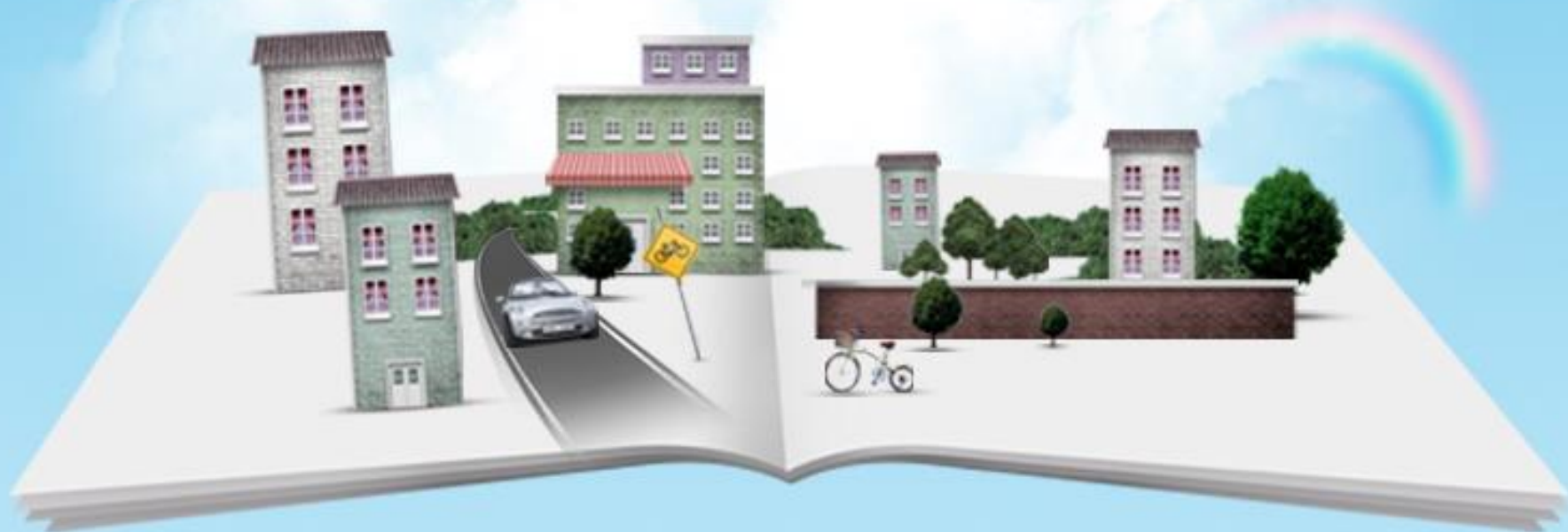


愛山林建設開發股份有限公司
JSL CONSTRUCTION & DEVELOPMENT CO., LTD.

2021 Annual Investor Conference



Disclaimer Statement

- The prospective information referred to in this briefing and the relevant information released at the same time are based on the current status of JSL Construction & Development Co., Ltd. and general economic conditions.
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Company Profile

- ◆ Established in September 1986
- ◆ Listed on TESE in December 1989 · Stock code 2540
- ◆ In April 2013, the current management team took over the operation of the company, and the company was renamed as JSL Construction & Development Co. Ltd. in July 2013
- ◆ Capital : NT\$ 1,612,600,000
- ◆ Business items : Real estate agency brokerage · Residential and building development, lease and sale
- ◆ Chairman : Chu Wen Yu
- ◆ General manager : Chang Jing Zai
- ◆ Company address : 11F.-2, No.166, Sec. 4, Zhongxiao E.Rd., Da-an Dist.,
Taipei City 106, Taiwan(R.O.C.)
- ◆ company website : www.isanlin.com

Operation Procedures

- Sales Agent :
Knowing the consumer needs, mainly having competitive price advantage, unique product features and providing the diversified choices.
- Construction Business :
 - Grasp the urban development trend, and launch projects that meets the market demand, effectively create added value.
 - Strengthen the construction management, control reasonable costs, steady construction, strict control on safety and quality, establish the brand competitiveness.

