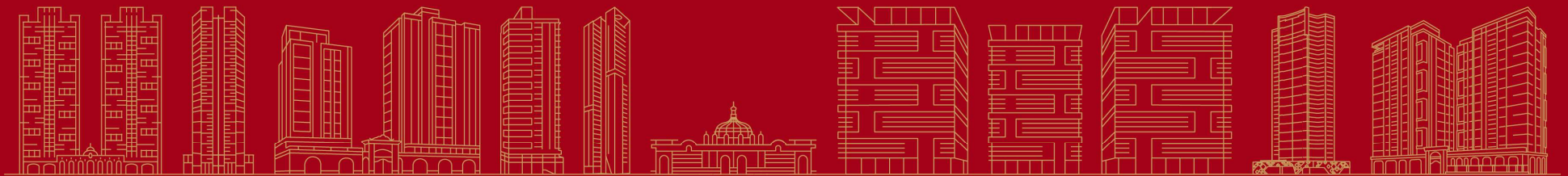


愛山林建設開發股份有限公司

JSL CONSTRUCTION & DEVELOPMENT CO., LTD.

# 2024 Annual Investor Conference Operating Report



## Disclaimer Statement

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- 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.
- Such prospective information will be affected by risks, uncertainties and inferences, some of which are beyond our control, and actual results may differ materially from these predictive information. The reasons may come from various factors, including but not limited to the increase in the cost of raw materials, market demand, changes in various policies and regulations and the current financial and economic conditions, and other factors beyond the control of the company.
- The information provided in this briefing does not explicitly or implicitly express or ensure the accuracy, completeness, or reliability of such information and does not represent a complete theoretical discussion of this Company, its industry conditions, or subsequent major development directions. It only represents our outlook for the future and reflects our vision for the future thus far. For any future modifications or adjustments of such views, “The Company” does not guarantee the accuracy of the briefing information and shall not bear responsibility for the updated or revised information content of the briefing.
- This briefing may not be obtained by any third party without the written consent of this Company.



# Financial Figures

Unit : Thousand yuan

Period	2020	2021	2022	2023	2024Q3
Operating Revenues	4,778,150	5,521,414	4,734,010	8,102,882	7,502,409
Net Income After Tax	906,148	1,132,065	444,615	1,507,668	1,602,944
Earing Per Share(NT\$)	1.63	2.04	0.80	2.57	2.60
Cash dividend(yuan)	1	3.5	1.5	1.5	NA
Stock dividend(yuan)	1	6.5	3.5	5.0	NA
Total Assets	15,800,823	20,407,353	27,110,937	35,559,711	45,813,516
Total Shareholders' Retrospective	5,270,479	6,255,944	6,136,149	8,948,219	11,955,878
Net Asset Per Share(NT\$)	9.50	11.27	11.06	15.23	19.13

Note : Earnings per share and net value per share are calculated based on the number of shares issued retrospectively.

