

TA JIANG CO., LTD.

(Stock Code : 1453 TT)



Ta Jiang Tianmu Project

Presentation for Investor Conference
November 28 , 2025

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\$ 1,132,430,480(as of 2025/12/31)
- Main Business:Real Estate Development (as of 2025)
- 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.
- 2021 The Company's listing category was reclassified as construction stock

Operation Overview-Construction Department

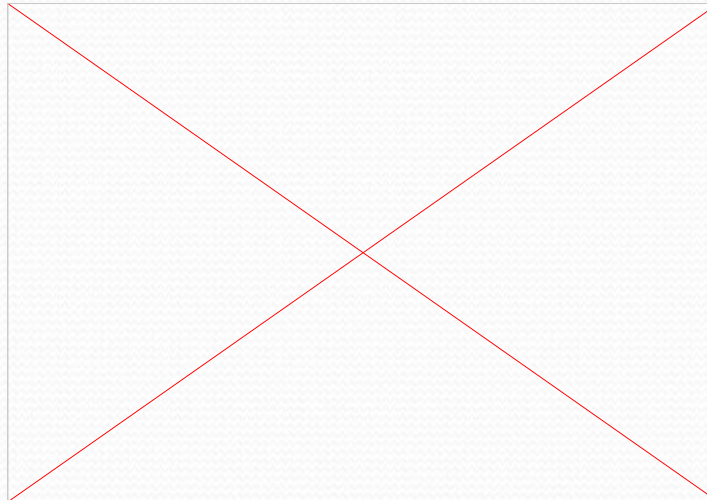
● Sales Project

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 21.74%
Total	2 Projects			18.4	

Operation Overview-Existing Home Sales Status



Ta Jiang shui yan Project The
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	2026	498	6.9
Ta Jiang Tianmu	Shilin Dist	23	2027	259	11.5
Ta Jiang celebrity alley	Da an Dist	27	2028	157	9.5
Jinhua section, Da an Dist	Da an Dist	13	2028	111	4.4
Taipei City , Zhongshan Dist Changchun Sec	Zhongshan Dist	32	2029	219	11.7
Total					44.0



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



Jinhua section, Da an Dist

Product: pure residential
 planning: 7 stories above ground, 2 stories below ground
 Features: The project is located at Lishui street, near National Taiwan Normal University and Jinan Park.



大將開發股份有限公司

長春基地合建案外觀示意圖

Zhongshan Dist Changchun Sec

Product: pure residential
 planning: 15 stories above ground, 4 stories below ground
 Features: The project is located at the intersection of Changchun Road and Longjiang Road Taipei.

Land Bank and Planned Projects

Project Name	Location	Product	Area of Site (ping)	Total Building Area Sold (ping)	Total Sales Amount (NT\$ 100 milion)
Yingge Dist , Jhongshan Sec	New Taipei City , Yingge Dist	Residential	904.60	1784.27	5.35
Hsin-chuang Dist, Shinsuke Sec	New Taipei City, Hsin-chuang Dist	Residential	950.24	Urban land readjustment	Urban land readjustment
Total			1,854.84	1,784.27	

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	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 , 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

