

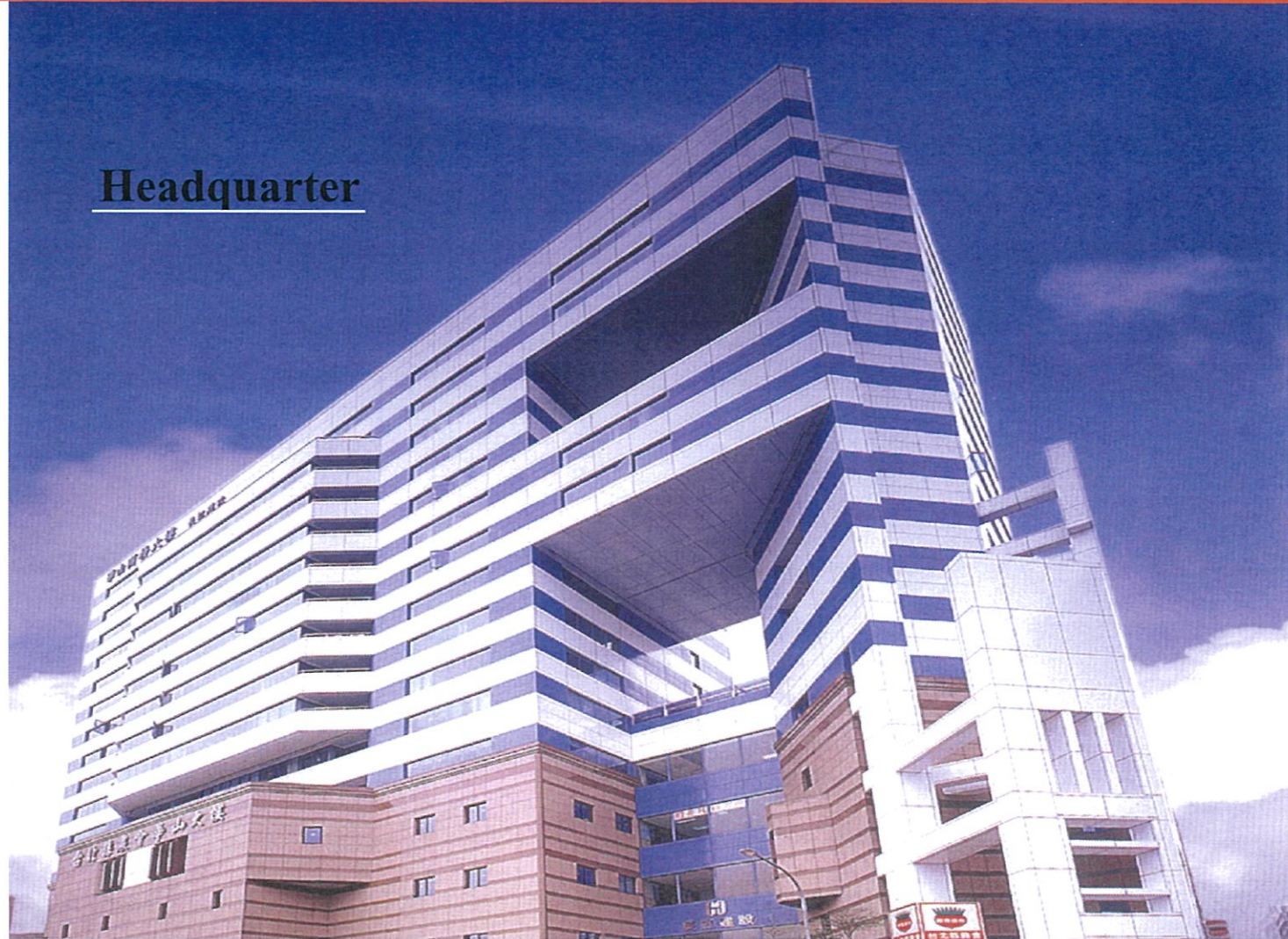


Chong-Hong Construction Co., Ltd.

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

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Chong-Hong Construction Co., Ltd.

