



太平洋建設集團

太平洋集團

Pacific Construction Group

把聲譽建築在建築上

December 6th, 2017





Pacific

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Disclaimer

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- Company Brief
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- Operation Summary
- Future Outlook



Introduction

Company Brief

Set up : 1967

Listed : 1980 (stock code 2506)

Capital : NT\$ 3,870,000,000

Chairman : Mr. Chang Chi-Ming

Vice Chairman : Mr. Liu, I-Yee

Executive Director : Ms. Lei Chien

President : Mr. Ma Huang-Jung

Spokesman : Mr. Chen Chi-Hui (Vice President)

Address : No. 285, Sec. 4, Zhongxiao E. Road Taipei

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Operation Structure

Company Brief

Domestic Ordinary Business

Continuation of asset activation plan, and active disposal of housing and surplus land.

Developing project focus on north part, and active participation in joint construction and urban renewal with brand recognition.

Domestic Investment

Established Pacific Realtor Co., Ltd.

Established Pacific Department Store Co., Ltd. in 1989.

Overseas Investment

Invested in Malaysia Centre Point Sabah Complex in 1990.

Invested in Beijing Taiyon Plaza Co., Ltd. in 2004.

Established in 1967

Listed on TWSE in 1980 and stock Code 2506

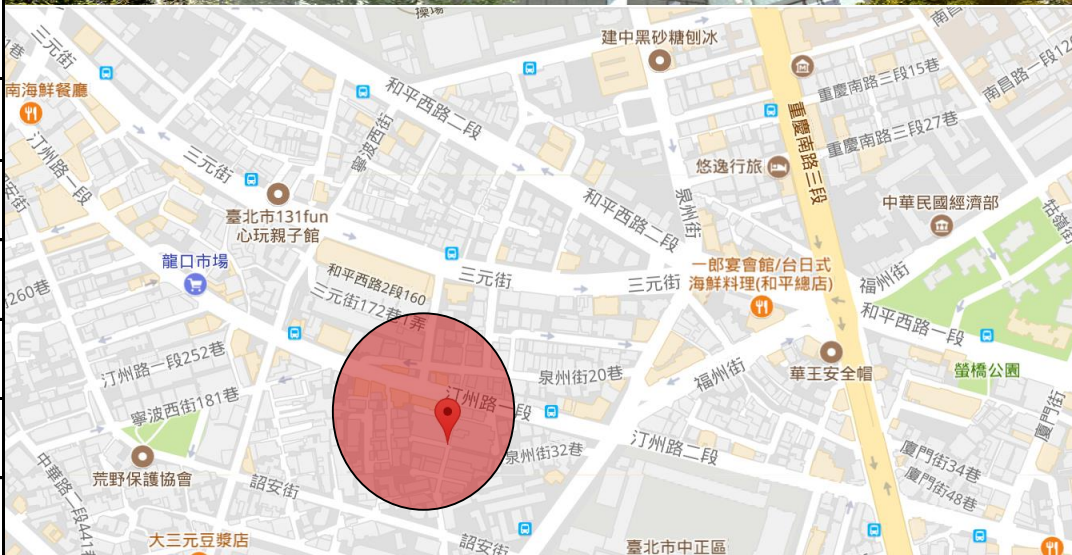


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Pacific Forest

Developing
Project

Project Name		Pacific Forest
Location		Taipei Ting-Zhon Road
Method of Sales		Pre-sales
Product design	Purpose	Condominium
	House Area	148~218(M2)
	Block No.	2
	House No.	81 Lots/168 Parking Bays
	Floor No.	B4~23F
Land Area		~4,602(M2)
Sales floor area		~12,387(M2)
Launching Time		2016/Mar~2016/Apr
Completion Time		2020 Q1



