

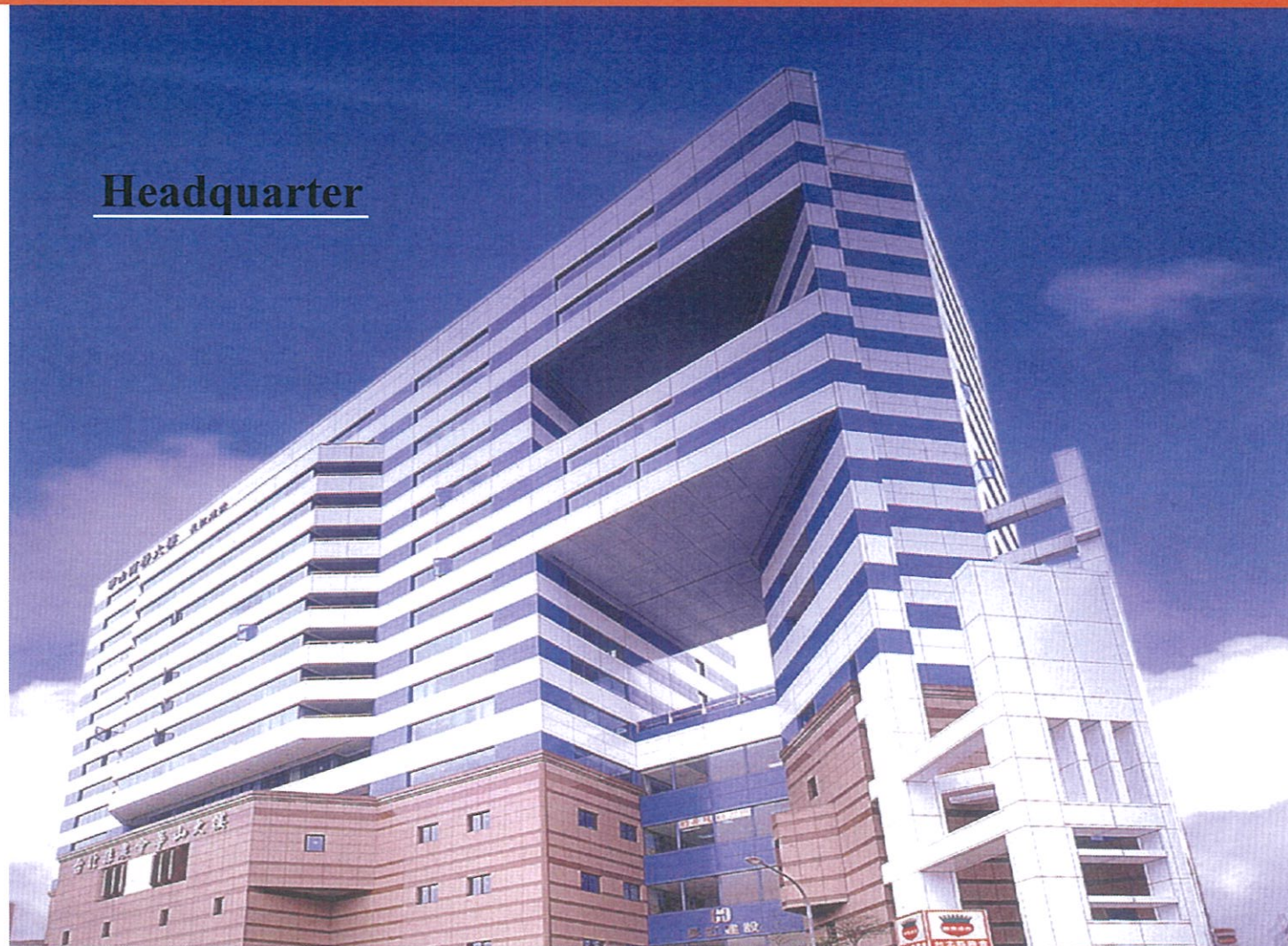


Chong-Hong Construction Co., Ltd.

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	2019	2020	2021	2022	2023	2024/Q2	
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	46	57	58	56	60	
NAV per share (NT\$)	60.87	63.48	62.93	68.51	69.33	65.41	
Sales Revenue (in thousands)	9,617,999	9,197,553	4,849,441	8,704,410	9,798,136	2,703,887	
Gross Margin Rate	39%	32%	38%	43%	30%	33%	
Pre-tax net income rate	36%	28%	33%	39%	24%	21%	
Earning per share after tax	10.93	9.02	4.41	9.82	6.32	1.58	
Dividend (NT\$ per share)	Cash	6.3	5.0	4.4	5.5	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	2023		2024(1/1~6/30)	
	Amount	%	Amount	%
Sales Revenue	9,798,136	100%	2,703,887	100%
Gross Margin	2,944,973	30%	896,297	33%
Operating Income	2,289,501	23%	628,130	23%
Income before Income Tax	2,353,427	24%	575,102	21%
Net Income	1,835,927	19%	458,817	17%
EPS	NT\$6.32		NT\$1.58	