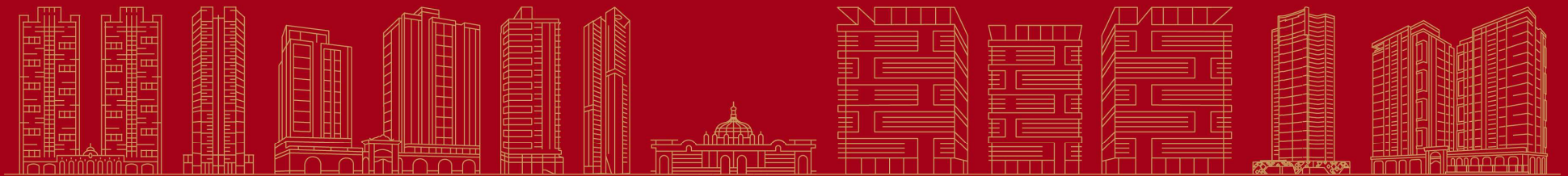
Briefing  
Outline

01 Real Estate Agency Sales

02 Self-built Solution Business Description

03 Construction Undertakes Cases

# 01 Real Estate Agency Sales



# Real Estate Agency Sales

2024 Total sales amount of cases being sold ( Amount sold and available for sale ) Unit : NT\$0.1Billion

Project Name	Location	January to October 2024 Amount Sold	All Still Available for Sale
Beauty Palace	Zhongshan Dist., Taipei City	70	41
TAIPEI ONE	Zhongshan Dist., Taipei City	39	107
Crystal Bloom Dazhi	Zhongshan Dist., Taipei City	1	8
Landmark Mansion	Nangang Dist., Taipei City	30	2
The Grand Palace	Nangang Dist., Taipei City	13	180
Xinyi Fortune	Nangang Dist., Taipei City	1	3
MRT Peach Garden	Beitou Dist., Taipei City	7	12
Contemporary Wenhui	Beitou Dist., Taipei City	1	20
Urban Life	Zhongshan Dist., Taipei City	8	30
Xinyi Fortune	Wenshan Dist., Taipei City	4	104
Da'an Xin Jing	Da'an Dist., Taipei City	2	6
Contemporary Courtyard No. 1	Datong Dist., Taipei City	1	0
The Top City 1&2	Sanchong District, New Taipei City	140	77
Park 66 、yoyo	Sanchong District, New Taipei City	34	67
Paris Flower City	Sanchong District, New Taipei City	0	32

# Real Estate Agency Sales

2024 Total sales amount of cases being sold ( Amount sold and available for sale ) Unit : NT\$0.1Billion

Project Name	Location	January to October 2024 Amount Sold	All Still Available for Sale
Imperial View NO.6	Banqiao Dist., New Taipei City	6	1
Imperial View NO.2	Banqiao Dist., New Taipei City	2	3
Imperial View NO.1	Banqiao Dist., New Taipei City	1	1
Riverfront	Banqiao Dist., New Taipei City	0	12
Jing'an Wenhui	Zhonghe Dist., New Taipei City	23	0
Nanshan Garden	Zhonghe Dist., New Taipei City	2	0
The Grand Palace NO.1&NO.2	Tucheng Dist., New Taipei City	90	0
Snow Garden	Tucheng Dist., New Taipei City	3	0
Forest Dream	Tamsui Dist., New Taipei City	26	0
Izu Manor 1&2	Tamsui Dist., New Taipei City	26	0
Shanhe Palace 1&2	Tamsui Dist., New Taipei City	19	3
Ocean Palace	Tamsui Dist., New Taipei City	5	66
Green Plaza	Xizhi Dist., New Taipei City	2	4
Sky Mansion	Xizhi Dist., New Taipei City	1	6
Zhoumei Green Light	Wugu Dist., New Taipei City	2	0

# Real Estate Agency Sales

2024 Total sales amount of cases being sold ( Amount sold and available for sale ) Unit : NT\$0.1Billion

Project Name	Location	January to October 2024 Amount Sold	All Still Available for Sale
The Castle(Self-built Solution )	Nuannuan Dist., Keelung City	71	44
De-An Beauty Club	Qidu Dist., Keelung City	38	0
Elite Garden	Anle Dist., Keelung City	11	5
Dream City	Zhongshan Dist., Keelung City	9	0
NFC(Global Economic and Trade Centre)	Taoyuan Dist., Taoyuan City	47	68
Taoyuan Dist., Taoyuan City	Taoyuan Dist., Taoyuan City	7	0
Windsor	Guishan Dist., Taoyuan City	63	1
Denver Flower City	Guishan Dist., Taoyuan City	3	0
The Paradise in Hsinchu(Self-built Solution 50%) (5-1、8-1、8-2、8-3、6-1 、6-2、7-1、7-2、9-1、9-2、Business 2)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	169	148
MRT Mansion	Qiaotou Dist., Kaohsiung City	36	0
The Palace	Xinxing Dist., Kaohsiung City	2	3
合計		1,015	1,054



