

Stock Code:2530



Delpha Construction Co., Ltd

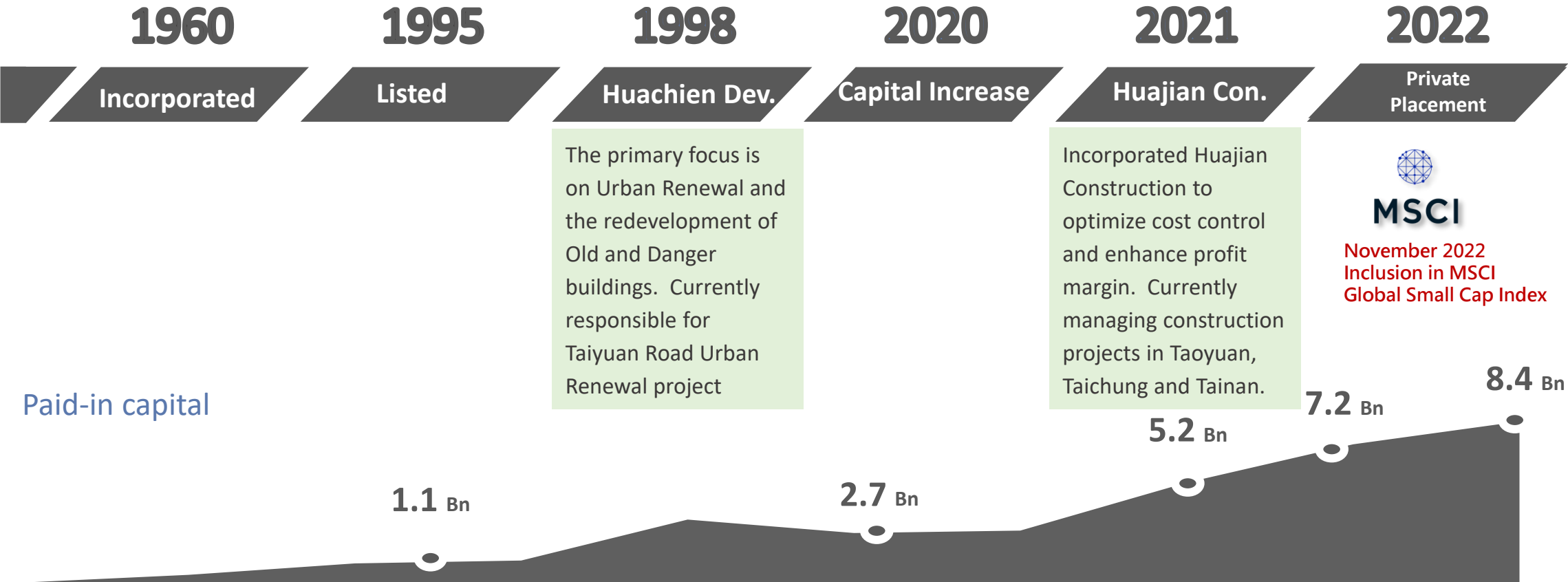
2024/12/20



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Milestone- From 1960



Smart and Strategic Development.

1 Railway Economy

Develop suitable lands along THSR, MRT(Taipei, Taoyuan and Taichung), Railway (Taipei, Wuri and Shalu station) corridors to capitalize on the growing trend of railway-driven housing demand.

