

JSL CONSTRUCTION & DEVELOPMENT CO., LTD.

# 2023 Annual Investor Conference



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## **Briefing outline**

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# 01/ Company Profile



# Company Profile

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- Established in September 1986
- Listed on TESE in December 1989, Stock code 2540
- Capital : NT\$ 3,916,066,500
- 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.)
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# 02 Operation Procedures



# Operation Procedures

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## ■ 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.



# 03 Group organizational structure





## Group organizational structure

unit : Thousand yuan

Company Name	Capital amount	Main business items	relation
JSL CONSTRUCTION & DEVELOPMENT CO., LTD.	3,916,067	Land development and real estate sales agency	Group parent company
CHUWANG DEVELOPMENT CO., LTD.	660,000	Comprehensive construction industry	100% subsidiary
JSL INTERNATIONAL DEVELOPMENT CO., LTD.	50,000	Real estate agency sales	100% subsidiary
JSL ENTERTAINMENT CO., LTD.	36,000	Information software industry	100% subsidiary
JSL FOOD ART CREATION CO., LTD.	3,000	Baked Goods and Catering	100% subsidiary
JSL INTEMATIONAL DEVEOPMENT CO.,LTD.	3,000	Property management	100% subsidiary
CITY PORTCONSTRUCTION AND DEVELOPMENT Co., LTD.	30,000	land development	100% subsidiary

# 04 Financial Figures



# Financial Figures

unit : Thousand yuan/Thousand shares

Period	FY19	FY20	FY21	FY22	3Q23
Operating Revenues	2,221,028	4,778,150	5,521,414	4,734,010	5,415,590
Net Income after Tax	202,613	906,148	1,132,065	444,615	721,103
Earning Per Share (NT\$)	0.56	2.52	3.15	1.24	1.88
Cash dividend (yuan)	-	1	3.5	1.5	NA
Stock dividend (yuan)	-	1	6.5	3.5	NA
Total assets	12,710,149	15,800,823	20,407,353	24,286,139	33,526,738
Total shareholders' equity	4,363,676	5,270,479	6,255,944	6,136,149	8,161,654
Number of shares issued - before retrospective	146,600	146,600	161,260	266,079	391,607
Number of shares issued - retrospective	359,207	359,207	359,207	359,207	391,607
Net Asset Per Share (NT\$)	12.15	14.67	17.42	17.08	20.84

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

# 05 Real Estate Agency Sales



# Real Estate Agency Sales

November 2023 Main Project

Unit : NT\$ Billion

Project Name	Location	January to November FY12	Amount sold	Amount still available for sale	Type
Pearl of the world	Nangang District, Taipei City	3		193	Pre-sale
Champs Imperial Treasure	Nangang District, Taipei City	-		7	existing house
Da'an Xinjing	Da'an District, Taipei City	-		8	Pre-sale
National Enterprise Plaza	Songshan District, Taipei City	2		147	Pre-sale
Zhongshan Rechi	Datong District, Taipei City	1		115	Pre-sale
Contemporary No. 1 Courtyard	Datong District, Taipei City	27		4	Pre-sale
MRT Taohuayuan	Beitou District, Taipei City	11		21	existing house
Metropolitan Government Courtyard 1	Sanchong District, New Taipei City	282		45	Pre-sale
Metropolitan Government Courtyard 2	Sanchong District, New Taipei City	80		220	Pre-sale
Yang Yang Taipei	Sanchong District, New Taipei City	9		1	Pre-sale
Imperial View Series (1~6, including self-built)	Banqiao District, New Taipei City	20		16	Pre-sale
Tianxi series (including self-built)	Banqiao District, New Taipei City	1		12	Pre-sale
Jing'an Wenhui	Zhonghe District, New Taipei City	15		27	Pre-sale
Nanshan Garden	Zhonghe District, New Taipei City	12		2	Pre-sale
Beautiful mountains and forests	Xizhi District, New Taipei City	3		7	Pre-sale
Tianshu	Xizhi District, New Taipei City	2		6	existing house

# Real Estate Agency Sales (Continue)

November 2023 Main Project (Continue)

