

TA JIANG CO., LTD.

(Stock Code : 1453 TT)



2021

Taipei City Nanhai Sec

Presentation for Investor Conference
December 3, 2021

Disclaimer

This presentation is for reference only and is not a complete description of the Company's operations. Contents within this report are based on the company's predictions of future operations and are prospective descriptions that contain elements of risks and uncertainty. Hence the actual results of business operations might differ to the descriptions in this report.

If the content is related to the forecast information, the Company does not guarantee the correctness or reliability of the content. The user should judge and take risks at their own discretion.

Company Profile

- Established in 1978/04/15
- Listed on TWSE in 1993/04 (1453 TT)
- Registered Capital:NT\$1 ,006,149,800(as of 2021/11/30)
- Main Business:Real Estate Development (as of 2021)
- Company Website:www.tajiang.com.tw

Company History

- 1978 Former chairman of the board founded the Ta Jiang textile co., ltd in Taipei city.
- 1979 The purchase of Yunlin County Cih-tong Township Tai po tail section land , and with the government incentives, establish the Ta Jiang industrial zone with the Ta Jiang construction company , and the construction of cotton spinning mill, for the first domestic to its own funds to develop industrial areas of private enterprises.
- 1993 The Company is approved by the Securities and Exchange Commission and the shares are listed on the Taiwan Stock Exchange.
- 1998 In line with the Company's business diversification, officially branched out into construction business.
- 2018 The Company sells the spinning mill land and plant to Kenda Rubber Industrial Co., Ltd.
- 2020 The Company's capital is NT \$ 1,006 million.

Operation Overview-Construction Department

Co Building Project

Project	Location	Development method	Base area (ping)	Remarks
Hsin-chuang Zhongyuan Sec	New Taipei City Hsin-chuang Dist	Co Building	191	In progress
Sanchang Renxin Sec	New Taipei City Sanchang Dist	Co Building	498	In progress

Hsin-chuang Zhongyuan Sec Project information: pure residential

10 stories above ground, 3 stories below ground

Total sales amount: 150 million

Features: Hsin-chuang huacheng park aside, sit in the park and green space、Hsin-chuang living area、downtown quiet The MRT nearby、traffic core

Sanchang Renxin Sec Project information: pure residential

15 stories above ground, 4 stories under ground

Total sales amount: 600 million

Features: sit in the park and green space、Sanchang living area、downtown quiet 、New Taipei City traffic core

Appearance of the building

Hsin-chuang Zhongyuan



Sanchang Renxin



Operation Overview-Construction Department

Completed New Housing

Project Name	Location	Product	Total Sales Amount (NT\$100million)	Remarks
Taipei City , Nanhai Sec	Taipei City , Jhongjheng Dist	Residential	3	On sale

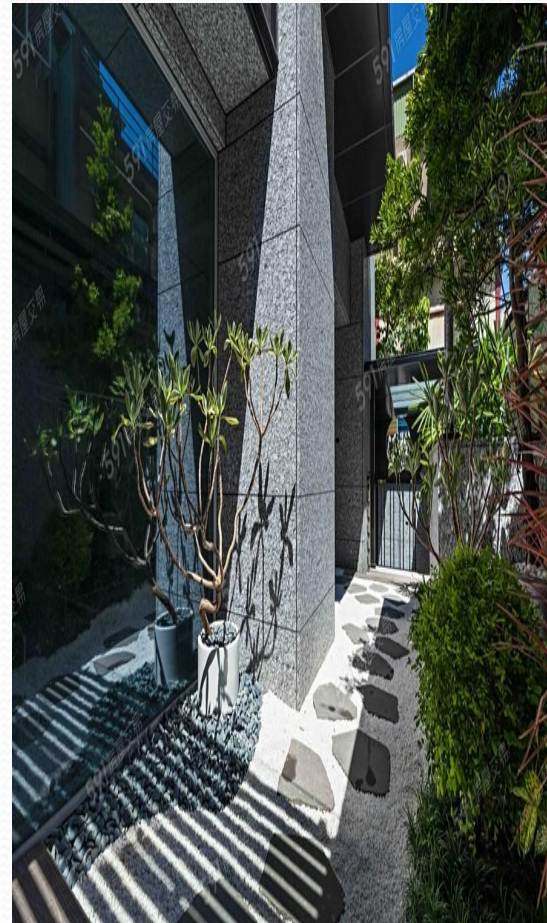
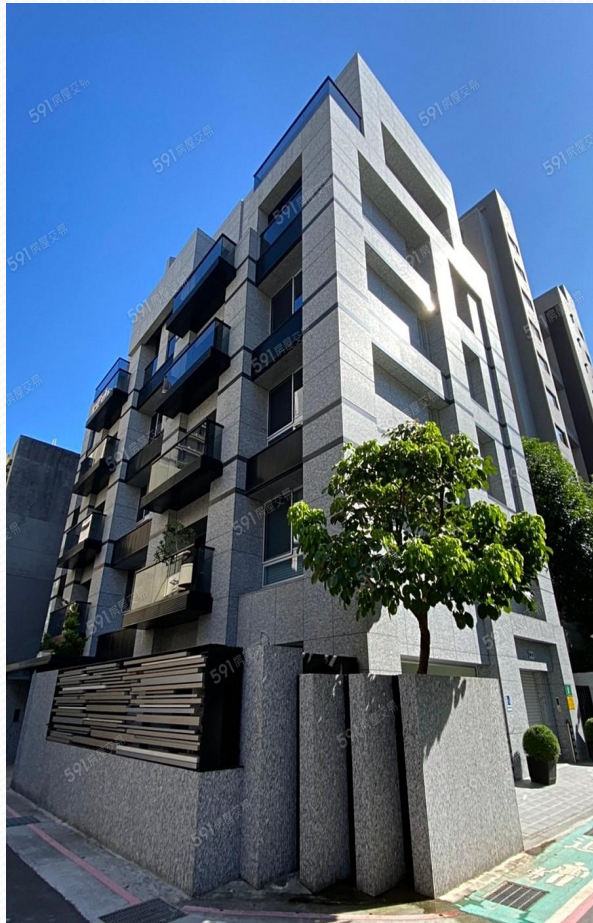
Description:

The base area is 393 square meters /11 houses in total
6 floors above ground/2 floors under ground

Features:

The project is located in Section 1, Nanchang Road, Zhongzheng District, Taipei City, adjacent to MRT Chiang Kai-shek Memorial Hall Station, Nanmen Market, Taipei Municipal Jiangsu High School And Zhongzheng State Secondary High-quality Commercial District and School District

Appearance of the building- Taipei City , Nanhai Sec



Land Bank and Planned Projects

Project Name	Location	Product	Area of Site (ping)	Total Building Area Sold (ping)	Total Sales Amount (NT\$ 100 million)
Yingge Dist , Jhongshan Sec	New Taipei City , Yingge Dist	Residential	821.34	1784.27	4.27
Hsin-chuang Dist, Haishantou Sec	New Taipei City, Hsin-chuang Dist	Residential	1,053.51	Urban land readjustment	Urban land readjustment
Total			1,874.49	1784.27	4.27

Urban Renewal

Project Name	Location	Area of Site (ping)	Planning and Design Products	Implementation Schedule	Total Building Area Sold (ping)
New Taipei City , Sindian Dist , Guangming Sec , Wunshan Sec	New Taipei City , Sindian Dist	1452.12	Residential 14 F above ground,5F under ground	Urban Renewal Project Plan Approval Announcement	4731.87
Taipei City , Sinyi Dist , Fude Sec	Taipei City , Sinyi Dist	570.82	Market Land 18 F above ground,4F under ground	Project plan and right transfer report to complete	1836.28
New Taipei City , Sijhih Dist , Zonta Sec , Sinfong Sec	New Taipei City , Sijhih Dist	1918.26	Residential 11 F above ground,3F under ground	Urban Renewal Project Plan Approval Announcement	3115.49
Taipei City , Songshan Dist , Meiren Sec	Taipei City , Songshan Dist	1004.91	Residential 14 F above ground,3F under ground	In contract with landowner	1741.75
Taipei City, Datong Dist, Bridge North Sec	Taipei City, Datong Dist	608.63	Residential 12 F above ground,4F under ground	Project plan and rights transfer in process	3712.00
Taipei City, Shilin Dist, Tianmu Sec	Taipei City, Shilin Dist,	258.94	Residential 12 F above ground,3F under ground	Project plan and rights transfer under review	1081.70