2 Science Park with job opportunities

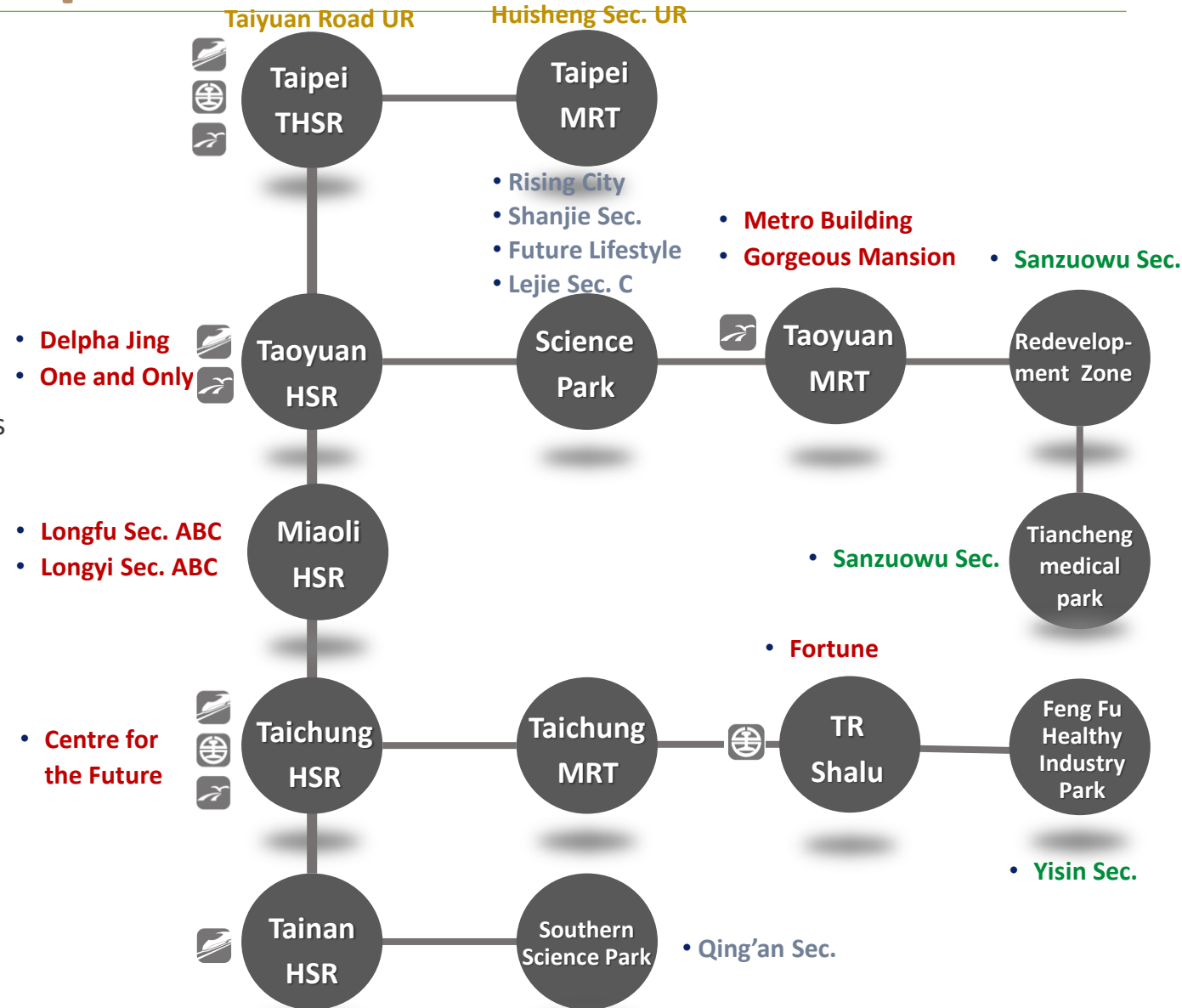
Industrial parks attract businesses and foster clustering effects, driving industry growth while creating numerous job opportunities. With additional government funding, these areas are transforming into vibrant, emerging communities.

