WE & WIN CONSTRUCTION

Stock Symbol ：2537



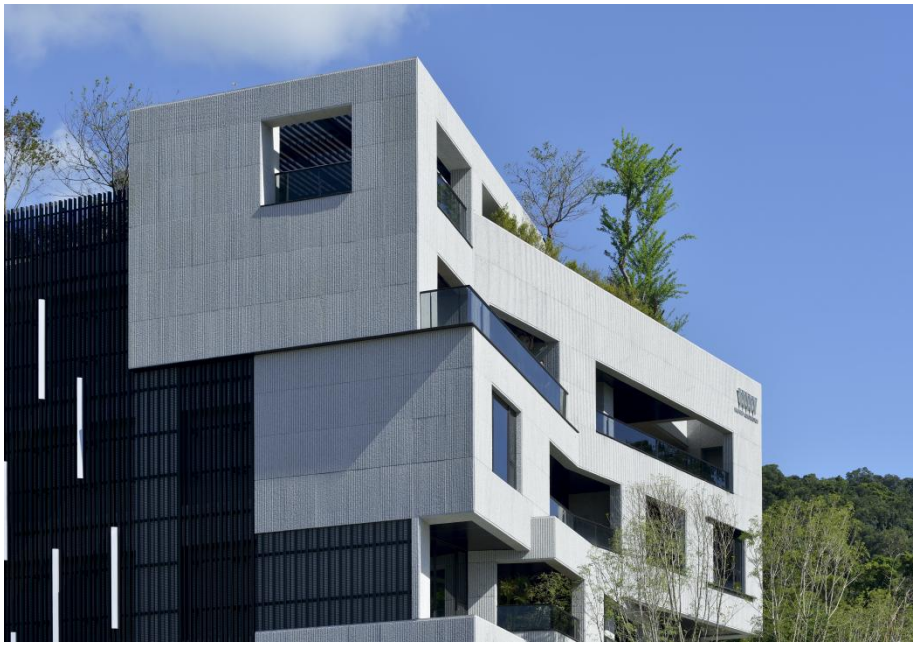

# WE & WIN Development Co., Ltd.
# 2025 Investor Conference

# 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



# Company Project Portfolio


We & Win Ti-Pu 2009


W&W-Cathay Commercial Building 2011


We & Win Han-Yui 2011


We & Win Shi-Jie 2013


We & Win Shi-Ji 2014


We & Win Han-Cui 2016


We & Win Hui-Cui 2017


We & Win Liang 2018


We & Win 3Q 2018


We & Win Qing-Tang Wu-Jiang 2019


We & Win Da-Shi 2020


We & Win Chun 2020


We & Win Shi-Yu 2020


We & Win Tian-Mu 2021


We & Win Yuan-Lang 2021


Taipower Renai Road Case 2023


We & Win Guang-Yu 2024


We & Win Ju-Chuan 2024

Projected Launch


We & Win Intelligent Technology Commercial Building 2025

Projected Launch


Xin-Zhoumei Section(No. 77) 2026

to be continued

# Financial Data Summary

NTD in thousands

| | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|
| **Sales Revenues** | **1,476,336** | **2,334,383** | **1,682,018** | **545,850** | **2,213,711** |
| Growth(%) | 87% | 58% | (28%) | (68%) | 305.55% |
| **Gross Profit** | **344,388** | **717,398** | **416,246** | **144,780** | **678,835** |
| Margin(%) | 23% | 31% | 25% | 27% | 31% |
| **Operating Income(Loss)** | **211,341** | **521,103** | **246,468** | **37,288** | **465,541** |
| Operating Margin(%) | 14% | 22% | 15% | 7% | 21% |
| **Net Income(Loss)** | **176,390** | **414,729** | **77,902** | **(60,134)** | **314,822** |
| Net Margin(%) | 12% | 18% | 5% | (11%) | 14% |
| **EPS(NT$)** | **0.59** | **1.38** | **0.26** | **(0.20)** | **1.05** |
| Cash DPS(NT$) | 0.4 | 0.9 | - | - | - |
| Stock DPS(NT$) | - | - | - | - | - |
| **Payout Ratio(%)** | **68%** | **65%** | - | - | - |

