

# TA JIANG CO., LTD.

(Stock Code : 1453 TT)



Ta Jiang Tianmu Project

Presentation for Investor Conference  
December 13, 2024

# 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 ,099,447,060(as of 2024/12/31)
- Main Business:Real Estate Development (as of 2024)
- Company Website:[www.tajiang.com.tw](http://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.
- 2021 The Company's listing category was reclassified as construction stock

# Operation Overview-Construction Department

## ● Sales Project

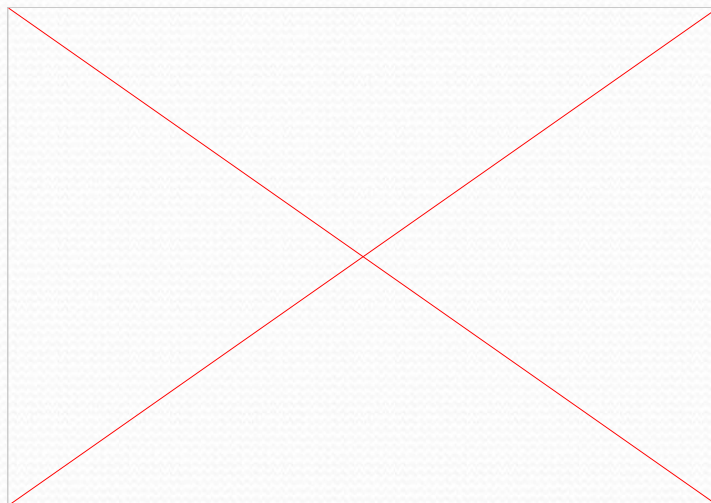
Area	Project name	Location	Product	Total Sales Amount (NT\$100million)	Remarks
New Taipei City	Ta Jiang shui yan	Sanchang Dist	Residential	6.9	Pre-Sale Sale Rate 100%
Taipei City	Ta Jiang Tianmu	Shilin Dist	Residential	11.5	Pre-Sale Sale Rate 17.39%
Total	2 Projects			18.4	



# Operation Overview-Existing Home Sales Status



**Ta Jiang shui yan Project**  
The base area is 498 square meters/34 houses in total 15stories above ground、4stories below ground  
Total sales amount : 690 million  
Features : The project is located in the Sanzhong Renyi Rezoned Area, adjacent to the Danshuihe Riverside Sanzhong Sanhe, Longmen and other hot business districts, Naozhongcuo Quiet, where the Chongyang Bridge and the expressway converge, it is an excellent location in New Taipei City



**Ta Jiang Tianmu Project**  
The base area is 259 square meters/23 houses in total 15stories above ground、4stories below ground  
Features : The project is located at Lane 81, Section 7, Zhongshan North Road, Taipei City, near the Tianmu shopping district

# Operation Overview-Construction Department

## Construction in Progress

Project	Location	Units	Expected date of occupancy permit	Base area ( ping )	Total Sales Amount (NT\$100million)
Ta Jiang shui yan	Hsin-chuang Dist	34	2025	498	6.9
Ta Jiang celebrity alley	Da an Dist	27	2027	157	11.0
Taipei City, Shilin Dist, Tianmu Sec	Shilin Dist	23	2026	259	11.5
Total					29.4



### Ta Jiang celebrity alley

Product: pure residential

planning: 9 stories above ground, 3 stories below ground

Features: The project is located at Lane 26, Section 4, Zhongxiao East Road, Taipei City, near MRT Zhongxiao Fuxing Station and Zhongxiao SOGO business districts



## Land Bank and Planned Projects

Project Name	Location	Product	Area of Site (ping)	Total Building Area Sold (ping)	Total Sales Amount (NT\$ 100 million)
Jinhua section, Da an Dist	Taipei City	Residential	111.32	410.73	4.40
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	1,657.63	Urban land readjustment	Urban land readjustment
Total			2,590.29	2,195.00	



# 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	1,448.71	Residential 14 F above ground,5F under ground	Urban Renewal Project Plan Approval Announcement	3,989
New Taipei City , Sijhih Dist , Zonta Sec , Sinfong Sec	New Taipei City , Sijhih Dist	1,514.81	Residential 11 F above ground,3F under ground	Urban Renewal Project Plan Approval Announcement	3,909
Taipei City , Songshan Dist , Tung Hwa Sec	Taipei City , Songshan Dist	679.57	Residential 26 F above ground,6F under ground	Project plan and right transfer report resubmitted for review	2,329
Taipei City , Zhongshan Dist Changchun Sec	Taipei City , Zhongshan Dist	218.81	Residential 15 F above ground,4F under ground	Project plan and rights transfer under review	939
Taipei City , Songshan Dist , Meiren Sec	Taipei City , Songshan Dist	1,004.91	Residential 14 F above ground,3F under ground	In contract with landowner	1,656
Taipei City, Datong Dist, Bridge North Sec	Taipei City, Datong Dist	621.94	Residential 12 F above ground,4F under ground	Project plan and rights transfer under review	1,938
Taipei City, Shilin Dist, Yongxin`Sec	Taipei City, Shilin Dist,	845.79	Residential 18 F above ground,3F under ground	Project plan and rights transfer under review	2,367