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

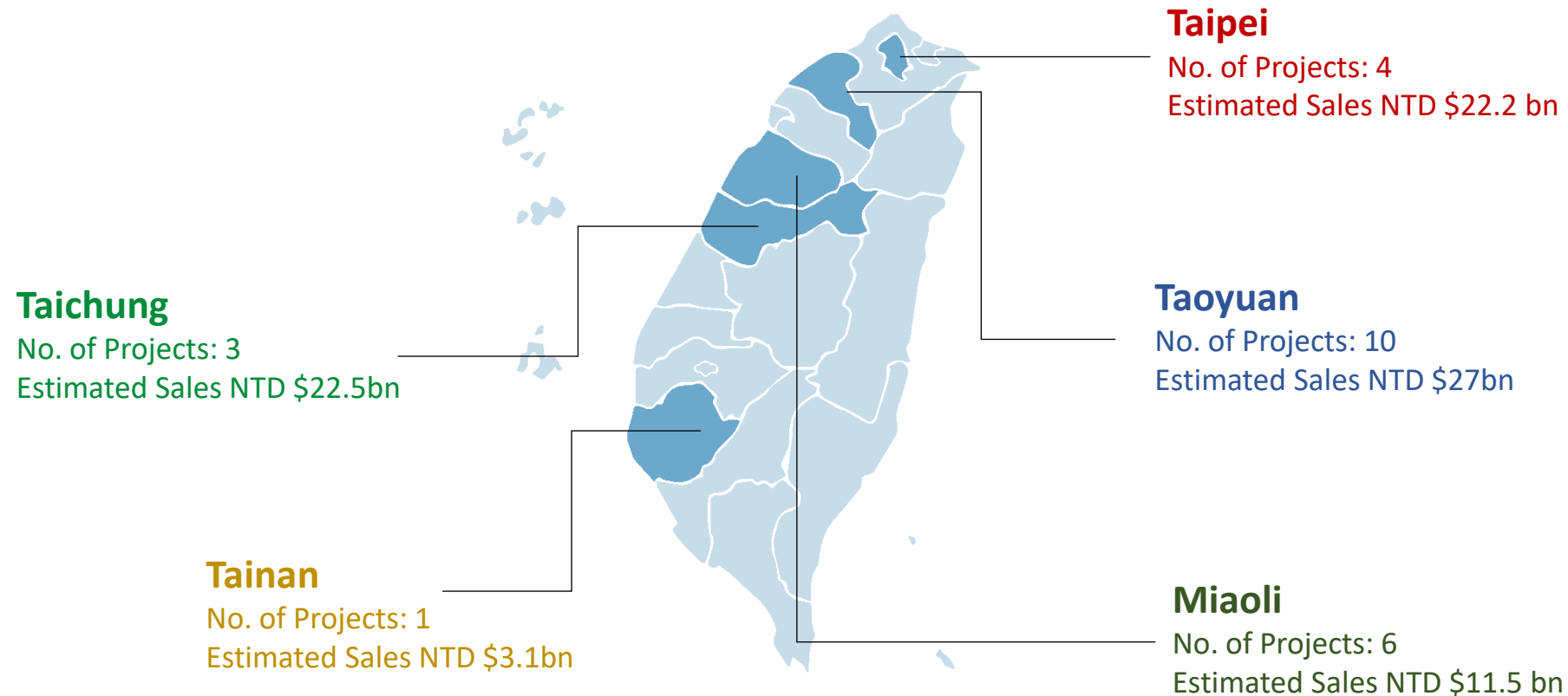
The government vigorously promotes urban renewal and expeditious reconstruction of urban dangerous and old Buildings to enhance living environments and urban landscapes.