Unit : NT\$ Billion

Project Name	Location	January to November FY12	Amount sold	Amount still available for sale	Type
Hoshino Forest	Xizhi District, New Taipei City	34		13	Pre-sale
Jincheng Dibao	Tucheng District, New Taipei City	56		93	Pre-sale
angquan Mangrove Forest	Tamsui District, New Taipei City	8		10	Pre-sale
Sea Palace	Tamsui District, New Taipei City	2		85	existing house
Morihara Tree (Phase 1~3)	Tamsui District, New Taipei City	31		29	Pre-sale
Izu Manor 1	Tamsui District, New Taipei City	11		6	Pre-sale
Shanhe Dibao1	Tamsui District, New Taipei City	26		15	Pre-sale
Mengyue City	Zhongshan District, Keelung City	54		21	Pre-sale
tree academy	Anle District, Keelung City	13		7	existing house
Denver Flower City	Guishan District, Taoyuan City	50		14	Pre-sale
Hsinchu Dibao (including self-built) 8-1、8-2、8-3、9-1 district	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	112		11	Pre-sale
Binhai	Lingya District, Kaohsiung City	13		2	Pre-sale
Fashion Dibao	Xinxing District, Kaohsiung City	-		5	Pre-sale
Qiaoke Daji	Qiaotou District, Kaohsiung City	10		58	Pre-sale

Estimated total sales amount is about NT\$ 120 billion

# Real Estate Agency Sales (Continue)

New cases are expected from December 2023

Unit : NT\$ Billion

Project Name	Location	Total sales amount that can be sold	Type
Shoutai Dazhe	Nangang District, Taipei City	45	Pre-sale
Dumei World Star	Datong District, Taipei City	50	Pre-sale
Kunda Neutralization Case	Zhonghe District, New Taipei City	210	Pre-sale
Maode Xinhe Duan Case	Xindian District, New Taipei City	40	Pre-sale
Maode triple section case	Sanchong District, New Taipei City	80	Pre-sale
Sanchong Renxin Duan Case	Sanchong District, New Taipei City	26	Pre-sale
Shanhe Dibao 2	Tamsui District, New Taipei City	6	Pre-sale
Izu Manor 2	Tamsui District, New Taipei City	23	Pre-sale
De'an Beauty Club	Qidu District, Keelung City	93	Pre-sale
windsor castle	Guishan District, Taoyuan City	65	Pre-sale
Global Enterprise Center	Taoyuan District, Taoyuan City	120	Pre-sale
Beautiful Uptown (self-built project)	Nuannuan District, Keelung City	80	Pre-sale
Hsinchu Dibao (self-built project) 5-1、6-1、6-2 7-1、7-2、9-2、Business 2	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	300 (JSLCONSTRUCTION&DEVELOPMENT CO., LTDaccount for 50%)	Pre-sale

Total sales are estimated to be approximately RMB 113.8 billion

# 06 Self-built solution business description





# Self-built solution business description

Total sales amount of self-built projects: 171.9 billion

Unit : NT\$ Billion

Project Name	Location	Estimated completion and sales amount (existing houses, under construction and planning/unit: 100 million yuan)						sales rate	project progress	Estimated delivery time
		2024	2025	2026	2027	2028	2029~			
sea palace	Tamsui District, New Taipei City	2.5	2.5	2.5	3	3	-	20%	Completed	existing house
Excellent butterfly	Banqiao District, New Taipei City	-	-	9	-	-	-	100%	Lower 10FL/upper 21FL version RC completed	2026Q2
Tianxi	Banqiao District, New Taipei City	-	-	-	16	-	-	67%	Excavation of the fifth layer of earthwork	2027Q4
Imperial View No. 2	Banqiao District, New Taipei City	-	-	14	-	-	-	81%	17FL is in operation	2026Q2
Imperial View No. 3	Banqiao District, New Taipei City	5.5	-	-	-	-	-	100%	Apply for passport	2024Q1
Imperial View No. 5	Banqiao District, New Taipei City	15	-	-	-	-	-	98%	Completion inspection and approval,application for license in early December	2024Q2
Imperial View No. 6	Banqiao District, New Taipei City	-	-	23	-	-	-	65%	The third layer of support is under construction	2026Q3
Garden Dibao	Pingtung City	34	10.5	10.5	-	-	-	63%	Exterior wall decoration, indoor partitions	2024Q3
Yuanshan Dibao	Shilin District, Taipei City	-	-	51	-	-	-	93%	8F column wall formwork assembly	2026Q1
Municipal Official Residence No. 1	Sanchong District, New Taipei City	-	14	-	-	-	-	81%	8F column wall formwork assembly	2025Q3
Municipal Official Residence No. 2	Sanchong District, New Taipei City	-	-	-	43	-	-	3%	Construction start declaration completed	2027Q3
Municipal Official Residence No. 3	Sanchong District, New Taipei City	-	-	-	-	47	-	-	Construction license has been obtained and construction is pending	2028Q1

