



WE & WIN Development Co., Ltd.
2024 Investor Conference

Safe Harbor Notice

- WE & WIN Development Co., Ltd.(the “Company”) ’s statements of its current expectations are forward-looking statements subject to significant risks and uncertainties and actual results may differ materially from those contained in the forward-looking statements.
- Except as required by law, we undertake no obligation to update any forward-looking statement, whether as a result of new information, future events, or otherwise.
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Company Profile

- Listed on TWSE : 1996.09.06
- Stock Symbol : 2537
- Chairman : Mr. Su Yung-Yi
- CEO : Mr. Lee Chih-Ming
- Shares Issued : NT\$ 3,005 million
- Main Business : Real Estate Development
- Headquarter : Taipei , Taiwan
- Company Website : www.5v.com.tw



Management Philosophy

VVVVV 《Our Company Core Values》

~New Core Values of “**We & Win Construction**”

- Value of **Location**
- Value of **Aesthetics**
- Value of **Legacy**
- Value of **Practicality**
- Value of **Reliability**

Financial Data Summary

NTD in thousands

	2019	2020	2021	2022	2023
Sales Revenues	788,704	1,476,336	2,334,383	1,682,018	545,850
Growth(%)	(58%)	87%	58%	(28%)	(68%)
Gross Profit	61,031	344,388	717,398	416,246	144,780
Margin(%)	8%	23%	31%	25%	27%
Operating Income(Loss)	(97,413)	211,341	521,103	246,468	37,288
Operating Margin(%)	(12%)	14%	22%	15%	7%
Net Income(Loss)	(264,298)	176,390	414,729	77,902	(60,134)
Net Margin(%)	(33%)	12%	18%	5%	(11%)
EPS(NT\$)	(0.88)	0.59	1.38	0.26	(0.20)
Cash DPS(NT\$)	-	0.4	0.9	-	-
Stock DPS(NT\$)	-	-	-	-	-
Payout Ratio(%)	-	68%	65%	-	-

Balance Sheet

Items	Jun. 30, 2024		Jun. 30, 2023		Items	Jun. 30, 2024		Jun. 30, 2023	
	NTD in thousands	%	NTD in thousands	%		NTD in thousands	%	NTD in thousands	%
Cash and Cash Equivalents	614,841	4%	503,837	3%	Short-Term Loans	7,109,754	43%	7,139,299	46%
Construction Land	3,599,481	22%	3,594,963	24%	Advances from Customers	1,977,030	12%	1,319,135	9%
Under Construction	7,863,579	48%	6,944,024	45%	Payables	562,570	3%	359,005	2%
Property for Sale	1,087,397	6%	1,581,898	10%	Bonds Payable	1,997,121	12%	1,995,590	13%
Advance Land Payment	322,082	2%	444,647	3%	Others	596,118	4%	469,710	3%
Total Inventories	12,872,539	78%	12,565,532	82%	Total Liabilities	12,242,593	74%	11,282,739	73%
Long-term Investment under Equity Method	98,013	-	38,019	-	Common Stock	3,005,579	18%	3,005,579	20%
Others	2,884,839	18%	2,257,842	15%	Surplus Reserves	1,222,060	8%	1,076,912	7%
Total Assets	16,470,232	100%	15,365,230	100%	Total Liabilities & Equity	16,470,232	100%	15,365,230	100%

Comprehensive Income Statement

NTD in thousands

Items	For the six-months periods ended June 30,			
	2024	%	2023	%
Sales revenues	1,236,601	100%	196,089	100%
Operating costs	(918,264)	(74%)	(149,626)	(76%)
Gross profit	318,337	26%	46,463	24%
Operating expenses	(109,187)	(9%)	(42,624)	(22%)
Operating income(loss)	209,150	17%	3,839	2%
Total non-operating income(loss) and expenses	(33,314)	(3%)	(65,809)	(34%)
Profit(Loss) before income tax	175,836	14%	(61,970)	(32%)
Income tax income(expense)	(23,466)	(2%)	9,020	5%
Net income(loss)	152,370	12%	(52,950)	(27%)
Basic earnings(loss) per share	0.51		(0.18)	