Development and Marketing Strategy












Diversified Geographic Locations

Sole, Joint, Urban Renewal,
Dangerous and Old Buildings
(Estimated Sales NTD 86.3 Bn)



Case Execution Schedule- Online Sales Case

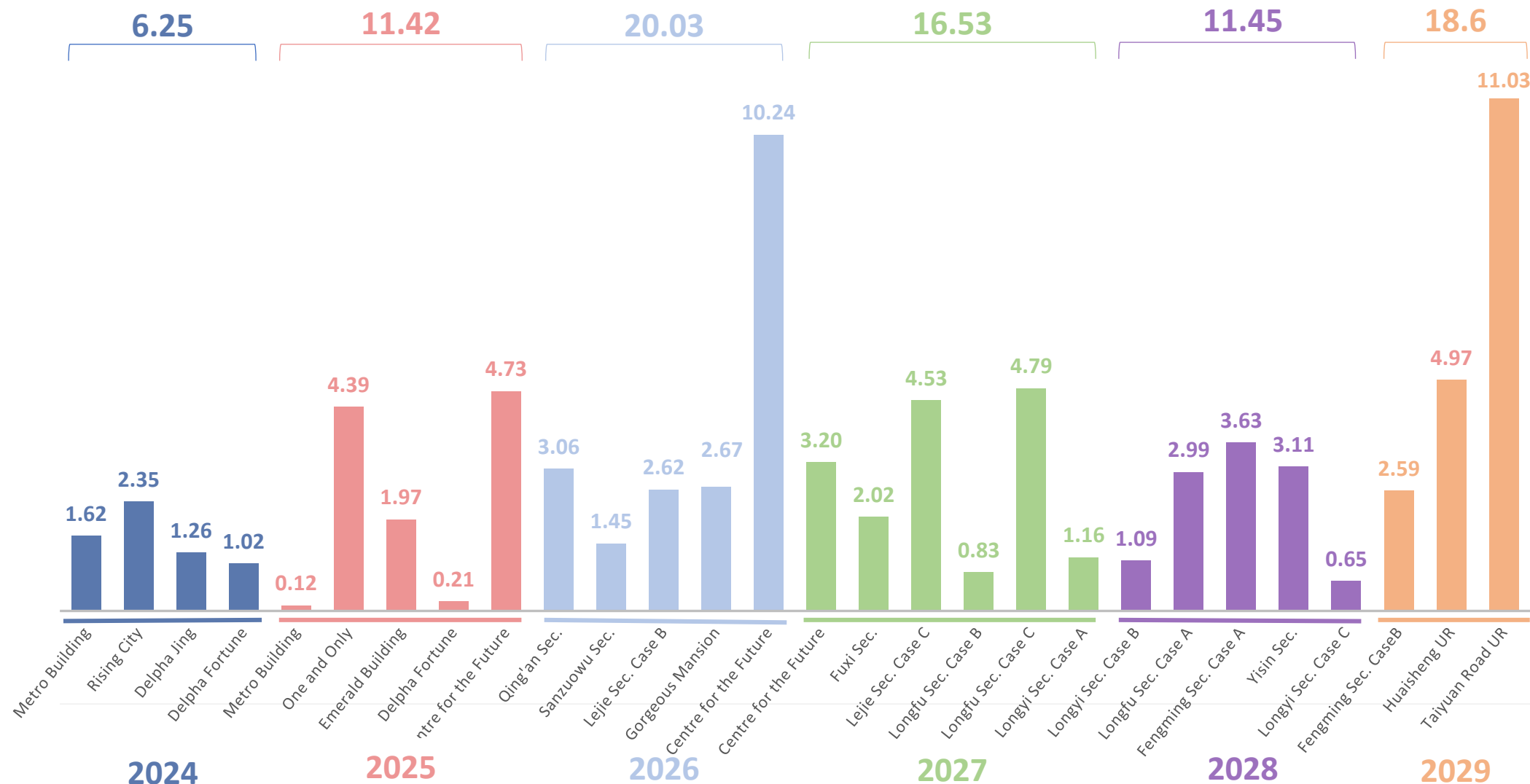
★ Sold-Out Projects

Case	Area	Estimated Sales (Bn)	2024	2025	2026	2027	2028	2029	Remarks
Metro Building	Taoyuan	3.68							Sales Period
★Rising City	Taoyuan	2.35							
★ Delpha Jing	Taoyuan	1.26							
One and Only	Taoyuan	4.39							
★ Delpha Fortune	Taichung	1.23							
Emerald Building	Taoyuan	1.97							Construction Period
Gorgeous Mansion	Taoyuan	2.67							
Centre for the Future	Taichung	18.17							
Future Lifestyle	Taoyuan	2.62							
Qing'an Section	Tainan	3.05							
Sanzuowu Section	Taoyuan	1.45							
TTL		42.84							

