



stock code : 5533

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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

2025

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\$)
		2025	2026	2027	
Cosmos Technology	For Sale	●	●		150
Founding Li Yuan	For Sale	●	●		130
Star Technology	For Sale	●	●	●	1,990
Li Ren Ming Di	For Sale	●	●	●	620
Jing Xin Yuan	For Sale	●	●	●	870
Founding Xin Zhuang	Pre-Sales	●	●	●	2,860

2.Operating Results - Construction

Project Name	Location	Revenue Recognition	Estimated Construction Period
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	2025~2030

2.Operating Results - Hotel

Hotel Branch	Location	No.of Rooms	Jan. 1, 2025- Sep. 30, 2025 (Non-Consolidated Basis)		
			Occupancy Rate (%)	Operating Revenue (Thousands of NT\$)	Net Profit (Thousands of NT\$)
Fushin Taipei	Xizhi, New Taipei City	202	54.97	92,318	7,986
Fushin Taichung	Central District, Taichung	88	55.18	43,196	514
Fushin Tainan	Northern District, Tainan	174	72.33	116,728	20,301
Fuward Tainan	Central and Western District, Tainan	96	66.15	36,613	5,315
Total		560	-	288,855	34,116

3. Case Brief

3.Case 1 – Da-Long Section Urban Renewal Project

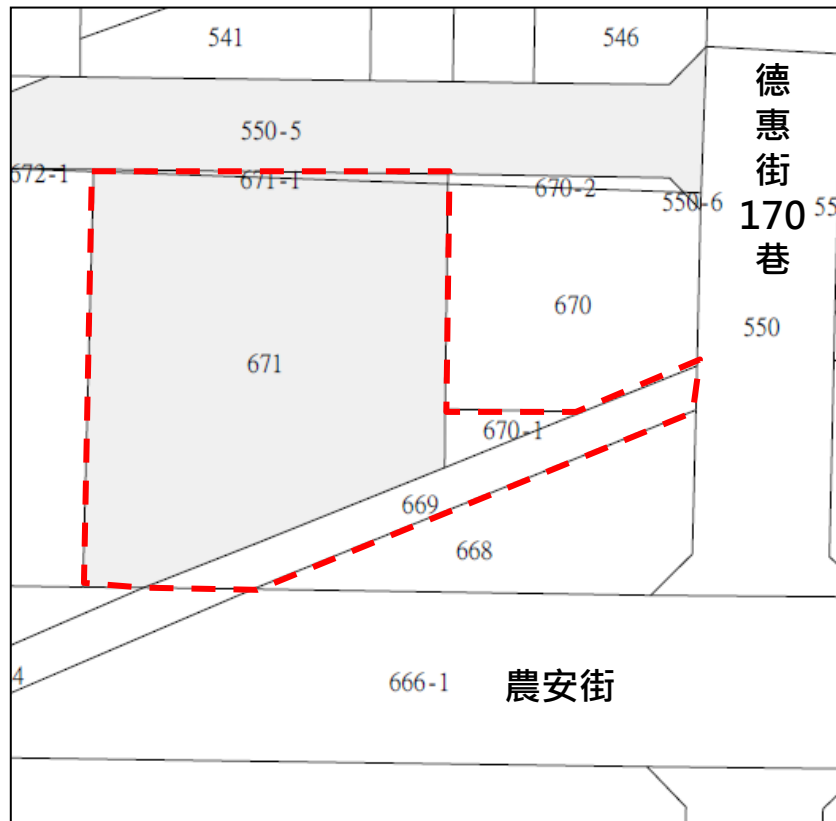


**Design: 12 、 11 floors above ground,
4 floors below ground**

- **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%

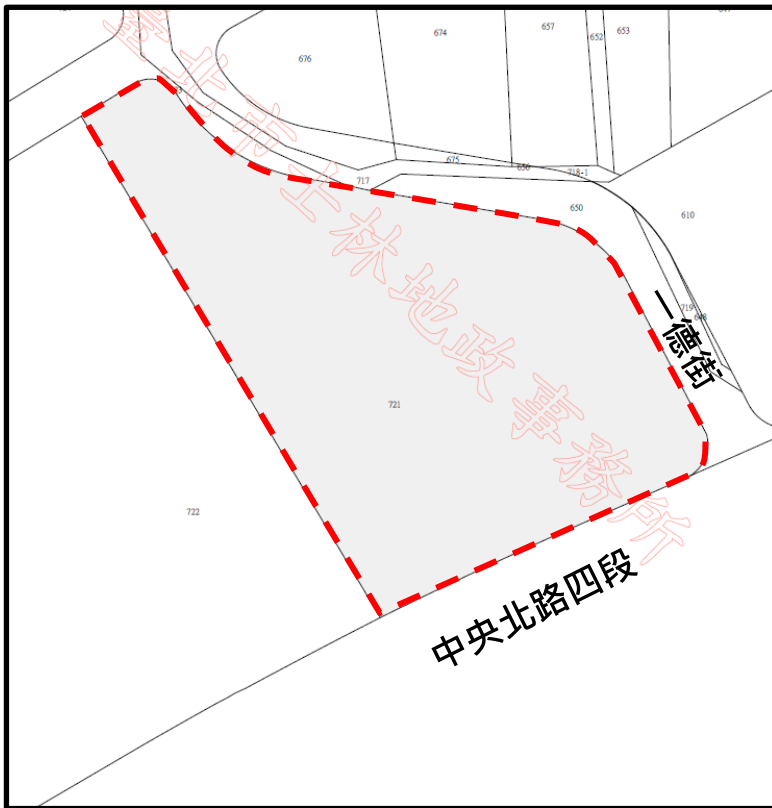


3.Case 2 – Zhongshan De-Hui Section



- **Location:** No. 157, Nong'an St., Zhongshan Dist
