



We shape our buildings; thereafter they shape us.

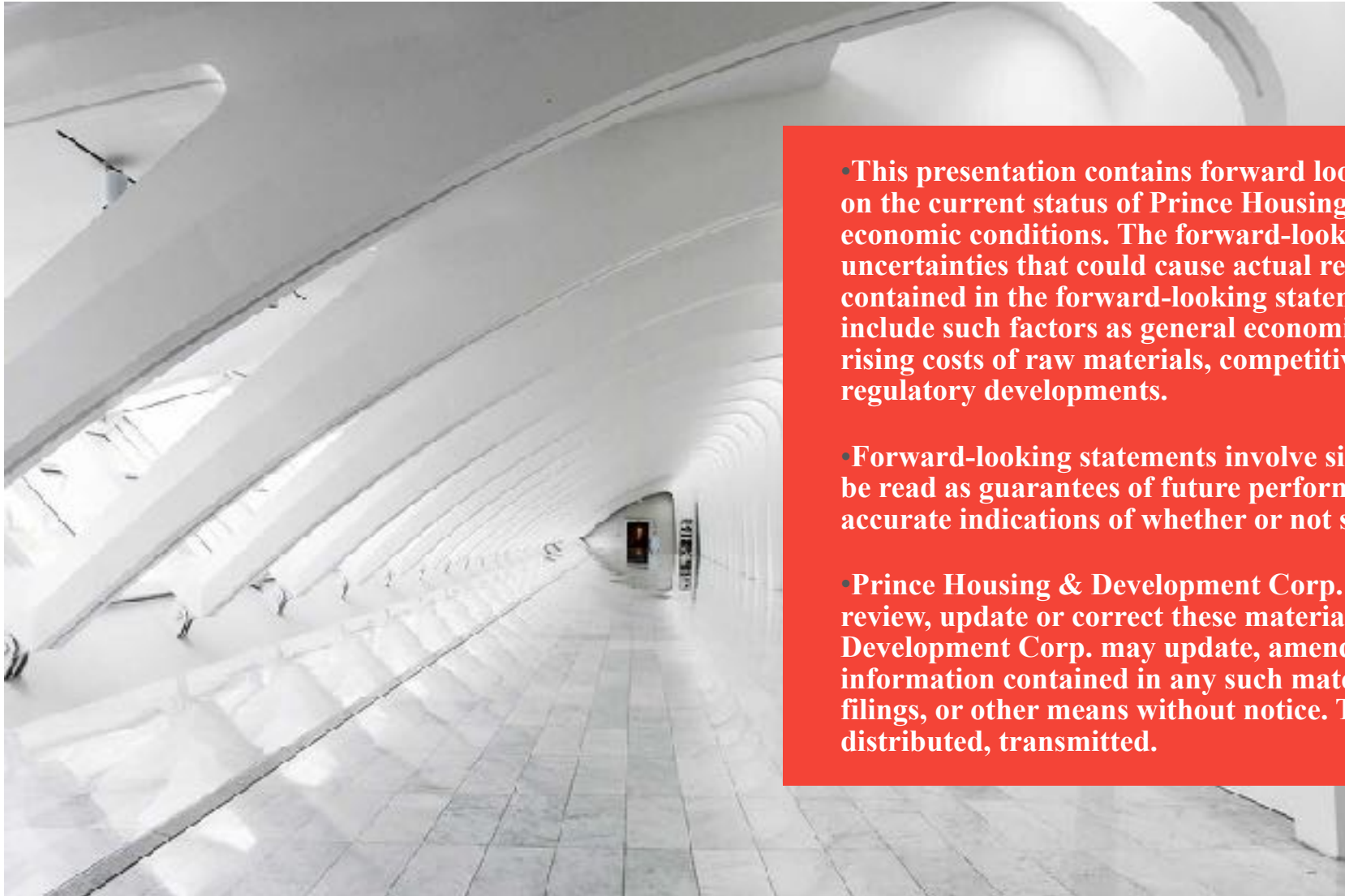


Prince Housing & Development Corp.

FY22 Annual Results

Security Code:2511TT

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- **Forward-looking statements involve significant risks and uncertainties, should not be read as guarantees of future performance or results, and will not necessarily be accurate indications of whether or not such results will be achieved.**
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Content



**Environmental
Social
Governance**



Financial Data



Investment Subsidiaries



Future Strategy



Company Overview

Social Progress

- ✓ Provide excellent products and services
- ✓ Create a healthy workplace environment
- ✓ Protection of consumer rights
- ✓ Labor safety
- ✓ Community feedback
- ✓ Caring for society

Economic Growth

- ✓ Focus on business management
- ✓ Create shareholder rights
- ✓ Create job opportunities
- ✓ Promote economic development
- ✓ Employee salary increase

Environmental Sustainability

- ✓ Promote green environmental protection
- ✓ Implement energy saving and carbon reduction
- ✓ Inventory carbon footprint and water footprint
- ✓ Reduce greenhouse gas
- ✓ Reduce energy consumption

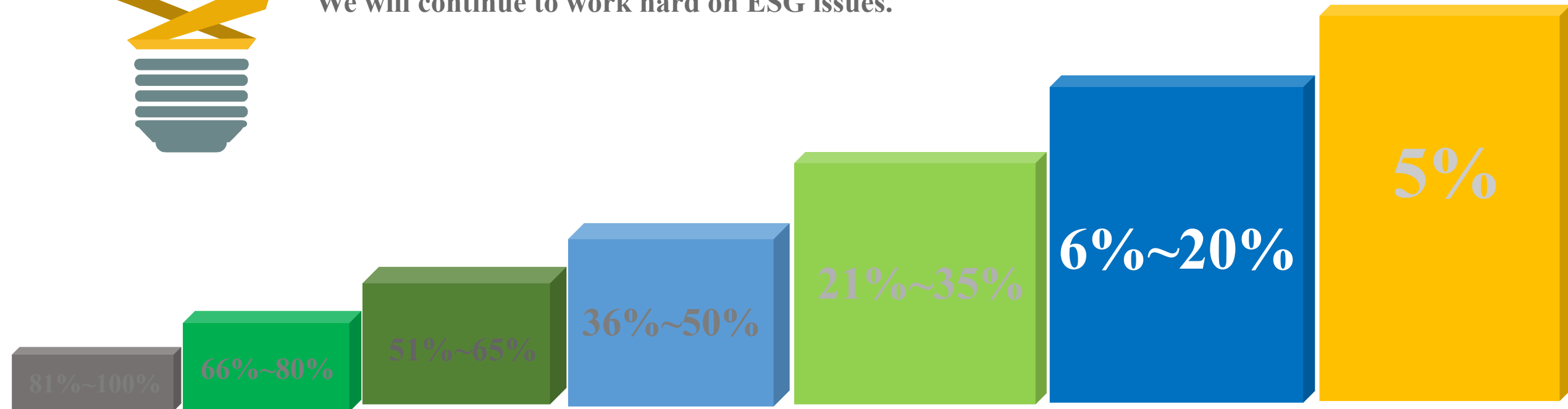
Company Overview

CORPORATE GOVERNANCE IN TAIWAN



PHD is the only company in the housing & development industry for eight consecutive years of Corporate Governance evaluation results in the 6% to 20% rating.