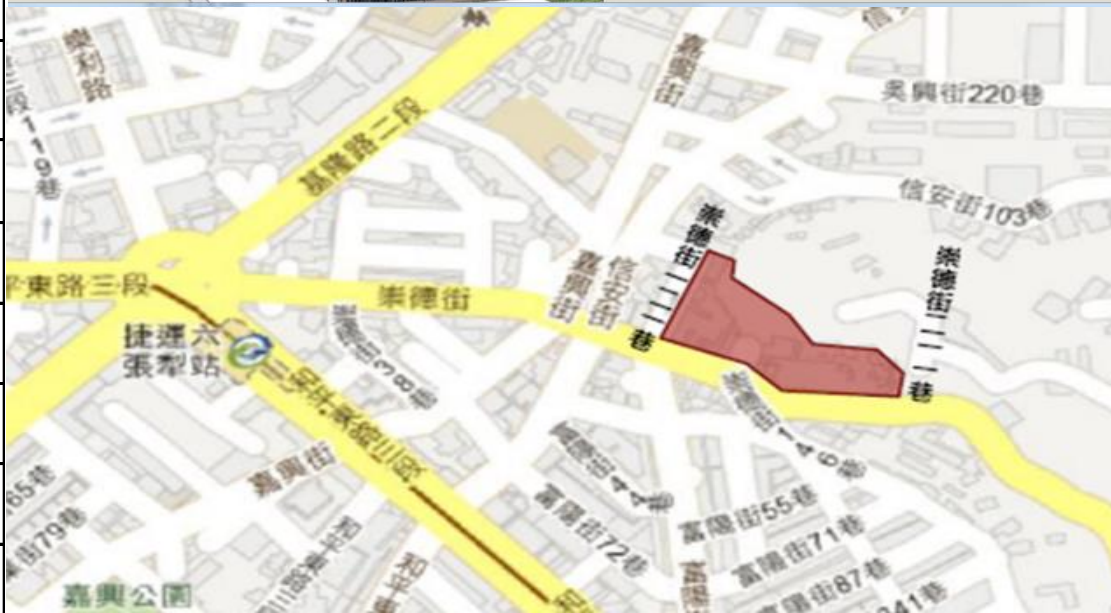


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Pacific Shi-Jing

Developing
Project

Project Name		Pacific Shi-Jing
Location		Taipei Xinyi District
Method of Sales		Pre-sales
Product design	Purpose	Condominium
	House Area	~93(M2)
	Block No.	3
	House No.	28 Lots/ 24Parking Bays
	Floor No.	B2~5F
Land Area		~1,445(M2)
Sales floor area		~2,694(M2)
Launching Time		2016/Otc~2016/Nov
Completion Time		2018 Q1





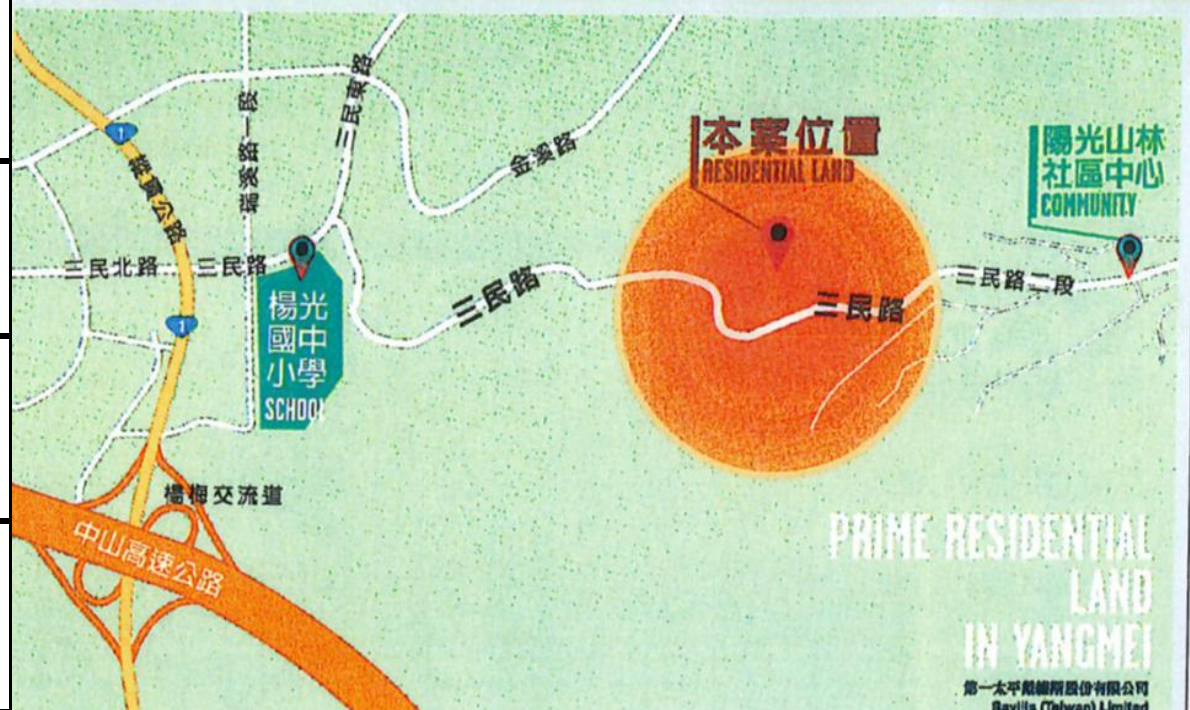
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Taoyuan Yangmei

