



WE&WIN Diversification Co., Ltd.

2024 Investor Conference

WWW

Stock code: 4113

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Agenda

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- 01** | WE&WIN Diversification Co., Ltd. Introduction
- 02** | Operational Overview - Completed Projects, Presale, and Future Developments
- 03** | Financial Performance & Financial Status

Company Profile-WE&WIN Diversification Co., Ltd.

Establish Date: February 11, 1998



Chairman: Yung-Yi, Su



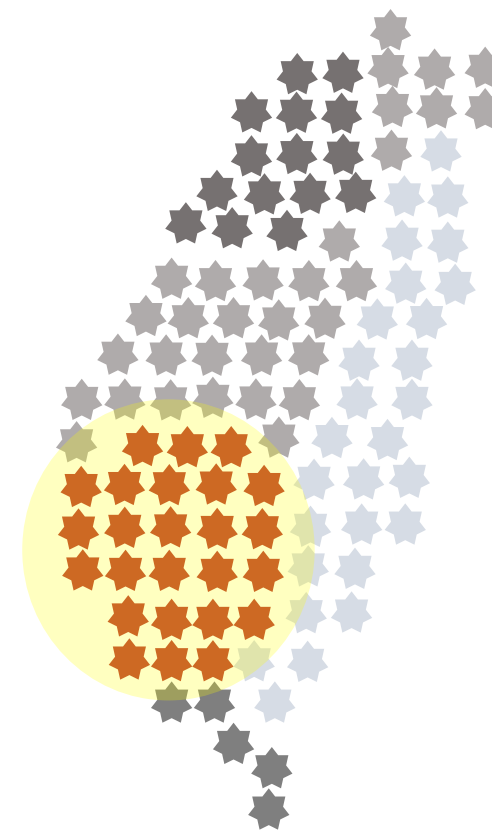
Shares Issued: NT\$ 2,311.381 million(3Q24)



Listed on Taipei Exchange: July 22, 2003



The main business activities include: development and sale or lease of residential and commercial buildings, real estate sales and leasing, including new town and new community development, investment in and construction of public infrastructure.