Case Execution Schedule- Reserved Cases

Case	Area	Estimate d Sales (Bn)	2024	2025	2026	2027	2028	2029	Remarks
Lejie Section Case C	Taoyuan	4.54							<div>-----</div> <div>Sales Period (Estimated)</div> <div></div> <div>Construction Period (Estimated)</div>
Fuxi Section	Taoyuan	2.02							
Yisin Section	Taichung	3.11							
Longfu Section Case A	Miaoli	2.99							
Longfu Section Case B	Miaoli	0.83							
Longfu Section Case C	Miaoli	4.79							
Longyi Section Case A	Miaoli	1.15							
Longyi Section Case B	Miaoli	1.09							
Longyi Section Case C	Miaoli	0.65							
Fengming Section Case A	New Taipei	3.63							
Fengming Section Case B	New Taipei	2.59							
Huaisheng UR	Taipei	5.73							
Taiyuan Road UR	Taipei	11.03							
TTL									

Continual completion- Stable profit



Financial Data

Assets & Inventory

Item	2021	2022	2023	2024Q3
Lands for construction & Construction in progress	14,070,640	17,036,298	19,816,106	24,106,477
Lands for sales	81,163	72,813	1,001,340	457,733
Total Inventory	13,776,208	16,760,895	20,599,926	24,406,201
Cash & cash equivalents	3,161,810	2,135,572	1,114,378	1,173,713
Total Assets	17,576,116	20,317,900	23,727,929	27,934,613

Profitability

Item	2021	2022	2023	2024Q3
Return on Assets(%)	(0.69)	2.42	2.36	6.46
Equity ratio(%)	(1.60)	4.65	4.75	15.32
Gross profit (%)	100	31.76	43.66	41.83
Net profit(%)	(1382.81)	22.34	25.81	27.09

Liabilities & Interests

Unit: NTD thousand

Item	2021	2022	2023	2024Q3
Borrowings	8,147,803	8,504,895	9,935,650	12,832,863
Contract liabilities	532,459	948,965	2,143,844	3,117,836
Total Liabilities	8,935,962	9,799,367	13,049,787	17,114,173
Ordinary share	7,207,525	8,399,880	8,399,880	8,399,880
Equity attributable to owners of the parent company	8,393,662	10,278,223	10,445,272	10,592,085
Net worth per share (NTD)	11.65	12.24	12.44	12.61
Debt ratio(%)	50.84	48.23	55.00	61.27

