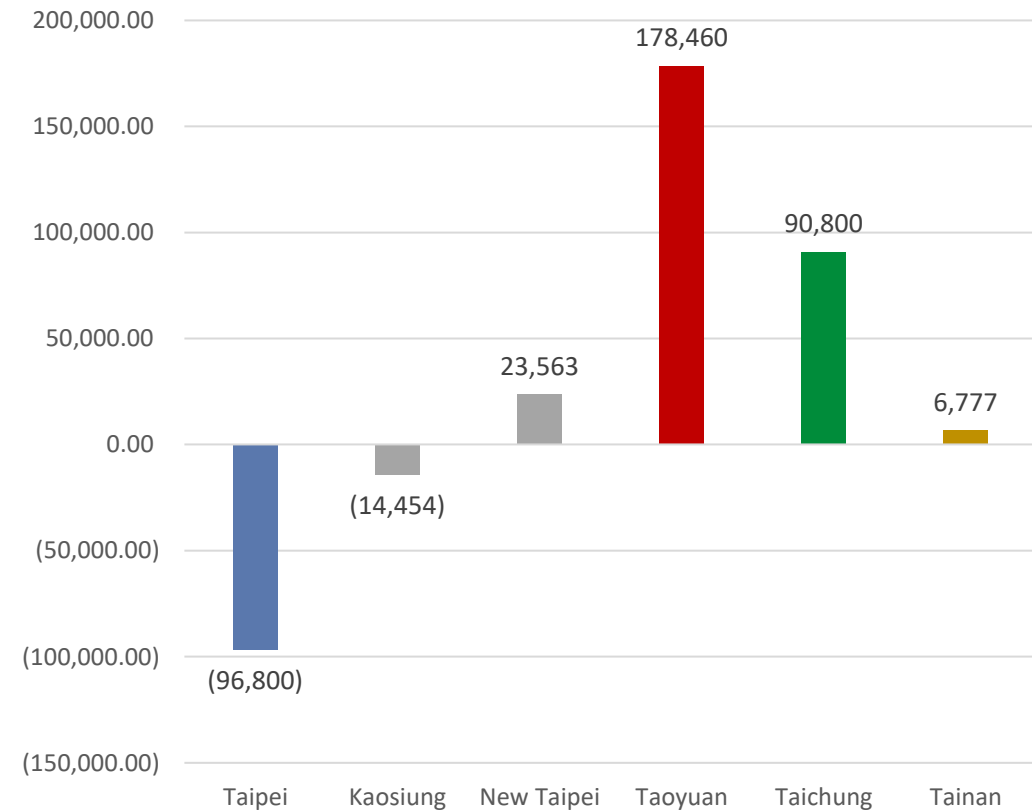
# Strategy

## Diversified Geographic Locations

Sole 、 Joint 、 UR (Estimated Sales NTD 65 (Bn))



