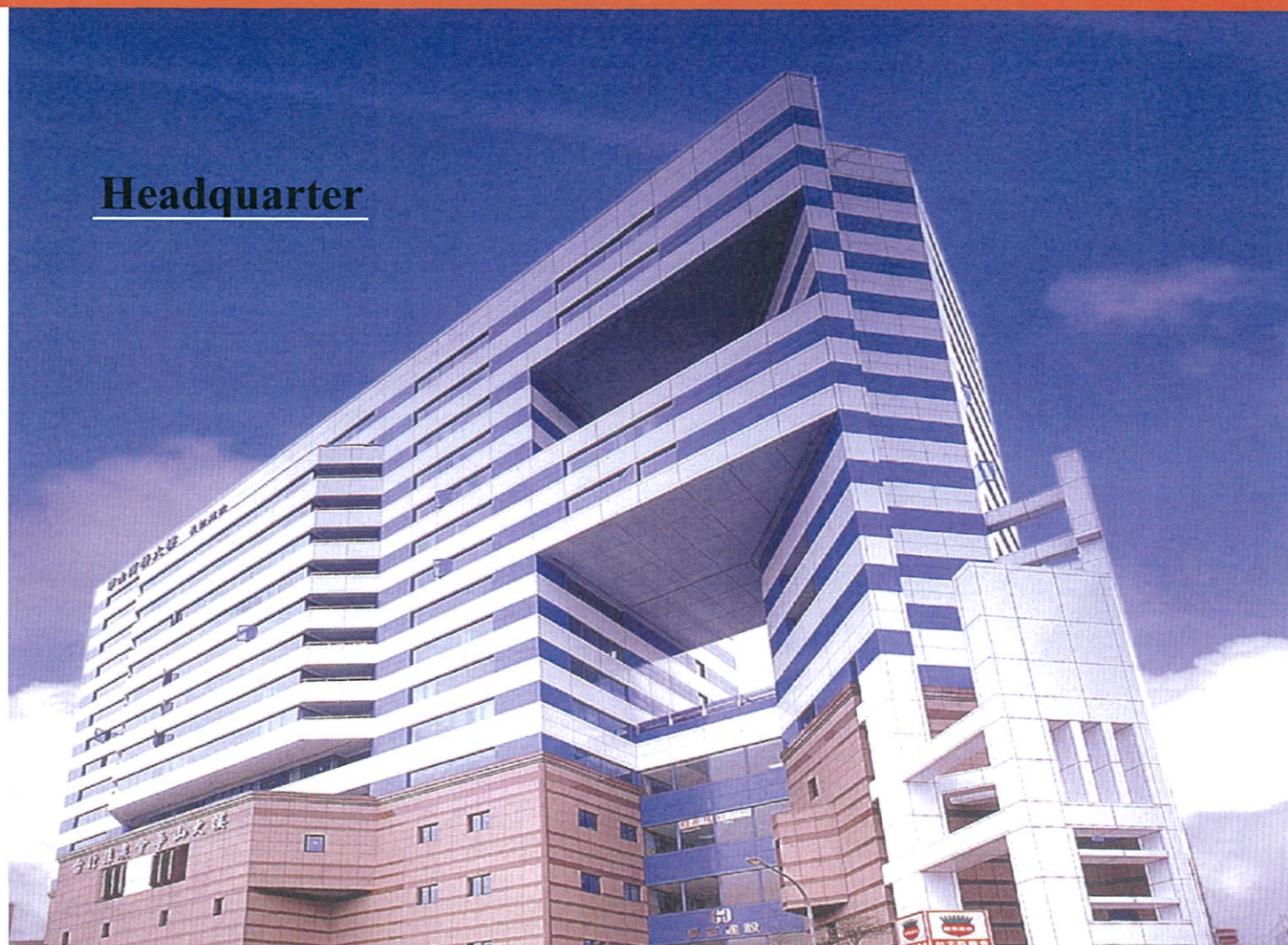




# Chong-Hong Construction Co., Ltd.

## Financial and Business Report

長虹建設股份有限公司



Headquarter

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	2017	2018	2019	2020	2021	2022/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(%)	53	41	41	46	57	57	
NAV per share (NT\$)	47.67	56.97	60.87	63.48	62.93	65.48	
Sales Revenue (in thousands)	6,972,979	12,106,364	9,617,999	9,197,553	4,849,441	6,072,070	
Gross Margin Rate	42%	39%	39%	32%	38%	38%	
Pre-tax net income rate	47%	35%	36%	28%	33%	38%	
Earning per share after tax	10.48	14.34	10.93	9.02	4.41	6.80	
Dividend (NT\$ per share)	Cash	6.2	7.0	6.3	5.0	4.4	N/A
	Stock	0.0	0.0	0.0	0.0	0.0	N/A



## Last Updated Consolidated Income Statement

In Thousands				
Items	2021		2022(1/1~9/30)	
	Amount	%	Amount	%
Sales Revenue	4,849,441	100%	6,072,070	100%
Gross Margin	1,845,446	38%	2,672,107	44%
Operating Income	1,518,013	31%	2,375,887	39%
Income before Income Tax	1,615,338	33%	2,387,546	39%
Net Income	1,280,180	26%	1,972,890	32%
EPS	NT\$4.41		NT\$6.80	