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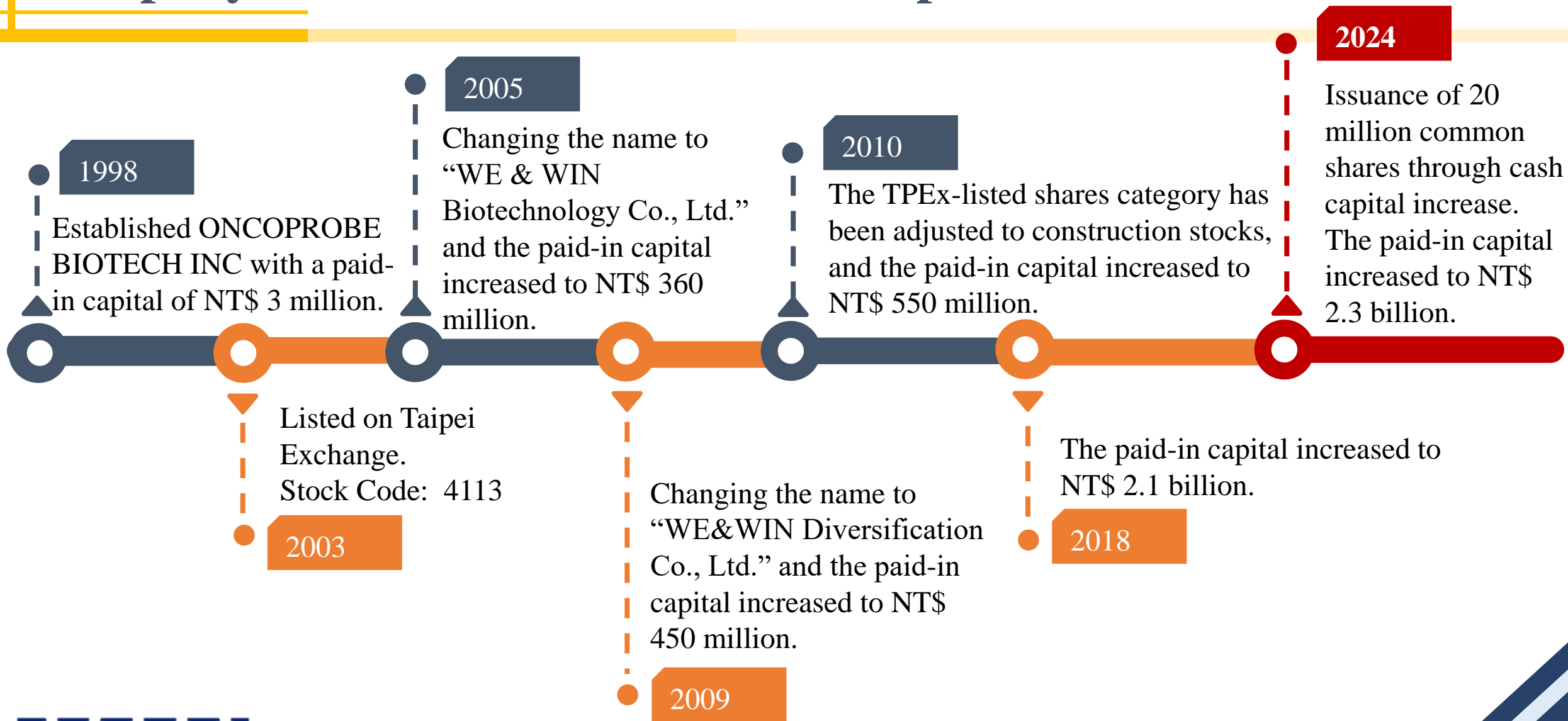


Address of Headquarter:

17F-2., No. 185, Fuguo Road, Zuoying District, Kaohsiung City, Taiwan (R.O.C.)

WE & WIN DIVERSIFICATION CO., LTD.

Company Profile - Evolution of Development



Operational Overview

Overview of Completed Property Sales

Area	Case	Number of Households	Estimated Total Sales	Number of Households Sold	Sales Rate	Booking Ratio	Architectural Planning
Kaohsiung area	WE&WIN V1	114 households (112 households and 2 storefronts)	NT\$ 1.03 billion	114	100%	99%	B5/15F
	WE&WIN Boli	253 households (252 households and 1 storefronts)	NT\$ 2.18 billion	179	71%	97%	B6/15F 66 ~ 93 m ²
	WE&WIN WE	222 households (216 households and 6 storefronts)	NT\$ 2.20 billion	217	98%	13%	B3/15F 72 ~152 m ²
Tainan area	WE&WIN Hitang	419 households (417 households and 2 storefronts)	NT\$ 4.00 billion	405	97%	99%	B5/29F 72 ~ 238 m ²

