



stock code : 5533

2024

Investor Conference

FOUNDING CONSTRUCTION DEVELOPMENT CORP.

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1. Company Profile

1. Company Profile

Chairman

Liu, Hsin-Hsiung

Vice Chairman

Liu, Min-Liang

General Manager

Cao, Luo-Fang

Core Services

Real Estate Development and Leasing:
Residential Buildings, Office Buildings, and Factories

1991

Founded

2001

Listed on OTC (stock code: 5533)

2001

Vertical Integration – invested in
Chien-Chiao (建喬) Construction
Company

2008

Listed on TWSE (stock code: 5533)

2010

Invested in Fushin (富信) Hotel Group

2024

Capital: NTD 2.85 billion

2. Operating Results

2. Operating Results - Real Estate Development

Project Name	Sales Status	Estimated Sales Period			Sales Amount (Millions of NT\$)
		2024	2025	2026	
Cosmos Technology	For Sale	●	●		280
Founding Li Yuan	For Sale	●	●		270
Star Technology	For Sale	●	●	●	2,060
Li Ren Ming Di	Projected Sale in 2025		●	●	820
Jing Xin Yuan	Projected Sale in 2025		●	●	610
Founding Sen Ju	Projected Sale in 2024	●	●	●	1,120
Founding Xin Zhuang	Projected Sale in 2025		●	●	2,860

2.Operating Results - Construction

Project Name	Location	Revenue Recognition	Estimated Construction Period
Star Technology	Taipei City	Percentage of Completion Method	2020~2025
Li Ren Ming Di	Tainan City	Percentage of Completion Method	2020~2025
Jing Xin Yuan	Taipei City	Percentage of Completion Method	2022~2026
Founding Sen Ju	Tainan City	Percentage of Completion Method	2023~2027
Taitung Smart Tech Park	New Taipei City	Percentage of Completion Method	2024~2029
Asia-Pacific Tech Center	New Taipei City	Percentage of Completion Method	2024~2029
Founding Xin Zhuang	New Taipei City	Percentage of Completion Method	2025~2029

2.Operating Results - Hotel

Hotel Branch	Location	No.of Rooms	Jan. 1, 2024- Sep. 30, 2024 (Non-Consolidated Basis)		
			Occupancy Rate (%)	Operating Revenue (Thousands of NT\$)	Net Profit (Thousands of NT\$)
Fushin Taipei	Xizhi, New Taipei City	202	59.42	96,367	10,940
Fushin Taichung	Central District, Taichung	88	52.14	42,900	1,482
Fushin Tainan	Northern District, Tainan	174	72.18	113,177	16,950
Fuward Tainan	Central and Western District, Tainan	96	65.96	36,115	4,742
Total		560		288,559	34,114

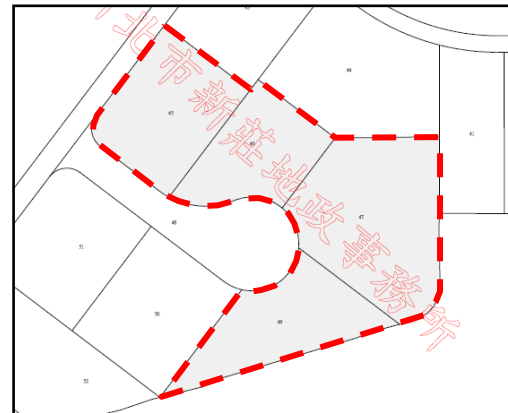
3. Case Brief

3.Case 1 – Taitung Smart Tech Park



**Design: 11 floors above ground,
3 floors below ground**

- **Location:** Ln. 12, Wuquan 3rd Rd.
Xinzhuang Dist.
- **Cadastral No. :** 1st Subsection of
Xinzhuang Xin-Gong Sec. 45, 46, 47, 49
- **Area:** 8,003.03 m²
- **Zoning:** Industrial D
- **Statutory BCR 70% ; Statutory FAR 300%**
- **Total Floor Area:** 53081.50 m²