Financial Figures

Unit : NT\$ 1,000

Period	FY17	FY18	FY19	FY20	3Q21
Operating Revenues	1,006,031	1,860,434	2,221,028	4,778,150	3,381,320
Net Income after Tax	18,170	184,853	202,613	906,148	456,051
Earning Per Share (NT\$)	0.11	1.15	1.26	5.62	2.83
Cash Dividends(NT\$)	-	-	-	1	NA
Stock Dividends(NT\$)	-	-	-	1	NA
Total assets	10,727,671	11,327,683	12,710,149	15,800,823	17,554,938
Total Stockholders' Equity	4,057,691	4,161,063	4,363,676	5,270,479	5,579,930
Net Asset Per Share (NT\$)	25.16	25.8	27.06	32.68	34.6

註：每股盈餘及每股淨值係依2021年資本公積轉增資後流通在外股數1.6126億股追溯調整。

Real Estate Agency Sales

■ As of 2011.11 Sales cases still in progress

Unit : NT\$ Billion

Project Name	Location	Total sales (saleable) amount	Pre-sale
世界明珠	台北市南港區	172	預售
香榭帝寶	台北市南港區	21	預售
亞昕華威	台北市大同區	34	預售
宏國大央北	新北市新店區	10	預售
波爾多2	新北市新店區	17	預售
亞昕淳白	新北市三重區	11	預售
漢皇鼎真	新北市三重區	10	預售
帝景系列	新北市板橋區	36	預售
天禧系列	新北市板橋區	26	預售
高妍植	新北市板橋區	13	預售
藝樹家	新北市板橋區	9	預售
帝國廣場	新北市板橋區	24	預售
江南star	新北市板橋區	9	預售

Real Estate Agency Sales (Continue)

■ As of 2011.11 Sales cases still in progress(Contiune)

Unit : NT\$ Billion

Project Name	Location	Total sales (saleable) amount	Pre-sale
湯泉美景	新北市新店區	12	預售
金城舞(世界花園)	新北市土城區	89	預售
欽禾	新北市中和區	20	預售
美麗山林	新北市汐止區	19	預售
天墅	新北市汐止區	23	成屋
伴月灣	新北市五股區	15	預售
湯泉紅樹林	新北市淡水區	36	預售
天藝	新北市淡水區	62	成屋
海上皇宮	新北市淡水區	99	成屋
新橫濱	基隆市中山區	150	預售
續海	高雄市苓雅區	13	預售
時尚帝寶	高雄市新興區	6	預售
美術1號院	高雄市鼓山區	130	預售

The estimated total sales (saleable) amount is about 106.6 billion yuan

Real Estate Agency Sales (Continue)

■ New cases in 2022

Unit : NT\$ Billion

Project Name	Location	Total sales (saleable) amount	Pre-sale
當代1號院	台北市大同區	43	預售
中山晶綻	台北市中山區	9	預售
新潤軟橋案	台北市北投區	35	預售
茂德先嗇宮案A區	新北市三重區	450	預售
漾漾Taipei	新北市三重區	25	預售
南山大苑	新北市新店區	15	預售
新潤心晴	新北市泰山區	28	預售
森原樹	新北市淡水區	100	預售
東泰竹圍案	新北市淡水區	35	預售
美泉山林	新北市淡水區	49	預售
新竹帝寶	新竹市香山區暨新竹縣寶山鄉	300	預售
文華帝寶	高雄市三民區	45	預售

Estimated total sales amount is about NT\$ 1,134 Billion

Construction Project

Existing Home

Unit : NT\$ Billion

Project Name	Location	Product Type	Construction method	Amount to be sold	Sales style
海上皇宮	新北市淡水區	住	合建分屋	15	Sales proceed middle
中山綻	台北市大同區	住商	合建分屋	4	Sales proceed middle
合 計				19	