# Balance Sheet

| Items | Jun. 30, 2025 | | Jun. 30, 2024 | | Items | Jun. 30, 2025 | | Jun. 30, 2024 | |
|---|---|---|---|---|---|---|---|---|---|
| | NTD in thousands | % | NTD in thousands | % | | NTD in thousands | % | NTD in thousands | % |
| Cash and Cash Equivalents | 487,077 | 3% | 614,841 | 4% | Short-Term Loans | 7,809,175 | 43% | 7,109,754 | 43% |
| Construction Land | 3,889,167 | 22% | 3,599,481 | 22% | Advances from Customers | 2,193,949 | 12% | 1,977,030 | 12% |
| Under Construction | 9,574,704 | 53% | 7,863,579 | 48% | Payables | 479,296 | 3% | 562,570 | 3% |
| Property for Sale | 801,551 | 4% | 1,087,397 | 6% | Bonds Payable | 1,190,715 | 6% | 1,997,121 | 12% |
| Advance Land Payment | 322,082 | 2% | 322,082 | 2% | Others | 1,947,177 | 11% | 596,118 | 4% |
| **Total Inventories** | **14,587,504** | **81%** | **12,872,539** | **78%** | **Total Liabilities** | **13,620,312** | **75%** | **12,242,593** | **74%** |
| Long-term Investment under Equity Method | 120,843 | - | 98,013 | - | Common Stock | 3,005,579 | 17% | 3,005,579 | 18% |
| Others | 2,861,107 | 16% | 2,884,839 | 18% | Surplus Reserves | 1,430,640 | 8% | 1,222,060 | 8% |
| **Total Assets** | **18,056,531** | **100%** | **16,470,232** | **100%** | **Total Liabilities & Equity** | **18,056,531** | **100%** | **16,470,232** | **100%** |

# Comprehensive Income Statement

NTD in thousands

| Items | For the six-months periods ended June 30, | | | |
|---|---|---|---|---|
| | 2025 | % | 2024 | % |
| Sales revenues | 432,807 | 100% | 1,236,601 | 100% |
| Operating costs | (271,779) | (63%) | (918,264) | (74%) |
| Gross profit | 161,028 | 37% | 318,337 | 26% |
| Operating expenses | (60,550) | (14%) | (109,187) | (9%) |
| Operating income(loss) | 100,478 | 23% | 209,150 | 17% |
| Total non-operating income(loss) and expenses | (33,720) | (8%) | (33,314) | (3%) |
| Profit(Loss) before income tax | 66,758 | 15% | 175,836 | 14% |
| Income tax income(expense) | (20,818) | (5%) | (23,466) | (2%) |
| **Net income(loss)** | **45,940** | **10%** | **152,370** | **12%** |
| **Basic earnings(loss) per share** | **0.15** | | **0.51** | |

# Existing Home Sales

| Project | Location | Product | Total amout (NTD in billions) |
|---|---|---|---|
| We & Win Shi-Jie | Taoyuan City Dayuan Dist. | Commercial | 10.8 |
| We & Win Liang | New Taipei City Xinzhuang Dist. | Commercial | |
| We & Win Tian-Mu | Taipei City Shilin Dist. | Residential & Commercial | |

# Presale Performance

| Project | We & Win Da-Shi | We & Win Guang-Yu | We & Win Ju-Chuan | We & Win Yuan-Lang |
|---|---|---|---|---|
| Location | Sanchong Dist. (New Taipei City) | Zhongli Dist. (Taoyuan City) | Sanchong Dist. (New Taipei City) | Xindian Dist. (New Taipei City) |
| Land Use Zoning | Residential Area | Commercial | Residential Area | Residential Area |
| Land Area | 1,233.40 Ping | 1,544.95 Ping | 563.75 Ping | 3,449.45 Ping |
| Architectural Design | B5F / 24F | B4F / 15F | B5F / 21F | B4F / 33F |
| Estimated Total Sales | NTD 1.7Billions | NTD 3.23 Billions | NTD 1.37 Billions | NTD 10.23Billions (Note) |
| Sales Status | 92% | 91% | 86% | 80% |
| Expected Date of Building Use Permit | 2025 Sep. | 2027 | 2029 | 2029 |

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

# Projected Launch – Q4, 2025



| We & Win Intelligent Technology Commercial Building | |
|---|---|
| Location | Beitou Dist. (Taipei City) |
| Land Area | 1,156.73 Ping |
| Architectural Design | B5F / 18F |
| Number of construction | 2 shopfronts (163 / 248 Ping)<br>33 offices (166~267 Ping) |
| Estimated Total Sales | **NTD 9 Billions** |

(Note)Under construction, Expected to be completed and obtain a usage license in 2028 .

