



RUENTEX DEVELOPMENT Co. Ltd
(TICKER: 9945TW)

潤泰集團

創新 超越 領先 全方位

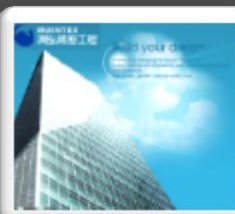
潤澤社會
泰安民生

Company Overview

1. Company Overview

2. Financial Overview
3. Property Development
4. Life Insurance Business
5. Environmental Protection,
Cement Business
6. Vision of the Future

- Name : Ruentex Development
- Chairman : Mr. Tsang Jiunn Jean
- President : Mr. Lee Chih Hung
- Shareholders' equity :
TWD167.2bn(2018/03/31)
- Main growth drivers :
 - ✓ Property development,
Construction, Cement business
 - ✓ Life insurance business
 - ✓ Environmental Protection,
Cement Business



1977

Ruentex Construction was established

1992

Ruentex IPO

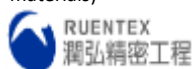
2002

Renamed:
Ruentex Development



2009

Subsidiary
RT-CEMENT Co. Ltd bought the dong shan cement factory in ilan, and start to develop the cement business (2013/12 Renamed: RT-materials)



2010

Subsidiary
RT-Engineering & Construction Co LTD was IPO



2011/07

Sun Art Retail (RT-Mart China and Auchan) was IPO in HK



2011/07

FSC has approved the 25%-owned Ruen Chen Holdings' investment in Nan Shan Life

CITY LINK
SONG SHAN

2012/12

Subsidiary
Grand opening of CITY LINK song shan store, ruentex start to develop commercial real estate business.

CITY LINK
NAN GANG

2014/12

Subsidiary
Grand opening of CITY LINK nan gang store.



2015/07

Subsidiary
RT-MATERIALS Co LTD is listed on the TWSE



2016/09

Subsidiary
Ruentex Innovative Development Co., Ltd. Cooperated with Mitsubishi Estate Co., Ltd. to Jiangcui development case.

Ruentex Innovative Development Co., Ltd.

2017/09

Subsidiary
Ruentex Innovative Development Co., Ltd. Cooperated with Mitsubishi Estate Co., Ltd. to **Yucheng**



2017/11

After the equity swap and disposal of CGC that are the resolution of the board of directors on Nov. 20, the shareholding ratio of Sun Art Retail was reduce from 8.36% to 0.94%.

TSUTAYA BOOKSTORE

2017/11

The introduction of TSUTAYA BOOKSTORE in Japan, which was opening in Song Shan Baoching on Nov. 24.

CITY LINK
NEI HU

2018/03

Grand opening of CITY LINK nei hu store, and TSUTAYA BOOKSTORE also opening in Nei Hu on Mar. 29.

Market Cap. : TWD 57bn



**Ruentex
development**

Retail (taiwan)
and Property
development



**RBY (SHON SHAN)
RXC (NAN GANG)
LSD (SHON SHAN)**

Commercial and
BOT project



**Ruentex
engineering &
construction**

Construction and
engineer



**Ruentex
Materials**

Cement
manufacture &
development



**RT- interior design
RT- maintenance
RT- security
Other**

**Life insurance
business**

Nan Shan Life
(ownership 25.08%)



南山人壽

RUENTEX GROUP

Ruentex Industries
(ownership 11.63%)



潤泰全球

**Environmental
Protection &
Biotechnology Business**

Sunny Friend Env.(26.62%)
TaiMed Biologics(4.14%)
OBI Pharma(0.73%)

Other investments

Brogent Tec.(4.42%)
Sun Art Retail (0.94%)

Note 1: Market data as of closed day of 29.Mar, 2018(The price of Nan-Shan is unlisted quote TWD 23.93;The price of Sun Art Retail is HKD 9.13.)

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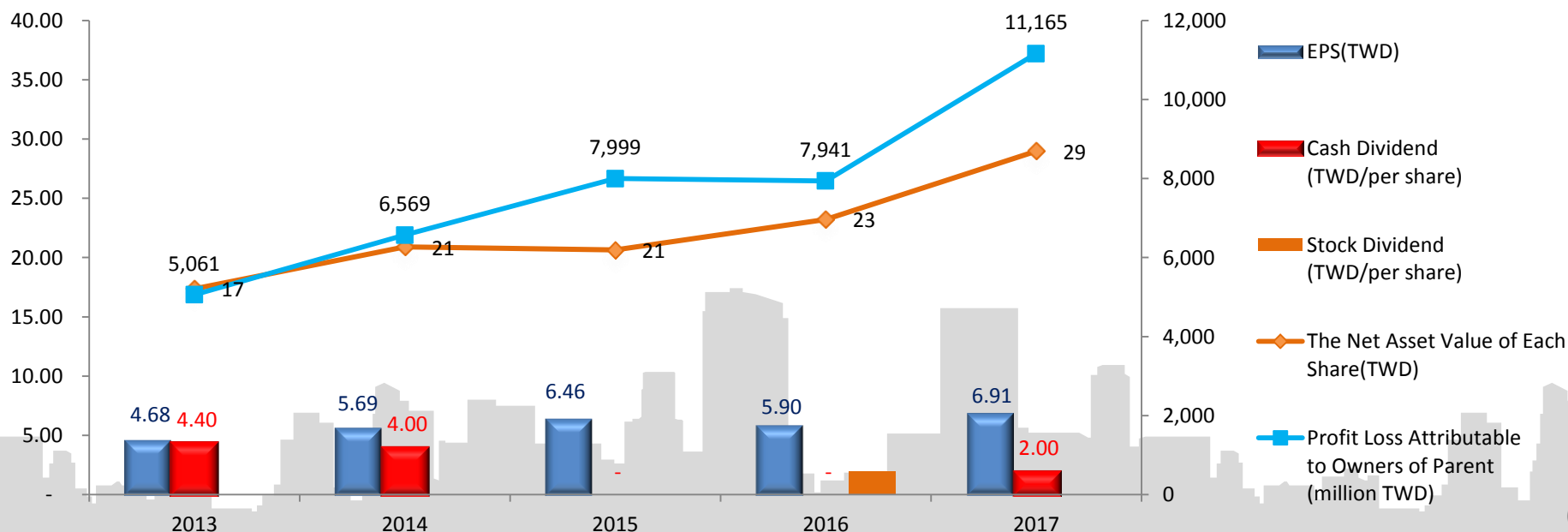




Unit: TWD millions / per share

項 目	2013	2014	2015	2016	2017
Consolidate revenue	15,101	12,292	12,978	13,117	10,912
Consolidate Gross Profit	2,958	2,669	3,703	3,418	2,678
Consolidate Operating Profit	805	724	2,182	1,846	1,035
Profit attributable to the Company(note)	5,061	6,569	7,999	7,940	11,165
EPS(TWD) (note)	4.68	5.69	6.46	5.90	6.91

Note : Consolidate net profit , profit attributable to the company and eps in 2013 , are not included CGC re-measured its operating entities of NT 25.7 billion and earnings per share of NT24.35.