## Capitalizing on Population Dividend Advantages



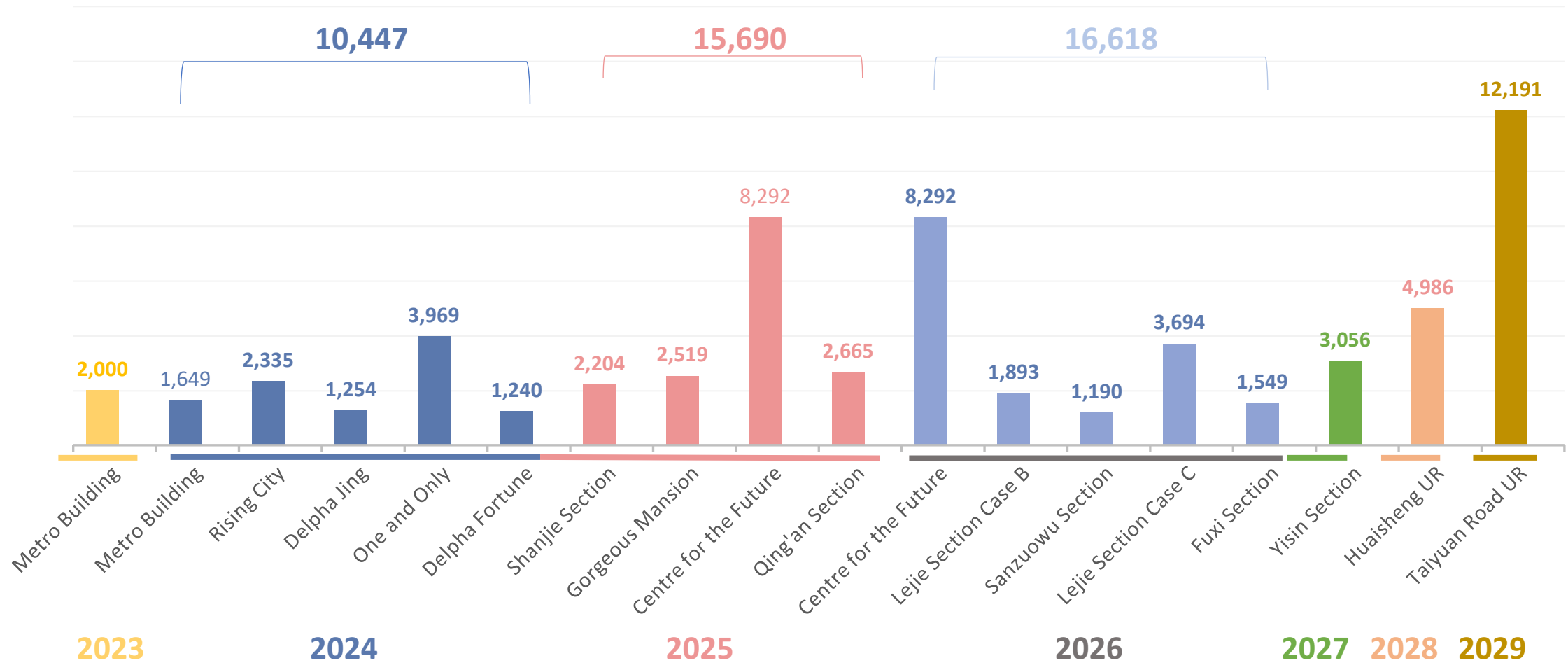
2011~2020 Net in/out migrant  
(Unit: person)



# Case Execution Schedule

	Case	Area	Estimated Sales (Bn)	Sales rate	2023	2024	2025	2026	2027	2028	2029	Remarks
Online Sales Case	Metro Building	Taoyuan	3.65	89.60%	[Sales Period]							<div style="border-bottom: 1px solid black; width: 20px; margin-bottom: 5px;"></div> Sales Period <div style="border-bottom: 1px solid black; width: 20px; margin-top: 5px; background-color: #cccccc;"></div> Construction Period
	Rising City	Taoyuan	2.34	94.30%	[Sales Period]							
	Delpha Jing	Taoyuan	1.25	95.10%	[Sales Period]							
	One and Only	Taoyuan	4.0	50.50%		[Sales Period]						
	Delpha Fortune	Taichung	1.24	83.70%	[Sales Period]							
	Shanjie Section	Taoyuan	2.20	56.00%		[Sales Period]						
	Gorgeous Mansion	Taoyuan	2.52	59.20%		[Sales Period]						
	Centre for the Future	Taichung	16.58	51.60%	[Sales Period]							
	<b>TTL</b>		<b>33.75</b>									
Reserved Cases	Qing'an Section	Tainan	2.67	-	[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]					<div style="border-bottom: 1px solid black; width: 20px; margin-bottom: 5px; background-color: #cccccc;"></div> Sales Period (Estimated) <div style="border-bottom: 1px solid black; width: 20px; margin-top: 5px; background-color: #cccccc;"></div> Construction Period (Estimated)
	Lejie Section Case B	Taoyuan	1.89	-		[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]				
	Sanzuowu Section	Taoyuan	1.19	-		[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]				
	Lejie Section Case C	Taoyuan	3.69	-		[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]			
	Fuxi Section	Taoyuan	1.55	-			[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]			
	Yisin Section	Taichung	3.06	-			[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]		
	Huasheng UR	Taipei	4.99	-			[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]		
Taiyuan Road UR	Taipei	12.19	-				[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]	[Construction Period (Estimated)]		
<b>TTL</b>		<b>31.22</b>										