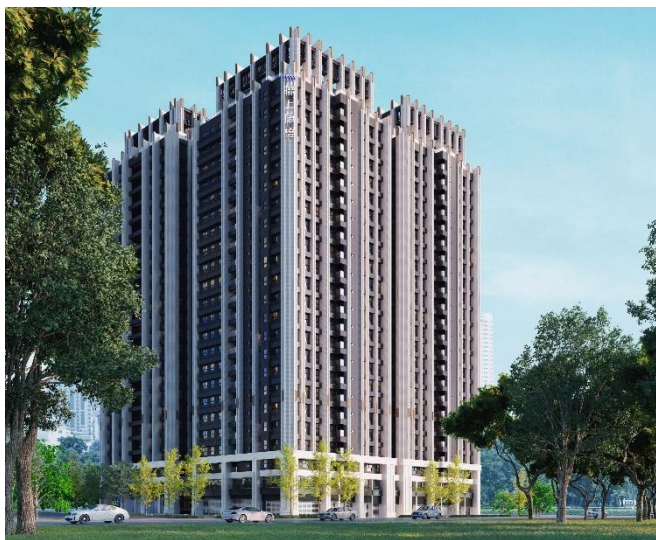
Data Source as of September 30, 2024



Operational Overview

Pre-Sales Overview

Area	Case	Number of Households	Estimated Total Sales	Number of Households Sold	Sales Rate	Architectural Planning	Estimated Completion
Tainan area	WE&WIN Cambridge	549 households (532 households and 17 storefronts)	NT\$ 4.4 billion	405	100%	B4/22F 66 ~126 m ²	2026



WE & WIN DIVERSIFICATION CO.,LTD.

Operational Overview – Land Inventory

Land Inventory

Prime land inventory close to **50,000 m²**, with continuous land acquisition efforts.

Jiachang Case
3,704 m ²
B3/15F
Estimated total sales of NT\$ 3.0 billion

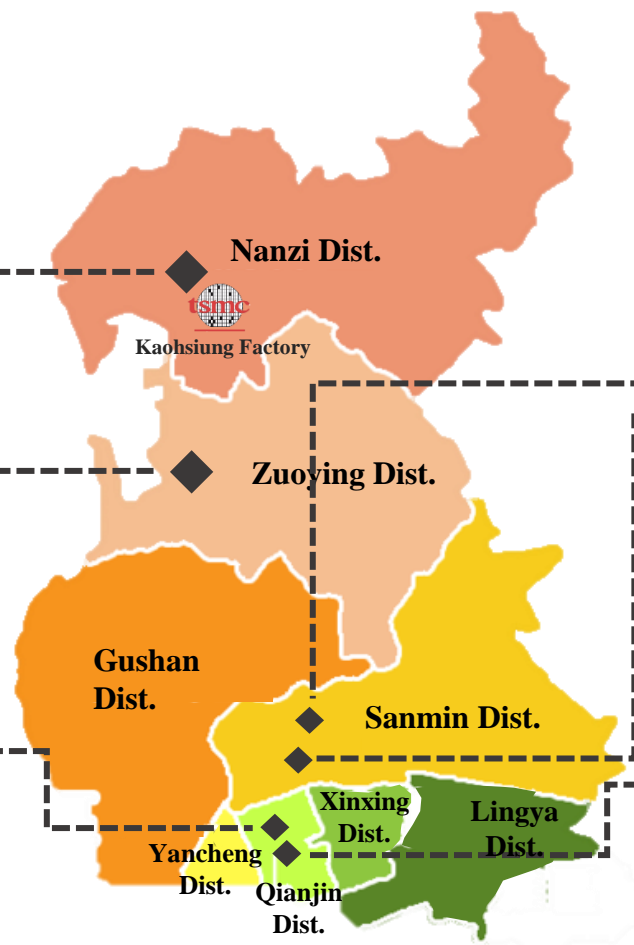
Zuosi Case
2,188 m ²
B4/29F
Estimated total sales of NT\$ 4.0 billion