# Real Estate Agency Sales

Cases to be promoted in 2025

Unit : NT\$0.1Billion

Project Name	Location	The total salable amount of the case	Type
Beautiful world heart	Datong Dist., Taipei City	60	Pre-sale
DA-CIN Zhulun St. Case	Zhongshan Dist., Taipei City	80	Pre-sale
Da'an Wenyan	Da'an Dist., Taipei City	15	Pre-sale
KINGLAND Dome Case	Da'an Dist., Taipei City	13	Pre-sale
KINGLAND Dahu Case	Neihu Dist., Taipei City	65	Pre-sale
IBC(Global Corporate Headquarters)	Beitou Dist., Taipei City	100	Pre-sale
Qiyao scenery	Beitou Dist., Taipei City	21	Pre-sale
左岸明珠(Self-built Solution 46%)	Zhonghe Dist., New Taipei City	388	Pre-sale
Dunnan Forest	Xindian Dist., New Taipei City	60	Pre-sale
Baolu Yangbei case	Xindian Dist., New Taipei City	150	Pre-sale
Chengxing & Chengyi	Sanchong District, New Taipei City	160	Pre-sale
City Palace(Self-built Solution )	Sanchong District, New Taipei City	150	Pre-sale
City Palace	Sanchong District, New Taipei City	130	Pre-sale
JSL Renxin Section case	Sanchong District, New Taipei City	55	Pre-sale
Riverside Palace	Banqiao Dist., New Taipei City	90	Pre-sale

# Real Estate Agency Sales

Cases to be promoted in 2025

Unit : NT\$0.1Billion

Project Name	Location	The total salable amount of the case	Type
Imperial View NO.7 (Self-built Solution )	Banqiao Dist., New Taipei City	10	Pre-sale
MAW DER Xinzhuang Fuduxin case	Xinzhuang Dist., New Taipei City	90	Pre-sale
HUNG KUO Haitian Section 2 case	Tamsui Dist., New Taipei City	95	Pre-sale
EVER GLORY A7 case	Guishan Dist., Taoyuan City	145	Pre-sale
De-An Beauty Club BC Area	Qidu Dist., Keelung City	60	Pre-sale
Xinmei tree	Gushan District, Kaohsiung City	65	Pre-sale
Hindu star	Gushan District, Kaohsiung City	85	Pre-sale
The Paradise in Hsinchu(Self-built Solution 50%) (2-1 、 2-2 、 2-3 、 7-3 、 7-5 、 Business 4 、 Business5)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	220	Pre-sale
合計		2,307	