We will continue to work hard on ESG issues.



Company Overview

Ticker

1

2511TW

Capital

2

NT\$ 16.2Billion

Total Asset

3

NT\$ 47.95Billion

Consolidated Rev

4

NT\$ 12.77Billion

NAV

5

NT\$ 15.84

Prince Housing & Development Corp.
FY22
Consolidated & Non-Consolidated
Financial Data

Financial Data

**The financial data hereby are based on
International Financial Reporting
Standards(IFRS)
Cumulative consolidated numbers
were audited by CPA**



Financial Data (Consolidated)

Expressed in million of NT dollars

Balance Sheet	2022Y	%	Variance	%	2021Y	%
Construction in Progress	116	0	5	5	111	0
Land Held for Construction	5,510	11	(22)	0	5,532	12
Building and Land Held for Sale	965	2	(4,466)	(82)	5,431	11
Prepayment for Land	229	0	0	0	229	0
Others	19	0	0	2	19	0
Inventories Subtotal	6,840	14	(4,482)	(40)	11,322	24
Cash and Other Current Assets	16,188	34	3,959	32	12,229	26
Funds and Investments	3,413	7	(1,194)	(26)	4,607	10
Total Assets	47,954	100	(2,349)	(5)	50,302	105
Loans&Bonds	10,301	21	(1,166)	(10)	11,467	24
Current Contract Liabilities	623	1	(720)	(54)	1,342	3
Receipts in Advance	32	0	3	11	29	0
Total Liabilities	21,969	46	(2,566)	(10)	24,535	51
Stockholders Equities	25,984	54	217	1	25,767	54
Current Ratio	216.37%				263.63%	
Debt Ratio	45.81%				48.78%	
Net Debt to Equity	1.16%				17.8%	

Financial Data (Consolidated)

Expressed in million of NT dollars

Profit and Loss Statement	2022Y	%	Variance	%	2021Y	%
Operating Revenue	12,769	100	257	2	12,512	100
Operating Cost	(8,827)	(69)	768	(8)	(9,595)	(75)
Operating Profit	3,942	31	1,026	35	2,916	23
Operating Expenses	(1,969)	(15)	(58)	3	(1,911)	(15)
Operating Income	1,973	15	967	96	1,006	8
Pre-tax Income	1,568	12	18	1	1,550	12
Net Income	1,442	11	(17)	(1)	1,459	11
Earnings per Share	0.91				0.95	
Net Assets Value	15.84				15.78	
Return on Equity	5.57%				5.82%	

Financial Data (Consolidated)

Expressed in million of NT dollars

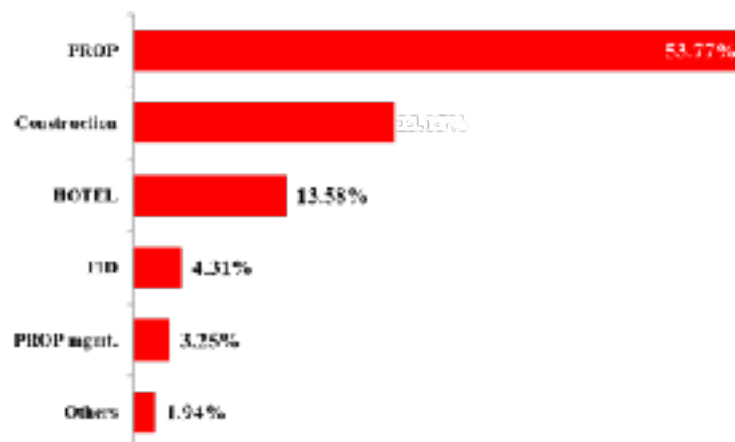
Cash Flow Statement	2022Y	Variance	2021Y
Cash at beginning of the year	6,881	1,474	5,407
Cashflows from Operating Activities	5,812	516	5,296
Interest paid	(320)	(6)	(314)
Cashflows from Investing Activities	(415)	(703)	288
Cashflows from Financing Activities	(2,278)	1,833	(4,110)
Dividend paid	(812)	(162)	(649)
Net Increase(Decrease)in Cash	3,119	1,645	1,474
Cash at end of year	10,000	3,119	6,881

Financial Data (Consolidated)

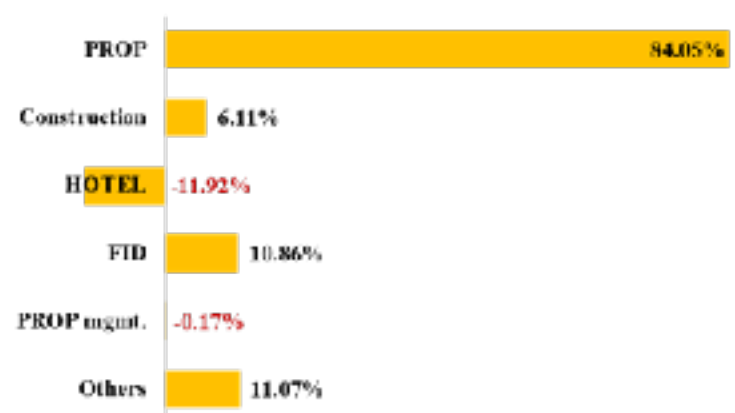
Expressed in million of NT dollars

Segment Information 2022Y Breakdown

Revenue(%)



Income(%)



Segments	Property	Construction	Hotel	FID	PROP mgmt.	Others	Total	Adj.	Consolidated
Segments Revenue	6,905	2,974	1,745	554	418	249	12,845	(76)	12,769
Revenue (%)	53.77%	23.15%	13.58%	4.31%	3.25%	1.94%			
YOY	(12.61%)	19.51%	57.77%	7.08%	8.04%	0.03%	1.55%		2.06%
Segments Income	1,623	118	(230)	210	(3)	214	1,932	41	1,973
Income (%)	84.05%	6.11%	(11.92%)	10.86%	(0.17%)	11.07%			
EBT Margin	23.50%	3.97%	(13.19%)	37.58%	(0.77%)	85.82%	15.03%		15.45%
YOY	43.47%	(192.87%)	(47%)	11.14%	(128.97%)	(1.46%)	8.47%		1.17%