Wufu Case
1,377 m ²
B6/15F
Estimated total sales of NT\$ 3.5 billion

Ming Ren Case
1,641.47 m ²
B5/26F
Estimated total sales of NT\$ 2.8 billion

Dagang Case
1231.56 m ²
Under Planning and Design

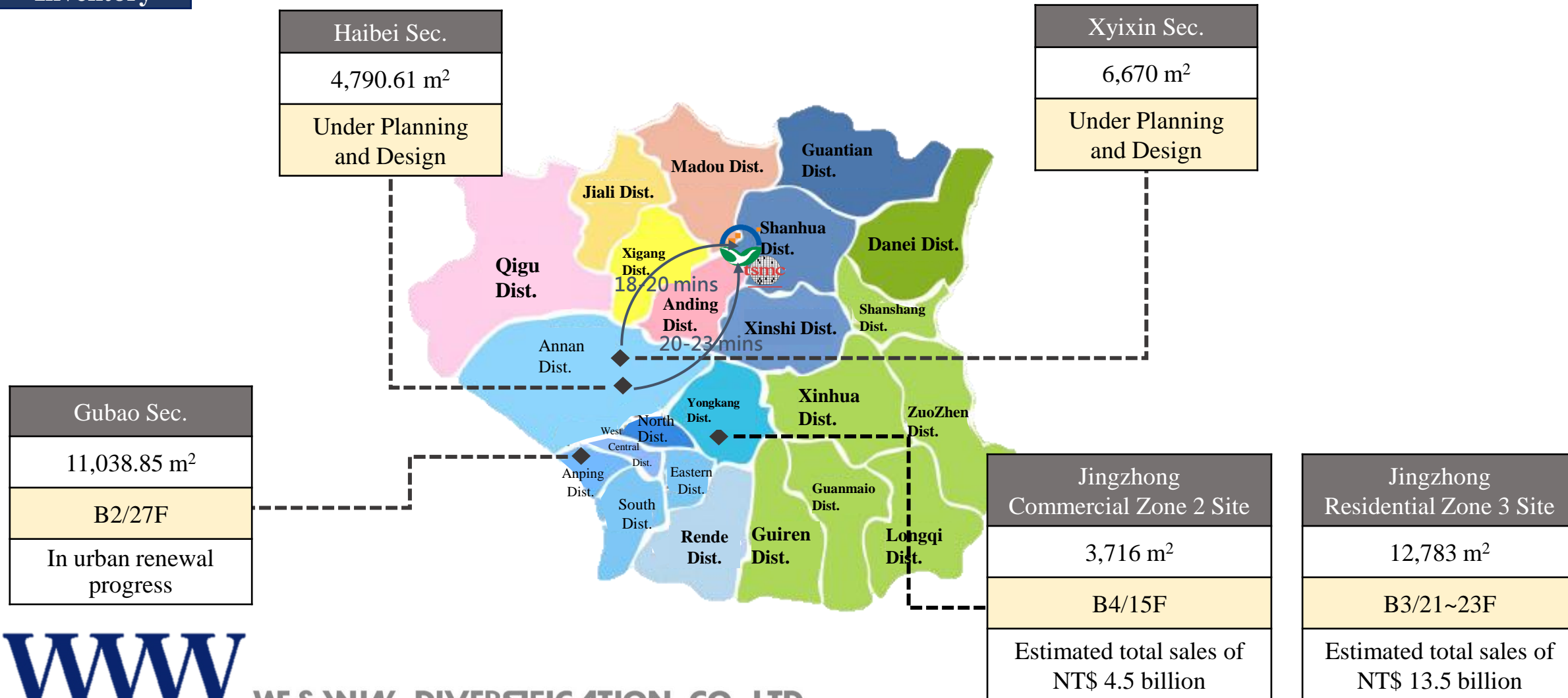
Minsheng Case
1,197 m ²
Integrating



Operational Overview – Land Inventory

Land Inventory

Prime land inventory close to **50,000 m²**, with continuous land acquisition efforts.



