



Farglory Land Development Co., Ltd.

Empower your Life

November 2019



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遠雄建設
Farglory Land

Overview and Competitive Strengths

Major Milestones



Farglory from establishment to becoming the largest real estate developer in Taiwan



- Ability to implement large-scale community projects
- First property developer in Taiwan to launch GDR
- Rewarded “Trusted Brand Award in Asia” for consecutive 8 years

Competitive Strengths



The largest real estate developer in Taiwan by market capital



遠雄建設
Farglory Land

1

Large development enjoying economies of scale

2

Effective cost control and prudent financial management

3

Low cost land in strategic locations with high growth potential

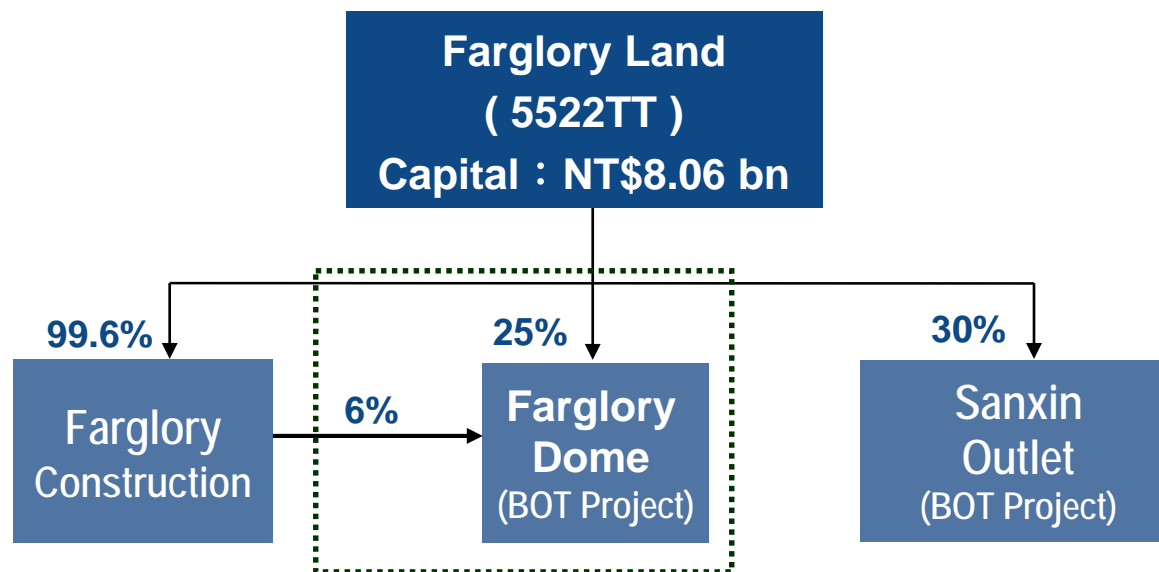
4

Premium brand name with quality and innovation

5

Experienced and visionary management team

Investment Structure



Company	Investment Book value	Stake %	Method	Note
Farglory Construction	NT\$ 2,367mn	99.6%	Consolidated Entities	Adopt Vertical integration.
Farglory Dome	NT\$ 4,877mn	31%	Equity method	BOT project signed with Taipei City Government.
Sanxin Outlet	NT\$ 662mn	30%		BOT project, JV with Mitsui , an outlet mall in Linkou, New Taipei City, opening in Jan. 2016. In 2018, ROE at 8%, cash dividend yield at 3.6%.