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Residential
development
Commercial
and BOT

Residential development



Commercial and BOT



貫徹品質理念，創造顧客滿意

Residential project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Self land

1. Song Tao

Site Area : 2,982M²
Gross Area : 15,441M²
Sell Area : 8,433M²

Self land

2. Feng Sheng

Site Area : 3,795M²
Gross Area : 33,742M²
Sell Area : 25,174M²

Self land

3. Dun Hua

Site Area : 4,443M²
Gross Area : 29,825M²
Sell Area : 24,922M²

Self land

4. Yucheng

Site Area : 5,286M²
Gross Area : 58,982M²
Residence : 15,861M²
Office : 36,403M²

Co-develop

5. Ci-yan

Site Area : 1,699M²
Gross Area : 7,855M²
Sell Area : 2,833M²

Co-develop

6. Li Jen

Site Area : 707M²
Gross Area : 4,185M²
Sell Area : 2,069M²

Co-develop

7. Twin Star

Site Area : 1,855M²
Gross Area : 16,043M²
Sell Area : 2,959M²

Co-develop

8. Jiangcui -D

Site Area : 5,736M²
Gross Area : 36,374M²
Sell Area : 14,545M²

Co-develop

9. Datong

Site Area : 1,547M²
Gross Area : 11,765M²
Sell Area : 3,788M²

Co-develop

10. Wuguwang-A

Site Area : 9,352M²
Gross Area : 59,366M²
Sell Area : 27,164M²

Co-develop

11. Wuguwang-B

Site Area : 3,517M²
Gross Area : 21,795M²
Sell Area : 9,084M²

Co-develop

12. Jiangcui-A

Site Area : 4,959M²
Gross Area : 32,985M²
Sell Area : 16,936M²

Residential project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Co-develop

13.Minsheng Road

Site Area : 2,572M²
Gross Area : 20,959M²
Sell Area : 19,012M²

Co-develop

14.Juan Chiao

Site Area : 3,504M²
Gross Area : 15,884M²
Sell Area : 7,064M²

Government

15.Ching Tsai

Site Area : 8,165M²
Gross Area : 75,696M²
Sell Area : 10,906M²

Government

16.MRT- San Chong

Site Area : 10,116M²
Gross Area : 101,402M²
Sell Area : Consulting
with Government

Government

17.Li Ho

Site Area : 2,040M²
Gross Area : 13,220M²
Sell Area : 2,648M²

Government

18.Nan Hai

Site Area : 5,382M²
Gross Area : 33,719M²
Sell Area : 6,942M²

Ground right

19.Daikanyama

Site Area : 1,600M²
Gross Area : 9,785M²
Sell Area : 4,083M²
Catering: 3,408M²

The sellable Area for RUENTEX DEVELOPMENT Co. Ltd are 163,950M².

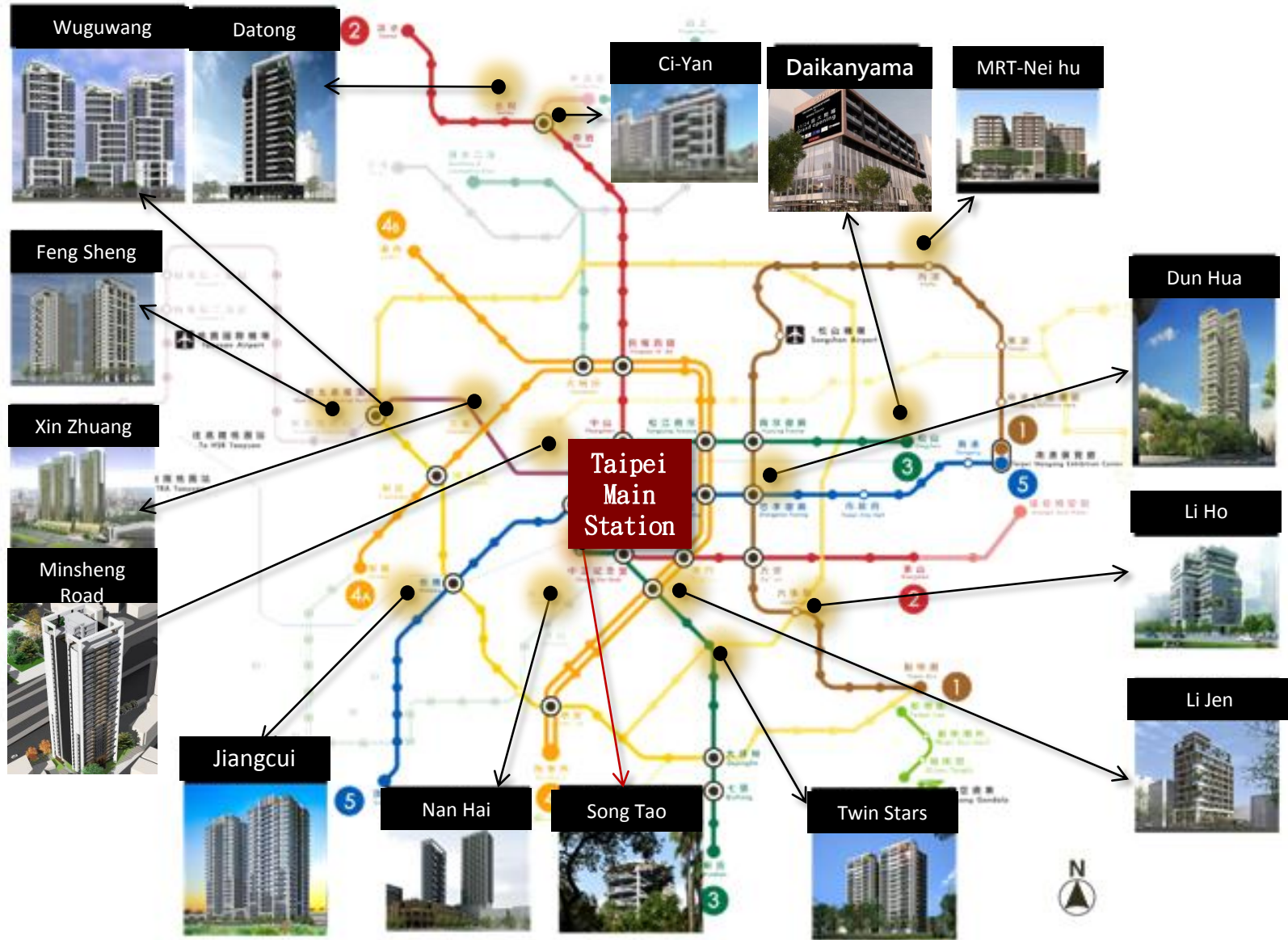
The sellable Area for RUENTEX INNOVATIVE DEVELOPMENT Co., Ltd. are 65,607M².