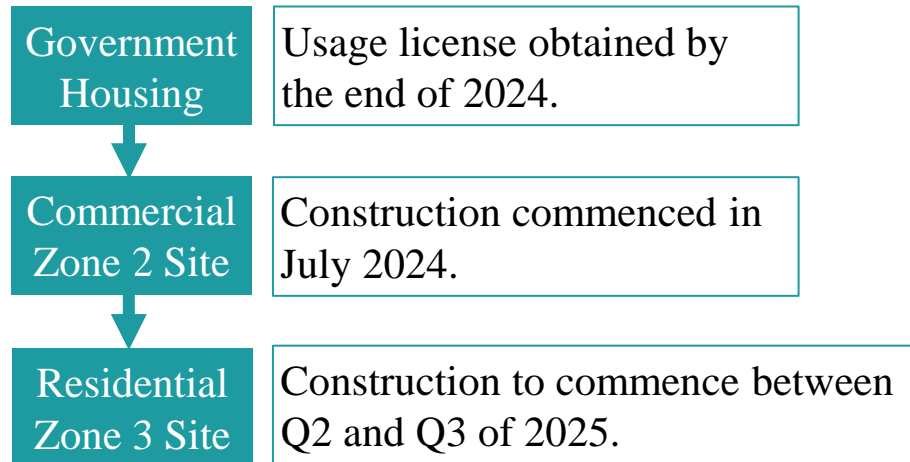
Operational Overview - Urban Renewal

【Deeply Cultivating Southern Taiwan, Diverse Development : Urban Renewal and Old Building Reconstruction】

Urban Renewal

Jingzhong 2nd Vil., Yongkang Dist., Tainan City
Village Reformed Land Urban Renewal

- **Base Area : 18,866.18 m². Provide nearly 1,100 residences.**
(Excluding municipal housing)
- **Location :** Near Yongren High School in Yongkang District, to the south is T.S. Dream Mall and Ping Shi Camp Area, to the north is Yongkang Bridge and Tainan Main Public Library.
- **Progress :**



Base	Base Area	Architectural Planning		Estimated Total Sales
Commercial Zone 2 Site	3,716 m ²	B4/15F	262 households (252 households and 10 storefronts)	NT\$ 4.5 billion
Residential Zone 3 Site	12,783 m ²	B3/21~23F	712 households (698 households and 14 storefronts)	NT\$ 13.5 billion
		Total	974 households	Approximately NT\$ 18 billion

Operational Overview

Future Pre-Sale Projects

Area	Case	Number of Households	Estimated Total Sales	Sales Rate	Architectural Planning	Start Time	Estimated Completion
Kaohsiung area	Wufu Case	167 households (165 households and 2 storefronts)	NT\$ 3.5 billion	Not Yet Sold	B6/15F	2023.08	2027
	Jiachang Case	224 households (216 households and 8 storefronts)	NT\$ 3.0 billion	Not Yet Sold	B3/15F	2024.07	2028
	Ming Ren Case	100 households (100 households and 0 storefronts)	NT\$ 2.38billion	Not Yet Sold	B5/26F	2024.01	2029
	Zuosi Case	237 households (233 households and 4 storefronts)	NT\$ 4.0 billion	Not Yet Sold	B4/29F	2023.08	2029
Tainan area	Jingzhong Commercial Zone 2 Site	262 households (252 households and 10 storefronts)	NT\$ 4.5 billion	Not Yet Sold	B4/15F	2024.07	2028
	Jingzhong Residential Zone 3 Site	712 households (698 households and 14 storefronts)	NT\$ 13.5 billion	Not Yet Sold	B3/21~23F	Estimated 2025Q2~Q3	2030

Totaling approximately NT\$ 31.3billion

Operational Overview - Equity Investment Business

【Deeply Cultivating Southern Taiwan, Diverse Development : Equity Investment Business】

Investment
Business

Commercial Real Estate

Prime Area in Kaohsiung: A-Class Office and Commercial Space Development Project.

- Base Area : 8,375.8 m²
- It is located in No. 16 Agricultural Land Special Administrative District, and next to the well-known restaurant Buffet & Banquet Kaohsiung and the superficies case of Fubon Life, near two major department stores, Hanshin Arena and E Sky Mall. It is the most anticipated commercial development district in Kaohsiung.
- **Planning: A-class office zone, shopping mall**
- 50-year plus 20-year development project of Build-Operate-Transfer.
- Estimated completion by the end of 2025.