Developing
Project

Project Name	Taoyuan Yangmei
Location	Yangmei Sanmin Road
Method of Sales	Tender
Land Area	~ 188,382(M2)
Announcement Time	2017/11/9
Tender Opening Time	2017/12/28

[公開標售] 楊梅萬坪住宅用地





Zhao-An St. Urban Renewal

Developing
Project

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Project Name		Zao-An Street
Location		Taipei Zhong-Zheng District
Method of Sales		Pre-sales
Product design	Purpose	Condominium
	House Area	92~168(M2)
	Block No.	1
	House No.	66 Lots /57 Parking bays
	Floor No.	B4~15F
Land Area		~1,183(M2)
Sales floor area		~8,787(M2)
Launching Time		N/A
Completion Time		N/A





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Consolidated Income Statement

Operation
Summary

NTD Thousand

	2014		2015		2016		2017Q3	
Operating Revenue	3,875,117	100%	2,087,067	100%	2,311,461	100%	1,205,377	100%
Gross Profit	1,678,486	43%	1,147,448	55%	1,203,449	52%	641,177	53%
Operating Profit	550,741	14%	169,409	8%	200,178	9%	97,715	8%
Non-Operating Income & Expenses	53,437	1%	100,156	4%	86,357	4%	94,629	8%
Profit for the period	400,279	10%	196,756	9%	170,253	8%	95,475	7%
Total comprehensive income for the period	454,290	11%	329,926	16%	194,947	9%	93,880	7%
Profit attributable to Owner of the Parent	325,464	8%	116,767	5%	117,676	6%	43,357	3%
Comprehensive income attributable to Owner of the Parent	376,162	10%	255,004	12%	132,708	6%	35,886	3%
Basic earnings per share	0.88		0.32		0.33		0.12	



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Consolidated Balance Sheet

Operation
Summary

	2014		2015		2016		2017Q3	
Current Assets	9,139,326	60%	8,502,756	57%	8,467,458	57%	8,248,041	56%
Non-Current Assets	6,472,929	40%	6,421,367	43%	6,513,380	43%	6,484,742	44%
Total Assets	15,612,255	100%	14,924,123	100%	14,980,838	100%	14,732,783	100%
Current Liabilities	5,676,877	36%	5,803,747	38%	5,659,486	38%	5,064,701	34%
Non-Current Liabilities	2,676,300	17%	1,730,633	11%	1,878,107	13%	2,254,351	16%
Total Liabilities	8,353,177	53%	7,534,380	49%	7,537,593	50%	7,319,052	50%
Share Capital	3,870,000	26%	3,870,000	26%	3,870,000	26%	3,870,000	26%
Capital Surplus	375,907	2%	373,383	3%	372,526	2%	372,526	3%
Retain Earnings	1,972,233	12%	1,930,612	13%	1,969,091	13%	1,973,748	14%
Other Equity Interest	117,041	1%	258,866	2%	275,695	2%	268,224	1%
Treasury Stock	(184,526)	-1%	(190,956)	-1%	(193,207)	-1%	(193,207)	-1%
Non-Controlling Interest	1,108,423	7%	1,147,838	8%	1,149,140	8%	1,122,440	7%
Total Equity	7,259,078	47%	7,389,743	51%	7,443,245	50%	7,413,731	50%
Net Value Per Share	16.04		17.26		17.41		17.40	