# 02 Self-built Solution Business Description



# Self-built Solution Business Description

Total sales amount of self-built Solution : 2,631.6 Billion

Unit : NT\$0.1Billion

Project Name	Location	Estimated house delivery amount and time						sales rate	Case progress	Estimated time to obtain license
		2025	2026	2027	2028	2029	2030~			
Ocean Palace	Tamsui Dist., New Taipei City	3	3	3	3	-	-	31%	Completed	existing house
Butterfly	Banqiao Dist., New Taipei City	-	9	-	-	-	-	100%	The structure has been completed and interior decoration has been carried out	2026Q1
Riverfront	Banqiao Dist., New Taipei City	-	-	15	-	-	-	65%	Section 3 Steel Structure Hoisting	2027Q2
Imperial View NO.2	Banqiao Dist., New Taipei City	-	15	-	-	-	-	89%	31FL pouring completed	2026Q2
Imperial View NO.6	Banqiao Dist., New Taipei City	-	24	-	-	-	-	97%	4FL pouring completed	2026Q3
Pingtung Garden Palace	Pingtung City	44.5	10.5	-	-	-	-	65%	Interior decoration and outdoor landscaping projects	2024Q4
The Grand Palace	Shilin Dist., Taipei City	-	51	-	-	-	-	97%	Structure: R2F column wall, R3F beam plate; interior: partitions and under decoration; exterior wall: under decoration.	2025Q4
City Hall NO.1	Sanchong District, New Taipei City	15	-	-	-	-	-	94%	Exterior wall decoration, interior decoration	2025Q2
City Hall NO.2	Sanchong District, New Taipei City	-	-	43	-	-	-	83%	Excavation of the first layer of earthwork	2027Q2
City Hall NO.3	Sanchong District, New Taipei City	-	-	-	53	-	-	68%	Construction of trench is completed	2027Q4
City Palace	Sanchong District, New Taipei City	-	-	-	86	-	-	-	Obtain construction license and carry out administrative work for starting construction	2028Q3
City of Love	Sanchong District, New Taipei City	4	-	-	-	-	-	100%	Exterior wall decoration, interior decoration	2025Q3
The Castle	Nuannuan Dist., Keelung City	-	-	110	-	-	-	64%	1F structure is under construction	2027Q2
The Paradise in Hsinchu 8 -1	Baoshan Township, Hsinchu County	30	-	-	-	-	-	98%	The building structure is completed + interior decoration (light partition construction), and the villa roof structure is under construction	2025Q2
The Paradise in Hsinchu 8-2	Baoshan Township, Hsinchu County	29	-	-	-	-	-	95%	The low-level 5FL formwork of the building is assembled and the 6FL steel bars are tied; the high-level area 4FL is poured and the steel bars are tied.	2025Q3

# Self-built Solution Business Description

Total sales amount of self-built Solution : 2,631.6 Billion

Unit : NT\$0.1Billion

Project Name	Location	Estimated house delivery amount and time						sales rate	Case progress	Estimated time to obtain license
		2025	2026	2027	2028	2029	2030~			
The Paradise in Hsinch 8-3	Baoshan Township, Hsinchu County	20.5	-	-	-	-	-	100%	The 5FL and 6FL steel bars of the building are being tied and the roof structure of the villa is under construction.	2025Q3
The Paradise in Hsinch 9-1	Baoshan Township, Hsinchu County	-	8	-	-	-	-	100%	Building interior decoration (partition walls, aluminum windows, elevator installation), concrete pouring of villas A~E roofs	2025Q4
The Paradise in Hsinch 6-1	Baoshan Township, Hsinchu County	-	24	-	-	-	-	95%	B1FL version of tendon binding	2026Q2
The Paradise in Hsinch 6-2	Baoshan Township, Hsinchu County	-	26	-	-	-	-	95%	Ground beam tying	2026Q2
The Paradise in Hsinch 7-1	Baoshan Township, Hsinchu County	-	-	27	-	-	-	66%	earth excavation	2027Q2
The Paradise in Hsinch 7-2	Baoshan Township, Hsinchu County	-	-	24	-	-	-	67%	It is expected that the earth retaining support will be installed in early December.	2027Q2
The Paradise in Hsinch 9-2	Baoshan Township, Hsinchu County	-	-	-	-	55.4	-	0%	The construction license change is expected to be completed in 2025Q2, and construction is planned to officially start between 2025Q3~Q4	2029Q2
The Paradise in Hsinch 5-1	Baoshan Township, Hsinchu County	-	9	-	-	-	-	33%	Earth retaining support construction	2026Q3
The Paradise in Hsinch Business 2	Baoshan Township, Hsinchu County	-	-	27.6	-	-	-	5%	Construction license has been obtained and construction is expected to start in May 2025.	2027Q1
The Paradise in Hsinch(Under planning)	Baoshan Township, Hsinchu County	-	-	-	100	100	100	-	Under planning	2027-2030~
Other districts		-	-	-	-	-	-	-		
MRT Mansion	Qiaotou Dist., Kaohsiung City	-	-	34	-	-	-	98%	9F structure is under construction	2026Q4
Wuguwang Redistricting C Area	Sanchong District, New Taipei City	-	-	-	-	-	60	-	The bidding for land number 281 has been completed on 11/15, and the bidding planning briefing is expected to be held in December.	2030~
Wuguwang Redistricting D Area	Sanchong District, New Taipei City	-	-	-	-	-	22.3	-	On 5/27, the tender for the Farmland and Irrigation Agency, Ministry of Agriculture has been awarded and is under planning.	2029Q4
Wuguwang Redistricting F Area	Sanchong District, New Taipei City	-	-	-	-	-	18.3	-	Pending re-bidding by the Farmland and and Irrigation Agency, Ministry of Agriculture	2030~
Wuguwang Redistricting G Area	Sanchong District, New Taipei City	-	-	-	-	-	43	-	Under planning	2030~