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Statements of Comprehensive Income

Items	Year	2024Q3		2023		2023Q3	
		Amount	%	Amount	%	Amount	%
Operating revenue		\$ 4,407,753	100	\$ 518,059	100	\$ 278,526	100
Operating costs		(3,091,613)	(70)	(408,832)	(79)	(217,619)	(78)
Gross profit		1,316,140	30	109,227	21	60,907	22
Operating expenses		(352,591)	(8)	(116,044)	(22)	(69,440)	(25)
Operating income		963,549	22	(6,817)	(1)	(8,533)	(3)
Non-operating income & expenses		(69,012)	(2)	(132,671)	(26)	(112,110)	(40)
Profit(Loss) before tax		894,537	20	(139,488)	(27)	(120,643)	(43)
Tax expense		(191,096)	(4)	(6,242)	(1)	-	-
Net Income(Loss)		\$ 703,441	16	\$ (145,730)	(28)	\$ (120,643)	(43)
EPS (NT\$)		\$ 3.31		\$ (0.69)		\$ (0.57)	
ROE (%)		18.59%		-4.57%		-3.77%	

Balance Sheets 【 Asset 】

Items	Year	September 30, 2024		December 31, 2023		September 30, 2023	
		Amount	%	Amount	%	Amount	%
Buildings & land held for sale		\$ 2,303,651	17	\$ 3,655,500	24	\$ 52,094	-
Land held for construction site		3,102,154	23	3,054,324	20	3,382,238	23
Construction in progress		5,557,862	40	6,090,987	40	8,949,755	60
Prepaid land & building		156,904	1	169,360	1	169,360	1
Inventories		11,120,571	81	12,970,171	85	12,553,447	84
Incremental costs to obtain a contract		286,441	2	529,243	3	540,915	4
Cash & other current assets		1,400,458	10	874,003	6	870,824	6
Long-term investment		77,550	1	53,121	-	35,095	-
right-of-use asset		48,056	-	50,557	-	52,139	-
Other non-current assets		795,380	6	866,123	6	858,953	6
Total Assets		\$ 13,728,456	100	\$ 15,343,218	100	\$ 14,911,373	100

Balance Sheets 【 Liability & Equity 】

Items	Year	September 30, 2024		December 31, 2023		September 30, 2023	
		Amount	%	Amount	%	Amount	%
Short-term financing		\$ 5,686,417	42	\$ 7,620,362	49	\$ 7,625,379	51
Contract Liabilities		1,236,873	9	2,036,838	13	1,900,702	13
Other current liabilities		770,123	5	993,876	7	698,035	5
Bonds payable		1,496,528	11	1,495,283	11	1,494,868	10
Lease liabilities		50,066	-	52,328	-	53,829	-
Other non-current liabilities		31,534	-	31,533	-	311	-
Total Liabilities		9,271,541	67	12,230,220	80	11,773,124	79
Common stock		2,311,382	17	2,111,382	14	2,111,382	14
Capital surplus		1,248,614	9	808,138	5	808,138	5
Retained earning		896,919	7	193,478	1	218,729	2
Total Equity		4,456,915	33	3,112,998	20	3,138,249	21
Liabilities & Equity		\$ 13,728,456	100	\$ 15,343,218	100	\$ 14,911,373	100
Book value per share (NT\$)		\$ 19.28		\$ 14.74		\$ 14.86	

股利政策

Year	EPS	Cash Dividend	Stock Dividend	Cash Dividend Yield ^(Note1)	Dividend Payout Ratio ^(Note2)
2024Q3	3.31	*The dividend policy for the year 2024 will be based on the financial reports and the resolutions of the Board of Directors and the Shareholders' Meeting.			
2023	(0.69)				
2022	0.63	0.4000000		3 %	63 %
2021	(0.50)	0.3000000		2 %	160 %
2020	(0.68)				
2019	0.69	0.3039848		3 %	44 %

Note1: Refer to the After-Hour Trading Information in Taipei Exchange

Note2: Dividend Payout Ratio = (Cash dividend + Stock dividend) ÷ EPS * 100%

Thank you for listening

The End



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