Consolidated Income Statement



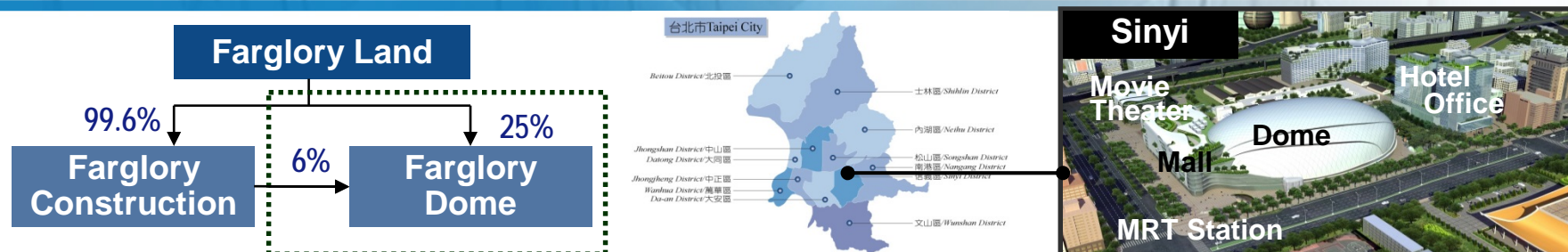
Item	2016		2017		2018		1-3Q 2019	
	NT\$bn	% of Rev.	NT\$bn	% of Rev.	NT\$bn	% of Rev.	NT\$bn	% of Rev.
Revenue	27.72	100%	18.63	100%	24.24	100%	14.66	100%
Gross Margin	7.80	28%	4.22	22%	5.05	21%	4.01	27%
Operating Expenses	(2.33)	(8%)	(1.72)	(9%)	(1.86)	(8%)	(1.24)	(8%)
Operating Income	5.48	20%	2.50	13%	3.19	13%	2.77	19%
Profit for the year-attributable to Owners of the parent	3.50	12%	2.01	11%	2.00	8%	2.09	14%
Non-controlling interest	-	-	-	-	-	-	-	-
Consolidated Profit for the year	3.50	12%	2.01	11%	2.00	8%	2.09	14%
EPS (NTD/Share)	4.19		2.40		2.42		2.59	
Cash Dividend (NTD/Share)	3.8		2.5		3.0			

Consolidated Balance Sheet



Item	Dec.31, 2016		Dec.31, 2017		Dec.31, 2018		Sep. 30, 2019	
	NT\$bn	%	NT\$bn	%	NT\$bn	%	NT\$bn	%
Land	25.21	28%	17.09	20%	8.51	11%	10.63	13%
Construction in process	26.04	29%	36.33	42%	30.81	40%	26.95	33%
Completed inventories	12.43	14%	12.02	14%	18.32	24%	21.57	26%
Inventory Subtotal	63.88	72%	65.44	76%	57.64	75%	59.15	72%
Cash and current financial assets	5.83	7%	9.99	12%	6.58	9%	9.11	11%
Investment property (Dome & rental assets)	2.10	2%	2.00	2%	1.95	2%	1.88	2%
Long-term equity investments	3.88	4%	4.38	5%	5.25	7%	5.54	7%
Total Assets	88.79	100%	86.64	100%	77.33	100%	82.72	100%
Financial debt – bank loans & CB	27.04	30%	30.82	35%	24.26	31%	27.10	33%
Advances from customers	4.80	5%	4.22	5%	4.54	6%	6.01	7%
Total Debts	45.22	51%	44.26	51%	36.30	47%	42.13	51%
Share capital (NT\$10/share)	8.35	9%	8.35	10%	8.06	10%	8.06	10%
Equity controlled by parent company	43.56	49%	42.36	49%	41.02	53%	40.58	49%
Total Equity	43.57	49%	42.37	49%	41.03	53%	40.59	49%
Book Value (NTD/Share)	NTD 52.14		NTD 50.71		NTD 50.88		NTD 50.33	
Current Ratio	191%		194%		191%		205%	
Net Gearing (Financial net debt to equity)	49%		49%		48%		44%	

Taipei Dome Project (Farglory Dome)



Major Milestones and Development Pipeline

■ BOT Signed with Taipei City Government (50 years)	■ Land handed by Taipei City Government	■ Construction Permit approved	■ syndicated loan signed (NT\$15bn)	■ Contract expiration
2006/10	2009/3	2011/6	2011/11	2059/6

Business model	Dome	Hotel	Parking Area	Office	Mall	Movie Theater	Dome Square	Total
Gross floor area (pings)	36,000	17,000	42,000	11,000	32,000	4,000	5,000	147,000
Operation type	Self-operation			Rental				

Note1: Farglory Land's consolidated holdings at Farglory Dome is 31% with book value at NT\$4.9bn.

Note2: Arbitration on extension of construction & BOT deadline:

(a) Construction deadline has been awarded to extend till March 2019.

(b) BOT deadline has been awarded to extend till June 2059.

Note3: After Sep 2017, Taipei Dome has been continuing construction partially.

Thank you for your kind attention.



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