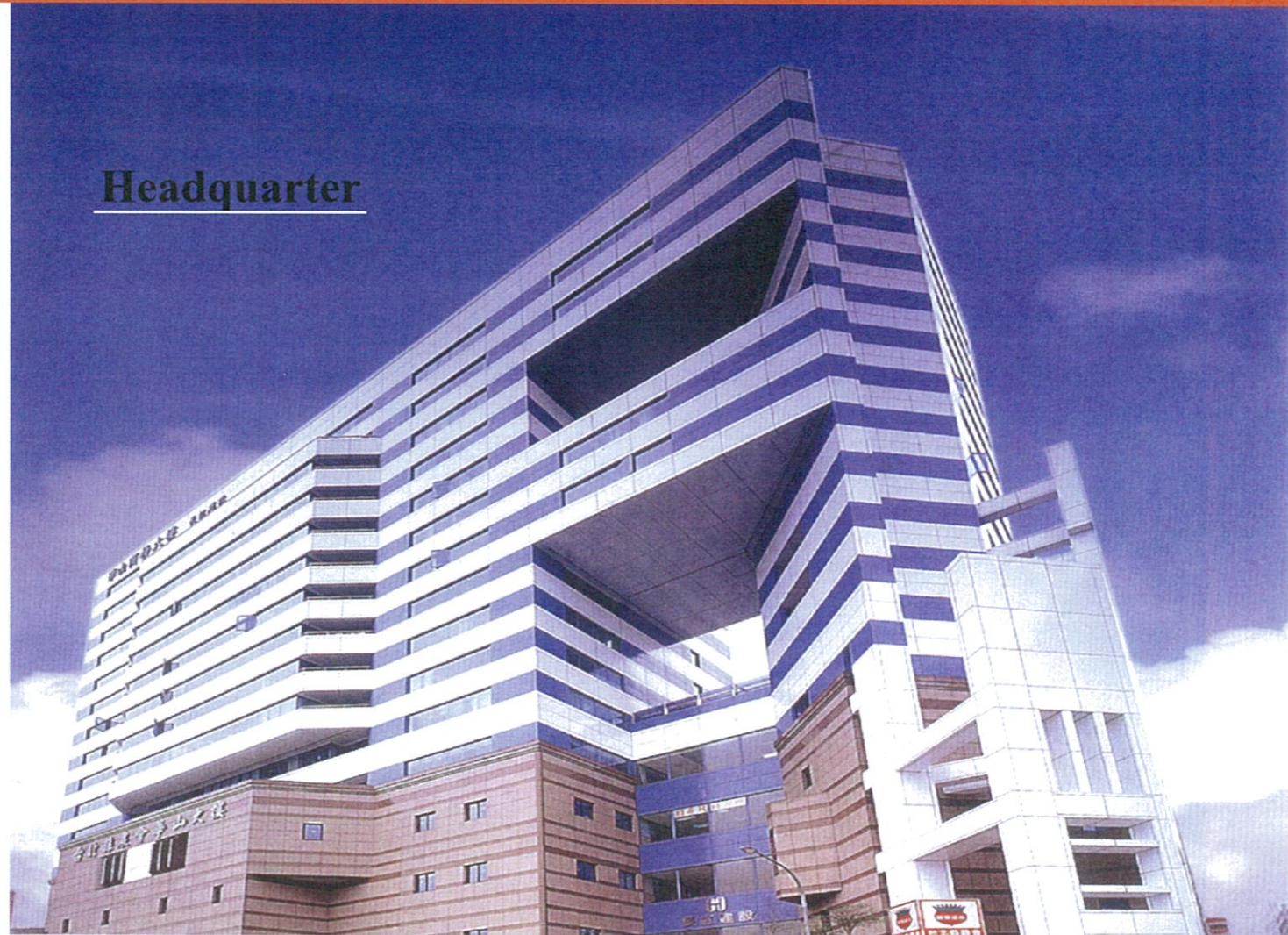




# Chong-Hong Construction Co., Ltd.

## Financial and Business Report

長虹建設股份有限公司



11F, No.30, Bei-Ping E. Rd., Taipei 100, Taiwan

TEL +886 2 23963280

# Chong-Hong Construction Co., Ltd.

## Introduction

<b>Establishment Date</b>	<b>Dec. 4, 1975</b>
<b>Chairman</b>	<b>Lee, Wen-Tsao</b>
<b>CEO</b>	<b>Lee, Yao-Jong</b>
<b>Authorized Capital</b>	<b>NT\$ 2,903,259,600</b>
<b>OTC Listed Date</b>	<b>March 26, 2002</b>
<b>SEC Listed Date</b>	<b>May 24, 2004</b>
<b>Address</b>	<b>11F, No. 30, Bei-Ping E. Rd. Taipei 100, Taiwan</b>
<b>Business Scope</b>	<b>Mandating construction companies to build commercial buildings, residential, and industry factory buildings</b>