Existing Home Sales

Project	Location	Product	Total amount (NTD in billions)
We & Win Shi-Jie	Taoyuan City Dayuan Dist.	Commercial	1.38
We & Win Liang	New Taipei City Xinzhuang Dist.	Commercial	
We & Win Tian-Mu	Taipei City Shilin Dist.	Residential & Commercial	

Presale Performance

Project	We & Win Shi-Yu	We & Win Da-Shi	We & Win Yuan-Lang
Location	Xindian Dist. (New Taipei City)	New Taipei City Sanchong Dist.	New Taipei City Xindian Dist.
Land Use Zoning	Commercial Area	Residential Area	Residential Area
Land Area	287.10 Ping	1,233.40 Ping	3,449.45 Ping
Architectural Design	B4F / 15F	B5F / 24F	B4F / 33F
Estimated Total Sales	NTD 0.95 Billions	NTD 1.7Billions	NTD 10.23Billions (Note)
Sales Status	Sold Out	92%	80%
Expected Date of Building Use Permit	2024Q3	2025Q2	2029

(Note) The contracted amount of joint construction and separate sale has not yet been allocated to landowners and the Company.

Presale Performance

Project	We & Win Guang-Yu	We & Win Ju-Chuan
Location	Zhongli Dist. (Taoyuan City)	Sanchong Dist. (New Taipei City)
Land Use Zoning	Commercial	Residential
Land Area	1,544.95 Ping	563.75 Ping
Architectural Design	B4F / 15F	B5F / 21F
Estimated Total Sales	NTD 3.23 Billions	NTD 1.37 Billions
Sales Status	91%	86%
Expected Date of Building Use Permit	2027	2029

Presale Performance

Project	Xin-Zhoumei Section #1	Lin-De-Guan Section	Xin-Zhoumei Section #2	Kegong Section
Location	Beitou Dist. (Taipei City)	Lingya Dist. (Kaohsiung City)	Beitou Dist. (Taipei City)	Annan Dist. (Tainan City)
Land Use Zoning	Restricted Industrial	Commercial	Residential	Residential
Land Area	1,156.73 Ping	681.53 Ping	343.85 Ping	5,204.73 Ping
Architectural Design	B5F / 18F	B6F / 28F	B3F / 11F	Under Planning
Estimated Total Sales	NTD 7.2 Billions	NTD 4 Billions	NTD 0.67 Billions	—
Expected Date of Pre-Sale Projects	Under Construction	Under Construction	Under Planning	2025Q2
Expected Date of Building Use Permit	2028	2029	2028	—

Schedule(2024~2029)

Main Project	Estimated Total Sales (NTD Billions)	Sales Rate	2024	2025	2026	2027	2028	2029
We & Win Shi-Jie We & Win Liang We & Win Tian-Mu	1.38 (Note 1)	—						
We & Win Shi-Yu	0.95	100%						
We & Win Da-Shi	1.85	92%						
We & Win Guang-Yu	3.54	91%						
Xin-Zhoumei Section of Beitou Dist. #1	7.2	—						
Xin-Zhoumei Section of Beitou Dist. #2	0.67	—						
Kegong Section	—	—						
We & Win Yuan-Lang	10.23 (Note 2)	80%						
We & Win Ju-Chuan	1.59	86%						
Lin-De-Guan Section	4	—						