Cash Dividend Policy

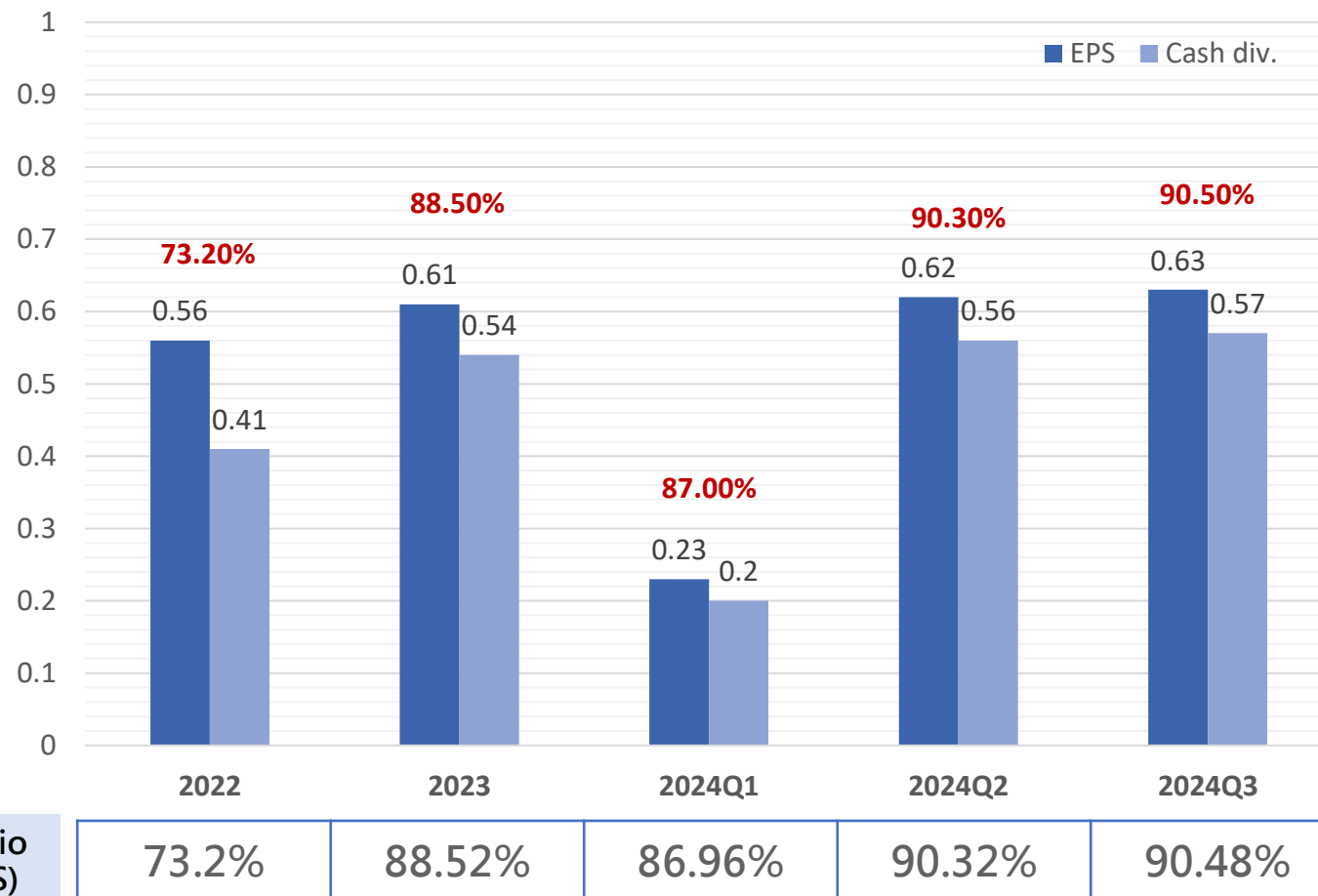
Target Steady Payout

- The Articles of Incorporation were revised in June 2023, updating the dividend distribution policy to a quarterly schedule.