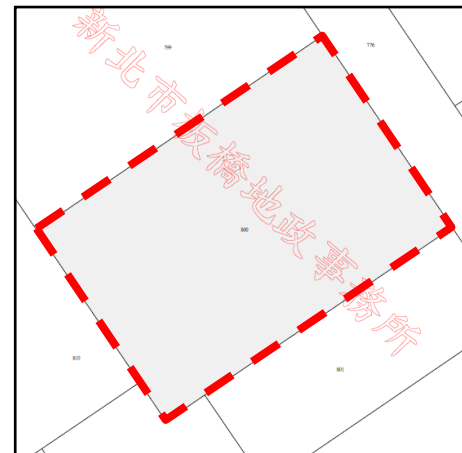


3.Case 2 – Asia-Pacific Tech Center



**Design: 11 floors above ground,
3 floors below ground**

- **Location:** No. 5, Minquan St. Tucheng Dist.
- **Cadastral No. :** Pei-Po Section 800
- **Area:** 3,170.28 m²
- **Zoning:** Industrial B
- **Statutory BCR 60% ; Statutory FAR 210%**
- **Total Floor Area:** 19807.12 m²



三、個案簡介-大龍三小(都更案)

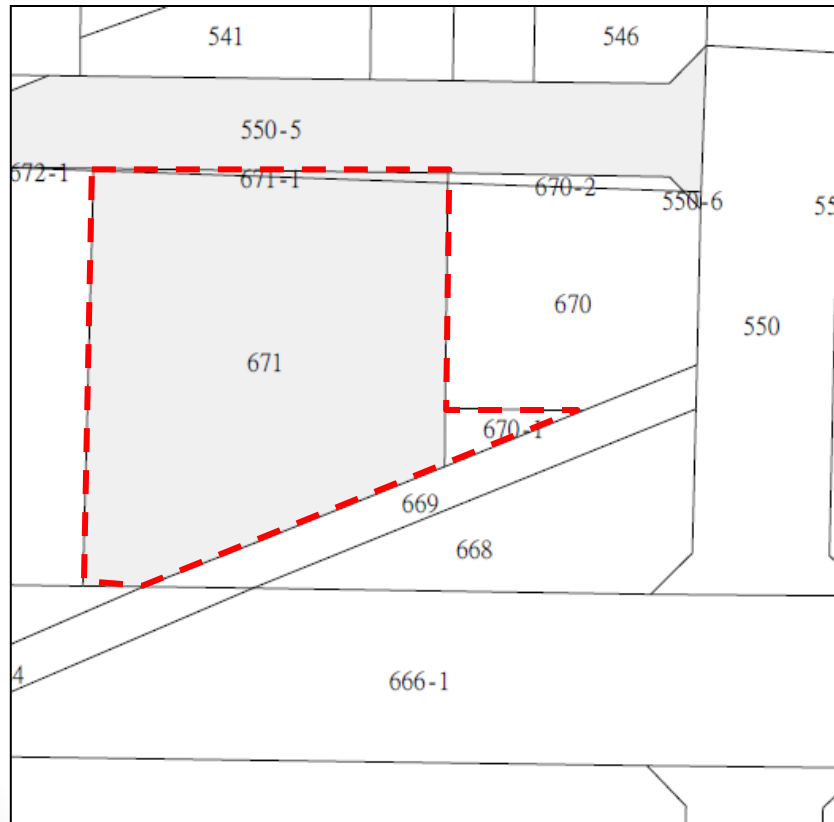


Design: 12 、 11 floors above ground,
4 floors below ground

- **Location:** No. 193, Sec. 3, Chengde Rd., Datong Dist., Taipei City
- **Cadastral No. :**3rd Subsection of Da-Long Section 40
- **Area:**2397m²
- **Zoning:**Commercial 3(special)
- **Statutory BCR** 45 、 50%
- **Statutory FAR** 225 、 400%