Location of Residential Project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co., Ltd



Residential - Revenue Booking Schedule



潤泰創新國際股份有限公司
DIENTEX DEVELOPMENT Co., Ltd

Projects	Situation	Revenue Booking Schedule						
		2018	2019	2020	2021	2022	2023	2024
1、Song Tao 松濤苑	Salable	●	●	●				
2、Ching Tsai (MRT NeiHu) 潤泰京采(內湖站)	Salable	●						
3、Feng Sheng(Xin Zhuang) 潤泰峰盛(新莊副都心案)	Salable	●	●					
4、Li Jen(Heping E. Road) 潤泰禮仁(和平東路)	Completed 94%	●						
5、Daikanyama (Baoching) 潤泰代官山(寶清段)	Salable	●	●					
6、Ci Yan 北投奇岩案	Salable	●	●					
7、Twin Stars 潤泰雙子星	Completed 79%	●	●					
8、Dun Hua 潤泰敦峰(敦化段案)	Completed 26%		●	●	●			
9、Jiancui 板橋江翠D	Construction permitted				●	●		
10、Li Ho 犁和段公辦都更	planning				●	●		
11、Minsheng Road 板橋民生路案	planning				●	●		
12、Wuguwang 三重五谷王段案	planning				●	●	●	
13、Jiancui 板橋江翠段-A	planning				●	●	●	
14、Datong 北投大同街案	planning					●	●	
15、Nan Hai 南海段公辦都更	planning					●	●	
16、MRT San Chong MRT 三重站聯開案	Construction permitted					●	●	●
17、Juan Chiao 北投軟橋段	planning							●
18、Yucheng 南港玉成段	planning							●

Residential – Salable project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Salable



Song Tao



- Location: No.221 No.223, Bo'ai Rd., Zhongzheng Dist., Taipei City
- Site area: 2,982M²
- Type : Residential Area
- Floor: 1F~12F/B1~B3
- Floor height : 1F-5.5M/2F~12F-3.5M
- Households : 20units
- Parking: 114 parking spaces
- House area : 532M²、598M²、1,064M²

Anti-earthquake



Balcony



Garden Landscape



Residential – Constructing project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

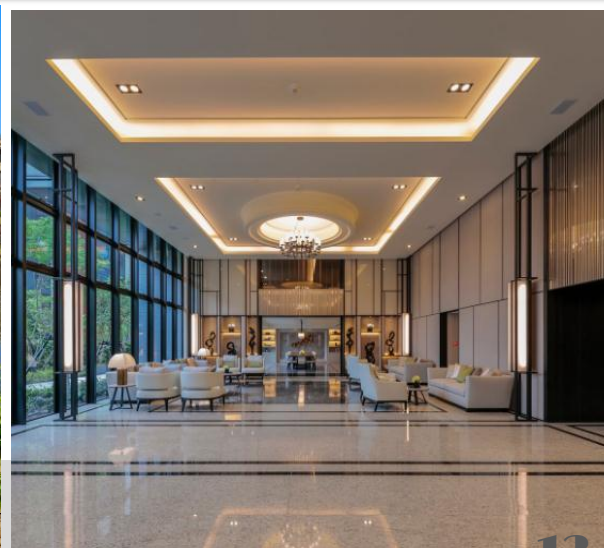
● Feng Sheng(Xin Zhuang)

Salable



● Ci-yan

Salable



Residential – Constructing project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

● Twin Star Completed 79%



● Li Jen(Heping E. Road) Completed 94%



Residential – Salable project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co., Ltd

Aerial perspective view



- Location: NO.51, Sec. 4, Civic Blvd., Songshan Dist., Taipei City
- Site area: 4,443M²
- Type : Residential Area
- Floor: 1F~23F/B1~B3
- Floor height : 1F-4.2M/2F~23F-3.5M
- Households : 82 units
- Parking: 185 parking spaces
- House area : 271~278M² 、 324~331M²

潤 | 泰 | 敦 | 峰

Completed 26%

Construction Site-1



Construction Site-2



Ballroom



Atrium landscape perspective



SOHO Firm- Ching Tsai (MRT Neihu)



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co., Ltd

Salable



Site Area	77,526 M ²
Usable Type	Transportation
Operating Area of RT	114 SOHO Firms 2F Shopping Mall 2~4F:188 Parking Spaces B2~B3:82 Parking Spaces
Gross Area of RT	28,928M ²



SOHO Firm- Daikanyama (Baoching)



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Salable



Expected to start selling	March 2018
Rental period	70 years(from 2013)
Units for Sell	99 SOHO Firms
Area per unit	40~46M ²
Floor	4~7F(1~3FCatering)
Gross Area for Sell	4,081M ²



Residential – Developing Project



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Wen De Road



Site Area : 4,436M²
Gross Area : 31,030M²
Sell Area : 9,748M²

Chong Qing N. Road



Site Area : 2,481M²
Gross Area : 29,759M²
Sell Area : 11,471M²

Keelung Road



Site Area : 1,014M²
Gross Area : 14,196M²
Sell Area : 4,714M²

Nan King W. Road



Site Area : 1,117M²
Gross Area : 14,025M²
Sell Area : 4,304M²

Xin Hai Road



Site Area : 2,912M²
Gross Area : 27,156M²
Sell Area : 7,930M²

Bei An Road



Site Area : 3,250M²
Gross Area : 33,708M²
Sell Area : 10,615M²

Shan Yuen St.