# Self-built solution business description (Continue)

Total sales amount of self-built projects: 171.9 billion

Unit : NT\$ Billion

Project Name	Location	Estimated completion and sales amount (existing houses, under construction and planning/unit: 100 million yuan)						sales rate	project progress	Estimated delivery time
		2024	2025	2026	2027	2028	2029~			
Municipal Dibao	Sanchong District, New Taipei City	-	-	-	-	69	-	-	Completed	2028Q4
Municipal Aiyue	Sanchong District, New Taipei City	-	5	-	-	-	-	94%	Lower 10FL/upper 21FL version RC completed	2025Q4
Beautiful Uptown	Nuannuan District, Keelung City	-	-	74	-	-	-	-	Excavation of the fifth layer of earthwork	2026Q3
Hsinchu Dibao 8-1	Baoshan Township, Hsinchu County	-	30	-	-	-	-	97%	17FL is in operation	2025Q2
Hsinchu Dibao 8-2	Baoshan Township, Hsinchu County	-	29	-	-	-	-	90%	Apply for passport	2025Q4
Hsinchu Dibao 8-3	Baoshan Township, Hsinchu County	-	20.5	-	-	-	-	97%	Completion inspection and approval,application for license in early December	2025Q3
Hsinchu Dibao 9-1	Baoshan Township, Hsinchu County	-	8	-	-	-	-	86%	The third layer of support is under construction	2025Q2
Hsinchu Dibao 6-1	Baoshan Township, Hsinchu County	-	-	-	22.5	-	-	-	Exterior wall decoration, indoor partitions	2027Q1
Hsinchu Dibao 6-2	Baoshan Township, Hsinchu County	-	-	-	25	-	-	-	8F column wall formwork assembly	2027Q2
Qiaoke Daji	Qiaotou District, Kaohsiung City	-	-	34	-	-	-	15%	8F column wall formwork assembly	2026Q4

# Self-built solution business description (Continue)

Total sales amount of self-built projects: 171.9 billion

Unit : NT\$ Billion

Project Name	Location	Estimated completion and sales amount (existing houses, under construction and planning/unit: 100 million yuan)						sales rate	project progress	Estimated delivery time
		2024	2025	2026	2027	2028	2029~			
Hsinchu Dibao 7-1	Baoshan Township, Hsinchu County	-	-	-	23.5	-	-	-	Applying for construction license	2027Q3
Hsinchu Dibao 7-2	Baoshan Township, Hsinchu County	-	-	-	20	-	-	-	Applying for construction license	2027Q4
Hsinchu Dibao 9-2	Baoshan Township, Hsinchu County	-	-	28.5	-	-	-	-	Construction license has been obtained and is now for sale	2026Q4
Hsinchu Dibao Business 2	Baoshan Township, Hsinchu County	-	-	-	19	-	-	-	Applying for construction license	2027Q2
The remaining districts in the Hsinchu Dibao plan	Baoshan Township, Hsinchu County	-	-	-	92	92	92	-	planning	2027-2029~
Wuguwang C	Sanchong District, New Taipei City	-	-	-	-	-	28	-	Awaiting re-bidding for farmland water conservancy project	2029~
Wuguwang D	Sanchong District, New Taipei City	-	-	-	-	-	16	-	Awaiting re-bidding for farmland water conservancy project	2029~
Wuguwang F	Sanchong District, New Taipei City	-	-	-	-	-	21	-	Awaiting re-bidding for farmland water conservancy project	2029~
A7 Good Section	Guishan District, Taoyuan City	-	-	-	-	-	256	-	2023/12/04Audit copy	2029~
Tucheng Judicial Park	Tucheng District, New Taipei City	-	-	-	-	-	45	-	planning	2029~