中山綻

接待中心 / 台北市大同區南京西路57號



海上皇宮

接待中心 / 新北市淡水區濱海路三段571號6樓

Construction Project

■ Online pre-sale cases as of 2021.11

Unit : NT\$ Billion

Project Name	Location	Base area (ping)	Construction method	Estimated total sales amount	Sales rate	Estimated completion year
山森原	台北市南港區	336	自地自建(30%)	5	100%	2023
甲山林花園帝寶	屏東市香揚段	5,104	自地自建	53	2021.11公開銷售	2023
帝景3號(D5)	新北市板橋區	608	合建分屋	6	95%~100%	2024
帝景5號(D3)	新北市板橋區	1,091	合建分屋	15	50%~60%	2024
帝景2號(C3)	新北市板橋區	1,400	合建分屋	15	80%~90%	2025
采蝶(C1)	新北市板橋區	1,428	合建分屋	9	90%~100%	2025
天禧(D2)	新北市板橋區	1,144	合建分屋	14	20%~30%	2025
圓山帝寶	台北市士林區	600	部分自地自建 部分合建分屋	50	90%~100%	2025
合 計				167		

Construction Project (Continue)

■ Estimated public sales cases in 2022

Unit : NT\$ Billion

Project Name	Location	Base area (ping)	Construction method	Estimated total sales amount	Sales style
新竹帝寶	新竹市香山區暨 新竹縣寶山鄉	可建坪81,255坪 預計第一期開發60%	自地自建(50%)	300	Pre-sale
帝景6號(F3)	新北市板橋區	1,005	自地自建(47%)	20	Pre-sale
市政官邸一	新北市三重區	939	部分自地自建 部分合建分屋	13	Pre-sale
市政愛悅	新北市三重區	517	合建分屋	4	Pre-sale
龍江路案	台北市中山區	693	自地自建	NA	註
合 計				337	

註：龍江路案規劃為投資性不動產，預計於2022年度完工後出租產生固定的租賃收益。

Construction Project (Continue)

■ Situation of the case introduced after 2023

At present, the growth momentum of the housing market is mainly due to the rigid demand for first purchase, so the main development force in the future will be towards the Shuangbei area or other elite areas

Project Name	Location	Planning development base area (ping)	Construction method	Sales style
三重區五谷王段 B區	三重區五谷王段 319地號等	1,394	部分自地自建 部分合建分屋	合建契約已完成, 規劃購入部分土地中。
三重區五谷王段 C區	三重區五谷王段 272地號等	1,381	部分自地自建 部分合建分屋	合建暨購地規劃中
三重區五谷王段 D區	三重區五谷王段 350地號等	686	部分自地自建 部分合建分屋	合建暨購地規劃中
三重區五谷王段 E區	三重區五谷王段 178地號	608	自地自建 (依土地持份比例)	購地完成, 進入全案開發規劃。
三重區五谷王段 F區	三重區五谷王段 327地號等	637	部分自地自建 部分合建分屋	合建暨購地規劃中
三重區五谷王段 H區	三重區五谷王段 160~165地號	1,109	自地自建 (依土地持份比例)	預計2022Q1購地完成, 進入全案開發規劃。

Game software development instructions

- Subsidiary JSL Entertainment Co., Ltd. adheres to the group's spirit of "building a house to live in", with the concept of "being a game that players want to play" in the cross-border game industry in 2016.01, and has successively launched the Wu Xia computer single player game (Fate Seeker II), DLC (Fate Seeker), (Wu Xia Master), and the mobile ARPG Single game (Warriors of Genesis) works have repeatedly created great achievements.
- The sequel to the domestic Wu Xia Computer Single player game (Fate Seeker II) was officially released on November 23, 2021. Less than 4 days after the game was launched, it has received more than 2500 players' praise on the Steam platform, and its performance is very eye-catching. Based on the hot sales of (Fate Seeker-DLC), it is estimated that (Fate Seeker II) can inject more than 50 million yuan in sales performance for the group in 2022.



Q & A

Thank You