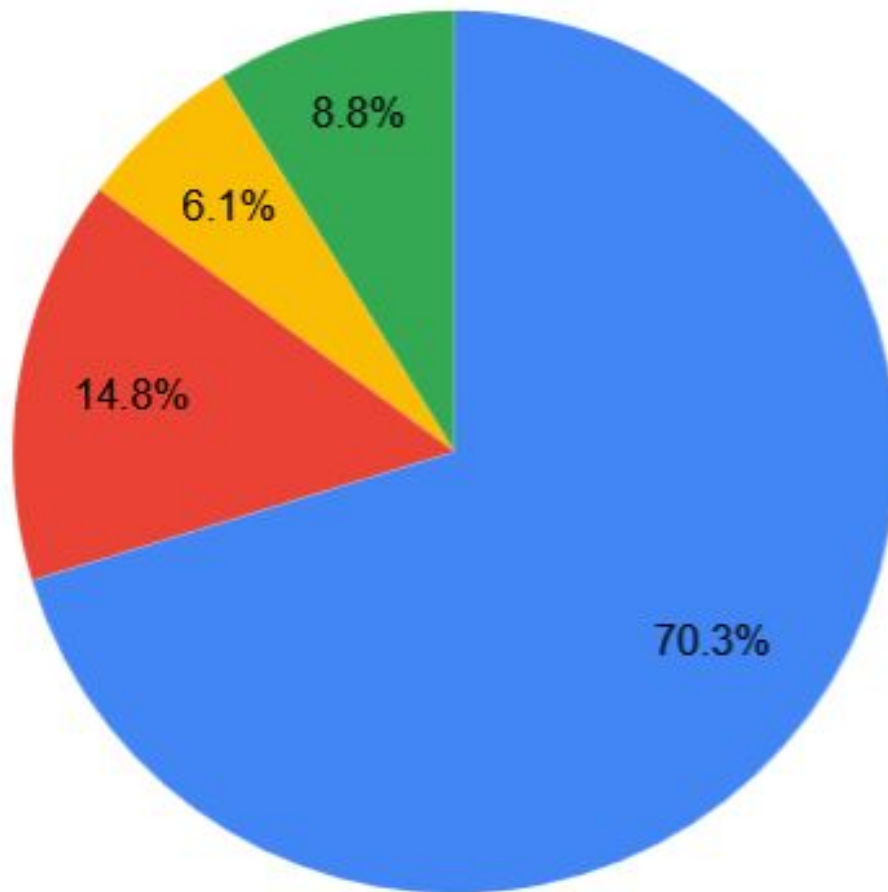
Project Name	Total Building Area Sold (ping)	2026	2027	2028	2029	2030
Yingge Dist , Jhongshan Sec	1,784			•	•	•
Hsin-chuang Dist Shinsuke Sec	Urban land		•	•	•	
Ta Jiang shui yan	1,034	•				
Ta Jiang Tianmu	881	•	•			
Ta Jiang celebrity alley	776	•	•	•		
Taipei City, Jinhua section, Da an Dist	410	•	•	•		
Taipei City , Zhongshan Dist Changchun Sec	939	•	•	•		
New Taipei City , Sindian Dist , Guangming Sec , Wunshan Sec	3,989			•	•	•
Taipei City , Songshan Dist , Tung Hwa Sec	2,329			•	•	•
New Taipei City , Sijhih Dist Zonta Sec	3,909		•	•	•	
Taipei City , Songshan Dist , Merien Sec	1,656				•	•
Taipei City, Datong Dist , Bridge North Sec	1,938			•	•	•
Taipei City, Shilin Dist, Tianmu Sec	2,367		•	•	•	

Financial Status

In thousands of NT

Consolidated Balance Sheets	2021	2022	2023	2024	2025 (as of 2025.9.30)
Building and Land Held for Sale	269,435	0	0	0	0
Land Held for Construction	861,460	864,323	1,042,123	1,338,091	1,353,847
Construction in Progress	66,159	154,430	212,974	375,146	642,891
Inventories Subtotal	1,197,054	1,018,753	1,255,097	1,713,237	1,996,738
Property, Plant and Equipment	174,154	174,358	171,072	175,718	172,451
Cash and Other Assets	157,231	215,887	224,552	222,541	250,825
Financial assets at fair value through profit or loss	365,151	435,310	420,315	390,601	421,474
Total Assets	1,893,590	1,844,308	2,071,036	2,502,097	2,841,488
Total Liabilities	494,301	457,308	623,267	1,052,385	1,386,489
Stockholders Equities	1,399,289	1,387,000	1,447,769	1,449,712	1,454,999
Current Ratio	473.43	476.85	405.62	258.92	216.20
Debt Ratio	26.10	24.80	30.29	42.06	48.79
Net Assets Value	13.79	13.38	13.56	13.19	12.73

2025 Q3 Asset Composition



- Inventory 1,997M NTD
- Financial Assets 421M NTD
- Property, Plant and Equipment 172M NTD
- Cash and Other Assets 251M NTD

Company Operation Analysis

Financial Status

In thousands of NT

Consolidated Income Statements	2021	2022	2023	2024	2025 (as of 2025.9.30)
Operating Revenue	44,286	248,555	203,872	1,375	1,079
Operating Cost	18,379	231,979	138,957	4,032	502
Gross Profit(Loss)	25,907	16,576	64,915	5,407	577
Operating Expenses	35,533	52,041	47,255	40,665	24,702
Operating Income (Loss)	(9,626)	(35,465)	17,660	(35,258)	(24,125)
Non-Operating Income and Loss	121,504	26,443	47,758	39,277	29,412
Pre-tax Income(Loss)	111,878	(9,022)	65,418	4,019	5,287
Net Income(Loss)	106,030	(12,289)	60,769	1,943	5,287
Comprehensive Income(Loss)	106,039	(12,303)	60,709	1,943	5,227
Earnings per Share	1.05	(0.12)	0.57	0.02	0.05

Thank you for your support
Q & A

TA JIANG CO., LTD.