



YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. (5508.TWO)

Profile

The Company /

Yungshin Construction & Development Co., Ltd.

Chairman /

Jimmy Chen

Capital /

NT\$2,174,281,330

History /

Incorporation - 1987/04/02

IPO - 1998/05/13

Business Operations/

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

Financial Summary

(Expressed in thousands of New Taiwan dollars, except as for earnings per share amount)

Year	2021	2022	2023	2024	2025
Net Sales	6,037,288	4,132,796	8,227,076	10,035,475	2,533,755
Gross Profit	2,586,479	2,120,778	3,831,091	4,821,674	1,114,810
Operating Income	2,247,854	1,886,746	3,409,894	4,358,577	869,365
Net Profit	1,934,796	1,532,792	2,728,591	3,484,989	667,683
Earning per Share(NTD)	8.90	7.05	12.55	16.03	3.07
Year-over-Year Growth (%)	96	(31)	99	22	(75)
Gross profit margin (%)	43	51	47	48	44
Net profit margin (%)	32	37	33	35	26
Debt Ratio (%)	57	67	58	53	71

4 quarters info please refer to concise statements (page 3~6)

Dividend Policy

(Expressed in New Taiwan dollars)

Year	2021	2022	2023	2024	2025
Earning Per Share	8.9	7.05	12.55	16.03	3.07
Cash dividends	8.0016	6.3454	11.2912	14.50	2.77637
Payout Ratio	90%	90%	90%	90%	90%
Average price	53.27	67.29	74.86	213.23	101.29
Dividend yield	15%	9%	15%	7%	3%



Qile

Location

Desheng St., Sanmin Dist.

Base Area	586	Ping
Floor	22	F
Unit	105	Units
Unit Area	23~45	Ping

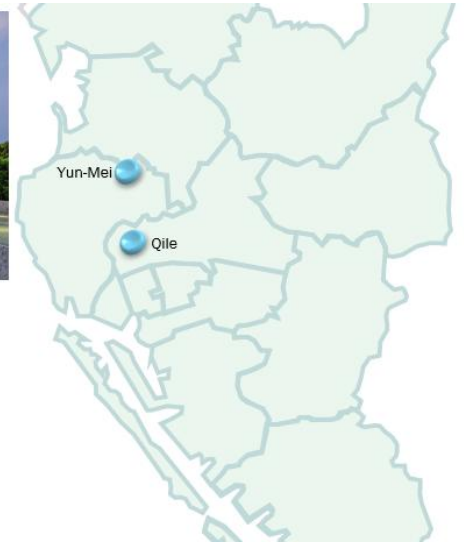


Yun-Mei

Location

Yuxing Rd., Gushan Dist.

Base Area	919	Ping
Floor	15	F
Unit	140	Units
Unit Area	23~46	Ping



Chen-Xu

Location

University 1st St., Nanzi Dist.

Base Area	682	Ping
Floor	25	F
Unit	96	Units
Unit Area	46~53	Ping



Cheng-Jing

Location

Chitak St., Renwu Dist.

Base Area	2,106	Ping
Floor	28	F
Unit	234	Units
Unit Area	24~61	Ping



Hui-Shang-Pin

Location

Hecheng Rd., Fengshan Dist.

Base Area	1,049	Ping
Floor	14	F
Unit	156	Units
Unit Area	22~53	Ping



Cheng-Guang

Location

Chitak St., Renwu Dist.

Base Area	900	Ping
Floor	24	F
Unit	101	Units
Unit Area	24~61	Ping



Shui-Lu

Location

Huanhe St. / Fengdong 6th St., Fengshan Dist.

Base Area	994	Ping
Floor	15	F
Unit	110	Units
Unit Area	40~52	Ping



Her-Fon

Location

Kaixing St. / Kaiwang St., Qianzhen District

Base Area	1,882	Ping
Floor	14/19	F
Unit	247	Units
Unit Area	41~57	Ping



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



R5 New Generation

Location

Fucheng 5th St., Fengshan Dist.