Financial Data (Non-Consolidated)

Expressed in million of NT dollars

Balance Sheet	2022Y	%	Variance	%	2021Y	%
Construction in Progress	136	0	5	4	131	0
Land Held for Construction	5,079	15	0	0	5,079	15
Building and Land Held for Sale	989	3	(4,307)	(81)	5,296	15
Prepayment for Land	229	1	0	0	229	1
Others	2	0	0	8	2	0
Inventories Subtotal	6,434	19	4,302	(40)	10,736	31
Cash and Other Current Assets	10,773	31	2,356	28	8,417	24
Funds and Investments	2,644	8	(278)	(10)	2,922	8
Total Assets	34,695	100	(1,726)	(5)	36,422	105
Loans&Bonds	7,321	21	(751)	(9)	8,072	23
Current Contract Liabilities	97	0	(695)	(88)	792	2
Receipts in Advance	32	0	3	11	29	0
Total Liabilities	8,976	26	(1,826)	(17)	10,802	31
Stockholders Equities	25,720	74	100	0	25,620	74
Current Ratio	335.01%				316.48%	
Debt Ratio	25.87%				29.66%	
Net Debt to Equity	-4.35%				10.29%	

Financial Data (Non-Consolidated)

Expressed in million of NT dollars

Profit and Loss Statement	2022Y	%	Variance	%	2021Y	%
Operating Revenue	6,762	100	(1,895)	(22)	8,657	100
Operating Cost	(4,463)	(66)	1,549	(26)	(6,012)	(89)
Operating Profit	2,299	34	(346)	(13)	2,645	39
Operating Expenses	(962)	(14)	67	(7)	(1,029)	(15)
Operating Income	1,337	20	(279)	(17)	1,616	24
Pre-tax Income	1,595	24	(122)	(7)	1,717	25
Net Income	1,475	22	(60)	(4)	1,535	23
Earnings per Share	0.91				0.95	
Net Assets Value	15.84				15.78	
Return on Equity	5.75%				6.16%	

Financial Data (Non-Consolidated)

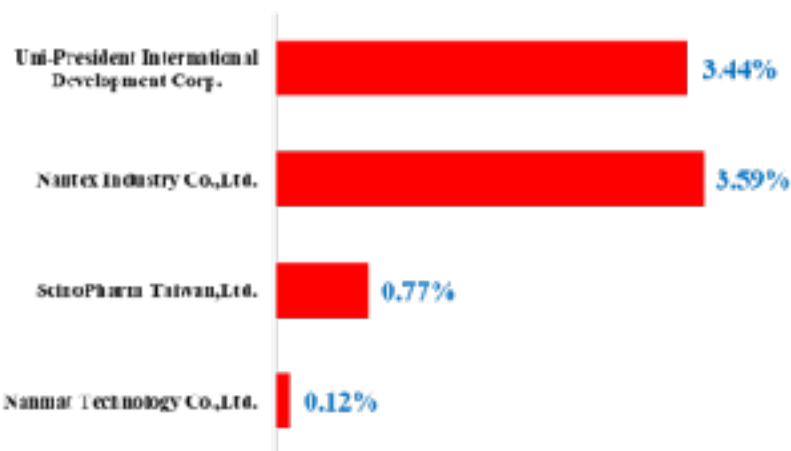
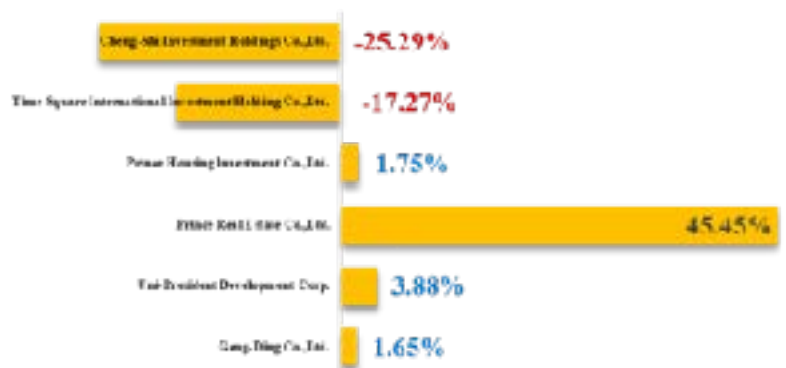
Expressed in million of NT dollars

Cash Flow Statement	2022Y	Variance	2021Y
Cash at beginning of the year	5,436	1,253	4,183
Cashflows from Operating Activities	5,507	(173)	5,679
Interest paid	(149)	(18)	(131)
Cashflows from Investing Activities	(907)	(402)	(505)
Cashflows from Financing Activities	(1,596)	2,326	(3,921)
Dividend paid	(812)	(162)	(649)
Net Increase (Decrease) in Cash	3,004	1,751	1,253
Cash at end of year	8,440	3,004	5,436

Financial Data (Non-Consolidated)

Expressed in million of NT dollars

Major Profit Contributors Breakdown in 2022Y



	Ownership (%)	2022Y		2021Y	
		Amount	% of NI	Amount	% of NI
Operating Income		1,337	90.61%	1,616	105.25%
Total Investment Income(Equity Method)		115	7.8%	(36)	(2.36%)