# Continual completion- Stable profit



Project Completion Schedule  
(Unit: NT\$ million)

# Financial Data

Unit: NT\$ 1,000

## Assets & Inventory

Items	2020	2021	2022	2023Q3
Lands for construction	5,928,195	12,461,928	13,005,628	13,997,421
Construction in progress	501,113	1,608,712	4,030,670	5,781,195
Lands for sales	81,127	81,163	72,813	68,659
Total Inventory	6,121,039	13,776,208	16,760,895	19,633,896
Cash & cash equivalents	1,842,842	3,161,810	2,135,572	814,480
Total Assets	8,630,866	17,576,116	20,317,900	22,806,292

## Liabilities & Interests

Items	2020	2021	2022	2023Q3
Borrowings	1,686,900	8,147,803	8,454,935	10,059,029
Contract liabilities	342,486	532,459	948,965	2,014,962
Total Liabilities	2,230,308	8,935,962	9,799,367	12,684,523
Ordinary share	5,207,525	7,207,525	8,399,880	8,399,880
Equity attributable to owners of the parent company	6,148,136	8,393,662	10,278,223	9,886,228
Net worth per share (NT\$)	11.81	11.65	12.24	11.77

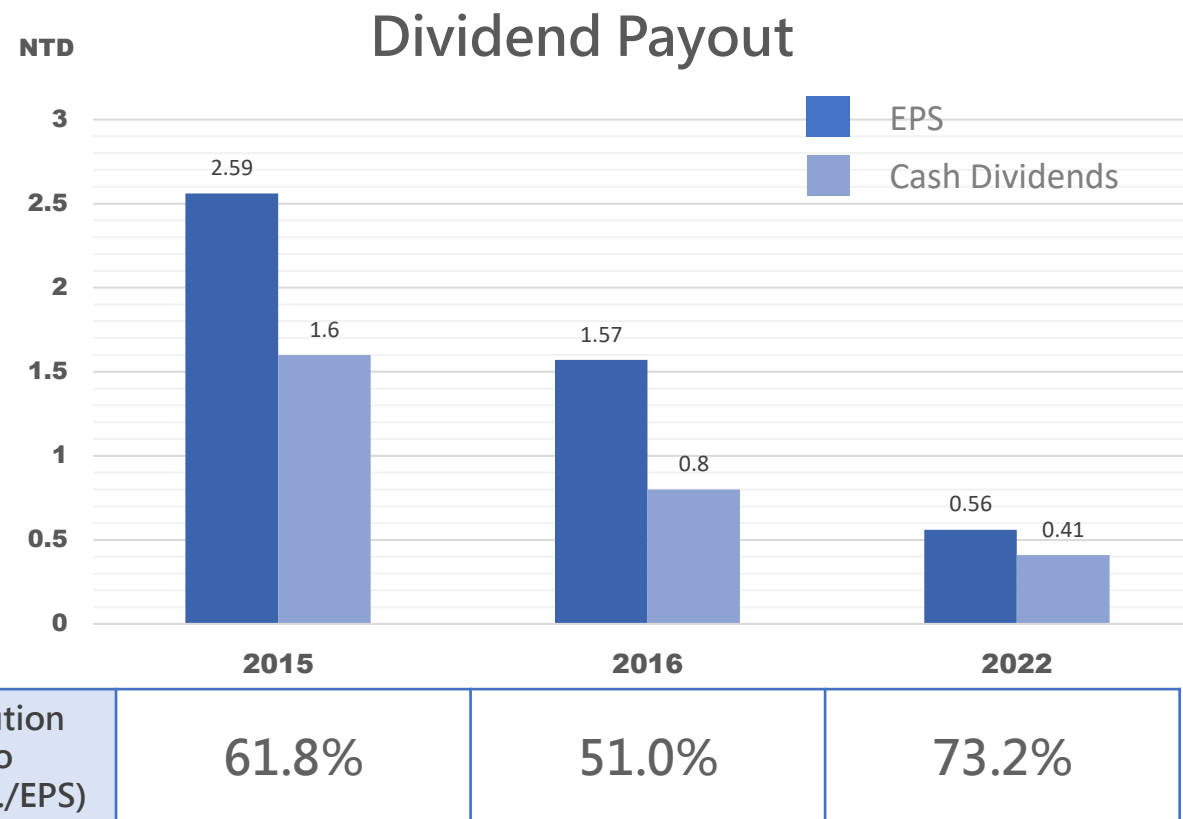


# Cash Dividend Policy

## Target Steady Payout

- Cash div payout ratio was around 50~73% in the 2015、2016 and 2022, with sound future earning stability, steady and greater cash dividend could be expected.
- In June 2023, the company's Articles of Incorporation were amended, and the dividend distribution policy was revised to quarterly payouts.
- The cash dividends of NTD\$0.41 per share for the 2022 earnings was distributed and completed on April 26, 2023.

Items	2019	2020	2021	2022	2023Q3
Net worth per share	11.40	11.81	11.65	12.24	11.77
EPS	(0.25)	(0.32)	(0.20)	0.56	(0.06)
Cash dividends (NT\$/share)	0.10	-	-	0.41	