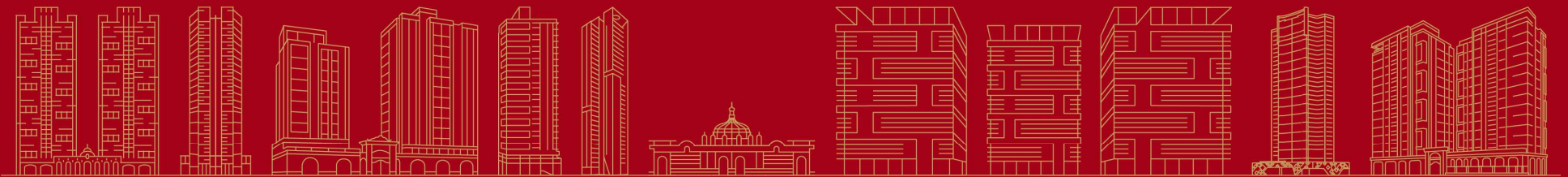
# Self-built Solution Business Description

Total sales amount of self-built Solution : 2,631.6 Billion

Unit : NT\$0.1Billion

Project Name	Location	Estimated house delivery amount and time						sales rate	Case progress	Estimated time to obtain license
		2025	2026	2027	2028	2029	2030~			
A7 Shanjie Section	Guishan Dist., Taoyuan City	-	-	-	-	-	275	-	Obtained building license	2029Q2
Tucheng Judicial Park	Tucheng Dist., New Taipei City	-	-	-	-	-	47	-	Under planning	2030~
Yaozai Zhen redistricting	Taishan Dist., New Taipei City	-	-	-	-	-	124.5	-	Under planning	2030~
Haitian Section	Tamsui District, New Taipei City	-	-	-	-	-	17	-	Under planning	2030~
Keelung Shen'ao Section	Xinyi District, Keelung City	-	-	-	-	-	85	-	Under planning	2030~
Keelung New Town	Anle Dist., Keelung City	-	-	-	-	-	88	-	Under planning	2030~
Keelung Dai Tian Temple Case	Anle Dist., Keelung City	-	-	-	-	-	150	-	Under planning	2030~
Wuguwang Redistricting the remaining areas	Sanchong District, New Taipei City	-	-	-	-	-	50	-	Under planning	2030~
Imperial View NO.7	Land No. 51, Bancui Section, Bangqiao District, New Taipei City	-	-	-	-	10	-	-	Applying for construction license	2029Q2
Imperial View NO.8	Land No. 51, Bancui Section, Bangqiao District, New Taipei City	-	-	-	-	-	10	-	Integrate neighboring areas	2030~
Zhongshan Section, Taishan District	Taishan Dist., New Taipei City	-	-	-	-		200	-	Application for change of building license is in progress (change of builder completed)	2029Q4
River Palace	Zhonghe Dist., New Taipei City	-	-	-	-	-	150	-	The joint construction contract has been signed and the license is being changed.	2030~
Zhongxing Section, Sanchong District	Sanchong District, New Taipei City						100		Acquired land is integrated into neighboring land	2030~
Emei Township, Hsinchu County	Emei Township, Hsinchu County						69		Purchased land and applying for license	2030~
Longjiang Rd.	Zhongshan Dist., Taipei City	1	1	1	1	1	1			
合計		147	180.5	284.6	243	166.4	1610.1			