Major Components of Investment Income

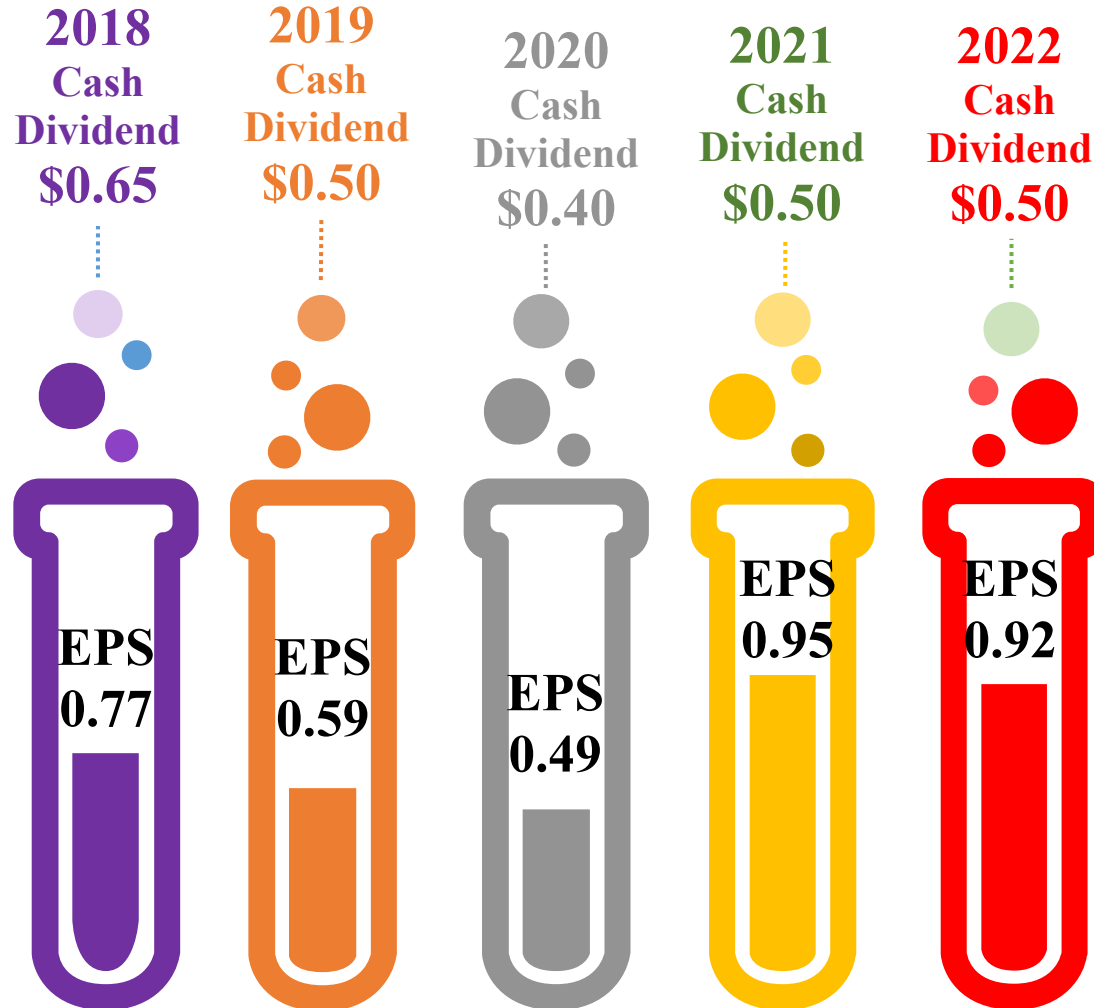
Cheng-Shi Investment Holdings Co., Ltd.	100%	(373)	(25%)	435	28%
Times Square International Holdings Co., Ltd.	100%	(255)	(17%)	(454)	(30%)
Prince Housing Investment Co., Ltd.	100%	26	2%	29	2%
Prince Real Estate Co.,Ltd.	99.68%	670	45%	2	0.1%
Uni-President Development Co., Ltd.	30%	57	4%	29	2%
Geng-Ding Co.,Ltd.	30%	24	2%	(13)	(1%)
Total Dividend Income		119	8%	87	6%

Major Components of Dividend Income

Uni-President international Development Corp.	6.63%	51	3%	41	3%
ScinoPharm Taiwan, Ltd.(1789TT)	3%	11	0.7%	12	0.7%
Nantex Industry Co., Ltd.(2108TT)	3%	53	3%	31	2%
Net Income		1,475	100%	1,535	100%

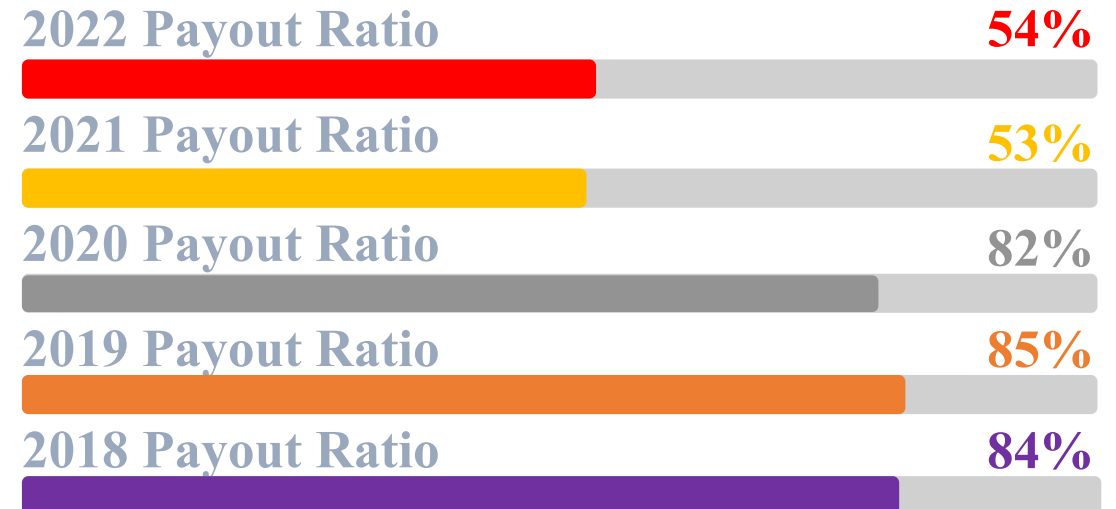
Financial Data

Dividend Policy



The dividend and bonuses of shareholders can be appropriated with the cumulative distributable earnings, with a minimum of 20% of distributable earnings of the year and the minimum cash dividend of 30% of the total amount appropriated for dividends and bonuses of directors shall draw up a proposal for profit distribution and submit it to the meeting of shareholders for resolution before distribution.

2022 dividend distribution plan was proposed and resolved on 2023/06/20 Board meeting.



Construction & Real Estate



Construction & Real Estate

Prince Housing & Development Corp.

Cheng-Shi Investment Co., Ltd.