# Important Investment

## Major Subsidiary

<b>Subsidiary</b>	<b>Hong Ling Construction Co., Ltd.</b>
<b>Establishment Date</b>	<b>April 26, 1973</b>
<b>Business Scope</b>	<b>Civil and building construction work</b>
<b>Paid-In Capital</b>	<b>NT\$360,000,000</b>
<b>Shareholding</b>	<b>100%</b>
<b>ISO</b>	<b>ISO 9001 : 2000</b>
<b>Investment Benefit</b>	<b>Effectively control the quality, schedule, and cost of the projects of the Company</b>

## Financial condition for the recent five years

Year	2016	2017	2018	2019	2020	2021/Q3	
Paid-in Capital (in thousands)	2,903,260	2,903,260	2,903,260	2,903,260	2,903,260	2,903,260	
Total Debt to Total Assets(%)	56	53	41	41	46	57	
NAV per share (NT\$)	42.91	47.67	56.97	60.87	63.48	59.26	
Sales Revenue (in thousands)	5,298,462	6,972,979	12,106,364	9,617,999	9,197,553	1,337,694	
Gross Margin Rate	28%	42%	39%	39%	32%	30%	
Pre-tax net income rate	54%	47%	35%	36%	28%	23%	
Earning per share after tax	9.69	10.48	14.34	10.93	9.02	0.77	
Dividend (NT\$ per share)	Cash	6.0	6.2	7.0	6.3	5.0	N/A
	Stock	0.0	0.0	0.0	0.0	0.0	N/A

## Last Updated Consolidated Income Statement

In Thousands				
Items	2020		2021(1/1~9/30)	
	Amount	%	Amount	%
Sales Revenue	9,197,533	100%	1,337,694	100%
Gross Margin	2,976,384	32%	409,422	31%
Operating Income	2,504,834	27%	260,147	19%
Income before Income Tax	2,787,426	30%	311,108	23%
Net Income	2,619,876	28%	223,977	17%
EPS	NT\$9.02		NT\$0.77	

**Last updated Consolidated Balance Sheet  
2021.09.30**

(In Thousands)					
Items	Amount	%	Items	Amount	%
Current Assets	38,975,275	99%	Current Liabilities	22,329,834	56%
Long-term Investment	344,981	1%	Long term liabilities	55,358	0%
Property and equipment, net	82,365	0%	Other liabilities	22,385,192	56%
Other Assets	186,908	0%	Total Liabilities	17,204,337	44%
Total Assets	39,589,529	100%	Total Liabilities and stockholders' Equity	39,589,529	100%

Chong Hong  
Projects for 2021

NTS in Thousands : Ping (1 Ping=3.3058 Square meter=35.7143 Square Feet)