Site Area : 2,889M²
Gross Area : 22,836M²
Sell Area : 6,416M²

Song jiang Road



Site Area : 1,753M²
Gross Area : 9,914M²
Sell Area : 2,479M²

Wolong St.



Site Area : 2,483M²
Gross Area : 29,759M²
Sell Area : 11,471M²

Xindian Sixin



Still consolidating



THE % of RUENTEX was integrated above 75% and the sellable Area for RUENTEX total 69,151M²

Commercial- Nan Gang BOT



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

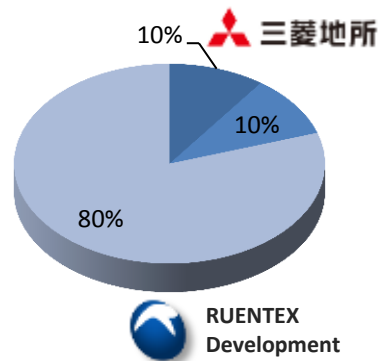
CITY LINK NAN GANG



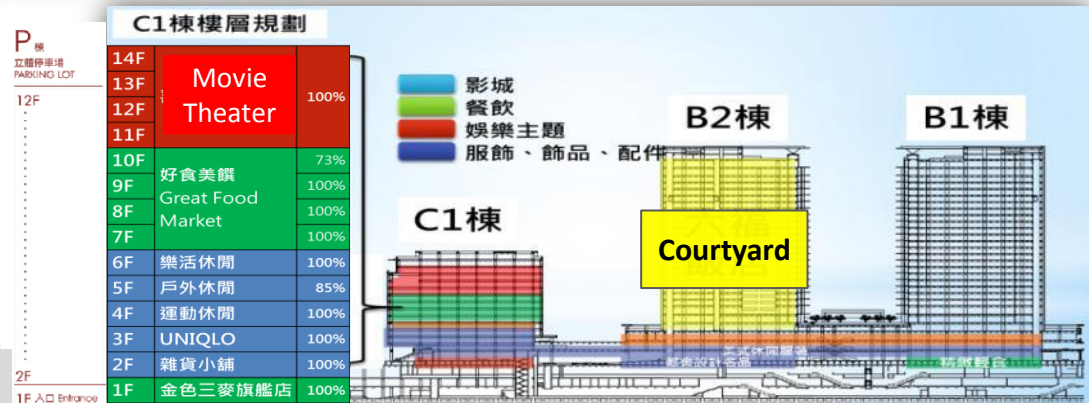
Nan Gang BOT : Rental total 52years (as of 2065)

Site Area :	42,604M ²
Gross Area :	187,367M ²
Operating Area:	
1. Retail (10,201 M ² for Ambassador theater)	54,312M ²
2. Hotel (Courtyard Hotel)	55,751M ²
3. Office	52,527M ²

潤泰旭展股權結構



Note: Mitsubishi Estate invested another 10% share for Nan Gang BOT in 2014/12



Commercial- Song Shan BOT



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd



Song Shan BOT : Rental total 54 years (as of 2067)

CITY LINK SONG SHAN

Site Area :	25,563M ²
Gross Area :	115,779M ²
Operating Area:	
1. Retail (Operating)	11,775M ²
2. Hotel (Ambassador Hotel)	14,231M ²
3. Office	78,084M ²



Commercial- Song Shan Baoching



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

● Completed 98%

CITY LINK

Site Area	1,601M ²
Usable Type	Commercial
Each Floor	1F : Retail 2~3F : Catering (4~7F:SOHO Office)
Units for Rent	10 Units
Rental period	70Yesrs(form 2013)



Commercial- MRT Nei Hu



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Opened on March 29, 2018



CITY LINK NEI JUHU

1F Shopping Mall : Specific Area 2,340M²

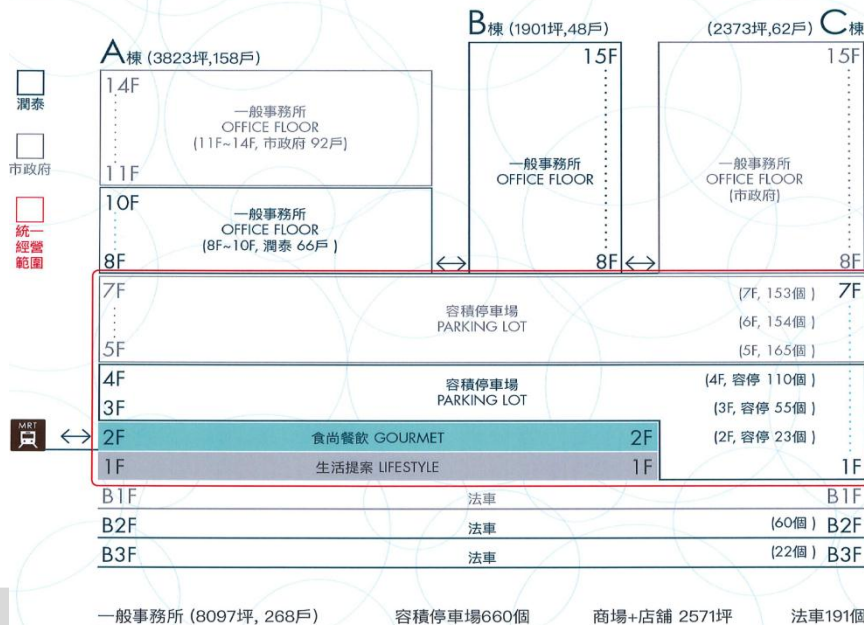
Public Area 1,390M²

Area For Rent total 3,730M²

2F Shopping Mall : Specific Area 2,505M²

Public Area 1,578M²

Area For Rent total 4,083M²





Franchisee – TSUTAYA BOOKSTORE(Song Shan)



Appearance



WIRED TOKYO-coffee bar



Bookstore



WIRED TOKYO-restaurant

TSUTAYA BOOKSTORE

- The first TSUTAYA BOOKSTORE of RUENTEX group opened on Nov. 24, 2017 ◦



Outdoor area 23



Franchisee – TSUTAYA BOOKSTORE(Nei Hu)