1. Ta-Chen Construction & Engineering Corp.
2. Cheng-Shi Construction Co., Ltd.
3. Prince Utility Co., Ltd.



Fixed Income & BOT

NTDI Depository BOT
NCCU Depository BOT
Taichung City Hall Bus Terminal BOT



Hotel business

Times Square International Co., Ltd.
The Splendor Hotel Taichung Co., Ltd.
Howard Beach Resort Kenting

Construction & Real Estate

Residential Project Area



Residential Project Area -Northern Taiwan



Purchase of land in 2023

Construction & Real Estate

Residential Project Area -Northern Taiwan

Project Name	Location	Salable Value (billion)	Sales Rate(%)	Year of completion				
				Before 2023	2023	2024	2025	2026
Prince Hwa-Wei	TPE	1.80	36%	<input checked="" type="checkbox"/>				
Prince Yuan	TPH	2.52	98%	<input checked="" type="checkbox"/>				
Bali Dist. Chung Chang	TPH	2.10						<input checked="" type="checkbox"/>
Total		6.42						

Residential Project Area -Central Taiwan



Purchase of land in 2022

Construction & Real Estate

Residential Project Area -Central Taiwan

Project Name	Location	Salable Value (billion)	Sales Rate(%)	Year of completion				
				Before 2023	2023	2024	2025	2026
Prince Xian-Heng	TXG	1.91	95%	✓				
Prince Holiday Mansion	NTO	0.86	99%	✓				
Prosperous New World	TXG	2.44	99%	✓				
Qingshui Dist. Wu-Show	TXG	1.02						✓
Beitum Dist. Rong-De	TXG	2.05						✓
Total		8.28						

Residential Project Area -Southern Taiwan



Purchase of land in 2022

Construction & Real Estate

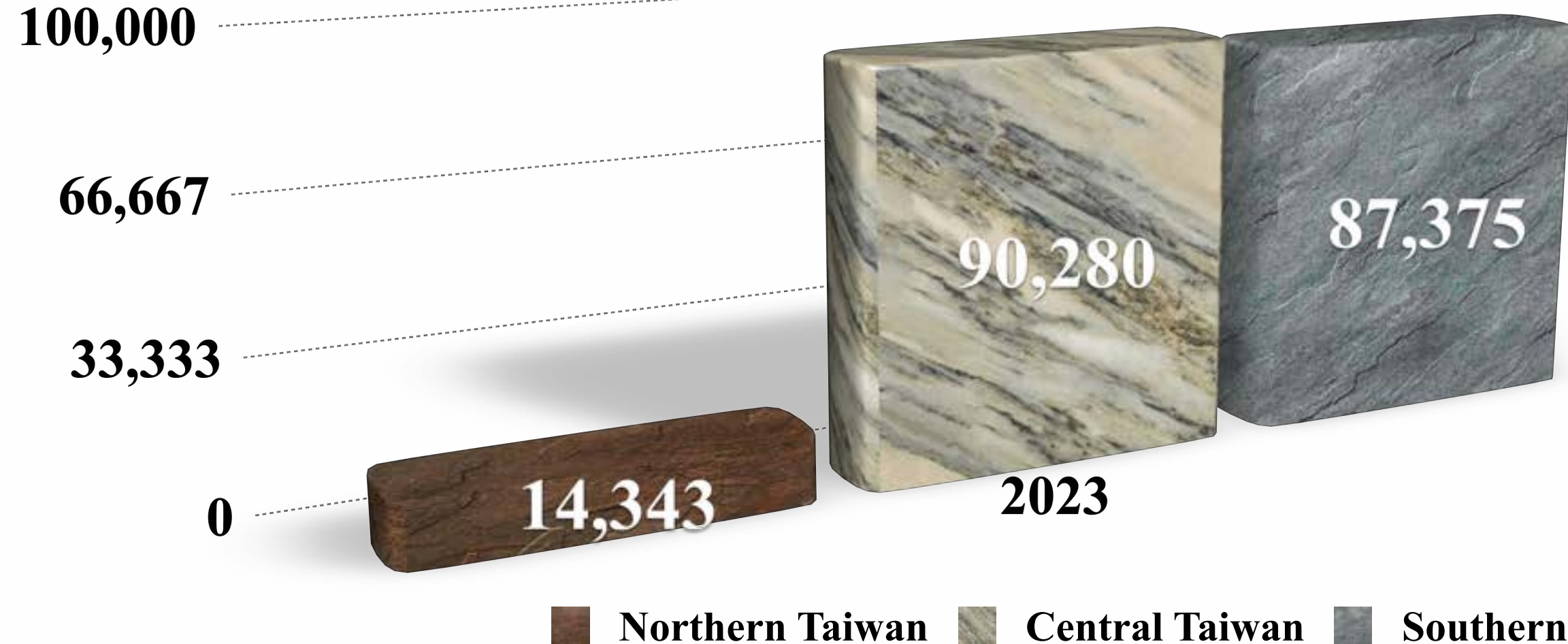
Residential Project Area-Southern Taiwan

Project Name	Location	Salable Value (billion)	Sales Rate(%)	Year of completion				
				Before 2023	2023	2024	2025	2026
Prince Win2 Future	TNN	1.00	99%	✓				
Prince Castle A(Terrace House)	KHH	1.94	98%	✓				
Shanhua Dist. Shan-Chia Sec.	TNN	1.33	100%				✓	
Anping Dist. Jin-Hua Sec.	TNN	3.02						✓
Ren Wu Dist. New Hougan West Sec.	KHH	10.50						✓
Total		17.79						

Construction & Real Estate

Expressed in square meters

Land Bank



Construction & Real Estate

Expressed in million of New Taiwan dollars

Construction subgroup



Investment Subsidiaries



Construction & Real Estate

Prince Housing & Development Corp.
Cheng Shi Investment Co., Ltd.
1.Ty-Cher Construction & Engineering Corp.
2.Cheng Shi Construction Co., Ltd.
3.Prince Utility Co., Ltd.



Fixed Income & BOT

NTU Dormitory BOT
NCKU Dormitory BOT
Taipei City Hall Bus Terminal BOT



Hotel business

Times Square International Co., Ltd.
The Splendor Hotel Taichung Co., Ltd.
Howard Beach Resort Kenting

