



**TPEX : 5508**

**YUNGSHIN CONSTRUCTION & DEVELOPMENT CO.,LTD.**

# **2023 Second Quarter Earnings Conference**

**Spokesperson - Amy Chen**

2023 / 09 / 19

## Disclaimer

The predictive information mentioned in this Briefing and related information published at the same time, including business outlook, financial situation and business forecast, is based on internal information and external overall economic development status of the company.

The company's actual future operating results, financial position and business possibilities differ from predictive information due to various factors, including market demand, changes in policies, decrees and the overall economic situation, as well as other risks beyond the company's control.

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## Agenda

- Profile
- Financial Summary
- Performance Highlights
- Looking Ahead

## PROFILE

**The Company /**

Yungshin Construction & Development Co., Ltd.

**History /**

Incorporation - 1987/04/02  
IPO - 1998/05/13

**Chairman /**

Jimmy Chen

**Capital /**

NT\$2,174,281,330

**Business Operations/**

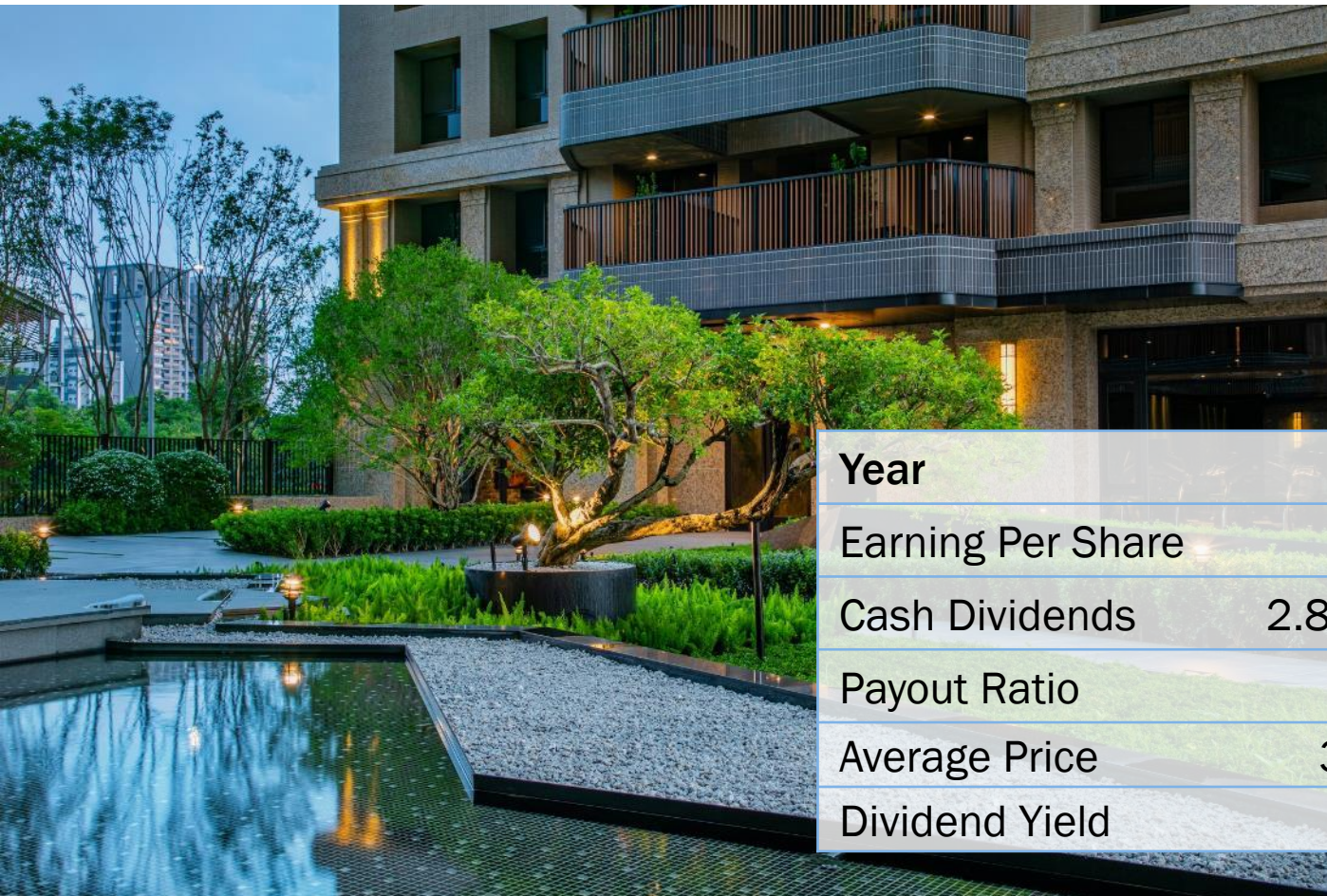
Entrusted construction companies to build residential and commercial buildings for lease and sale.