Base Area	1,458	Ping
Floor	15	F
Unit	184	Units
Unit Area	22~51	Ping

Financial Statement

(Expressed in thousands of New Taiwan dollars, except as for earnings per share amount)

2026 Concise Balance Sheet

ITEM	2026/03/31	2026/06/30	2026/09/30	2026/12/31
Total current assets	19,327,335	19,158,888	-	-
Total non-current assets	102,137	101,990	-	-
Total assets	19,429,472	19,260,878	-	-
Total current liabilities	10,769,419	10,752,778	-	-
Total non-current liabilities	3,390,592	3,046,128	-	-
Total liabilities	14,160,011	13,798,906	-	-
Total Share Capital	2,174,281	2,174,281	-	-
Total Equity, Security Token Offer	-	-	-	-
Total capital surplus	216,152	216,152	-	-
Total retained earnings	2,879,028	3,071,539	-	-
Total other equity interest	0	0	-	-
Treasury shares	-	-	-	-
Total equity attributable to owners of parent	5,269,461	5,461,972	-	-
Equity attributable to former owner of business combination under common control	-	-	-	-
Non-controlling interests	-	-	-	-
Total equity	5,269,461	5,461,972	-	-
Number of share capital awaiting retirement	-	-	-	-
Equivalent issue shares of advance receipts for ordinary share	0	0	-	-
Number of shares in entity held by entity and by its subsidiaries	0	0	-	-
The Net Asset Value of Each Share	24.24	25.12	-	-

2026 Concise Statement of Comprehensive Income

ITEM	2026/03/31	2026/06/30	2026/09/30	2026/12/31
Total operating revenue	740,017	1,731,027	-	-
Total operating costs	426,895	1,050,032	-	-
Gains (losses) on initial recognition of biological assets and agricultural produce	-	-	-	-
Gain (losses) arising from change in fair value less costs to sell of biological asset	-	-	-	-
Gross profit (loss) from operations	313,122	680,995	-	-
Unrealized profit (loss) from sales	-	-	-	-
Realized profit (loss) on from sales	-	-	-	-
Gross profit (loss) from operations	313,122	680,995	-	-
Total operating expenses	54,477	156,886	-	-
Net other income (expenses)	-	-	-	-
Net operating income (loss)	258,645	524,109	-	-
Total non-operating income and expenses	-23,407	-48,274	-	-
Profit (loss) from continuing operations before tax	235,238	475,835	-	-
Total tax expense (income)	47,007	95,093	-	-
Profit (loss) from continuing operations	188,231	380,742	-	-
Total profit (loss) from discontinued operations	-	-	-	-
Profit (loss)	188,231	380,742	-	-
Total other comprehensive income	-	-	-	-
Total comprehensive income	188,231	380,742	-	-
Profit (loss), attributable to owners of parent	188,231	380,742	-	-
Profit (loss), attributable to former owner of business combination under common control	-	-	-	-
Profit (loss), attributable to non-controlling interests	-	-	-	-
Comprehensive income, attributable to owners of parent	188,231	380,742	-	-
Comprehensive income, attributable to former owner of business combination under common control	-	-	-	-
Comprehensive income, attributable to non-controlling interests	-	-	-	-
Total basic earnings per share	0.87	1.75	-	-