**Last updated Consolidated Balance Sheet  
2022.09.30**

(In Thousands)					
Items	Amount	%	Items	Amount	%
Current Assets	44,129,240	99%	Current Liabilities	25,483,938	57%
Long-term Investment	73,899	0%	Long term liabilities	55,605	0%
Property and equipment, net	81,557	0%	Other liabilities	25,539,543	57%
Other Assets	265,897	1%	Total Liabilities	19,011,050	43%
Total Assets	44,550,593	100%	Total Liabilities and stockholders' Equity	44,550,593	100%



Chong Hong  
Projects for 2022

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

Projects	Chong Hong WTO 14	Chong Hong Linkou III	Chong Hong Jingmei	Jianguo North Road	Chong Hong Xinzhuang Dist.	Chong Hong WTO 16	Chong Hong Yongji Rd.	Chong Hong Park32	Chong Hong Xindian Dist	Chong Hong Wuqi Dist.	Chong Hong Qingshui Dist. I	Chong Hong Qingshui Dist. II	Chong Hong WTO 18	Chong Hong WTO 19
Location	Taipei	New Taipei City	Taipei	Jianguo North Road	New Taipei City	Taipei	Taipei	New Taipei City	New Taipei City	Taichung City	Taichung City	Taichung City	Taipei	Taipei
Land Area (Ping)	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	1,936.20	2,660.19	1,462.69
No. of floor	30 / B4	24 / B4	15 / B4	23 / B5	13 / B4	13 / B5	23 / B4	32 / B5	15 / B4	15 , 24 / B4	15 / B4	23 / B4	16 / B4	24 / B5
Floor Area per unit	Whole Building	30~80	26~43	58~73	26 , 44	Whole Building	53~73	26~50	25~50	28~50	25~50	25~50	210~300	160~330
Total Area for Sale (Ping)	22696 / 246	8160 / 261	2430 / 95	5707 / 126	2178 / 77	4134 / 120	11714 / 391	13416 / 328	8915 / 265	21411 / 542	14263 / 344	21000 / 537	13350 / 425	16000 / 470
Investment type	Joint Venture	Own & JV	Joint Venture	Joint Venture	Joint Venture	Own	Urban renewal	Joint Venture	Own & JV	Own	Own	Own	Own	Own
Estimate Completion Year	2021	2021	2023	2022	2022~2023	2023	2023~2024	2023	2023~2024	2023	2024	2025	2025~2026	2024~2025
Status(9/30,2022)	For sale	For sale	In construction	Apply for Permit	In construction	In construction	In construction	In construction	In construction	In construction	In construction	Apply for Permit	Apply for Permit	Apply for Permit
	100%	100%	90%	95%	90%	90%	70%	80%	40%	75%	40%	0%	0%	5%
Total sales Amount(C.H.)	5,600,000	2,800,000	762,000	2,000,000	1,200,000	3,068,000	3,000,000	4,000,000	4,300,000	3,760,000	3,000,000	5,000,000	12,000,000	10,000,000
Sales Revenue recognized	2021	1,103,175	623,236	0	0	0	0	0	0	0	0	0	0	0
	2022/09	3,469,465	1,937,010	0	0	0	0	0	0	0	0	0	0	0
Total Sales recognized	4,572,640	2,560,246	0	0	0	0	0	0	0	0	0	0	0	0

Projects	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 Qingshui Dist. III	Chong Hong Xinzhuang Dist.	Chong Hong WTO 20	Chong Hong Kangding Rd.	Chong Hong Guishan	Chong Hong Tucheng Dist	Chong Hong New Times Square	
Location	New Taipei City	New Taipei City	Changhua County	Changhua County	Taichung City	Taipei	Taichung City	New Taipei City	Taipei	Taipei	Taoyuan County	New Taipei City	Taipei	
Land Area (Ping)	585.56	2,467.34	608.30	1,474.08	1,791.70	618.61	1,302.84	2,071.60	694.10	461.60	6,274.20	9,524.67	1,770.00	
No. of floor	22 / B5	28 / B6	24 / B5	15 / B3	15 / B3	22 / B4	15 / B4	26 / B5	12 / B4	22 / B6	15 / B4	26 / B4	13 / B6	
Floor Area per unit	50~100	In Design	In Design	In Design	In Design	50~60	In Design	In Design	In Design	13~47	25~60	In Design	60~400	
Total Area for Sale (Ping)	7330 / 161	19581 / 720	5640 / 161	8255 / 262	7046 / 208	4161 / 76	12510 / 338	19185 / 572	5237 / 109	7067 / 162	30184 / 714	In Design	8831 / 220	
Investment type	Own	Own & JV	Own	Own	Own	Urban renewal	Own	Own & JV	Own	Urban renewal	Own	Own	Own	
Estimate Completion Year	2024	2025~2026	2025~2026	2025~2026	2025~2026	2024	2025~2026	2026~2027	2025~2026	2024~2025	2025~2026	2026~2027	2014	
Status(9/30,2022)	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	In construction	Apply for Permit	Apply for Permit	Apply for Permit	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.)	3,300,000	6,700,000	2,000,000	2,500,000	2,100,000	3,000,000	4,200,000	6,000,000	4,800,000	2,400,000	12,000,000	28,000,000	10,000,000	147,490,000
Sales Revenue recognized	2021	0	0	0	0	0	0	0	0	0	0	0	0	1,726,411
	2022/09	0	0	0	0	0	0	0	0	0	0	0	0	5,406,475
Total Sales recognized	0	0	0	0	0	0	0	0	0	0	0	0	0	7,132,886