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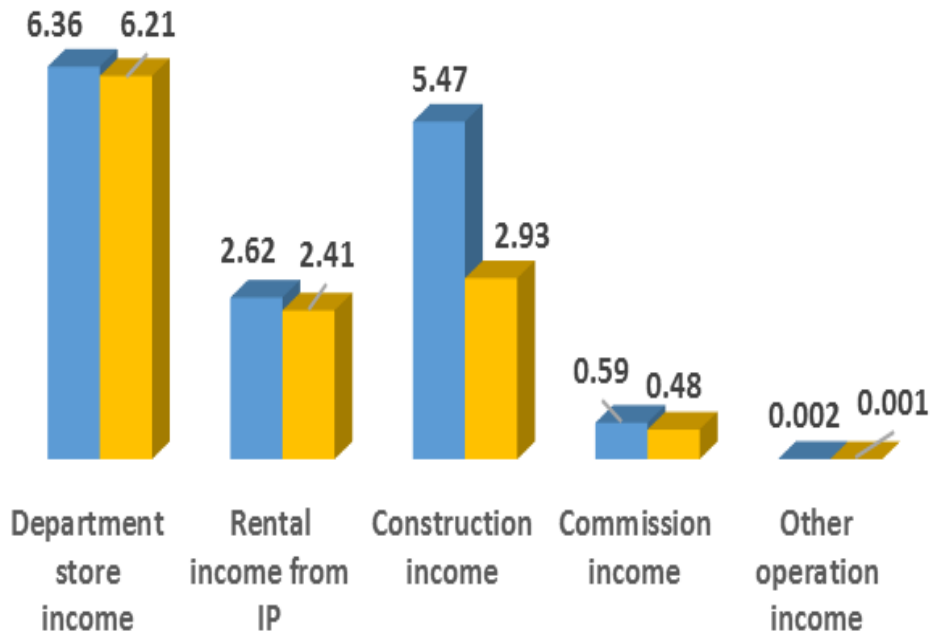
Revenue Breakdown Analysis

Operation
Summary

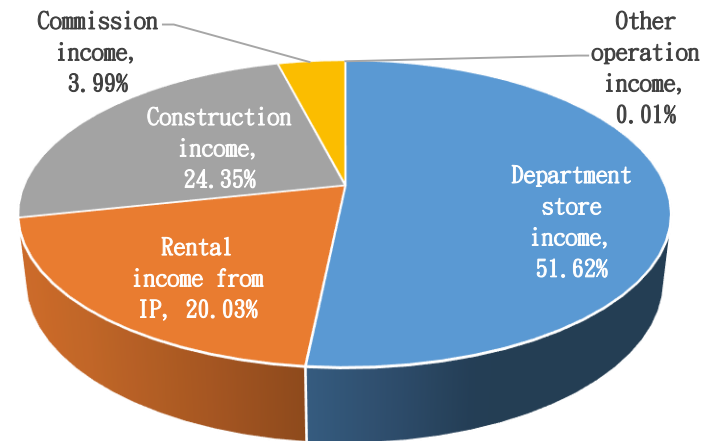
2017Q3 → Department Store/Construction/Rental & others
= 52% / 24% / 24%