2025 Concise Balance Sheet

ITEM	2025/03/31	2025/06/30	2025/09/30	2025/12/31
Total current assets	18,701,346	19,043,446	19,523,972	19,409,966
Total non-current assets	103,058	100,765	100,643	102,666
Total assets	18,804,404	19,144,211	19,624,615	19,512,632
Total current liabilities	11,622,851	12,248,250	10,198,634	9,834,034
Total non-current liabilities	1,872,928	1,499,573	3,920,945	3,993,707
Total liabilities	13,495,779	13,747,823	14,119,579	13,827,741
Total Share Capital	2,174,281	2,174,281	2,174,281	2,174,281
Total Equity, Security Token Offer	-	-	-	-
Total capital surplus	216,152	216,152	216,152	216,152
Total retained earnings	2,918,192	3,005,955	3,114,603	3,294,458
Total other equity interest	0	0	0	0
Treasury shares	-	-	-	-
Total equity attributable to owners of parent	5,308,625	5,396,388	5,505,036	5,684,891
Equity attributable to former owner of business combination under common control	-	-	-	-
Non-controlling interests	-	-	-	-
Total equity	5,308,625	5,396,388	5,505,036	5,684,891
Number of share capital awaiting retirement	-	-	-	-
Equivalent issue shares of advance receipts for ordinary share	0	0	0	0
Number of shares in entity held by entity and by its subsidiaries	0	0	0	0
The Net Asset Value of Each Share	24.42	24.82	25.32	26.15

2025 Concise Statement of Comprehensive Income

ITEM	2025/03/31	2025/06/30	2025/09/30	2025/12/31
Total operating revenue	909,710	1,306,110	1,756,150	2,533,755
Total operating costs	491,230	709,150	963,655	1,418,945
Gains (losses) on initial recognition of biological assets and agricultural produce	-	-	-	-
Gain (losses) arising from change in fair value less costs to sell of biological asset	-	-	-	-
Gross profit (loss) from operations	418,480	596,960	792,495	1,114,810
Unrealized profit (loss) from sales	-	-	-	-
Realized profit (loss) on from sales	-	-	-	-
Gross profit (loss) from operations	418,480	596,960	792,495	1,114,810
Total operating expenses	50,080	116,096	165,001	245,445
Net other income (expenses)	-	-	-	-
Net operating income (loss)	368,400	480,864	627,494	869,365
Total non-operating income and expenses	-1,516	-3,524	-14,024	-36,406
Profit (loss) from continuing operations before tax	366,884	477,340	613,470	832,959
Total tax expense (income)	72,417	95,110	122,592	165,276
Profit (loss) from continuing operations	294,467	382,230	490,878	667,683
Total profit (loss) from discontinued operations	-	-	-	-
Profit (loss)	294,467	382,230	490,878	667,683
Other comprehensive income, net	-	-	-	3,050
Total comprehensive income	294,467	382,230	490,878	670,733
Profit (loss), attributable to owners of parent	294,467	382,230	490,878	667,683
Profit (loss), attributable to former owner of business combination under common control	-	-	-	-
Profit (loss), attributable to non-controlling interests	-	-	-	-
Comprehensive income, attributable to owners of parent	294,467	382,230	490,878	670,733
Comprehensive income, attributable to former owner of business combination under common control	-	-	-	-
Comprehensive income, attributable to non-controlling interests	-	-	-	-
Total basic earnings per share	1.35	1.76	2.26	3.07

2024 Concise Balance Sheet

ITEM	2024/03/31	2024/06/30	2024/09/30	2024/12/31
Total current assets	16,190,875	16,604,008	16,925,201	17,360,080
Total non-current assets	101,556	101,070	101,123	100,668
Total assets	16,292,431	16,705,078	17,026,324	17,460,748
Total current liabilities	7,141,700	6,813,612	6,884,082	7,508,516
Total non-current liabilities	3,403,508	3,105,995	2,283,745	1,785,366
Total liabilities	10,545,208	9,919,607	9,167,827	9,293,882
Total Share Capital	2,174,281	2,174,281	2,174,281	2,174,281
Total Equity, Security Token Offer	-	-	-	-
Total capital surplus	231,750	231,750	231,750	231,750
Total retained earnings	3,341,192	4,379,440	5,452,466	5,760,835
Total other equity interest	0	0	0	0
Treasury shares	-	-	-	-
Equity attributable to former owner of business combination under common control	-	-	-	-
Equity attributable to non-controlling interest before business combination under common control	-	-	-	-
Total equity	5,747,223	6,785,471	7,858,497	8,166,866
Number of share capital awaiting retirement	-	-	-	-
Equivalent issue shares of advance receipts for ordinary share	0	0	0	0
Number of shares in entity held by entity and by its subsidiaries	0	0	0	0
The Net Asset Value of Each Share	26.43	31.21	36.14	37.56