# 03 Construction Undertakes Cases



# Construction Undertakes Cases

Cases taken before November 2024

Unit : NT\$0.1Billion

Project Name	Location	Contract amount	Project progress
Nature One	Beitou Dist., Taipei City	7	15.05%
The Grand Palace	Shilin Dist., Taipei City	14	64.96%
Longjiang Rd. office decoration	Zhongshan Dist., Taipei City	5	60.06%
Beauty Palace	Zhongshan Dist., Taipei City	24	0.00%
Imperial View NO.1	Banqiao Dist., New Taipei City	15	52.91%
Imperial View NO.2	Banqiao Dist., New Taipei City	16	67.53%
Imperial View NO.6	Banqiao Dist., New Taipei City	14	25.84%
Imperial View NO.3	Banqiao Dist., New Taipei City	6	License has been obtained
Imperial View NO.5	Banqiao Dist., New Taipei City	14	License has been obtained
City of Love	Sanchong District, New Taipei City	5	60.11%
City Hall NO.1	Sanchong District, New Taipei City	9	61.34%
City Hall NO.2	Sanchong District, New Taipei City	15	8.39%
City Hall NO.3	Sanchong District, New Taipei City	21	1.44%
Shanhe Palace 1	Tamsui Dist., New Taipei City	20	5.17%



# Construction Undertakes Cases

Cases taken before November 2024

Unit : NT\$0.1Billion

Project Name	Location	Contract amount	Project progress
The Grand Palace NO.1	Tucheng Dist., New Taipei City	10	27.75%
The Grand Palace NO.2	Tucheng Dist., New Taipei City	40	18.21%
Hsinchu Baoxiang Foundation Project	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	24	66.76%
Hsinchu Baoxiang ( Ward 9-1 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	5	40.30%
Hsinchu Baoxiang ( Ward 9-2 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	14	1.91%
Hsinchu Baoxiang ( Central 8 -1 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	22	42.03%
Hsinchu Baoxiang ( Central 8 -2 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	20	23.59%
Hsinchu Baoxiang ( Central 8 -3 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	15	28.57%
Hsinchu Baoxiang ( Huandong 6-1 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	18	7.81%
Hsinchu Baoxiang ( Huandong 6-2 Area)	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	21	2.79%
Pingtung Garden Palace	Pingtung City, Pingtung County	21	84.22%
The Palace	Xinxing Dist., Kaohsiung City	10	17.19%
Park Palace	Sanmin Dist., Kaohsiung City	20	10.56%
The Castle(manage)	Nuannuan Dist., Keelung City	10	13.78%
合計		435	

# Construction Undertakes Cases

Cases to be contracted in 2025

Unit : NT\$0.1Billion

Project Name	Location	Estimated amount
Shanhe Palace NO.2	Tamsui Dist., New Taipei City	3
Yi-Thai Garden(二)	Xinzhuang Dist., New Taipei City	12
City Palace	Sanchong District, New Taipei City	28
Wuguwang C Area	Sanchong District, New Taipei City	19
Wuguwang D Area	Sanchong District, New Taipei City	7
Wuguwang F Area	Sanchong District, New Taipei City	8
Riverside Palace	Banqiao Dist., New Taipei City	30
Collective housing in Zhongshan section of Taishan	Taishan Dist., New Taipei City	69
The Paradise in Hsinchu 5-1 Area	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	7
The Paradise in Hsinchu 7-1 Area	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	17
The Paradise in Hsinchu 7-2 Area	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	15
The Paradise in Hsinchu Business 2	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	8
The Paradise in Hsinchu Business 1	Xiangshan Dist., Hsinchu City&Baoshan Township, Hsinchu County	規劃中
River Palace A	Zhonghe Dist., New Taipei City	
River Palace B	Zhonghe Dist., New Taipei City	

It is estimated that more than 22.3 billion cases will be contracted in 2025