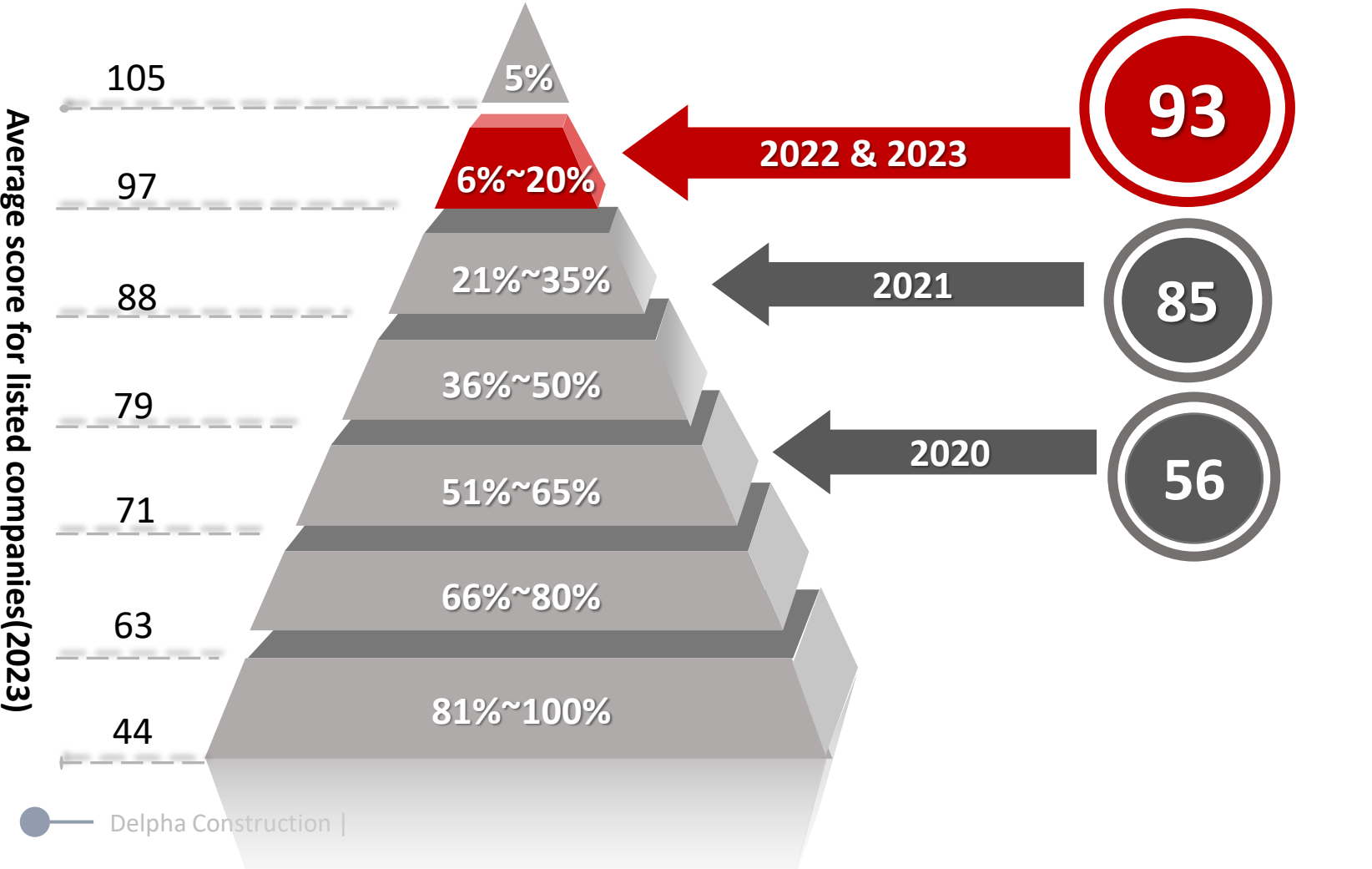
Items	2022	2023		2024		
		Q3	Q4	Q1	Q2	Q3
Net worth per share	12.24	11.77	12.44	12.13	12.54	12.61
EPS	0.56	(0.06)	0.61	0.23	0.62	0.63
Cash dividends (NT\$/share)	0.41		0.54	0.20	0.56	0.57

Distribution Ratio
(Cash Div. / EPS)

Dividend Payout



Corporate Governance



ESG Performance



- 2022.11 Added to the MSCI Global Small Cap Index.
- 2023.7 Recognized as a constituent stock of the "Corporate Governance 100 Index" .
- 2023 Honored with the Bronze Award at the 17th TCSA Taiwan Corporate Sustainability Awards for its sustainability report.
- 2024.3 Achieved a "Low Risk" rating in Sustainalytics' inaugural assessment.



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FOR YOUR LISTENING**