# Corporate Governance

## Evaluation Results

93

85

56

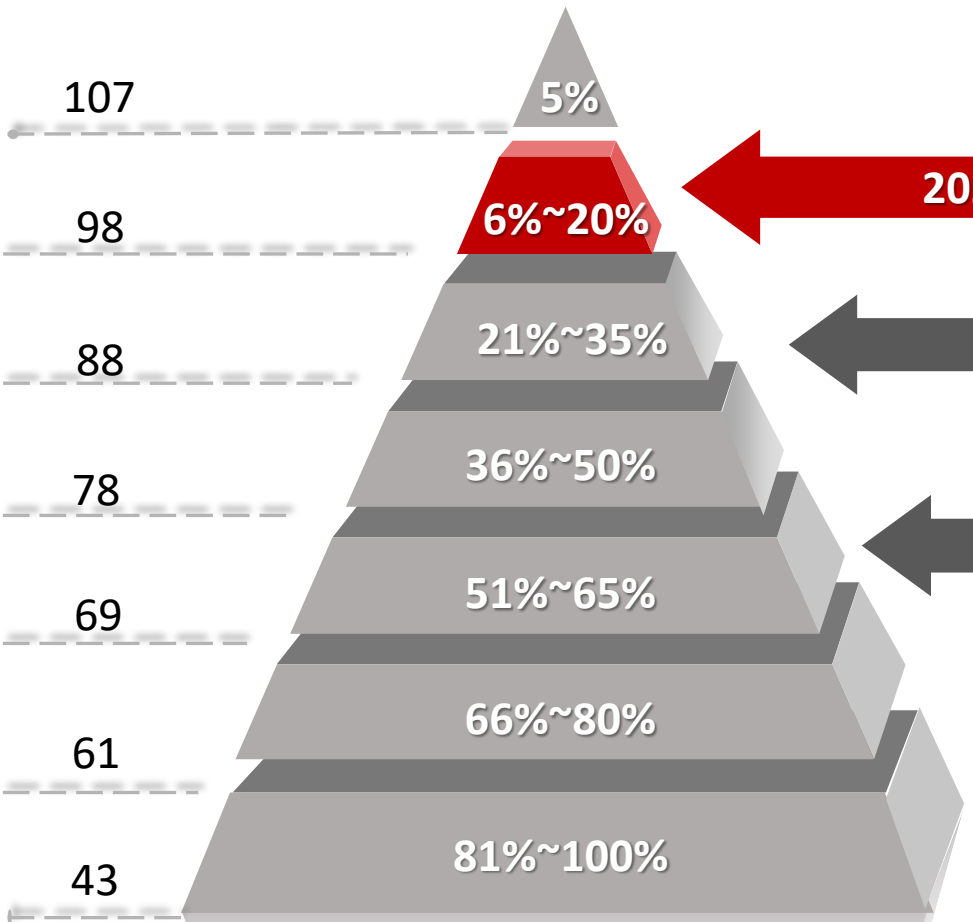
2022

2021

2020

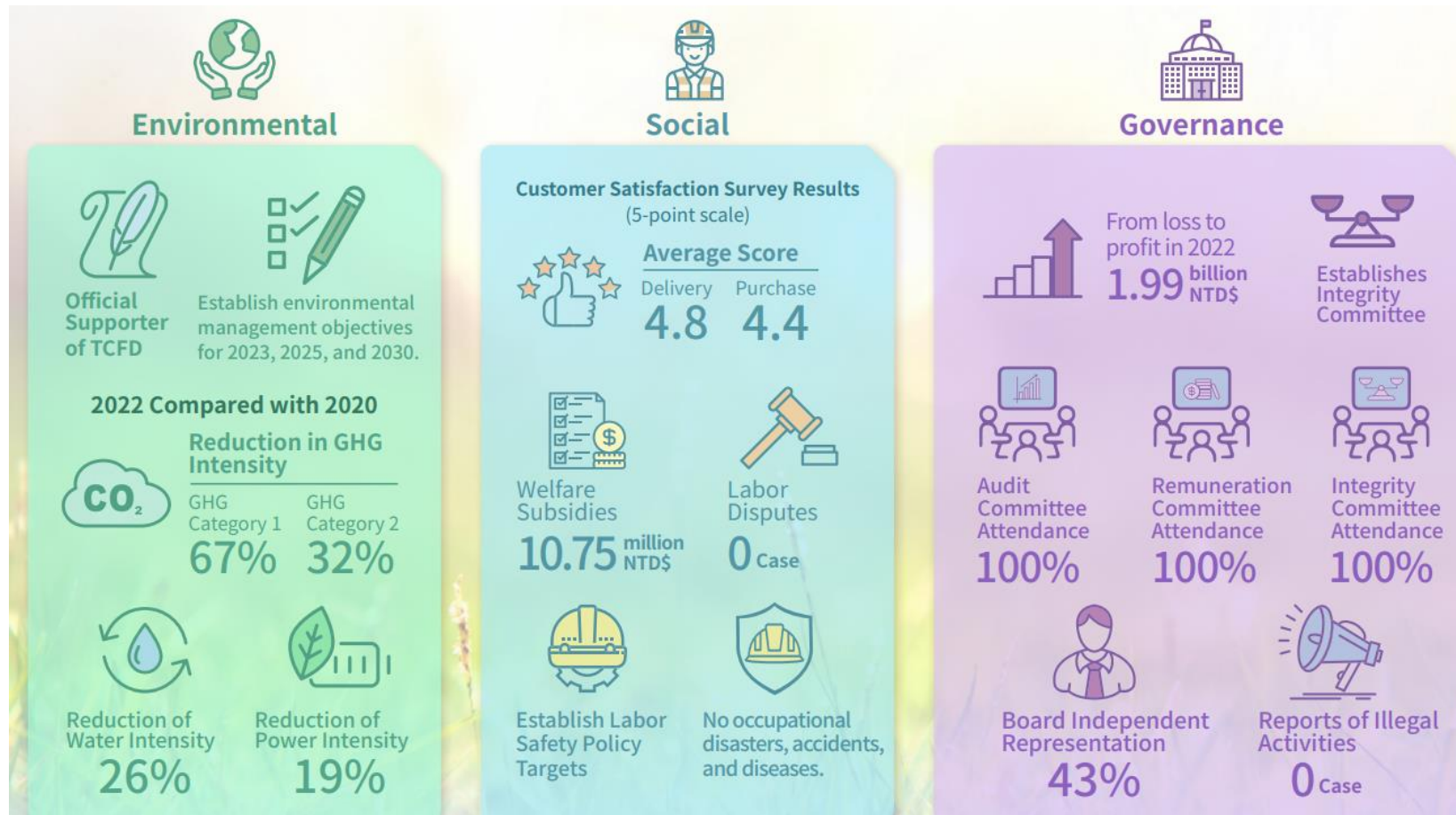
- 2011/12/20 Established "Remuneration Committee"
- 2017/05/31 Established "Audit Committee"
- 2021/03/30 Established "Corporate Governance Officer"
- 2021/04/15 Established "Sustainability Team"  
Established "Integrity Management Team"
- 2021/09/30 Issued First ESG Report
- 2022/05/12 Established "Integrity Management Committee"
- 2022/06/30 Issued Second ESG Report
- 2023/06/30 Issued Third ESG Report
- 2023/07/19 **Inclusion in TWSE Governance 100 Index Constituents**