# FINANCIAL SUMMARY

UNIT: NTD thousand

Year	2018	2019	2020	2021	2022	2023 Q2
Net Sales	3,185,537	2,338,894	3,085,608	6,037,288	4,132,796	2,565,404
Gross Profit	940,962	653,228	1,070,397	2,586,479	2,120,778	1,227,408
Operating Income	714,566	452,378	841,430	2,247,854	1,886,746	1,072,495
Net Profit	690,825	435,534	807,711	1,934,796	1,532,792	860,934
Earning Per Share(in NTD)	3.18	2.00	3.71	8.90	7.05	3.96
Revenue Growth Rate (YoY%)	6	(27)	32	96	(31)	N/A
Gross Profit Margin (%)	30	28	35	43	51	48
Net Profit Margin (%)	22	19	26	32	37	34
Debt Ratio (%)	44	55	57	57	67	71

# DIVIDEND POLICY



UNIT: NTD

Year	2018	2019	2020	2021	2022
Earning Per Share	3.18	2.00	3.71	8.90	7.05
Cash Dividends	2.86031	1.8010	3.3406	8.0016	6.3454
Payout Ratio	90%	90%	90%	90%	90%
Average Price	32.18	33.48	36.63	53.27	67.29
Dividend Yield	9%	5%	9%	15%	9%