- **Cadastral No. :** 2nd Subsection of De-Hui Section 671
- **Area:** 1,202m²
- **Zoning:** Residential 3
- **Statutory BCR** 45%
- **Statutory FAR** 225%

3.Case 3 – 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, 2024		Jan 1 st -Sep. 30, 2025	
	Amount	%	Amount	%
Operating Revenue	1,643,601	100	928,708	100
Operating Costs	(1,128,273)	(68)	(655,699)	(71)
Gross Profit	515,328	32	273,009	29
Operating Expenses	(143,561)	(9)	(142,154)	(15)
Profit from Operations	371,767	23	130,855	14
Non-Operating Income and Expenses	23,476	1	16,230	2
Profit Before Income Tax	395,243	24	147,085	16
Net Profit For the Period	329,033	20	120,143	13
Earnings Per Share (EPS)	NT\$1.15		NT\$0.42	

4. Financial Data - Consolidated Balance Sheet

Unit: Thousands of NT\$

Item	Sep. 30, 2024		Sep. 30, 2025	
	Amount	%	Amount	%
Cash and Cash Equivalents	3,061,399	26	2,444,865	21
Buildings and Land Held For Sale	1,633,992	14	1,308,119	11
Construction in Progress	2,249,893	19	3,442,700	30
Property, Plant and Equipment	2,139,467	18	2,094,661	18
Investment Properties	2,415,358	21	1,613,573	14
Others	292,893	2	764,519	6
Total Assets	11,793,002	100	11,668,437	100
Loans	1,715,476	15	1,536,948	14
Current Contract Liabilities	150,030	1	308,163	3
Others	327,801	3	288,898	1
Total Liabilities	2,193,307	19	2,134,009	18
Capital	2,852,450	24	2,852,450	25
Retained Earnings	3,726,115	57	6,660,848	57
Others	21,130	-	21,130	-
Total Equity	9,599,695	81	9,534,428	82
Equity Per Share	NT\$33.65		NT\$33.43	



THE END