## Self-built solution business description (Continue)

Total sales amount of self-built projects: 171.9 billion

Unit : NT\$ Billion

Project Name	Location	Estimated completion and sales amount (existing houses, under construction and planning/unit: 100 million yuan)						sales rate	project progress	Estimated delivery time
		2024	2025	2026	2027	2028	2029~			
Yaozai Zhen redistricting	Taishan District, New Taipei City	-	-	-	-	-	119	-	planning	2029~
Haitian section	Tamsui District, New Taipei City	-	-	-	-	-	17	-	planning	2029~
Shenzhen Ao Section , Keelung	Xinyi District, Keelung City	-	-	-	-	-	61	-	planning	2029~
Keelung New Town	Anle District, Keelung City	-	-	-	-	-	79	-	planning	2029~
Keelung Daitianfu Case	Anle District, Keelung City	-	-	-	-	-	64	-	planning	2029~
Wuguwang Redistrict the remaining areas	Sanchong District, New Taipei City	-	-	-	-	-	-	-	planning	2029~
Jiang Cui rezoned the remaining areas (Emperor View 7)	Banqiao District, New Taipei City	-	-	-	-	-	17	-	planning	2029~
Longjiang Headquarters	Songshan District, Taipei City	1	1	1	1	1	1	-	The change operation is scheduled to be carried out in mid-March 2024	
<b>Total sales amount</b>	<b>total</b>	<b>58</b>	<b>121</b>	<b>248</b>	<b>265</b>	<b>212</b>	<b>816</b>			

# 07 Construction undertakes cases



# Subsidiary CHUWANG DEVELOPMENT CO., LTD. Construction undertakes cases

As of 2023.11, cases have been contracted

Unit : NT\$ Billion

Project Name	Location	Contract amount
Yuanshan Dibao	Shilin District, Taipei City	13
Imperial View NO.1	Banqiao District, New Taipei City	14
Imperial View NO.2	Banqiao District, New Taipei City	15
Imperial View NO.3	Banqiao District, New Taipei City	6
Imperial View NO.5	Banqiao District, New Taipei City	15
Imperial View NO.6	Banqiao District, New Taipei City	13
Municipal official residence NO.1	Sanchong District, New Taipei City	9
Municipal official residence NO.3	Sanchong District, New Taipei City	20
Municipal Aiyue	Sanchong District, New Taipei City	4
<b>Subtotal</b>		<b>109</b>

# Subsidiary CHUWANG DEVELOPMENT CO., LTD. Construction undertakes cases

As of 2023.11, cases have been contracted

Unit : NT\$ Billion

Project Name	Location	Contract amount
Hsinchu Baoxiang Foundation Project	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	22
Hsinchu Dibao NO.8-1	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	21
Hsinchu Dibao NO.8-2	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	19
Hsinchu Dibao NO.8-3	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	14
Hsinchu Dibao NO.9-1	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	5
Fashion Dibao	Xinxing District, Kaohsiung City	9
Wenhua Dibao	Sanmin District, Kaohsiung City	19
Pingtung Garden Dibao	Pingtung City, Pingtung	21
Shikerun Mountain	Beitou District, Taipei City	6
Jincheng Dibao NO.1	Tucheng District, New Taipei City	2
Jincheng Dibao NO.2	Tucheng District, New Taipei City	4
Shanhe Dibao NO.1	Tamsui District, New Taipei City	19
<b>Subtotal</b>		<b>161</b>
<b>Total</b>		<b>270</b>

# Subsidiary CHUWANG DEVELOPMENT CO., LTD. Construction undertakes cases

Projects expected to be contracted after 2023.11

Unit : NT\$ Billion

Project Name	Location	Estimated amount
Shanhe Dibao NO.2	Tamsui District, New Taipei City	Planning
Hsinchu Baoxiang (Huade District 9-2)	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	
Hsinchu Baoxiang (Huade District 9-3)	Xiangshan District, Hsinchu City and Baoshan Township, Hsinchu County	
Municipal official residence NO.2	Wuguwang Section, Sanchong District, New Taipei City	
Municipal official residence NO.5	Wuguwang Section, Sanchong District, New Taipei City	
Municipal official residence NO.6	Wuguwang Section, Sanchong District, New Taipei City	
Beautiful Uptown	Nuannuan District, Keelung	



# 08/ Game software development instructions



# Game software development instructions

## Things to be accomplished in 2023

product name	type	planning time	plan status
Fate Seeker: Journey	Single player game	2022/12/12issued	Released in 2022, continuously updated and interactive in 2023
Fate Seeker: Mission	mobile game	2023/1 Closed testing in Malaysia and SingaporeReleased on 2023/6/20	After continued closed testing in various countries, the Chinese version will be launched in Southeast Asia.
Fate Seeker III	Single player game	2023/4 case filing	Case has been filed and under development

## 2024 Game Plan

product name	type	planning time	plan status
Toy Duel	mobile game	Expected to be released in 2024/8	Q1 for testing Expected to be in 2024 Q2 external testing Q3 officially released
Fate Seeker II	console games	Expected to be released in 2024/6	PlayStation and Xbox series specifications have been reviewed and approved by Sony and Microsoft. Steam English version correction passed.
Fate Seeker III	Single player game	research and development in 2024/1	Case has been filed and under development

# Q & A

THANK YOU

