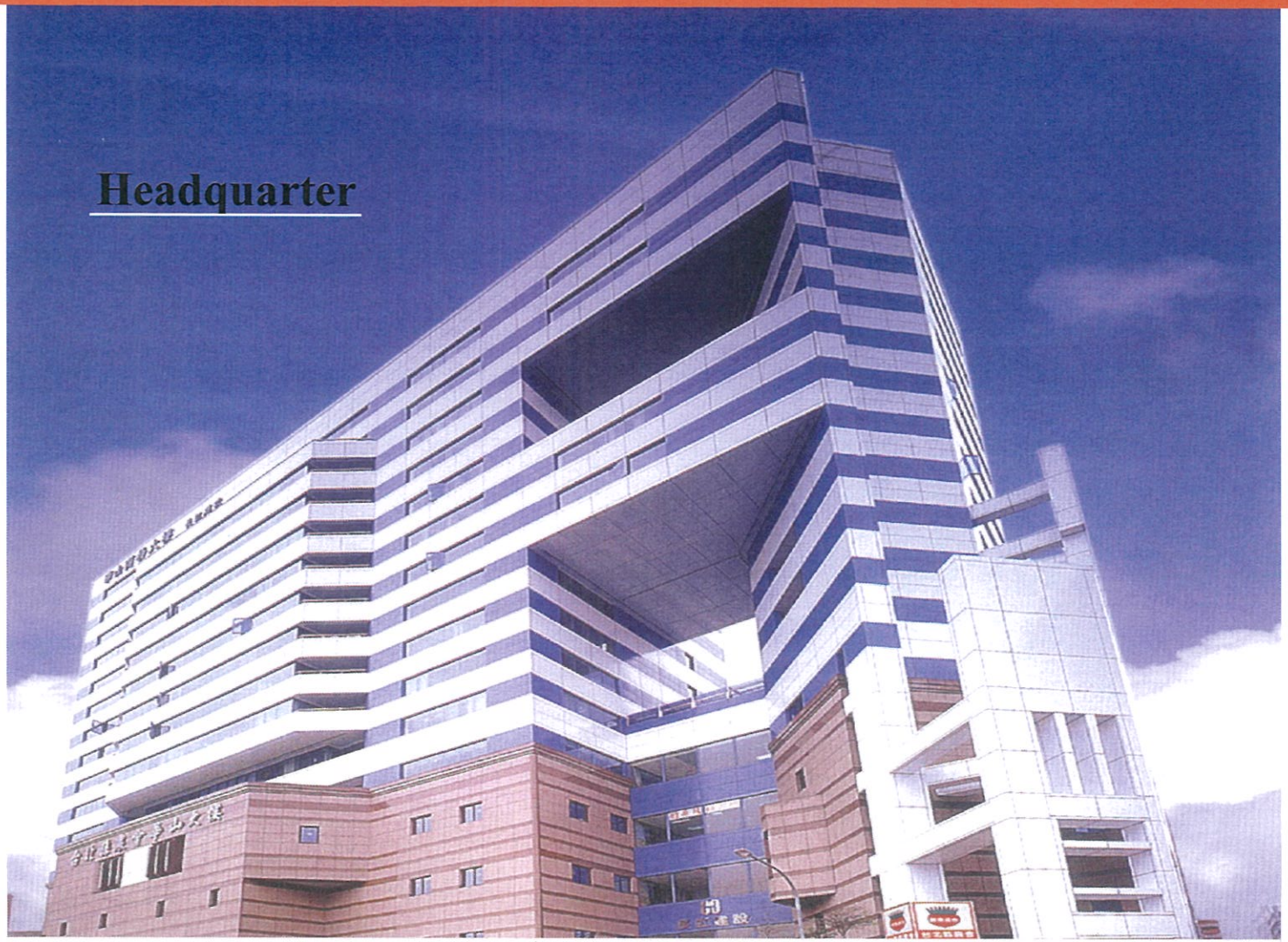
Chong-Hong Construction Co., Ltd.

Financial and Business Report

長虹建設股份有限公司



11F, No.30, Bei-Ping E. Rd., Taipei 100, Taiwan TEL +886 2 23963280

Chong-Hong Construction Co., Ltd.