Appearance



Bookstore



Seating area



WIRED CHAYA-Coffee bar



Seating area

TSUTAYA

BOOKSTORE

- The second TSUTAYA BOOKSTORE of RUENTEX group opened on Mar. 29, 2018 °



Planning

Site Area : 5,289M²

Gross Area : 52,981M²

(Residence15,861M² , Office36,403M²)

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LIFE INSURANCE

Nan Shan Life - the New Earnings Engine



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

Ruentex Industries
23%

Ruentex Dev
25%

Hui Hong
Yi Tai
Chang Chung
32%

Pou Chen
20%

Ruen Chen
90.63%



南山人壽

As of 31 Dec, 2017
Common share :
TWD102.2bn
Shareholder :
TWD 187.0bn

Total ownership as of 31 Dec, 2017, 25.08%

Information of Ruen Chen Holdings' investment

- Ownership : 25%
- Investment Income from Ruen Chen Holdings in 106Q4(TWD thousand) : 4,718,862
- Common stocks issued on 2017Q4 : 13.9 billion shares

Source: Company website, MOPS
Unit: TWD Thousands

Basic Information of Nan Shan life

- Common stocks issued on 106Q4 : 10.2 billion shares
- Total equity : TWD 187,030,681
- Book Value Per Share on 2017Q4 : TWD 18.30

Source: Company website, MOPS
Unit: TWD Thousands

Note: Total ownership includes Ruentex Development's indirect shareholdings through Ruentex Industries

LIFE INSURANCE

Nan Shan Life - Operating Results in 2018/1/1~3/31



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd



南山人壽

Unit: TWD Million

	2017/1/1- 2017/3/31	2018/1/1- 2018/3/31	Diff.%
New Premium	56,267	57,575	2.32%
Total Premium	158,696	176,092	10.96%
Net Income	289	5,323	1741.87%
EPS(NT dollar)	0.03	0.52	

Source: Company website °

Nan Shan Life - Operating Results in 2014~2017

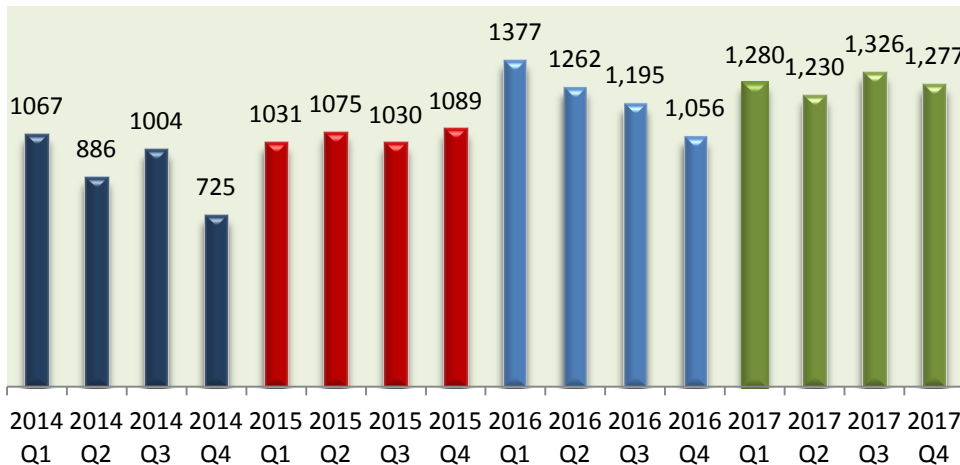


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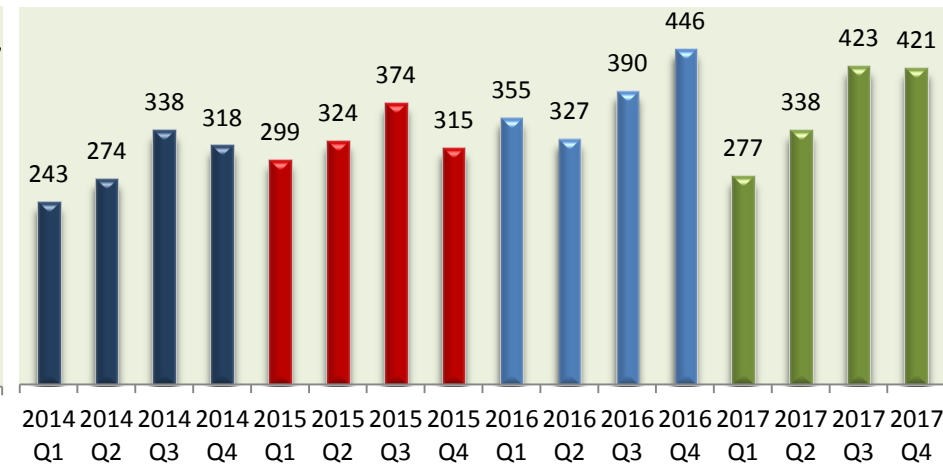


南山人壽

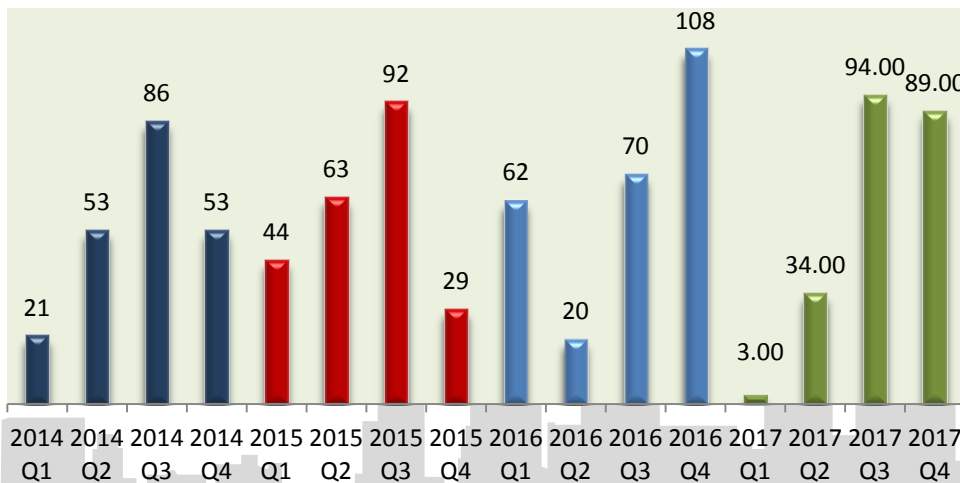
Premium(bn)