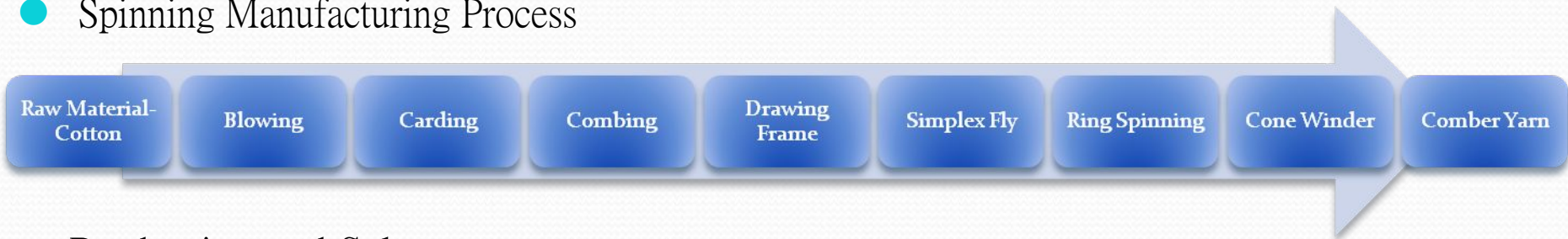
Operation Overview-Future 5 Years Plan

Project Name	Total Building Area Sold (ping)	2022	2023	2024	2025	2026
Yingge Dist , Jhongshan Sec	1784.27		●	●		
Hsin-chuang Dist, Haishantou Sec	Urban land				●	●
New Taipei City , Sindian Dist , Guangming Sec , Wunshan Sec	4731.87			●	●	●
Taipei City , Sinyi Dist , Fude Sec	1836.28				●	●
New Taipei City , Sijhih Dist , Zonta Sec , Sinfong Sec	3115.49	●	●	●		
Taipei City , Songshan Dist , Meiren Sec	1741.75				●	●
Taipei City, Datong Dist , Bridge North Sec	3712.00		●	●	●	
Taipei City, Shilin Dist, Tianmu Sec	1081.70	●	●	●		

Operation Overview- Spinning Department

- Main Products
 - Combed Cotton Yarn
 - Special Component Blended Yarn

- Spinning Manufacturing Process



- Production and Sales status

1. Due to the long-term market downturn in the spinning industry and the impact of a large number of Southeast Asian countries, such as low-cost competition in imports of yarn and other factors, resulting in the Company spinning products business tightening, continued losses, In order to improve the year-on-year loss of the spinning business, the Board of Directors decided on May 4, 2017 to stop the production of spinning plants that did not meet the operating efficiency.
2. After the spinning mill was discontinued, the original land and plant were sold to KENDA RUBBER INDUSTRIAL CO., LTD for NT\$578 million in November 2017, and the registration and property rights transfer was completed in March 2018, Proceeds from disposal of land and plant totaled NT\$360 million.

Financial Status

In thousands of NT

Consolidated Balance Sheets	2017	2018	2019	2020	2021 (as of 2021.9.30)
Building and Land Held for Sale	28,052	39,171	38,684	0	0
Land Held for Construction	298,791	298,877	260,954	491,433	484,222
Construction in Progress	208,598	237,257	220,740	232,289	322,279
Inventories Subtotal	535,441	575,305	520,378	723,722	806,501
Inventories-Manufacturing	19,137	425	154	0	0
Property,Plant and Equipment	354,574	144,323	156,246	175,342	175,034
Cash and Other Assets	99,264	134,998	144,501	155,803	154,674
Financial assets at fair value through profit or loss	350,973	487,505	495,298	300,909	311,014
Total Assets	1,359,389	1,342,556	1,316,577	1,355,776	1,447,223
Total Liabilities	371,252	19,182	38,619	62,517	151,821
Stockholders Equities	988,137	1,323,374	1,277,958	1,293,259	1,295,402
Current Ratio	309.47	5,937.96	2,860.01	1,802.16	1,095.53
Debt Ratio	27.31	1.43	2.93	4.61	10.49

Company Operation Analysis

Financial Status

In thousands of NT

Consolidated Income Statements	2017	2018	2019	2020	2021 (as of 2021.9.30)
Operating Revenue	64,138	28,277	44,760	219,411	16,286
Operating Cost	66,700	28,755	84,920	174,701	8,871
Gross Profit(Loss)	(2,562)	(478)	(40,160)	44,710	7,415
Operating Expenses	39,250	40,433	32,619	34,080	22,192
Operating Income (Loss)	(41,812)	(40,911)	(72,779)	10,630	(14,777)
Non-Operating Income and Loss	16,211	376,772	27,793	4,346	18,533
Pre-tax Income(Loss)	(25,601)	335,861	(44,986)	14,976	3,756
Net Income(Loss)	(26,862)	335,237	(45,416)	15,301	2,145
Comprehensive Income(Loss)	(14,712)	335,237	(45,416)	14,950	2,143
Earnings per Share	(0.30)	3.74	(0.46)	0.15	0.02
Net Assets Value	10.87	14.62	12.83	12.72	12.74

Thank you for your support
Q & A

TA JIANG CO., LTD.