# PERFORMANCE HIGHLIGHTS

- YS PORTFOLIO - new
- YS PORTFOLIO - other for sale
- PORTFOLIO IN PROGRESS





Yuan-Xu

Nanzi



Emerald River

Zuoying



Chien-Lop

Sanmin



R5 New Generation

Fengshan



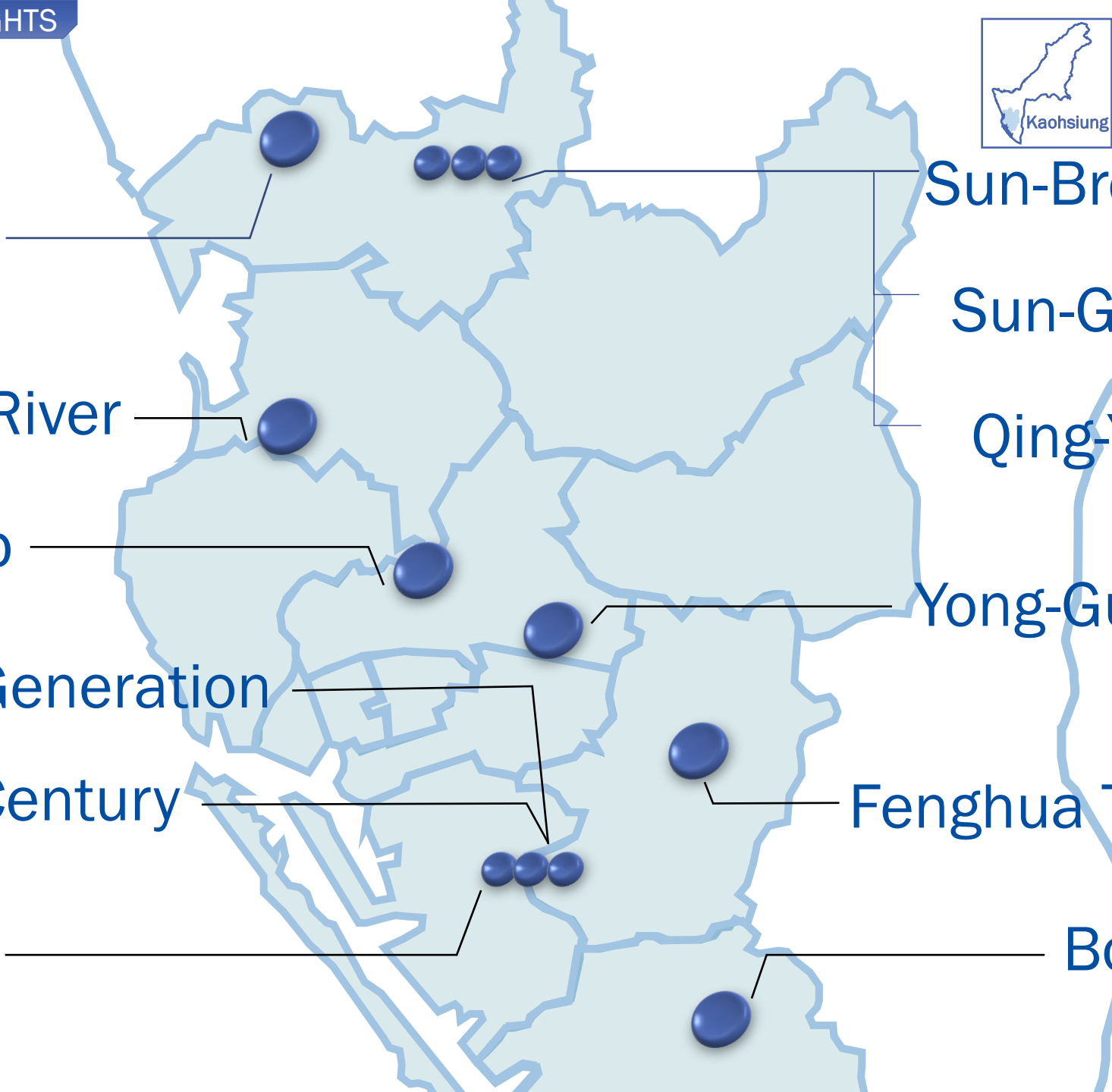
R5 New Century

Fengshan



Her-Fon

Qianzhen



Sun-Brooks

Nanzi

Sun-Green

Nanzi

Qing-Yuan

Nanzi

Yong-Guang

Sanmin

Fenghua Town

Fengshan

Bo-Cui

Xiaogang





# YS PORTFOLIO

## Sun-Green

### Location

Jinhe St., Nanzi Dist. (near R20 Station)

Base Area	922.10	Ping
Floor	15	F
Unit	140	Units
Unit Area	23~45	Ping
TTL Amount(F)	1.9	NTD billion



# YS PORTFOLIO

## Bo-Cui

### Location

Huashan Rd., Xiaogang Dist.

Base Area	674.58	Ping
Floor	13	F
Unit	96	Units
Unit Area	28~43	Ping
TTL Amount(F)	1.3	NTD billion



# YS PORTFOLIO

## Fenghua Town

### Location

Guanghua S. Rd., Fengshan Dist.

Base Area	3,980	Ping
Floor	3.5/4.5	F
Unit	121	Units
Unit Area	51~85	Ping
TTL Amount(F)	2.1	NTD billion



# YS PORTFOLIO

## Yuan-Xu

### Location

Daxue S. Rd., Nanzi Dist. (near Kaohsiung Univ.)

Base Area	1,438	Ping
Floor	24	F
Unit	253	Units
Unit Area	22~49	Ping
TTL Amount(F)	3.5	NTD billion



# YS PORTFOLIO

## Qing-Yuan

### Location

Ruiren Rd., Nanzi Dist.

Base Area	495.5	Ping
Floor	22	F
Unit	102	Units
Unit Area	22~43	Ping
TTL Amount(F)	1.5	NTD billion



# YS PORTFOLIO

## Yong-Guang

### Location

Youguang Rd., Sanmin Dist.

Base Area	584.4	Ping
Floor	19	F
Unit	90	Units
Unit Area	23~41	Ping
TTL Amount(F)	1.6	NTD billion



# YS PORTFOLIO

## R5 New Generation

### Location

Fucheng 5th St., Fengshan Dist.

Base Area	1,457.9	Ping
Floor	15	F
Unit	184	Units
Unit Area	22~51	Ping
TTL Amount(F)	2.2	NTD billion



# YS PORTFOLIO



## Her-Fon

### Location

Kaixing St. / Kaiwang St., Qianzhen District

Base Area	1,881	Ping
Floor	14/19	F
Unit	247	Units
Unit Area	41~57	Ping
TTL Amount(F)	5.1	NTD billion

## Sun-Brooks

### Location

Jinhe St, Nanzi District (near Houji River)

Base Area	922.1	Ping
Floor	15	F
Unit	140	Units
Unit Area	23~43	Ping
TTL Amount(F)	2.0	NTD billion

## Chien-Lop

### Location

Free 1st Rd. / Suiyuan 1st St., Sanmin District

Base Area	876.9	Ping
Floor	15	F
Unit	142	Units
Unit Area	29~69	Ping
TTL Amount(F)	2.8	NTD billion



# YS PORTFOLIO



## R5 New Century

### Location

Fucheng 5th St. / Fucheng 3rd St., Fengshan District

Base Area	1,447.7	Ping
Floor	15	F
Unit	184	Units
Unit Area	23~53	Ping
TTL Amount(F)	1.8	NTD billion

## Emerald River

### Location

Xianfeng Rd. / Peach Garden Rd., Zuoying District

Base Area	2,087	Ping
Floor	15	F
Unit	312	Units
Unit Area	22~54	Ping
TTL Amount(F)	3.6	NTD billion

# Portfolio in Progress

## ECD within a year

UNIT:NTD million

Project	Location	Floor	Unit	Year of ECD	Amount (F)
Baocheng II	Fengshan	14F/B2	156	2024	2,600
Project Dachang	Renwu	24F/B2	101	2024	1,900
Project Fengdong	Fengshan	15F/B2	110	2024	2,000
Total			367		6,500

# Portfolio in Progress



Project	Location	Floor	Unit
Longhua IX	Gushan	15F/B3	140
Dachang II	Renwu	28F/B2	234
Zhongdu V	Sanmin	22F/B3	105
Fengdong II	Fengshan	15F/B3	128
Kaohsiung Univ. II	Nanzi	25F/B3	96
Kaohsiung Univ. III	Nanzi	20F/B3	152
Project Normal Univ.	Lingya	30F/B4	171
Total			1,026

# Strategy Map





THANK YOU

永信建設