Introduction

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

Important Investment

Major Subsidiary

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

Financial condition for the recent five years

Year	2018	2019	2020	2021	2022	2023/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(%)	41	41	46	57	58	63	
NAV per share (NT\$)	56.97	60.87	63.48	62.93	68.51	64.66	
Sales Revenue (in thousands)	12,106,364	9,617,999	9,197,553	4,849,441	8,704,410	2,962,177	
Gross Margin Rate	39%	39%	32%	38%	37%	30%	
Pre-tax net income rate	35%	36%	28%	33%	39%	22%	
Earning per share after tax	14.34	10.93	9.02	4.41	9.82	1.65	
Dividend (NT\$ per share)	Cash	7.0	6.3	5.0	4.4	5.5	N/A
	Stock	0.0	0.0	0.0	0.0	0.0	N/A

Last Updated Consolidated Income Statement

In Thousands				
Items	2022		2023(1/1~9/30)	
	Amount	%	Amount	%
Sales Revenue	8,704,410	100%	2,962,177	100%
Gross Margin	3,825,859	44%	884,936	30%
Operating Income	3,294,764	38%	626,473	21%
Income before Income Tax	3,468,678	40%	647,542	22%
Net Income	2,852,365	33%	480,144	16%
EPS	NT\$9.82		NT\$1.65	

**Last updated Consolidated Balance Sheet
2023.09.30**

(In Thousands)					
Items	Amount	%	Items	Amount	%
Current Assets	50,228,048	99%	Current Liabilities	31,818,262	63%
Long-term Investment	62,136	0%	Long term liabilities	74,898	0%
Property and equipment, net	80,672	0%	Other liabilities	31,893,160	63%
Other Assets	296,180	1%	Total Liabilities	18,773,876	37%
Total Assets	50,667,036	100%	Total Liabilities and stockholders' Equity	50,667,036	100%

Chong Hong
Projects for 2023

NT\$ in Thousands : Ping (1 Ping=3.3058 Square meter=35.7143 Square Feet)

Projects	Chong Hong WTO 14	Jianguo North Road	Chong Hong Jingmei	Chong Hong Park32	Chong Hong Xinzhuang Dist.	Chong Hong WTO 16	Chong Hong Wuqi Dist.	Chong Hong Yongji Rd.	Chong Hong Xindian Dist	Chong Hong Songde	Chong Hong Qingshui Dist. I	Chong Hong Linkou V	Chong Hong WTO 19	Chong Hong Kangding Rd.
Location	Taipei	Jianguo North Road	Taipei	New Taipei City	New Taipei City	Taipei	Taichung City	Taipei	New Taipei City	Taipei	Taichung City	New Taipei City	Taipei	Taipei
Land Area (Ping)	3,297.00	556.00	642.92	1,507.60	484.70	685.60	2,158.96	1,716.10	1,543.40	618.61	1,482.10	585.56	2,089.56	461.60
No. of floor	30 / B4	23 / B5	12 / B4	32 / B5	13 / B4	13 / B5	15 · 24 / B4	22&23 / B4	15 / B4	22 / B4	15 / B4	29 / B6	24 / B5	22 / B6
Floor Area per unit	Whole Building	58~73	26~43	26~50	27 · 50	Whole Building	28~64	53~73	26~60	50~60	26~58	30~85	160~325	13~39
Total Area for Sale (Ping)	22696 / 246	5707 / 126	2433 / 95	13564 / 328	2177 / 77	4134 / 120	21318 / 542	11714 / 391	8915 / 289	4536 / 123	14429 / 345	7141 / 162	15927/319	7239 / 152
Investment type	Joint Venture	Joint Venture	Joint Venture	Joint Venture	Joint Venture	Own	Own	Urban renewal	Own & JV	Urban renewal	Own	Own	Own	Urban renewal
Estimate Completion Year	2021	2022	2023	2023	2023	2023	2023	2024	2024	2024	2024	2025	2025~2026	2025~2026
Status(10/31,2023)	For sale	Finished	Obtained Building Use Permit	Obtained Building Use Permit	Obtained Building Use Permit	Finished	Obtained Building Use Permit	In construction	In construction	In construction	In construction	In construction	In construction	In construction
	100%	100%	100%	100%	100%	100%	100%	70%	80%	80%	80%	30%	15%	10%
sales rate	94%	100%	100%	100%	100%	100%	98%	90%	100%	97%	88%	Planning for sale	Planning for sale	Planning for sale
Total sales Amount(C.H.)	5,500,000	1,922,660	750,000	4,000,000	1,120,000	3,024,171	3,730,000	3,000,000	4,300,000	2,960,000	3,900,000	3,300,000	10,000,000	2,400,000
Sales Revenue recognized	2021	1,103,175	0	0	0	0	0	0	0	0	0	0	0	0
	2022	4,086,862	1,658,160	0	0	0	0	0	0	0	0	0	0	0
	2023/10	186,145	264,500	237,419	1,686,170	1,087,742	3,024,171	0	0	0	0	0	0	0
Total Sales recognized	5,376,182	1,922,660	237,419	1,686,170	1,087,742	3,024,171	0	0	0	0	0	0	0	0
Amount sold	5,190,037	1,922,660	750,000	4,000,000	1,120,000	3,024,171	3,660,000	2,700,000	4,300,000	2,860,000	3,440,000	0	0	0