Introduction

Establishment Date	Dec. 4, 1975
Chairman	Lee, Wen-Tsao
CEO	Lee, Yao-Jong
Authorized Capital	NT$ 2,903,259,600
OTC Listed Date	March 26, 2002
SEC Listed Date	May 24, 2004
Address	11F, No. 30, Bei-Ping E. Rd. Taipei 100, Taiwan
Business Scope	Mandating construction companies to build commercial buildings, residential, and industry factory buildings

Important Investment

Major Subsidiary

Subsidiary	**Hong Ling Construction Co., Ltd.**
Establishment Date	**April 26, 1973**
Business Scope	**Civil and building construction work**
Paid-In Capital	**NT$360,000,000**
Shareholding	**100%**
ISO	**ISO** 9001 : 2000
Investment Benefit	**Effectively control the quality, schedule, and cost of the projects of the Company**

Financial condition for the recent five years

Year		2020	2021	2022	2023	2024	2025/Q3
Paid-in Capital (in thousands)		2,903,260	2,903,260	2,903,260	2,903,260	2,903,260	2,903,260
Total Debt to Total Assets(%)		46	57	58	56	55	59
NAV per share (NT$)		62.90	62.35	67.93	68.76	71.10	67.84
Sales Revenue (in thousands)		9,197,553	4,849,441	8,704,410	9,798,136	12,070,767	3,221,094
Gross Margin Rate		32%	38%	43%	30%	36%	45%
Pre-tax net income rate		28%	33%	39%	24%	28%	36%
Earning per share after tax		9.02	4.41	9.82	6.32	7.85	2.24
Dividend (NT$ per share)	Cash	5.0	4.4	5.5	5.5	5.5	N/A
	Stock	0.0	0.0	0.0	0.0	0.0	N/A

Last Updated Consolidated Income Statement

In Thousands				
Items	2024		2025(1/1~9/30)	
	Amount	%	Amount	%
Sales Revenue	12,070,767	100%	3,221,094	100%
Gross Margin	4,333,543	36%	1,450,881	45%
Operating Income	3,405,053	28%	1,164,226	36%
Income before Income Tax	3,388,372	28%	1,157,154	36%
Net Income	2,773,562	23%	860,757	27%
EPS	NT$7.85		NT$2.24	

Last updated Consolidated Balance Sheet
2025.09.30

(In Thousands)

Items	Amount	%	Items	Amount	%
Current Assets	49,487,241	99%	Current Liabilities	29,813,707	60%
Long-term Investment	52,420	0%	Long term liabilities	73,947	0%
Property and equipment, net	79,057	0%	Other liabilities	29,887,654	60%
Other Assets	239,328	1%	Total Liabilities	19,970,392	40%
Total Assets	49,858,046	100%	Total Liabilities and stockholders' Equity	49,858,046	100%

Chong Hong

Projects for 2025

NTS in Thousands ： Ping (1 Ping=3.3058 Square meter=35.7143 Square Feet)