2024 Concise Statement of Comprehensive Income

ITEM	2024/03/31	2024/06/30	2024/09/30	2024/12/31
Total operating revenue	3,075,653	6,009,265	9,033,451	10,035,475
Total operating costs	1,614,933	3,127,132	4,693,630	5,213,801
Gains (losses) on initial recognition of biological assets and agricultural produce	-	-	-	-
Gain (losses) arising from change in fair value less costs to sell of biological asset	-	-	-	-
Gross profit (loss) from operations	1,460,720	2,882,133	4,339,821	4,821,674
Unrealized profit (loss) from sales	-	-	-	-
Realized profit (loss) on from sales	-	-	-	-
Gross profit (loss) from operations	1,460,720	2,882,133	4,339,821	4,821,674
Total operating expenses	128,385	251,205	367,836	463,097
Net other income (expenses)	-	-	-	-
Net operating income (loss)	1,332,335	2,630,928	3,971,985	4,358,577
Total non-operating income and expenses	97	-598	-440	-857
Profit (loss) from continuing operations before tax	1,332,432	2,630,330	3,971,545	4,357,720
Total tax expense (income)	266,399	526,049	794,238	872,731
Profit (loss) from continuing operations	1,066,033	2,104,281	3,177,307	3,484,989
Total profit (loss) from discontinued operations	-	-	-	-
Profit (loss) attributable to non-controlling interests before business combination under common control	-	-	-	-
Profit (loss)	1,066,033	2,104,281	3,177,307	3,484,989
Total other comprehensive income	-	-	-	687
Comprehensive income attributable to non-controlling interests before business combination under common control	-	-	-	-
Total comprehensive income	1,066,033	2,104,281	3,177,307	3,485,676
Total basic earnings per share	4.90	9.68	14.61	16.03

2023 Concise Balance Sheet

ITEM	2023/03/31	2023/06/30	2023/09/30	2023/12/31
Total current assets	17,829,746	18,110,482	17,884,728	16,759,770
Total non-current assets	69,288	86,674	100,035	101,758
Total assets	17,899,034	18,197,156	17,984,763	16,861,528
Total current liabilities	9,943,600	9,536,410	7,542,441	5,296,679
Total non-current liabilities	3,288,130	3,391,398	4,457,607	4,428,634
Total liabilities	13,231,730	12,927,808	12,000,048	9,725,313
Total Share Capital	2,174,281	2,174,281	2,174,281	2,174,281
Total Equity, Security Token Offer	-	-	-	-
Total capital surplus	231,750	231,750	231,750	231,750
Total retained earnings	2,261,273	2,863,317	3,578,684	4,730,184
Total other equity interest	0	0	0	0
Treasury shares	-	-	-	-
Equity attributable to former owner of business combination under common control	-	-	-	-
Equity attributable to non-controlling interest before business combination under common control	-	-	-	-
Total equity	4,667,304	5,269,348	5,984,715	7,136,215
Number of share capital awaiting retirement	-	-	-	-
Equivalent issue shares of advance receipts for ordinary share	0	0	0	0
Number of shares in entity held by entity and by its subsidiaries	0	0	0	0
The Net Asset Value of Each Share	21.47	24.23	27.53	32.82