Projects	Chong Hong Yuanlin I	Chong Hong WTO 18	Chong Hong Linkou VI	Chong Hong Qingshui Dist. II	Chong Hong Qingshui Dist. III	Chong Hong Yuanlin II	Chong Hong Houli Dist.	Chong Hong Xinzhuang Dist.	Chong Hong Beitou Dist.	Chong Hong WTO 20	Chong Hong Guishan Dist.	Chong Hong Tucheng Dist	Chong Hong New Times Square	
Location	Changhua County	Taipei	New Taipei City	Taichung City	Taichung City	Changhua County	Taichung City	New Taipei City	Taipei	Taipei	Taoyuan County	New Taipei City	Taipei	
Land Area (Ping)	608.33	2,660.19	2,467.34	1,936.15	1,302.84	1,472.87	1,587.05	2,071.60	773.13	1,847.29	6,274.20	9,524.67	1,771.00	
No. of floor	24 / B5	16 / B4	28 / B6	23 / B4	15 / B4	15 / B3	15 / B2	26 / B5	12 / B4	20 / B4	24 / B4	30 / B5	13 / B6	
Floor Area per unit	29~58	126~310	27~58	25~50	In Design	In Design	In Design	In Design	In Design	In Design	25~60	In Design	76~918	
Total Area for Sale (Ping)	5432 / 161	13081 / 427	19602 / 720	20029 / 536	12510 / 338	8255 / 262	7015 / 228	19185 / 572	4577 / 134	14553 / 346	30184 / 714	In Design	8831 / 220	
Investment type	Own	Own	Own & JV	Own	Own	Own	Own	Own & JV	Joint Venture	Own & JV	Own	Own	Own	
Estimate Completion Year	2025~2026	2025~2026	2026~2027	2026~2027	2025~2026	2026~2027	2026~2027	2026~2027	2026~2027	2027~2028	2027~2028	2026~2030	2014	
Status(10/31,2023)	In construction	In construction	In construction	In construction	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	In Design	In Design	Apply for Permit	In Design	For Rent	
	15%	20%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	100%	
sales rate	100%	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	Planning for sale	For Rent	
Total sales Amount(C.H.)	2,060,000	12,000,000	7,500,000	6,300,000	4,200,000	2,500,000	2,100,000	6,000,000	2,200,000	5,000,000	12,000,000	35,000,000	12,000,000	158,766,831
Sales Revenue recognized	2021	0	0	0	0	0	0	0	0	0	0	0	0	1,103,175
	2022	0	0	0	0	0	0	0	0	0	0	0	0	5,745,022
	2023/10	0	0	0	0	0	0	0	0	0	0	0	0	6,486,147
Total Sales recognized	0	0	0	0	0	0	0	0	0	0	0	0	0	13,334,344
Amount sold	2,060,000	0	0	0	0	0	0	0	0	0	0	0	0	35,026,868