Investment Subsidiaries

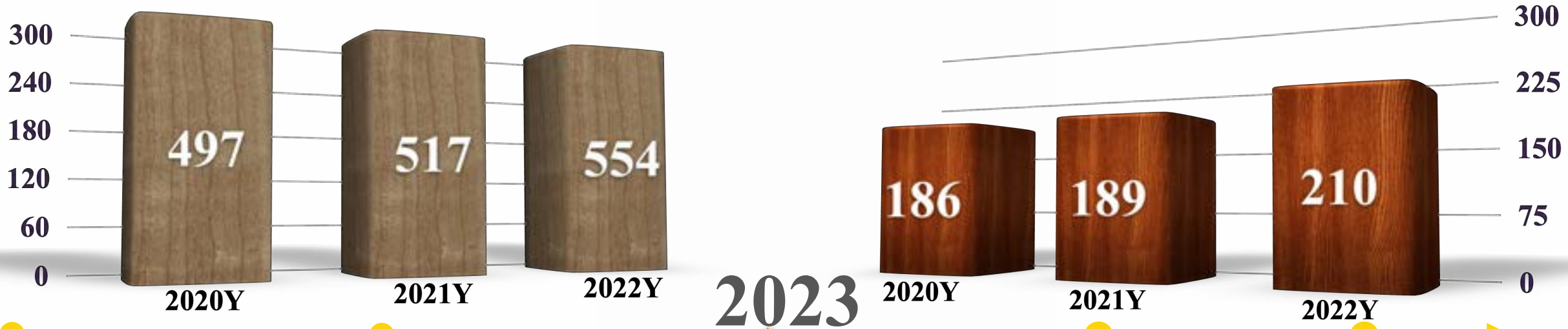
BOT Income Properties
NTU BOT · NCKU BOT

Chartered period :
NTU 47Years
NCKU 35Years



Expressed in million of NT dollars

Revenue
 Pre-tax Profit



2005

Mar. NTU signed
 May. NCKU signed

2008

Sep. Started
 Operating

NTU 29 Years
NCKU 17 Years

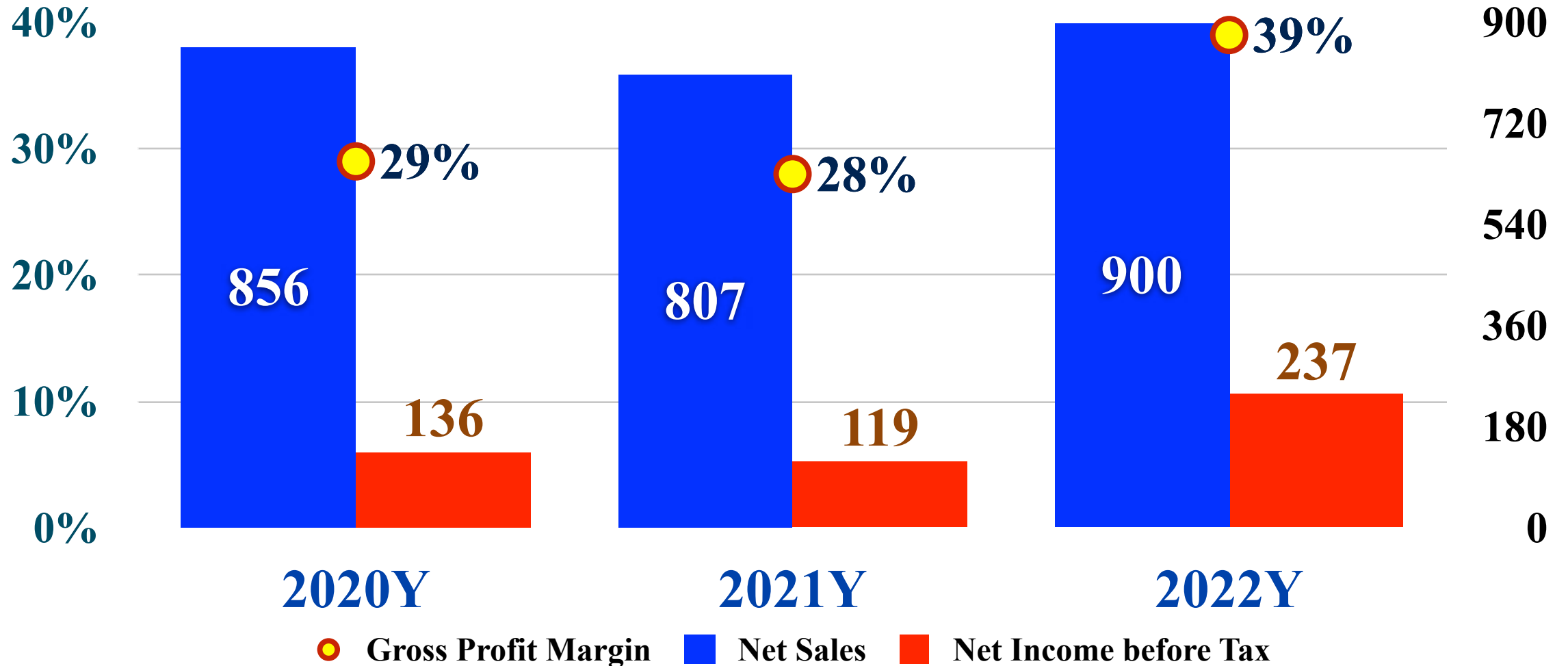
2040
 NCKU

2052
 NTU

Investment Subsidiaries

PDC Operation 2020Y~2022Y

Expressed in million of NT dollars



Investment Subsidiaries



Construction & Real Estate

Prince Housing & Development Corp.
Cheng-shi Investment Co., Ltd.
1. Tai-Chen Construction & Engineering Corp.
2. Cheng-shi Construction Co., Ltd.
3. Prince Utility Co., Ltd.