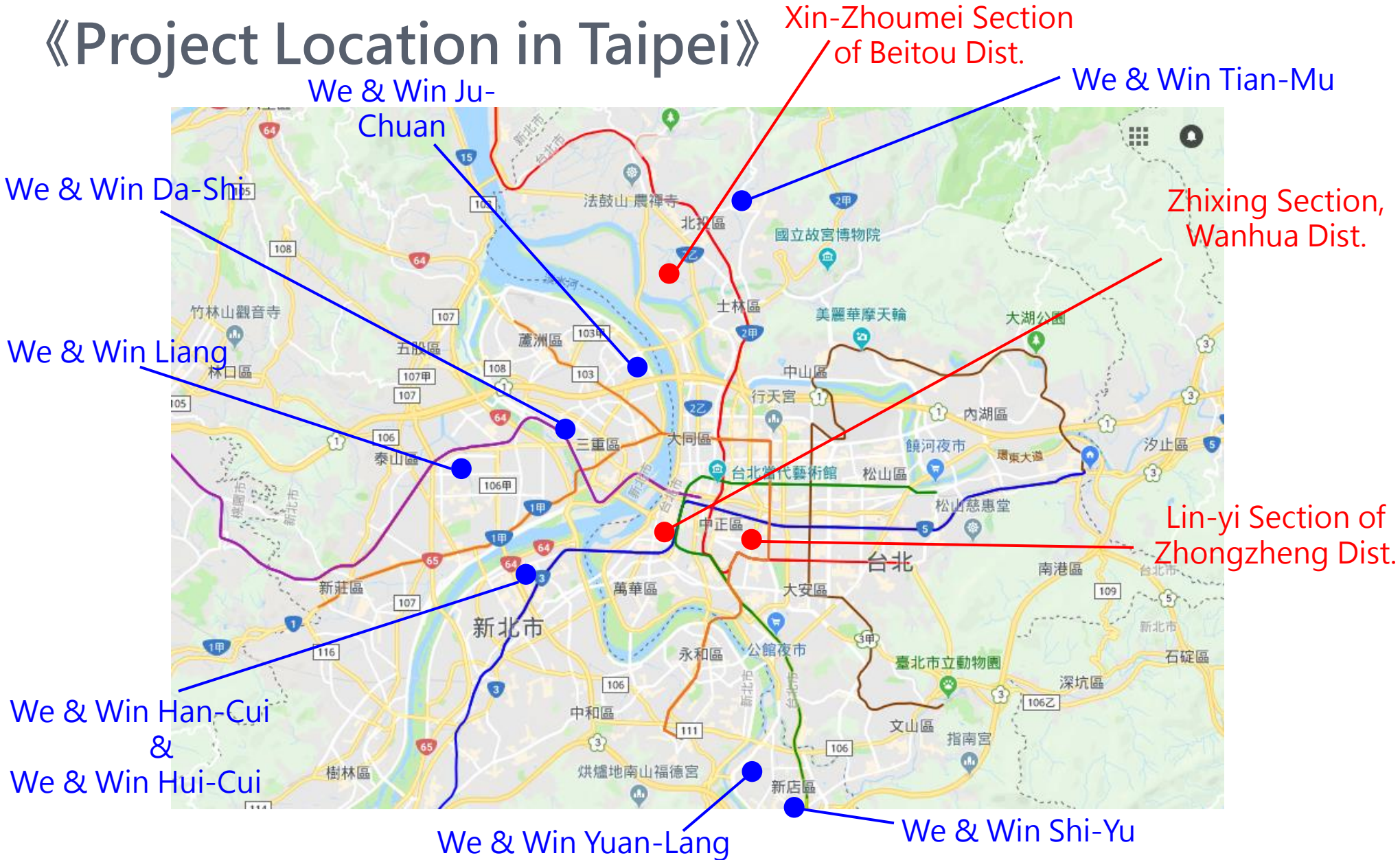
(Note 1) The existing home sales is expected.

(Note 2) The contracted amount of joint construction and separate sale has not yet been allocated to landowners and the Company.

Land Stock

Location	Product	Land Area (Ping)
Lin-yi Section of Zhongzheng Dist.(Taipei City)	Residential	145.50
Xin-Zhoumei Section of Beitou Dist.(Taipei City)	Commercial	1,732.45
Zhixing Section, Wanhua Dist.(Taipei City)	Residential	354.83
Wu-Kuai-Cuo Section of Dayuan Dist.(Taoyuan City)	Non-urban Land (Type D building land)	1,612.84
Yuan-Bei Section of Annan Dist.(Tainan City)	Residential	1,420.85
Hua-Tai Section of Fengshan Dist.(Kaohsiung City)	Residential	1,000.00