# Projected Launch – H1, 2026



| Xin-Zhoumei Section(No. 77) | |
|---|---|
| Location | Beitou Dist.<br>(Taipei City) |
| Land Area | 343.85 Ping |
| Architectural Design | B3F / 11F |
| Number of construction | 4 shopfronts (17~21 Ping)<br>48 residences (21~30 Ping) |
| Estimated Total Sales | **NTD 0.78 Billions**<br>(Developer's share of the amount) |

(Note)Contracting Process for Construction Projects and is expected to be completed and obtain a usage license for use in 2028.

# Project under Construction

| Project | Lin-De-Guan Section | Taipower Renai Road Case |
|---|---|---|
| Location | Lingya Dist. (Kaohsiung City) | Zhongzheng Dist. (Taipei City) |
| Land Use Zoning | Commercial | Residential |
| Land Area | 681.53 Ping | 352.41 Ping |
| Architectural Design | B6F / 28F | B4F / 14F |
| Estimated Total Sales | NTD 4 Billions | NA (Note) |
| Expected Date of Building Use Permit | 2029 | 2026 |

(Note)On June 3, 2020, the Company was selected by Taiwan Power Company as the investor and developer for the 'Joint Development Project of the Ren'ai Road Section 2 Temporary Parking Lot in Zhongzheng District, Taipei City.' The Company is responsible for constructing and completing a premium office building on behalf of Taipower, to be located on land parcels Nos. 37 and 37-1, Subsection 3, Linyi Section, Zhongzheng District, Taipei City (with a total area of approximately 352.41 pings). In return, Taipower has allocated land parcels Nos. 35 and 35-1, Subsection 3, Linyi Section, Zhongzheng District, Taipei City (with a total area of approximately 145.50 pings) to the Company for independent development and use.

# Planned Project

| Project | Hua-Tai Section | Kegong Section |
|---|---|---|
| Location | Hua-Tai Section of Fengshan Dist. (Kaohsiung City) | Annan Dist. (Tainan City) |
| Land Use Zoning | Commercial | Residential |
| Land Area | 1,000 Ping | 5,204.73 Ping |
| Architectural Design | Approval of Urban Design Review | Under Planning |
| Estimated Total Sales | – | – |
| Project Status | Building permit application under review | Building permit application under review |

# Land Stock

| Location | Product | Land Area (Ping) |
|---|---|---|
| Lin-yi Section of Zhongzheng Dist. in Taipei City (Urban Renewal, Unsafe and old Buildings) | Residential | 204.79 |
| Xin-Zhoumei Section of Beitou Dist. in Taipei City (Joint - Construction) | Commercial | 1,732.45 |
| Zhixing Section, Wanhua Dist. in Taipei City (Urban Renewal, Unsafe and old Buildings) | Residential | 354.83 |
| Wu-Kuai-Cuo Section of Dayuan Dist. in Taoyuan City (Self - Construction) | Non-urban Land (Type D building land) | 1,612.84 |
| Yuan-Bei Section of Annan Dist. in Tainan City (Self - Construction) | Residential | 1,420.85 |
| Wuguwang Section of Sanchong Dist. in New Taipei City (Urban Renewal, Unsafe and old Buildings) | Residential | 616.34 |
| Yushi Section of Wugu Dist. in New Taipei City (Urban Renewal, Unsafe and old Buildings) | Industrial Office Building | 3,176.09 |