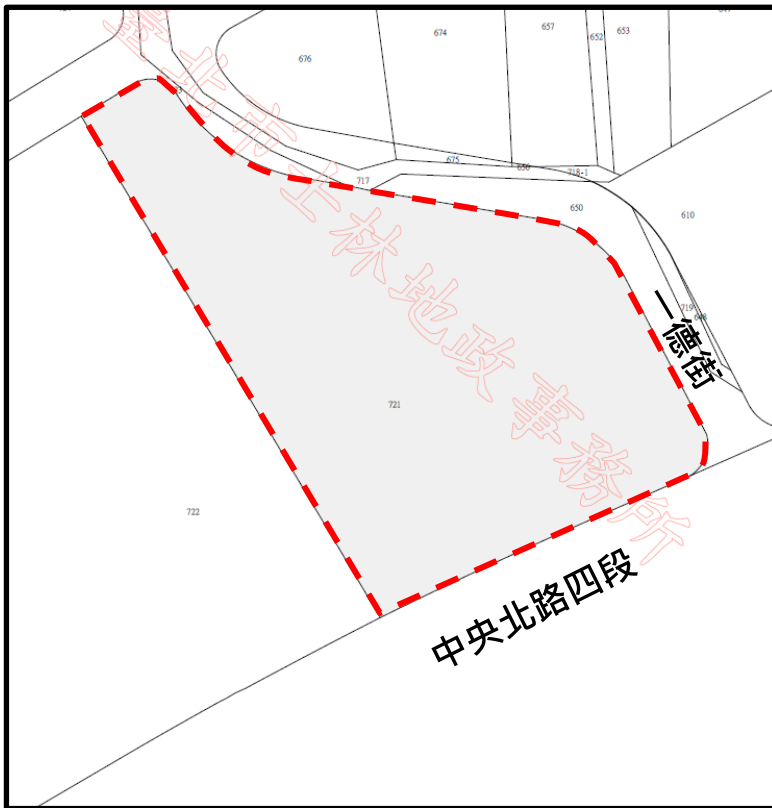


3.Case 4 – Zhongshan De-Hui Section



- **Location:** No. 157, Nong'an St.,
Zhongshan Dist
- **Cadastral No. :** 2nd Subsection of
De-Hui Section 671
- **Area:** 1,031m²
- **Zoning:** Residential 3
- **Statutory BCR** 45%
- **Statutory FAR** 225%

3.Case 5 – Beitou Tao-Yuan Section



- **Location:** Intersection of Beitou Sec. 4, Zhongyang N. Rd. and Yide St.
- **Cadastral No. :** 5th Subsection of Tao-Yuan Section 721
- **Area:** 2284. 52m²
- **Zoning:** Residential 3 (special)
- **Statutory BCR** 35%
- **Statutory FAR** 120%

4. Financial Data

4. Financial Data - Consolidated Income Statement

Unit: Thousands of NT\$

Item	Jan 1 st -Sep. 30, 2023		Jan 1 st -Sep. 30, 2024	
	Amount	%	Amount	%
Operating Revenue	3,358,252	100	1,643,601	100
Operating Costs	(2,256,629)	(67)	(1,128,273)	(68)
Gross Profit	1,101,623	33	515,328	32
Operating Expenses	(183,087)	(6)	(143,561)	(9)
Profit from Operations	918,536	27	371,767	23
Non-Operating Income and Expenses	28,632	1	23,476	1
Profit Before Income Tax	947,168	28	395,243	24
Net Profit For the Period	799,760	24	329,033	20
Earnings Per Share (EPS)	NT\$2.8		NT\$1.15	

4. Financial Data - Consolidated Balance Sheet

Unit: Thousands of NT\$

Item	Sep. 30, 2023		Sep. 30, 2024	
	Amount	%	Amount	%
Cash and Cash Equivalents	3,287,049	28	3,061,399	26
Buildings and Land Held For Sale	387,203	3	1,633,992	14
Construction in Progress	3,328,001	28	2,249,893	19
Property, Plant and Equipment	2,181,759	18	2,139,467	18
Investment Properties	2,466,532	21	2,415,358	21
Others	337,154	2	292,893	2
Total Assets	11,987,698	100	11,793,002	100
Loans	2,059,678	17	1,715,476	15
Current Contract Liabilities	83,437	1	150,030	1
Others	327,919	3	327,801	3
Total Liabilities	2,471,034	21	2,193,307	19
Capital	2,852,450	24	2,852,450	24
Retained Earnings	6,643,084	55	3,726,115	57
Others	21,130	-	21,130	-
Total Equity	9,516,664	79	9,599,695	81
Equity Per Share	NT\$33.36		NT\$33.65	



THE END