2023 Concise Statement of Comprehensive Income

ITEM	2023/03/31	2023/06/30	2023/09/30	2023/12/31
Total operating revenue	762,450	2,565,404	4,706,822	8,227,076
Total operating costs	387,908	1,337,996	2,492,500	4,395,985
Gains (losses) on initial recognition of biological assets and agricultural produce	-	-	-	-
Gain (losses) arising from change in fair value less costs to sell of biological asset	-	-	-	-
Gross profit (loss) from operations	374,542	1,227,408	2,214,322	3,831,091
Unrealized profit (loss) from sales	-	-	-	-
Realized profit (loss) on from sales	-	-	-	-
Gross profit (loss) from operations	374,542	1,227,408	2,214,322	3,831,091
Total operating expenses	50,287	154,913	246,359	421,197
Net other income (expenses)	-	-	-	-
Net operating income (loss)	324,255	1,072,495	1,967,963	3,409,894
Total non-operating income and expenses	207	325	-939	-2,514
Profit (loss) from continuing operations before tax	324,462	1,072,820	1,967,024	3,407,380
Total tax expense (income)	65,572	211,886	390,723	678,789
Profit (loss) from continuing operations	258,890	860,934	1,576,301	2,728,591
Total profit (loss) from discontinued operations	-	-	-	-
Profit (loss) attributable to non-controlling interests before business combination under common control	-	-	-	-
Profit (loss)	258,890	860,934	1,576,301	2,728,591
Total other comprehensive income	-	-	-	-790
Comprehensive income attributable to non-controlling interests before business combination under common control	-	-	-	-
Total comprehensive income	258,890	860,934	1,576,301	2,727,801
Total basic earnings per share	1.19	3.96	7.25	12.55

Board of Directors

Name	Title	Gender	Nationality	Date Elected	Experience (Education)	Other Position
Yung-Shuo Investment Co., Ltd. Representative Jung-Ming Chen	Chairman	M	ROC	June 12 th 2024	University of San Francisco - MBA	President of YCDC
Tsung-Hung Chen	Independent Director	M	ROC	June 12 th 2024	National Sun Yat-sen Univ. - MBA Director of WeiCheng Construction	Director of WeiCheng Construction
Shu-Mei Huang	Independent Director	F	ROC	June 12 th 2024	Huang Shu-Mei Land Administration Agent Office	Land Administration Agent
Sung-Chiao Lin	Independent Director	M	ROC	June 12 th 2024	National Chengchi Univ.-Bachelor of Business Administration AM of KGI Bank	Director of Tysonics Corp.
Chi-Chong Ho	Independent Director	M	ROC	June 12 th 2024	National Sun Yat-sen Univ. - MBA AVP of Taiwan Sakura	GM of Elite Household Technology
Yi-Yuan Hung	Director	M	ROC	June 12 th 2024	National Sun Yat-sen Univ. – MBA VP of YCDC	
Yi-Chun Chen	Director	F	ROC	June 12 th 2024	Univ. of San Francisco -Entrepreneurship CGO of YCDC	CGO of YCDC

The independent director Mr. Tsung-Hung Chen has a wealth of knowledge and experience in industry and can give critical advice to the Company. Although he has been positioned as independent directors for three terms, the Company remains reliance on the expertise for playing full of specialty in addition to duty performance, and monitor and give professional advice to the board of directors. And he remains a member of BoD to help BoD strengthen the management mechanisms of the Company.

Major Shareholders

March 29th, 2026

Names of major shareholders	Shares	Shareholding (thousand shares)	Shareholding (%)
Yung-Shuo Investment Rep.: Lien-Chung Huang		88,693	40.79%
Gao-Shin Construction Rep.: Shu-Ya Tsai		16,525	7.60%
Jia-Zhan Investment Rep.: Mei-Hua Lin		14,655	6.74%
Yung-Shin Investment Rep.: Li-Wen Sun		9,898	4.55%
Yuan-Kang Corp. Rep.: Li-Juan Wu		8,952	4.12%
Jia-Cheng-Xin Investment Rep.: Hsiu-Ming Lee		1,666	0.77%
Yung-Te Investment Rep.: Li-Wen Sun		1,517	0.70%
Vanguard Total International Stock Index Fund a series of Vanguard Star Funds		1,046	0.48%
Vanguard Emerging Markets Stock Index Fund a series of Vanguard International Equity Index Funds		853	0.39%
JP Morgan Securities Co., Ltd. Investment account (in Standard Chartered Taiwan's custody)		761	0.35%

Note: List all shareholders with a stake of 5% or greater, and also list top 10 shareholding shareholders.