Fixed Income & BOT

NTU Dormitory BOT
NCKU Dormitory BOT
Taippei City Hall Bus Terminal BOT



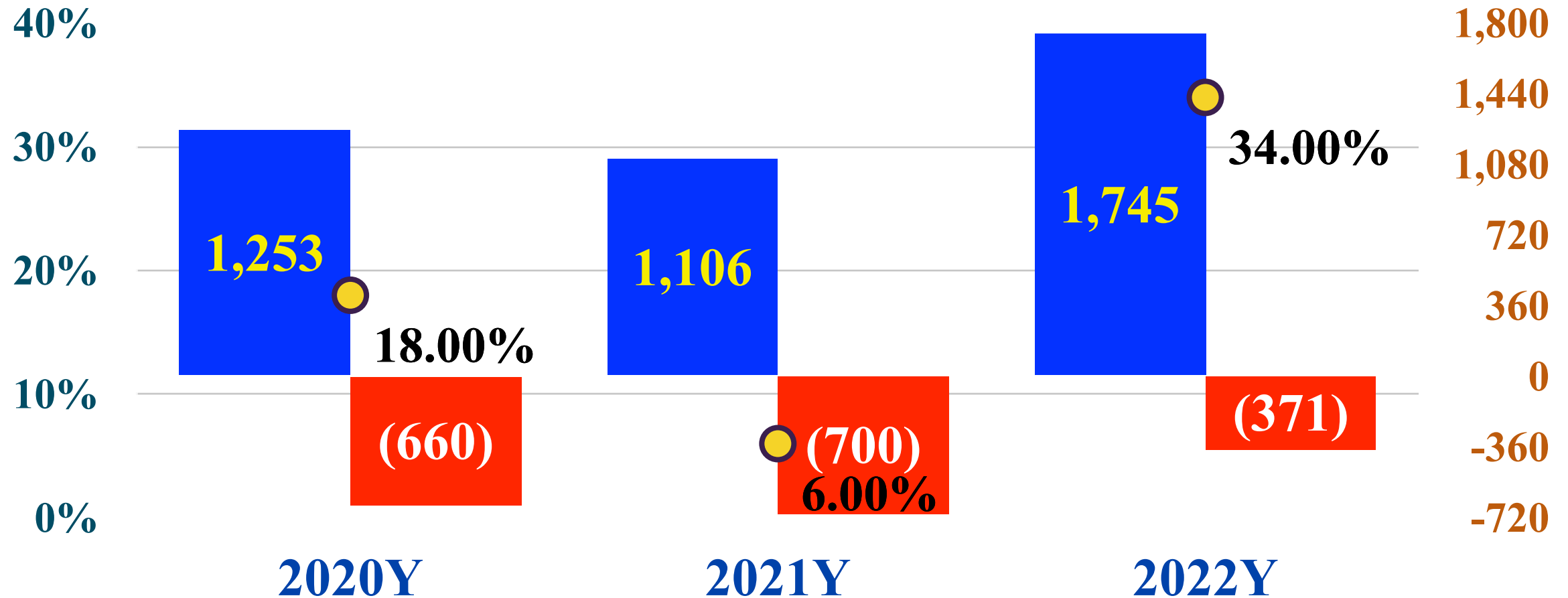
Hotel business

Times Square International Co., Ltd.
The Splendor Hotel Taichung Co., Ltd.
Howard Beach Resort Kenting