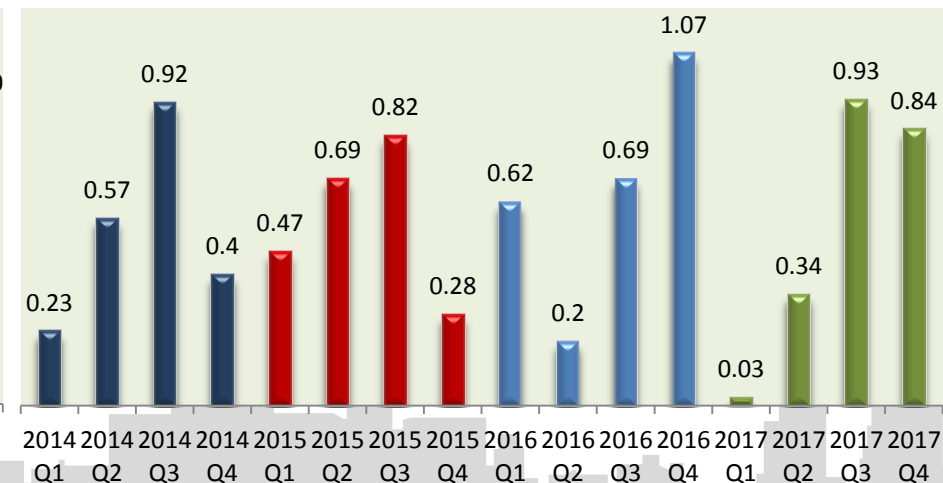
Investment Gain(bn)



Net Income(bn)



EPS(TWD)



Source : Company website



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日友環保科技股份有限公司

SUNNY FRIEND ENVIRONMENTAL TECHNOLOGY CO., LTD.



潤泰精密材料股份有限公司
RUENTEX MATERIALS Co., Ltd.

Basic Information

Name	Sunny Friend Environmental Technology Co., LTD.
Date of Listing	03/23/2015
Paid-in Capital	TWD 1,115,000,000(3/31/2018)
The main business	Engaging in the incineration and treatment of bio-medical waste and hazardous business waste.

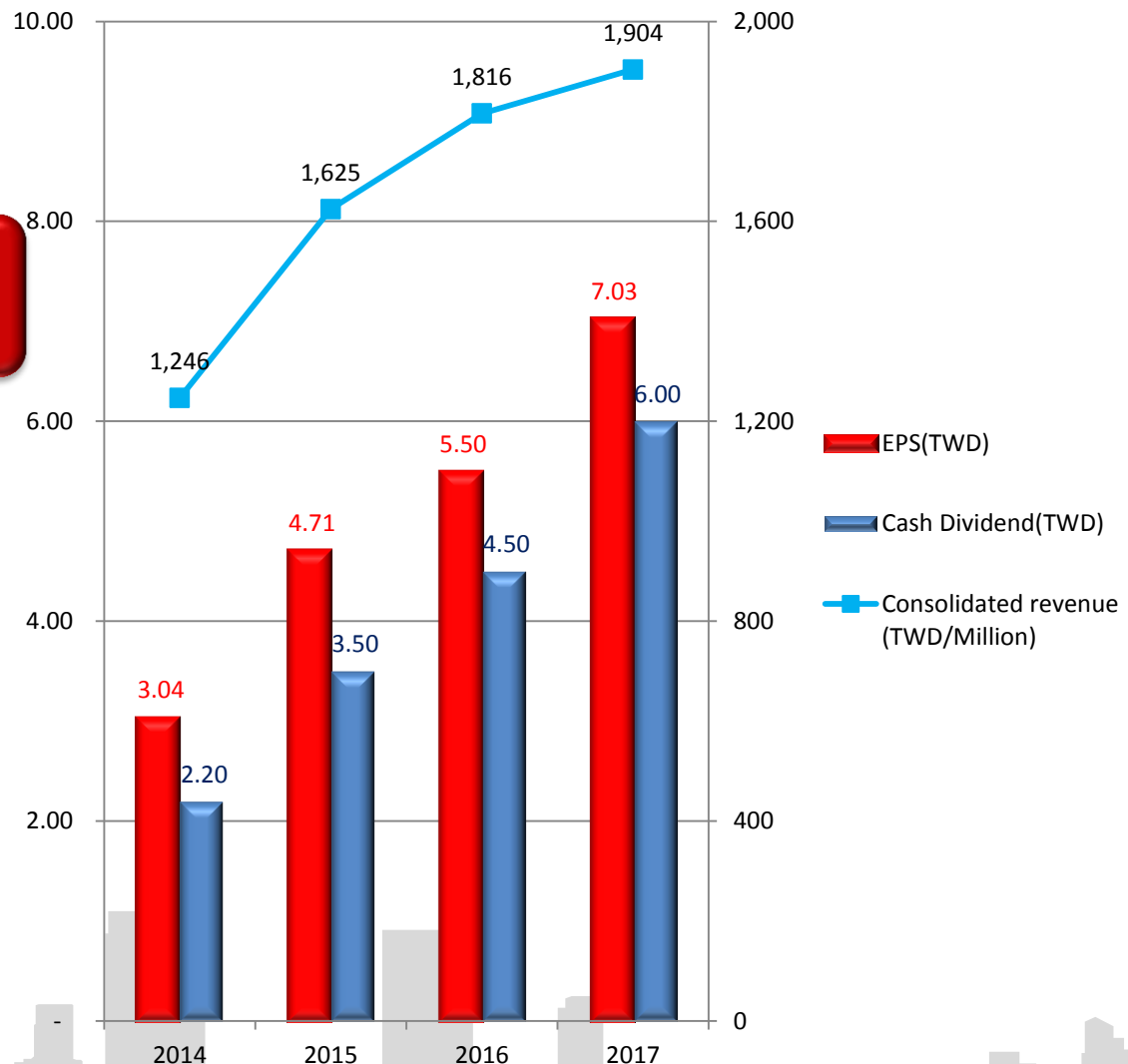
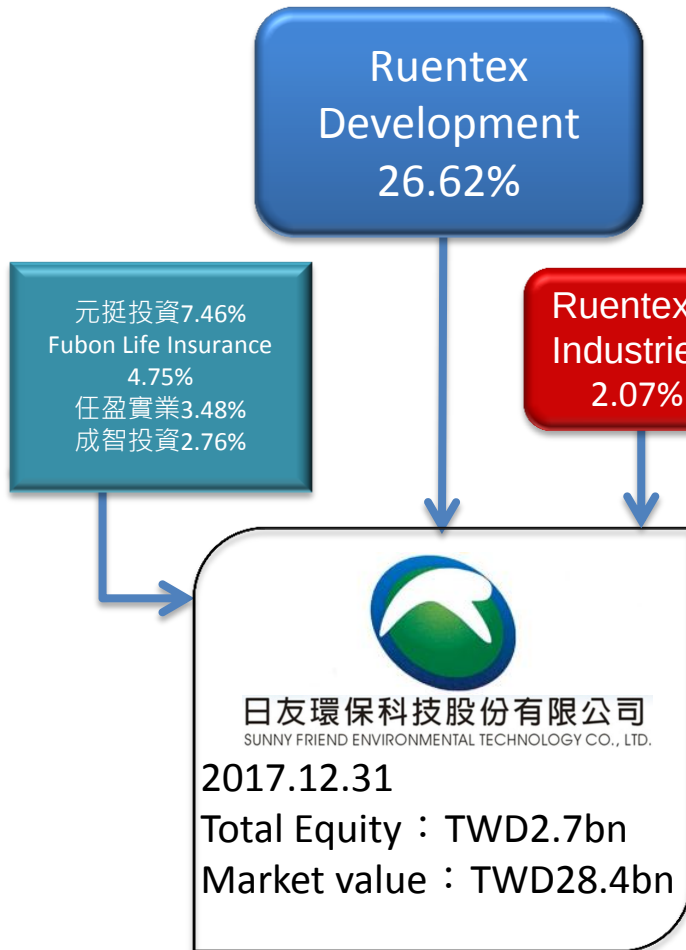
- Factory in Taiwan : Yunlin Changhua Coastal
- Factory in China : Beijing 、Shangi 、Jiangsu 、Langfang Yuncheng 。
- Plan in Future : Continue to increase investment in China.