# 2025 Tender contract

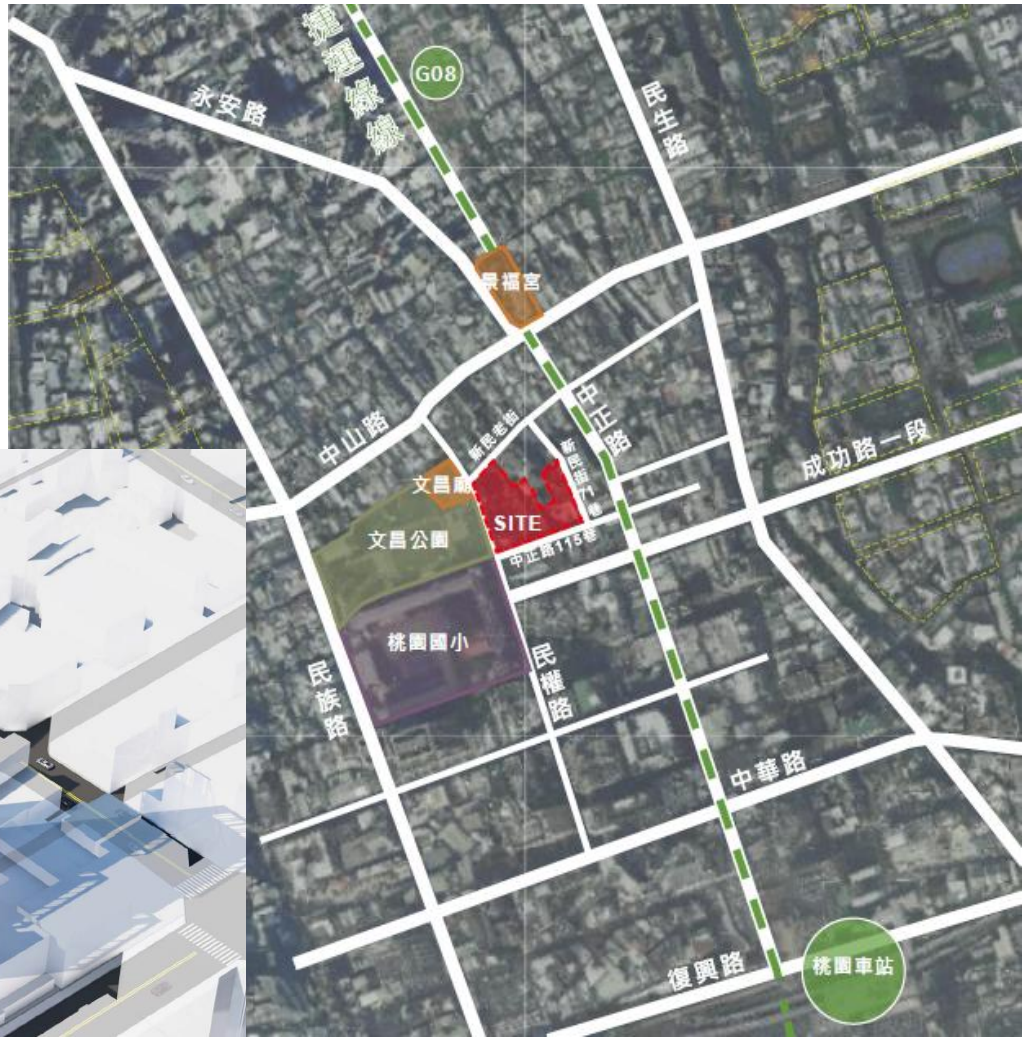
On April 25, 2025, our company was selected as the most preferred applicant of the urban renewal project for Changmei Subsect., Taoyuan Sect., Taoyuan Dist., Taoyuan City. The company has executed the contract with the Taoyuan City Government and is currently proceeding with the urban renewal process.



# 2025 Tender contract

The project is adjacent to the established commercial district of Taoyuan Station and will benefit from major transportation developments, including the Taoyuan Railway Underground Project and the Taoyuan MRT Green Line G07 Station. The planned development period is six years (2025–2031), and the company expects to receive a total sales amount of approximately NT$5.2 billion.





# Schedule(2025~2029)

| Main Project | Estimated Total Sales (NTD Billions) | Sales Rate | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|---|---|---|---|---|---|---|
| We & Win Shi-Jie<br>We & Win Liang<br>We & Win Tian-Mu | 1.08 | – | | | | | |
| We & Win Da-Shi | 1.85 | 92% | | | | | |
| We & Win Guang-Yu | 3.54 | 91% | | | | | |
| We & Win Intelligent Technology Commercial Building | 9 | – | | | | | |
| Xin-Zhoumei Section of Beitou Dist. #77 | 0.78 | – | | | | | |
| We & Win Yuan-Lang | 10.23<br>(Note 1) | 80% | | | | | |
| We & Win Ju-Chuan | 1.59 | 86% | | | | | |
| Lin-De-Guan Section | 4 | – | | | | | |

*(Note 1) The contracted amount of joint construction and separate sale has not yet been allocated to landowners and the Company.*

# Q & A

# Thank You for your Attention!

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