Investment Subsidiaries

Hotel Business in 2020Y~2022Y Financial data

Expressed in million of NT dollars

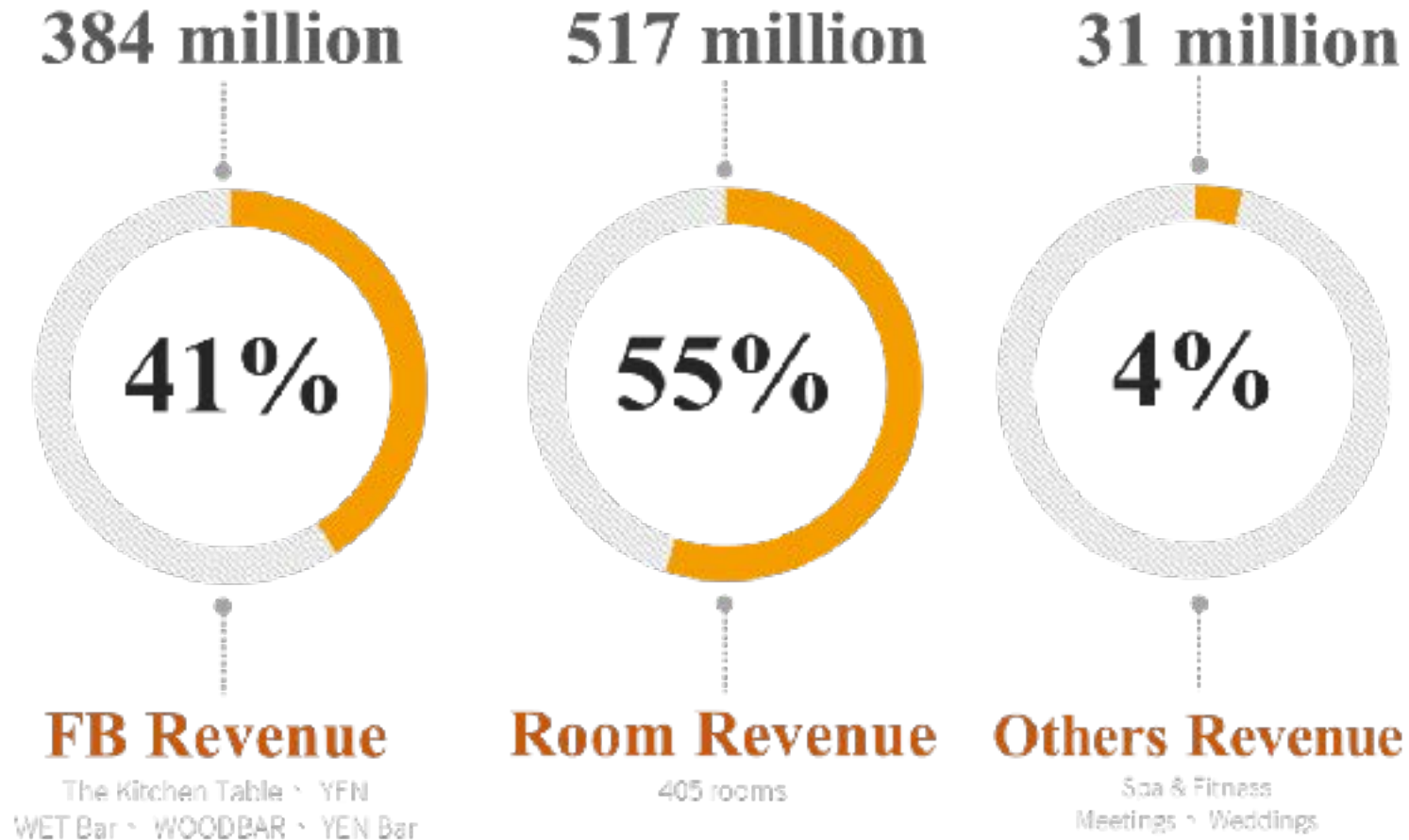


● Gross Profit Margin ■ Net Sales ■ Net Income before Tax

Investment Subsidiaries

W Hotel Taipei Revenue in 2022Y in BU %

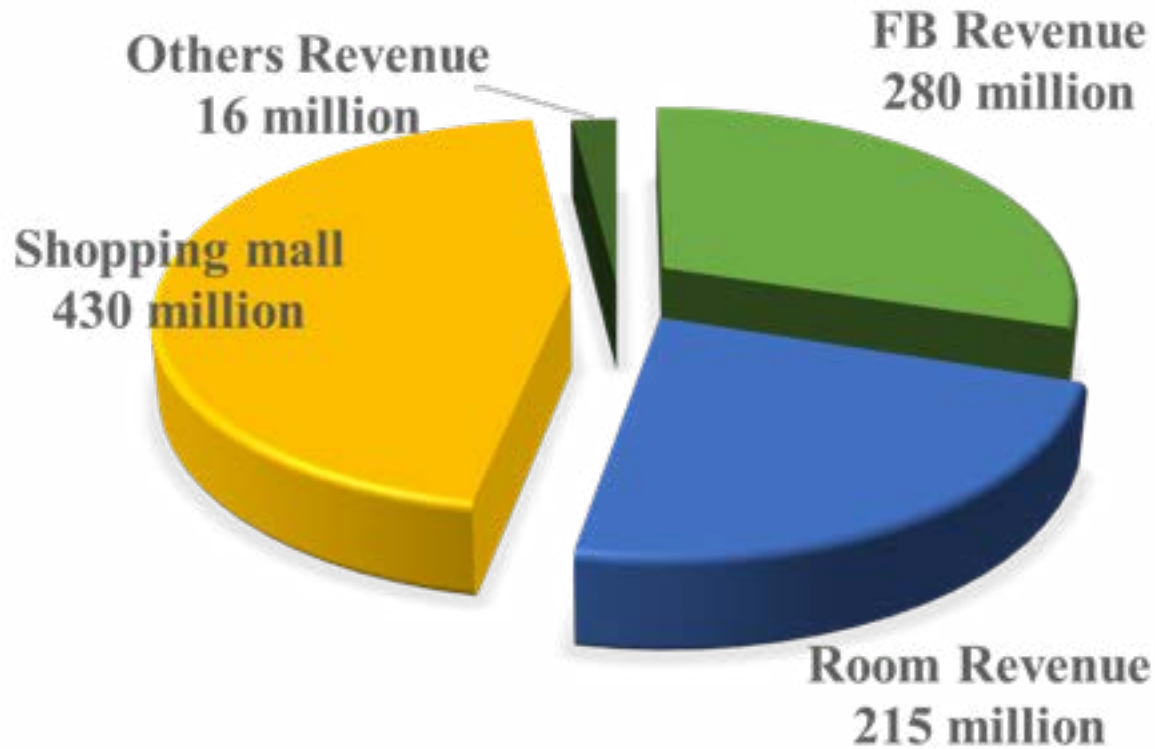
Expressed in million NT dollars



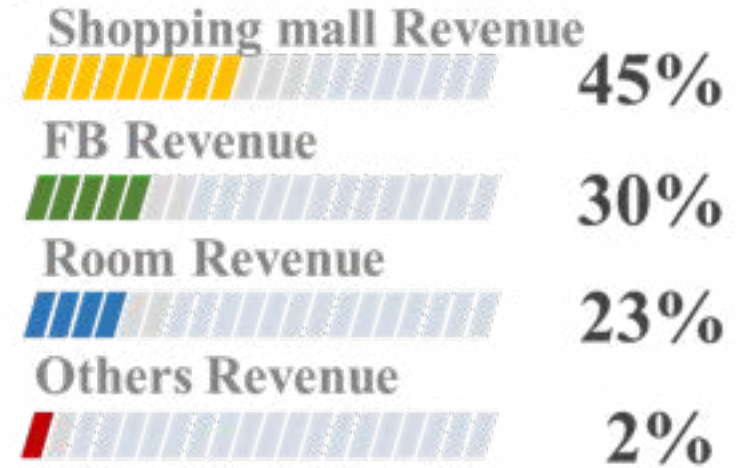
Investment Subsidiaries

Splendor Hotel Taichung in Revenue in 2022Y in BU %

Expressed in million NT dollars



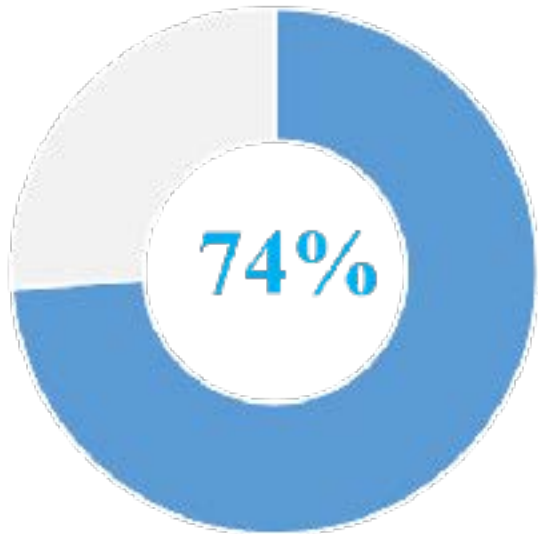
Simple Analysis



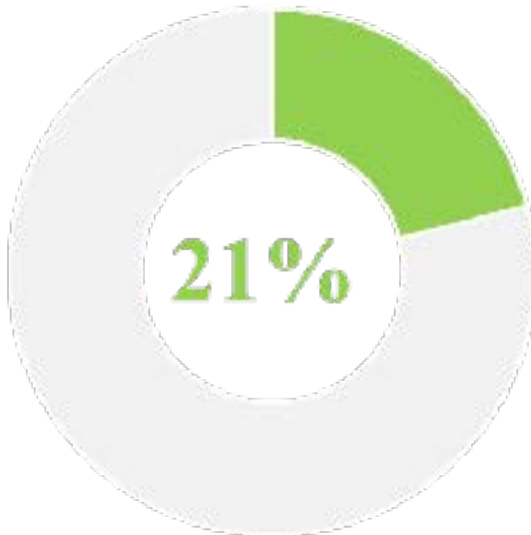
Investment Subsidiaries

Howard Beach Resort Kenting in 2022Y in BU %

Expressed in million NT dollars



Room Revenue
384million



FB Revenue
111million



Others Revenue
23million

Future Strategy

The Group's future land purchase strategy、operation strategy、competitive advantage and corporate sustainable development responsibilities



Future Strategy



Strategy 1

Seeking potential lands in six big cities and developing land near main traffic networks

Target group

First-time homebuyer
Provide upscale properties to Taiwan aspirational middle class

Strategy 2

Integrate brand power and group resources to create new business opportunities



ESG

We will continue to work hard on ESG issues

Competitiveness-1

Vertical integration of resources to reduce costs

Competitiveness-2

The best developer in Tainan Group; enjoying economic scale

Tainan Group Members



Prince Housing & Development Corp.
(2511TT/2511TWO)

Please visit Investor Relation website

 <http://www.prince.com.tw/finance.asp>

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Prince Housing & Development Corp.
Thank you for your support