Stable growth in Environmental Protection Business



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

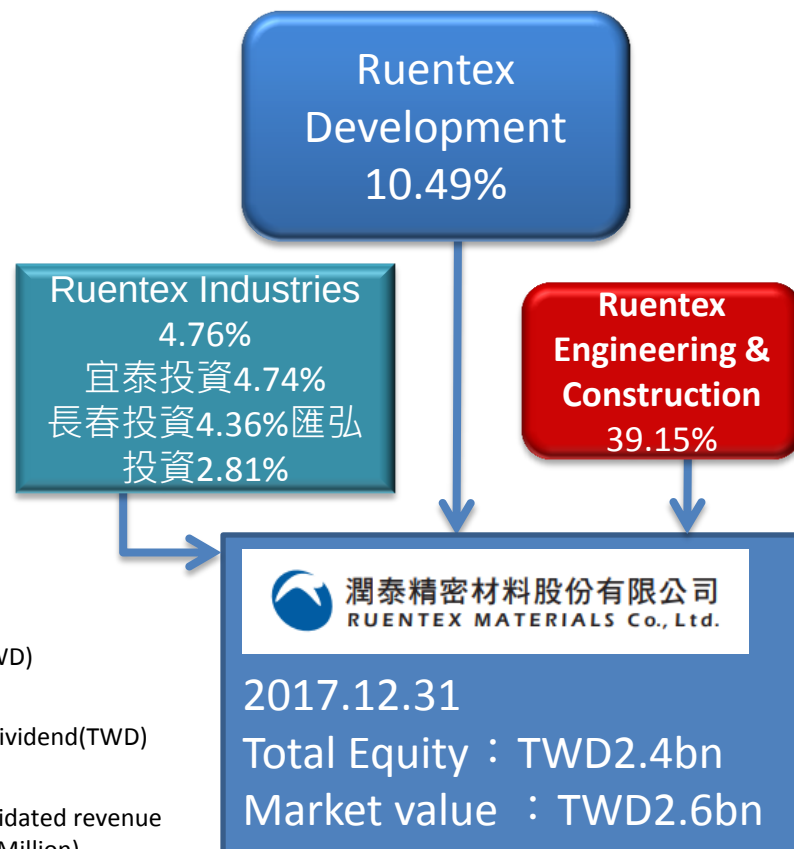
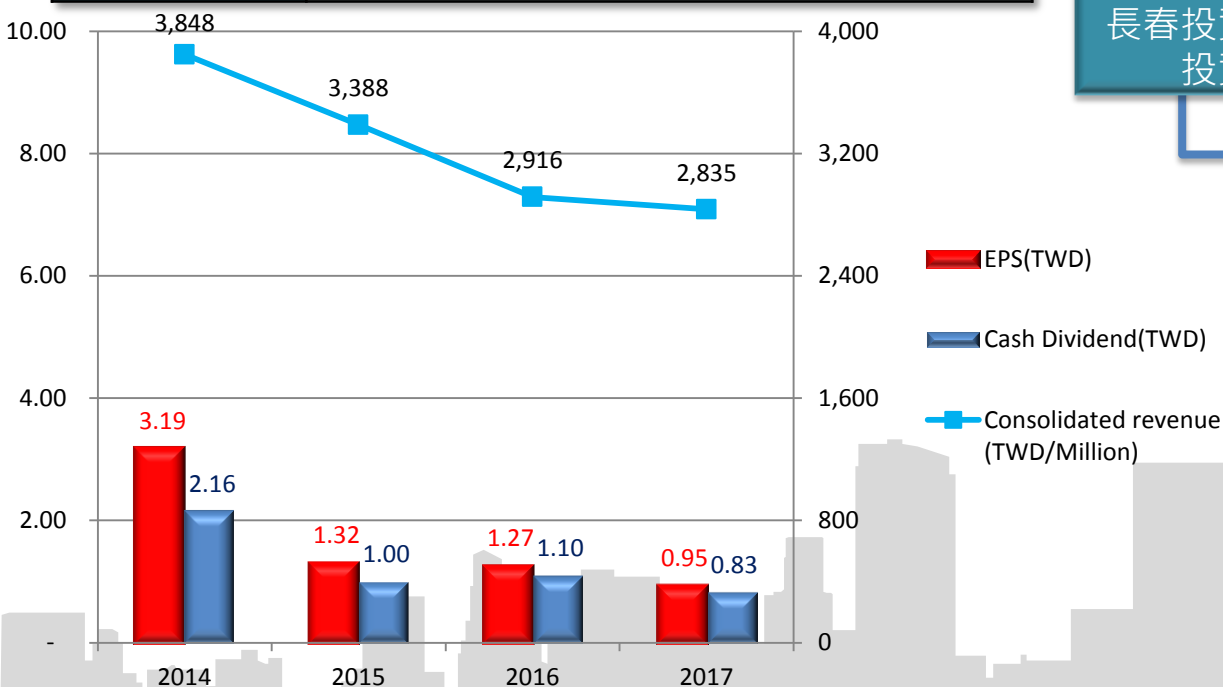