2016Q3 vs 2017Q3

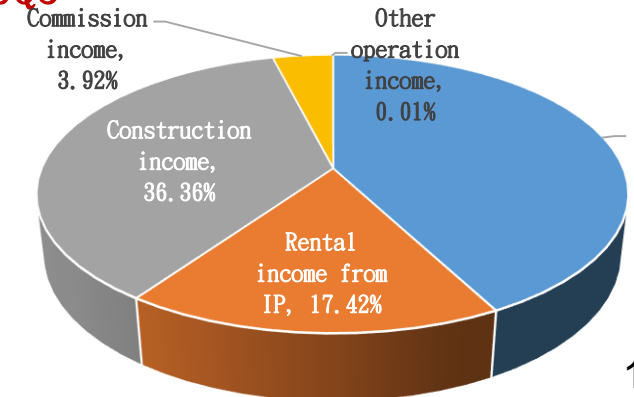
■ 2016Q3 ■ 2017Q3



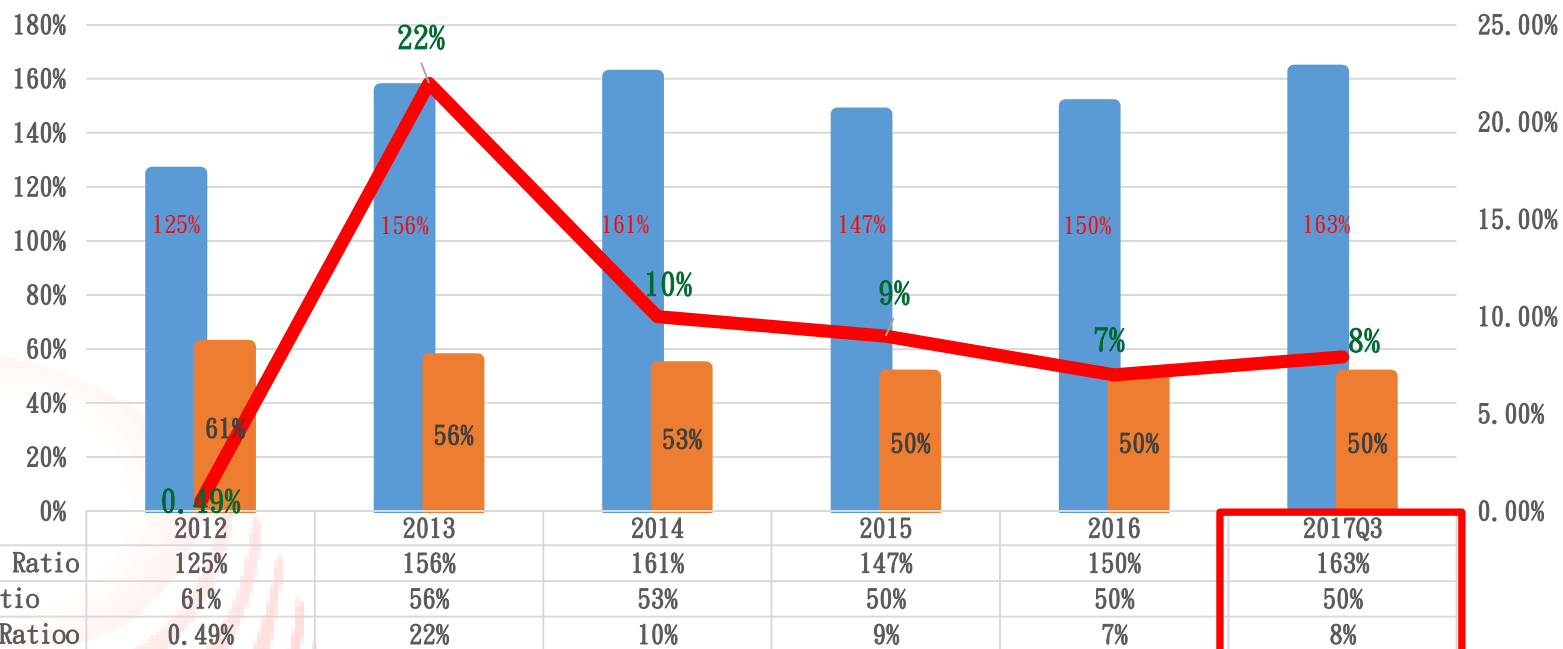
2017Q3



2016Q3



Current Ratio & Debit Ratio



Profit Ratio

Real estate

- (1) Pacific Forest
- (2) Pacific Shi-Jing
- (3) Yangmei Taoyuan
- (4) Zhao-An Street
Urban Renew
- (5) Taipei Shilin Yunong
Market Urban Renewal

Retail

- (1) Pacific Department
Store
- (2) Pacific Realtor
- (3) Beijing Taiyon Plaza
- (4) Malaysia
Centre Point Sabah