# Operation Overview-Future 5 Years Plan

Project Name	Total Building Area Sold (ping)	2025	2026	2027	2028	2029
Yingge Dist , Jhongshan Sec	<b>1,784</b>			•	•	•
Hsin-chuang Dist, Haishantou Sec	<b>Urban land</b>			•	•	•
Taipei City, Jinhua section, Da an Dist	<b>410</b>	•	•	•		
Ta Jiang shui yan	<b>1,034</b>	•				
Ta Jiang celebrity alley	<b>776</b>	•	•	•		
Taipei City , Zhongshan Dist Changchun Sec	<b>939</b>		•	•	•	
Taipei City, Shilin Dist, Tianmu Sec	<b>881</b>	•	•	•		
New Taipei City , Sindian Dist , Guangming Sec , Wunshan Sec	<b>3,989</b>				•	•
New Taipei City , Sijhih Dist Zonta Sec	<b>3,909</b>			•	•	•
Taipei City , Songshan Dist , Tung Hwa Sec	<b>2,329</b>			•	•	•
Taipei City , Songshan Dist , Merien Sec	<b>1,656</b>				•	•
Taipei City, Datong Dist , Bridge North Sec	<b>1,938</b>			•	•	•
Taipei City, Shilin Dist, Tianmu Sec	<b>2,367</b>			•	•	•



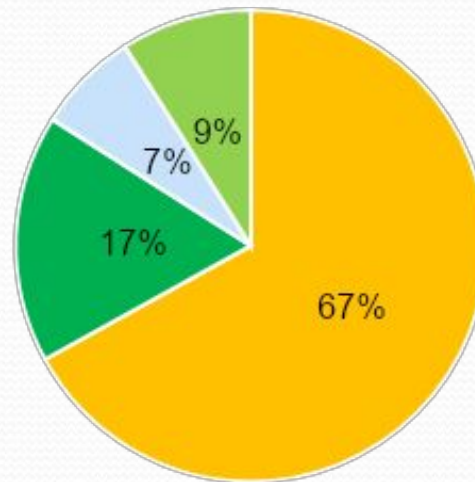
# Financial Status

In thousands of NT

Consolidated Balance Sheets	2020	2021	2022	2023	2024 (as of 2024.9.30)
Building and Land Held for Sale	0	269,435	0	0	0
Land Held for Construction	491,433	861,460	864,323	1,042,123	1,332,609
Construction in Progress	232,289	66,159	154,430	212,974	344,810
<b>Inventories Subtotal</b>	<b>723,722</b>	<b>1,197,054</b>	<b>1,018,753</b>	<b>1,255,097</b>	<b>1,677,419</b>
Inventories-Manufacturing	0	0	0	0	0
Property,Plant and Equipment	175,342	174,154	174,358	171,072	176,774
Cash and Other Assets	155,803	157,231	215,887	224,552	235,326
Financial assets at fair value through profit or loss	300,909	365,151	435,310	420,315	420,516
<b>Total Assets</b>	<b>1,355,776</b>	<b>1,893,590</b>	<b>1,844,308</b>	<b>2,071,036</b>	<b>2,510,035</b>
<b>Total Liabilities</b>	<b>62,517</b>	<b>494,301</b>	<b>457,308</b>	<b>623,267</b>	<b>1,049,520</b>
<b>Stockholders Equities</b>	<b>1,293,259</b>	<b>1,399,289</b>	<b>1,387,000</b>	<b>1,447,769</b>	<b>1,460,515</b>
<b>Current Ratio</b>	<b>1,802.16</b>	<b>473.43</b>	<b>476.85</b>	<b>405.62</b>	<b>260.36</b>
<b>Debt Ratio</b>	<b>4.61</b>	<b>26.10</b>	<b>24.80</b>	<b>30.29</b>	<b>41.81</b>
<b>Net Assets Value</b>	<b>12.72</b>	<b>13.79</b>	<b>13.38</b>	<b>13.56</b>	<b>13.28</b>



2024Q3



- Inventory
- Financial assets
- Cash and Other Assets
- Property, plant and equipment

# Company Operation Analysis

## Financial Status

In thousands of NT

Consolidated Income Statements	2020	2021	2022	2023	2024 (as of 2024.9.30)
Operating Revenue	219,411	44,286	248,555	203,872	1,031
Operating Cost	174,701	18,379	231,979	138,957	519
<b>Gross Profit(Loss)</b>	44,710	25,907	16,576	64,915	512
Operating Expenses	34,080	35,533	52,041	47,255	30,096
Operating Income (Loss)	10,630	(9,626)	(35,465)	17,660	(29,584)
Non-Operating Income and Loss	4,346	121,504	26,443	47,758	43,461
Pre-tax Income(Loss)	14,976	111,878	(9,022)	65,418	13,877
Net Income(Loss)	15,301	106,030	(12,289)	60,769	12,746
Comprehensive Income(Loss)	14,950	106,039	(12,303)	60,709	12,690
Earnings per Share	0.15	1.05	(0.12)	0.57	0.12

**Thank you for your support**  
**Q & A**

**TA JIANG CO., LTD.**