Source: Company website, MOPS



Basic Information

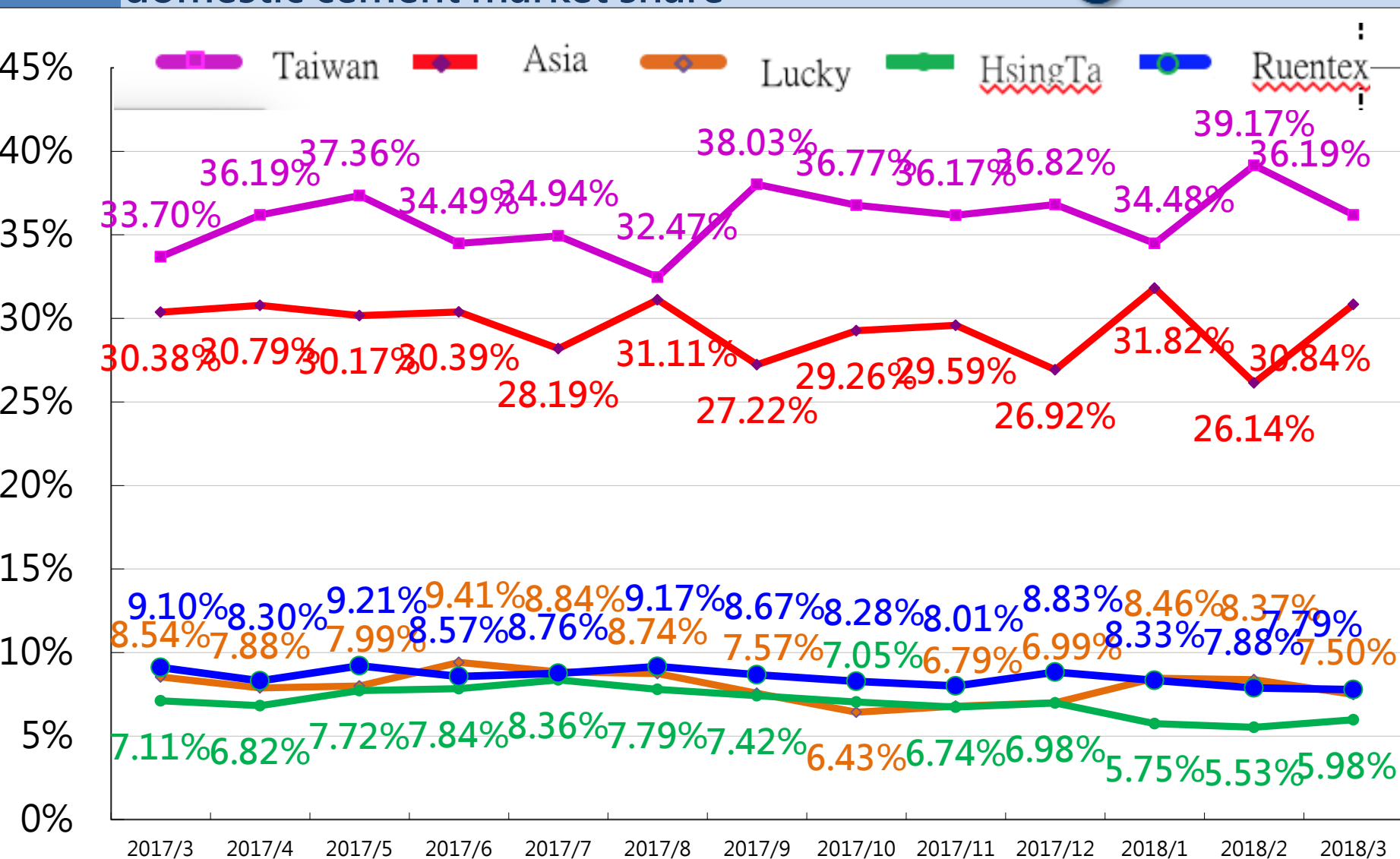
Name	Ruentex Materials Co., Ltd.
Date of Listing	07/13/2015
Paid-in Capital	TWD1,500,000,000(03/31/2018)
The main business	Cement, Ready-mixed Mortar, Interior Design & Decoration Engineering



The top five cement plants account for the domestic cement market share



潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co., Ltd



Total market share of top five

89% 90% 92% 91% 89% 89% 89% 88% 87% 87% 89% 87% 88%

Diversified product line

- 1.Cement Mortar
- 2.Finish Gray
- 3.Title Fix
- 4.Title Grout
- 5.NON-SHRINKAGE GROUT
- 6.SELF-LEVELING FLOOR SCREED
- 7.WATER PROOF



The advantages of RT MIX

- 1.Stable quality
- 2.Convenient construction
- 3.Keep the site clean
- 4.Reduce waste
- 5.Conducive to cost control
- 6.Low demand for construction technology
- 7.Reduce service costs after construction

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1. Property Development

- a. Maintain brand image and create price .
- b. Continuing consolidating Landlord Construction Project.
- c. Actively evaluate new sources of urban renewal cases and joint development cases ◦

2. CITYLINK Shopping Mall

- a. The turnover of Nan Gang & Song Shan Store are keep growing.
- b. Continuously evaluate new locations, increase number of CITYLINK stores.

3. Life Insurance Business

- a. Nanshan Life's market share in the recent three years reached 15% ◦
- b. Premium income and revenue are steadily growing ◦



Q & A

潤泰集團

創新 超越 領先 全方位

潤澤社會
泰安民生