Green & Health

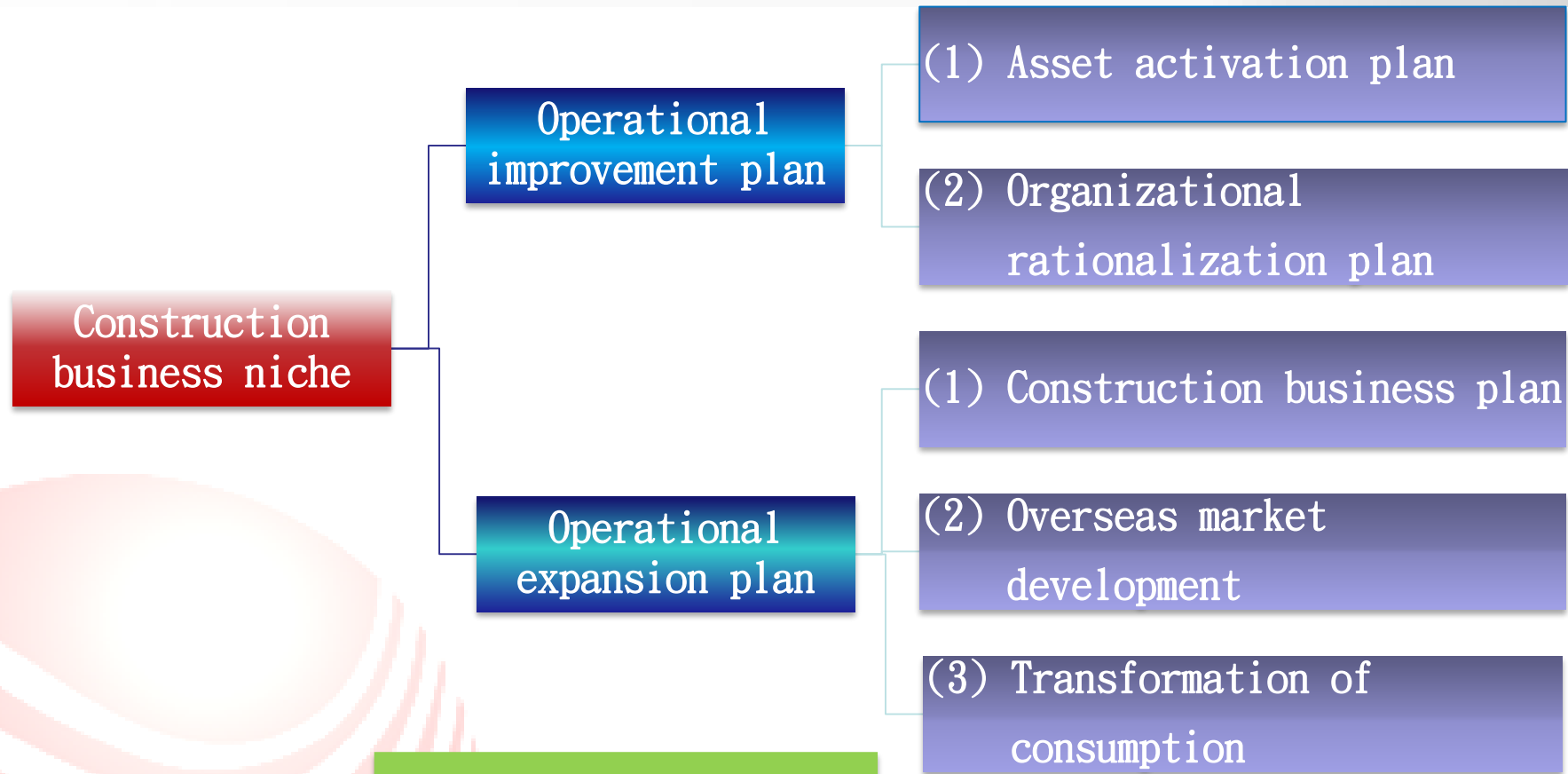
Continue looking
for strategic
partners.



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Improvement & Expansion

Future outlook



Steady profit & maximum shareholders' benefit



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Important Project

Future outlook

Urban
renewal

Taipei Shilin Yunong Market Urban Renewal





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Q&A

Thank You