Last updated Consolidated Balance Sheet
2024.06.30

(In Thousands)					
Items	Amount	%	Items	Amount	%
Current Assets	46,554,647	99%	Current Liabilities	27,974,473	60%
Long-term Investment	61,500	0%	Long term liabilities	69,736	0%
Property and equipment, net	80,066	0%	Other liabilities	28,044,209	60%
Other Assets	339,679	1%	Total Liabilities	18,991,683	40%
Total Assets	47,035,892	100%	Total Liabilities and stockholders' Equity	47,035,892	100%

Chong Hong
Projects for 2024

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

Projects	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.	Chong Hong WTO 18	Chong Hong Yuanlin I	Chong Hong Linkou VI	Chong Hong Qingshui Dist. II
Location	Taichung City	Taipei	New Taipei City	Taipei	Taichung City	New Taipei City	Taipei	Taipei	Taipei	Changhua County	New Taipei City	Taichung City
Land Area (Ping)	2,158.96	1,716.10	1,543.40	618.61	1,482.10	585.56	2,089.56	461.60	2,660.19	608.33	2,467.34	1,936.15
No. of floor	15 / 24 / B4	22&23 / B4	15 / B4	22 / B4	15 / B4	29 / B6	24 / B5	22 / B6	16 / B4	24 / B5	28 / B6	23 / B4
Floor Area per unit	28~64	53~73	26~60	50~60	26~58	30~85	160~325	13~39	126~310	29~50	26~57	19~53
Total Area for Sale (Ping)	21318 / 542	11714 / 391	8915 / 289	4536 / 123	14429 / 345	7141 / 162	15927/319	7239 / 152	13081 / 427	5432 / 161	19602 / 720	20029 / 536
Investment type	Own	Urban renewal	Own & JV	Urban renewal	Own	Own	Own	Urban renewal	Own	Own	Own & JV	Own
Estimate Completion Year	2023	2024	2024	2024~2025	2024~2025	2025~2026	2025~2026	2025~2026	2025~2026	2025~2026	2026~2027	2026~2027
Status(6/30,2024)	Obtained Building Use Permit	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction
	100%	95%	90%	85%	82%	35%	18%	40%	25%	20%	3%	1%
sales rate	98%	90%	100%	97%	89%	Planning for sale	Planning for sale	Planning for sale	Planning for sale	98%	71%	Planning for sale
Total sales Amount(C.H.)	3,830,000	3,000,000	4,300,000	2,960,000	4,000,000	3,900,000	10,000,000	3,000,000	12,000,000	2,100,000	8,700,000	8,000,000
Sales Revenue recognized	2022	0	0	0	0	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0	0	0	0	0
	2024/1-6	2,206,913	0	0	0	0	0	0	0	0	0	0
Total Sales recognized	2,206,913	0	0	0	0	0	0	0	0	0	0	0
Amount sold	3,760,000	2,700,000	4,300,000	2,860,000	3,570,000	0	0	0	0	2,060,000	6,150,000	0

Projects	Chong Hong Qingshui Dist. IV	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 Linkou VI	Chong Hong Taoyuan Dist	Chong Hong Tucheng Dist	Chong Hong New Times Square	
Location	Taichung City	Changhua County	Taichung City	New Taipei City	Taipei	Taipei	Taoyuan County	New Taipei City	Taoyuan County	New Taipei City	Taipei	
Land Area (Ping)	1,302.84	1,472.87	1,587.05	2,071.60	773.13	1,847.29	6,274.20	546.37	2,791.79	9,524.67	1,771.00	
No. of floor	15 / B4	15 / B3	15 / B2	26 / B5	12 / B4	20 / B4	24 / B4	22 / B4	18 / B3	30 / B5	13 / B6	
Floor Area per unit	20~48	In Design	36~59	In Design	In Design	In Design	25~60	In Design	In Design	In Design	76~918	
Total Area for Sale (Ping)	12510 / 338	8255 / 262	7015 / 228	19185 / 572	4577 / 134	14553 / 346	30184 / 714	3934 / 92	14301 / 414	In Design	8831 / 220	
Investment type	Own	Own	Own	Own & JV	Joint Venture	Own & JV	Own	Own	Own	Own	Own	
Estimate Completion Year	2025~2026	2026~2027	2026~2027	2026~2027	2026~2027	2027~2028	2027~2028	2028~2029	2028~2029	2026~2030	2014	
Status(6/30,2024)	In construction	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	Apply for Permit	For Rent	
	1%	0%	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	For Rent	
Total sales Amount(C.H.)	4,095,000	3,600,000	2,700,000	8,500,000	2,400,000	5,000,000	14,000,000	3,200,000	9,000,000	35,000,000	12,000,000	165,285,000
Sales Revenue recognized	2022	0	0	0	0	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0	0	0	0	0
	2024/1-6	0	0	0	0	0	0	0	0	0	0	2,206,913
Total Sales recognized	0	0	0	0	0	0	0	0	0	0	0	2,206,913
Amount sold	4,095,000	0	0	0	0	0	0	0	0	0	0	29,495,000