《Project Location in Taipei》

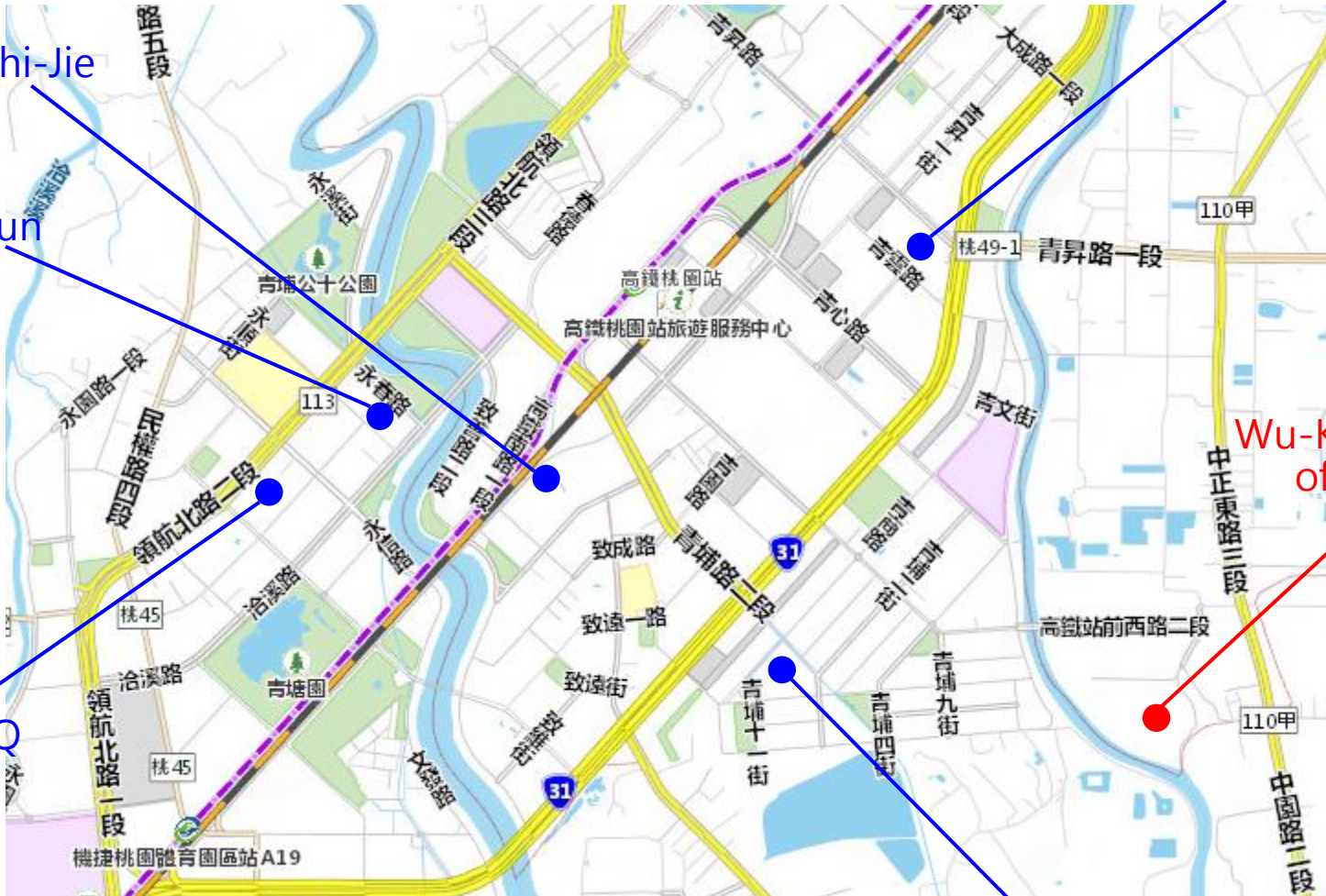


《Project Location in Taoyuan》

We & Win Guang-Yu

We & Win Shi-Jie

We & Win Chun



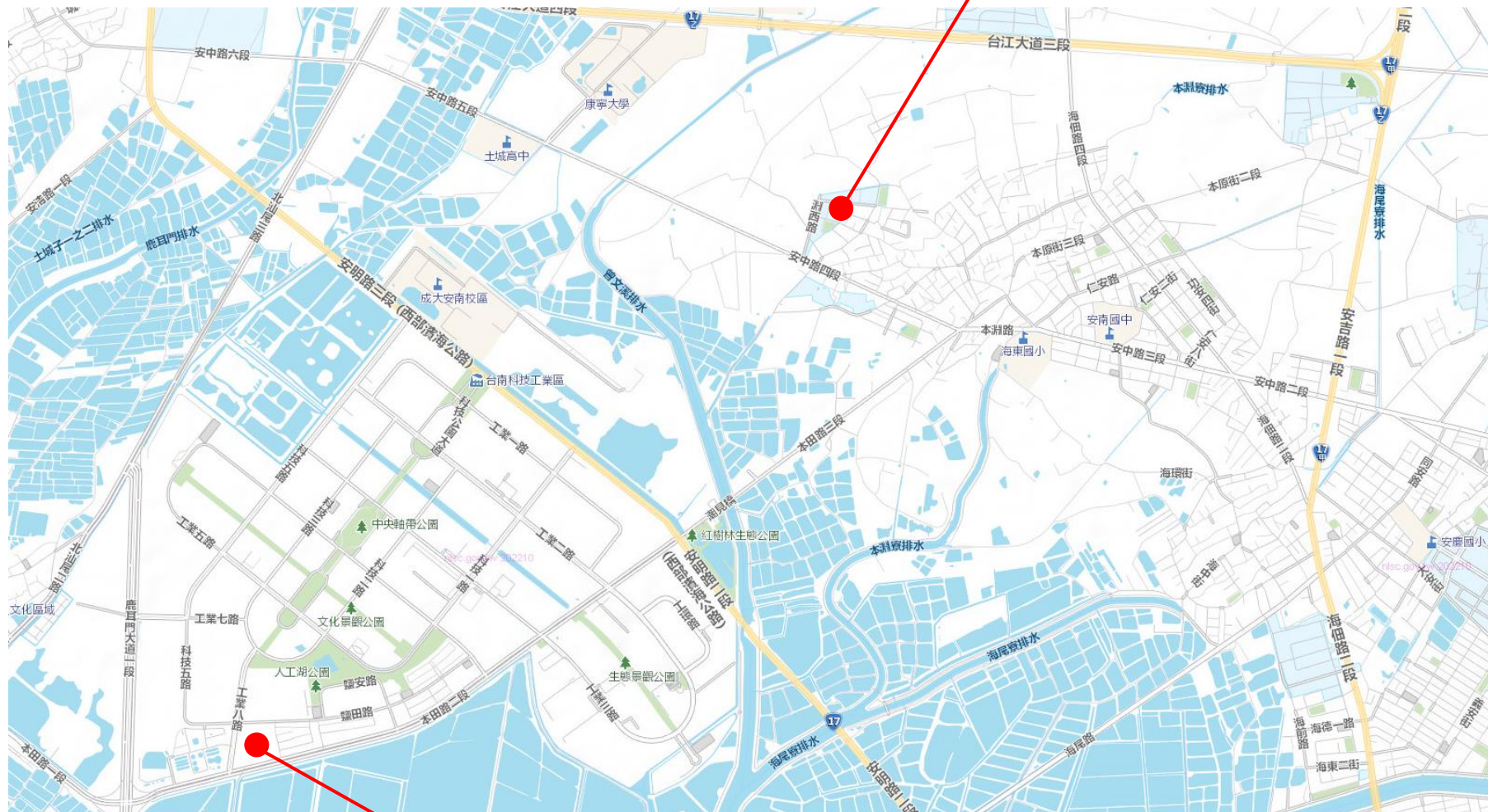
Wu-Kuai-Cuo Section of Dayuan Dist.

We & Win 3Q

We & Win Shi-Ji

《Project Location in Tainan》

Yuan-Bei Section of
Annan Dist.



Ke-Gong Section of
Annan Dist.

《Project Location in Kaohsiung》

Hua-Tai Section of Fengshan Dist.



Lin-De-Guan Section of Lingya Dist.

Q & A

Thank You for your Attention!

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