Projects	Chong Hong Sanchong	Chong Hong Shetou Township	Chong Hong WTO 17	Chong Hong WTO 14	Chong Hong Linkou III	Chong Hong Jingmei	Jianguo North Road	Chong Hong Xinzhuang Dist. I	Chong Hong WTO 16	Chong Hong Yongji Rd.	Chong Hong Xinzhuang Dist. II	Chong Hong Xindian Dist	Chong Hong Wuqi Dist.	Chong Hong Qingshui Dist. I
Location	New Taipei City	Changhua County	Taipei	Taipei	New Taipei City	Taipei	Jianguo North Road	New Taipei City	Taipei	Taipei	New Taipei City	New Taipei City	Taichung City	Taichung City
Land Area (Ping)	543.20	1,614.90	727.60	3,297.00	1,081.80	642.92	556.00	484.70	685.60	1,716.10	1,507.60	1,543.40	2,158.96	1,482.20
No. of floor	22 / B4	Townhouse	6 / B4	30 / B4	24 / B4	15 / B4	23 / B5	13 / B4	13 / B5	23 / B4	32 / B5	15 / B4	15 · 24 / B4	15 / B4
Floor Area per unit	40~70	Townhouse	Whole Building	Whole Building	30~80	26~43	58~73	26 · 44	Whole Building	53~73	25~45	25~50	28~50	25~50
Total Area for Sale (Ping)	4249 / 84	3980 / 74	2743 / 129	22696 / 246	8005 / 257	2430 / 95	5707 / 126	2178 / 77	3601 / 128	11714 / 391	13561 / 329	8915 / 265	21411 / 542	14263 / 344
Investment type	Joint Venture	Own & JV	Own	Joint Venture	Own & JV	Joint Venture	Joint Venture	Joint Venture	Own	Urban renewal	Joint Venture	Own & JV	Own	Own
Estimate Completion Year	2018	2020	2021	2021	2021	2022	2022	2022	2022	2023	2023	2023	2023	2024
Status(9/30,2021)	On Sale	On Sale	In construction	In construction	In construction	Presale	In construction	In construction	Apply for Permit	In construction	In construction	Presale	In construction	In construction
	100%	100%	100%	100%	100%	50%	70%	60%	30%	40%	60%	10%	70%	20%
Total sales Amount(C.H.)	790,000	320,000	1,576,000	5,600,000	2,800,000	762,000	2,000,000	1,000,000	2,900,000	3,000,000	4,000,000	4,300,000	3,760,000	3,000,000
Sales Revenue recognized	2019	304,648	0	0	0	0	0	0	0	0	0	0	0	0
	2020	211,196	99,403	0	0	0	0	0	0	0	0	0	0	0
	2021/09	196,213	133,545	0	0	0	0	0	0	0	0	0	0	0
Total Sales recognized	712,057	232,948	0	0	0	0	0	0	0	0	0	0	0	0

Projects	Chong Hong Qingshui Dist. II	Chong Hong WTO 18	Chong Hong WTO 19	Chong Hong Linkou V	Chong Hong Linkou VI	Chong Hong Yuanlin I	Chong Hong Yuanlin II	Chong Hong Houli Dist.	Chong Hong Songde	Chong Hong Kangding Rd.	Chong Hong Guishan	Chong Hong Tucheng Dist	Chong Hong New Times Square	
Location	Taichung City	Taipei	Taipei	New Taipei City	New Taipei City	Changhua County	Changhua County	Taichung City	Taipei	Taipei	Taoyuan County	New Taipei City	Taipei	
Land Area (Ping)	1,936.20	2,660.19	1,462.69	585.56	2,467.34	608.30	1,474.08	1,791.70	618.61	461.60	6,274.20	9,524.67	1,770.00	
No. of floor	23 / B4	16 / B4	24 / B5	22 / B5	26 / B5	24 / B5	15 / B3	15 / B3	22 / B4	22 / B6	15 / B4	26 / B4	13 / B6	
Floor Area per unit	25~50	210~300	140~560	50~100	In Design	In Design	In Design	In Design	50~60	13~47	25~60	In Design	60~400	
Total Area for Sale (Ping)	21000 / 537	13350 / 425	10989 / 322	7330 / 161	18518 / 536	5785 / 176	8255 / 262	7046 / 208	4161 / 76	7067 / 162	30184 / 714	In Design	8831 / 220	
Investment type	Own	Own	Own	Own	Own & JV	Own	Own	Own	Urban renewal	Urban renewal	Own	Own	Own	
Estimate Completion Year	2025	2024~2025	2024~2025	2024	2025	2024~2025	2024~2025	2025~2026	2024	2024~2025	2025~2026	2026~2027	2014	
Status(9/30,2021)	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	In Design	In Design	In Design	In Design	In construction	Apply for Permit	In Design	In Design	For Rent	
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	
Total sales Amount(C.H.)	5,000,000	8,000,000	8,000,000	3,000,000	6,700,000	2,000,000	2,500,000	2,100,000	3,000,000	2,400,000	12,000,000	28,000,000	10,000,000	128,508,000
Sales Revenue recognized	2019	0	0	0	0	0	0	0	0	0	0	0	0	304,648
	2020	0	0	0	0	0	0	0	0	0	0	0	0	310,599
	2021/09	0	0	0	0	0	0	0	0	0	0	0	0	329,758
Total Sales recognized	0	0	0	0	0	0	0	0	0	0	0	0	0	945,005