Average score for listed companies



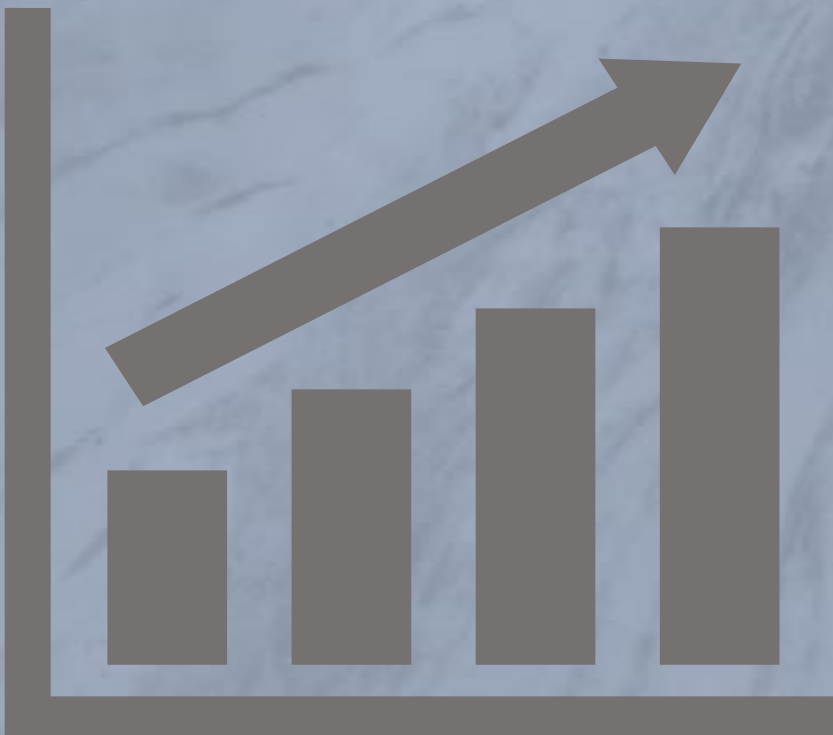
# ESG Performance

- Delpha Construction Awarded Bronze at TCSA Taiwan Corporate Sustainability Reporting Awards
- Delpha Construction Participates in Recycling Program, Donates Digital Equipment to Promote Environmental and Social Welfare





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**THANK YOU  
FOR YOUR LISTENING**