Projects		Chong Hong Yongji Rd.	Chong Hong Songde	Chonghong Charming Lifestyle	Chong Hong Linkou V	Chong Hong WTO 19	Chong Hong Kangding Rd.	Chong Hong WTO 18	Chong Hong Yuanlin I	Chong Hong Linkou VI	Chong Hong Yuanlin II	Chong Hong Qingshui Dist. II	Chong Hong Qingshui Dist. IV	Chong Hong Houli Dist.
Location		Taipei	Taipei	Taichung City	New Taipei City	Taipei	Taipei	Taipei	Changhua County	New Taipei City	Changhua County	Taichung City	Taichung City	Taichung City
Land Area (Ping)		1,716.10	618.61	1,482.10	585.56	2,089.56	461.60	2,660.19	608.33	2,467.34	1,472.87	1,936.15	1,302.84	1,587.05
No. of floor		22&23 / B4	22 / B4	15 / B4	29 / B6	24 / B5	22 / B6	16 / B4	24 / B5	28 / B6	15 / B3	23 / B4	15 / B4	15 / B2
Floor Area per unit		53~73	50~60	26~58	30~85	160~325	14~39	126~310	29~50	26~57	27~51	19~53	20~48	36~59
Total Area for Sale (Ping)		11714 / 391	4536 / 123	14429 / 345	7141 / 162	15927/319	7239 / 152	13081 / 427	5432 / 161	19602 / 720	8255 / 262	20029 /536	12587 / 343	7015 / 228
Investment type		Urban renewal	Urban renewal	Own	Own	Own	Urban renewal	Own	Own	Own & JV	Own	Own	Own	Own
Estimate Compeletion Year		2024	2024~2025	2025~2026	2025~2026	2025~2026	2025~2026	2025~2026	2026~2027	2026~2027	2026~2027	2026~2027	2026~2027	2027~2028
Status(11/30,2025)		Hand over house	Hand over house	Hand over house	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction	In construction	Apply for Permit
		100%	100%	100%	90%	60%	60%	60%	50%	30%	1%	1%	10%	1%
sales rate		83%	96%	88%	51%	Planning for sale	Planning for sale	100%	54%	79%	Planning for sale	Planning for sale	100%	Planning for sale
Total sales Amount(C.H.)		3,094,000	3,010,000	4,038,000	4,300,000	12,000,000	12,000,000	2,120,000	2,950,000	8,700,000	3,600,000	8,000,000	4,290,000	2,700,000
Sales Revenue recognized	2024	1,737,593	0	0	0	0	0	0	0	0	0	0	0	0
	2025/11	1,355,475	1,226,670	2,109,667	0	0	0	0	0	0	0	0	0	0
Total Sales recognized		3,093,068	1,226,670	2,109,667	0	0	0	0	0	0	0	0	0	0
Amount sold		2,577,386	2,900,000	3,570,000	2,200,000	0	0	2,120,000	1,580,000	6,900,000	0	0	4,290,000	0

Projects		Chong Hong Xinzhuang Dist.	Chong Hong Beitou Dist.	Chong Hong WTO 20	Chong Hong Guishan Dist.	Chong Hong Linkou VI	Chong Hong Taoyuan Dist	Top31	Tucheng Dist. Residential	Yi Cui Garden	Tucheng Dist. Commercial Office	Chong Hong New Times Square		
Location		New Taipei City	Taipei	Taipei	Taoyuan County	New Taipei City	Taoyuan County	Taipei	New Taipei City	Taipei	New Taipei City	Taipei		
Land Area (Ping)		2,071.60	773.13	1,847.29	6,274.20	546.37	2,791.79	1,255.38	847.40	1,043.32	9,524.67	1,771.00		
No. of floor		26 / B5	12 / B4	20 / B4	24 / B4	22 / B4	18 / B3	31 / B5	15 / B4	35 / B6	30 / B5	13 / B6		
Floor Area per unit		21~40	In Design	150~600	25~60	In Design	In Design	25~52	In Design	In Design	In Design	76~918		
Total Area for Sale (Ping)		19185 / 572	4577 / 134	14553 / 346	30184 / 714	3934 / 92	14301 / 414	11903 / 309	4790 / 143	In Design	In Design	8831 / 220		
Investment type		Own & JV	Joint Venture	Own & JV	Own	Own	Own	Joint Venture	Joint Venture	Joint Venture	Own	Own		
Estimate Compeletion Year		2028~2029	2028~2029	2028~2029	2028~2029	2028~2029	2028~2029	2029~2030	2029~2030	2032~2033	2032~2033	2014		
Status(11/30,2025)		In construction	Apply for Permit	In construction	In construction	Apply for Permit	Apply for Permit	In construction	Apply for Permit	Apply for Permit	Apply for Permit	For Rent		
		1%	0%	1%	3%	0%	0%	0%	2%	0%	0%	100%		
sales rate		Planning for sale	Planning for sale	Planning for sale	13%	Planning for sale	Planning for sale	53%	Planning for sale	Planning for sale	Planning for sale	For Rent		
Total sales Amount(C.H.)		7,000,000	2,400,000	5,000,000	14,000,000	3,200,000	9,000,000	3,500,000	2,200,000	5,500,000	50,000,000	12,000,000		184,602,000
Sales Revenue recognized	2024	0	0	0	0	0	0	0	0	0	0	0		1,737,593
	2025/11	0	0	0	0	0	0	0	0	0	0	0		4,691,812
Total Sales recognized		0	0	0	0	0	0	0	0	0	0	0		6,429,405
Amount sold		0	0	0	1,780,000	0	0	1,850,000	0	0	0	0		29,767,386