



# 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

# Disclaimer



Part of this Briefing Material is compiled based on the financial statement approved by a CPA. The complete contents and data shall be determined according to the financial statement. °

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## Company Overview

### 1. Company Overview

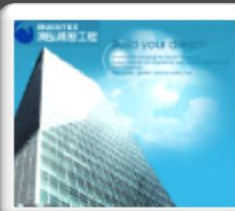
2. Financial Overview
3. Property Development
4. Life Insurance Business
5. Environmental Protection  
Cement Business
6. Vision of the Future

- Name : Ruentex Development
- Chairman : Mr. Tsang Jiunn Jean
- President : Mr. Lee Chih Hung
- Shareholders' equity :  
TWD15.05bn(2020/09/30)  
(Capitalization of retained earnings this year )
- Main growth drivers :
  - ✓ Property development,  
Construction, Cement business
  - ✓ Life insurance business
  - ✓ Environmental Protection,  
Cement Business

# Company History



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



**1977**  
Ruentex Construction was established

**1992**

IPO

**2002** Renamed:  
Ruentex Development



**2010** Subsidiary

RT-Engineering & Construction Co LTD was IPO



**2015/07**

Subsidiary  
RT-Material was IPO



**2011/07**

Investment Nan Shan Life

**2019/06**

Participated in Nanshan Life's cash capital increase.

潤泰創新開發

**2016/09、**

**2017/09**

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

CITY LINK  
SONG SHAN

**2012/12**

Opend

CITY LINK  
NAN GANG

**2014/12**

Opend

CITY LINK  
NEI HU

**2018/03**

Opend

TSUTAYA  
BOOKSTORE

**2017/11**

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

**2018/03**

opened in Nei Hu on Mar. 29.

**2019/12**

opened in Nan Gang on Dec. 6.

**2020/05**

opened in Kaohsiung on Dec. 6.

The Heart of  
Nan Gang

**2018/08**

Signed a contract for the Nangang Urban Renewal Case.

On Sale

Dingfeng



Fenghui



Yangbei



Wenhua



Future sales

Wolong  
Street



Qingtian  
Street



Li Ho



Yucheng



## The Entities in Consolidated Statement



### Ruentex development

Retail (taiwan)  
and Property  
development



RBY (SHON SHAN )  
RXC (NAN GANG )  
RCD (SHON SHAN)

Commercial and  
BOT project



RT- maintenance  
RT- security  
Ruenfu  
Other



Ruentex engineering & construction  
Construction and engineer  
(Note 1)



Ruentex Materials  
Cement  
manufacture &  
development  
RT- interior design  
(Note 2)

### Life insurance business

Nan Shan Life  
(ownership 25.03%)



南山人壽

### RUENTEX GROUP

Ruentex Industries  
(ownership 11.63%)  
(Note 3)



潤泰全球

### Environmental Protection & Biotechnology Business

Sunny Friend Env.(26.62%)(Note 4)  
TaiMed Biologics(4.11%)  
OBI Pharma(0.71%)

### Other investments

Brogent Tec.(4.46%)  
Sun Art Retail (0.94%)

Note 1:The market value as of 2020/11/30 was 3.5billion .  
Note 2:The market value as of 2020/11/30 was 2.7 billion .  
Note 3:The market value as of 2020/11/30 was 6.12billion .  
Note 4:The market value as of 2020/11/3 was 6.6 billion .



Public listed company			Non public listed company	
Name	Ownership %	Market Value(Billion)	Name	Ownership %
Ruentex Industries	13%	6.2	Ruentex Construction	100%
Ruentex engineering & construction	40%	3.5	Ruentex Property management & maintenance	100%
Ruentex Material	26%	2.7	Ruen Fu	60%
Sunny Friend Env	26%	6.6	Ruentex Security	100%
TaiMed Biologics	4%	0.9	Ruentex Syu Jan	80%
OBI Pharma	0.77%	0.2	Ruentex Pai Yi	100%
Brogent Technologies	4%	0.3	Ruentex Development	70%
Orient Semiconductor	0.96%	0.1	Run Yang Construction	100%
Total		20.5	Runzhu(Shanghai)	39%
Note :The market value as of 2020/11/30			Ruentex Interior Design	100%

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# RUENTEX DEVELOPMENT

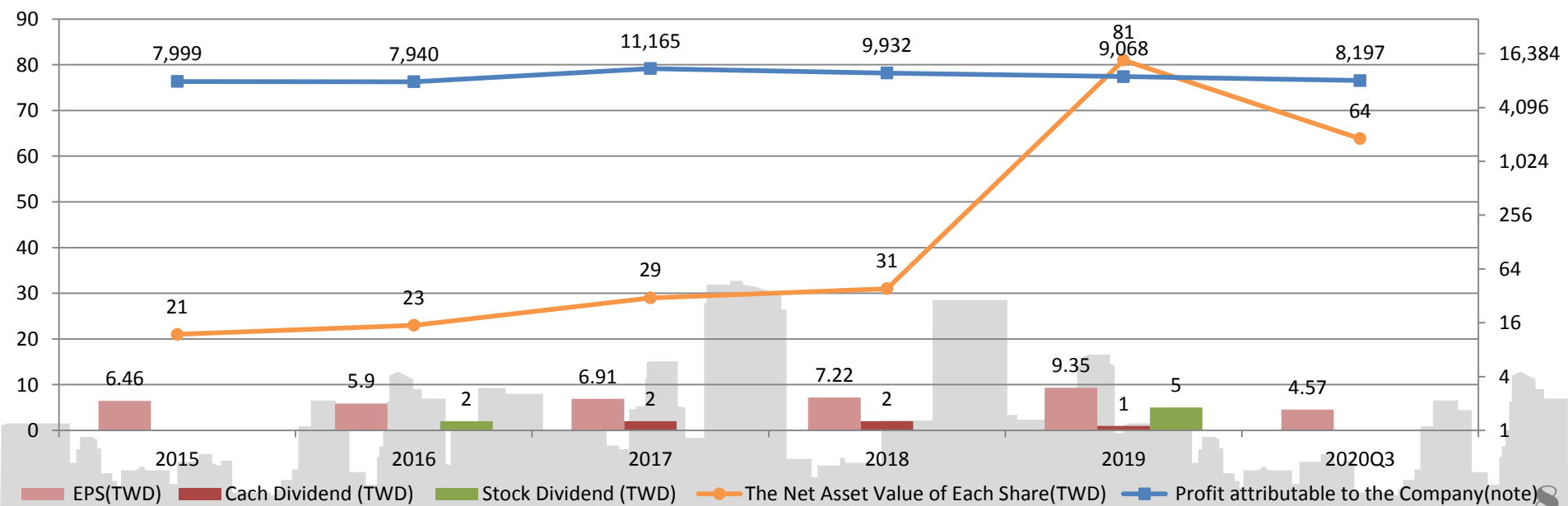
Consolidated I/S



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

Unit: TWD millions / per share

項 目	2015	2016	2017	2018	2019	2020Q3
Consolidate revenue	12,978	13,117	10,912	14,859	17,258	12,813
Consolidate Gross Profit	3,703	3,418	2,678	3,687	3,612	2,493
Consolidate Operating Profit	2,182	1,846	1,035	1,970	1,899	1,245
Profit attributable to the Company(note)	7,999	7,940	11,165	9,932	9,068	8,197
EPS(TWD)	6.46	5.90	6.91	7.22	9.35	5.63
The Net Asset Value of Each Share(TWD)	21	23	29	31	81	64

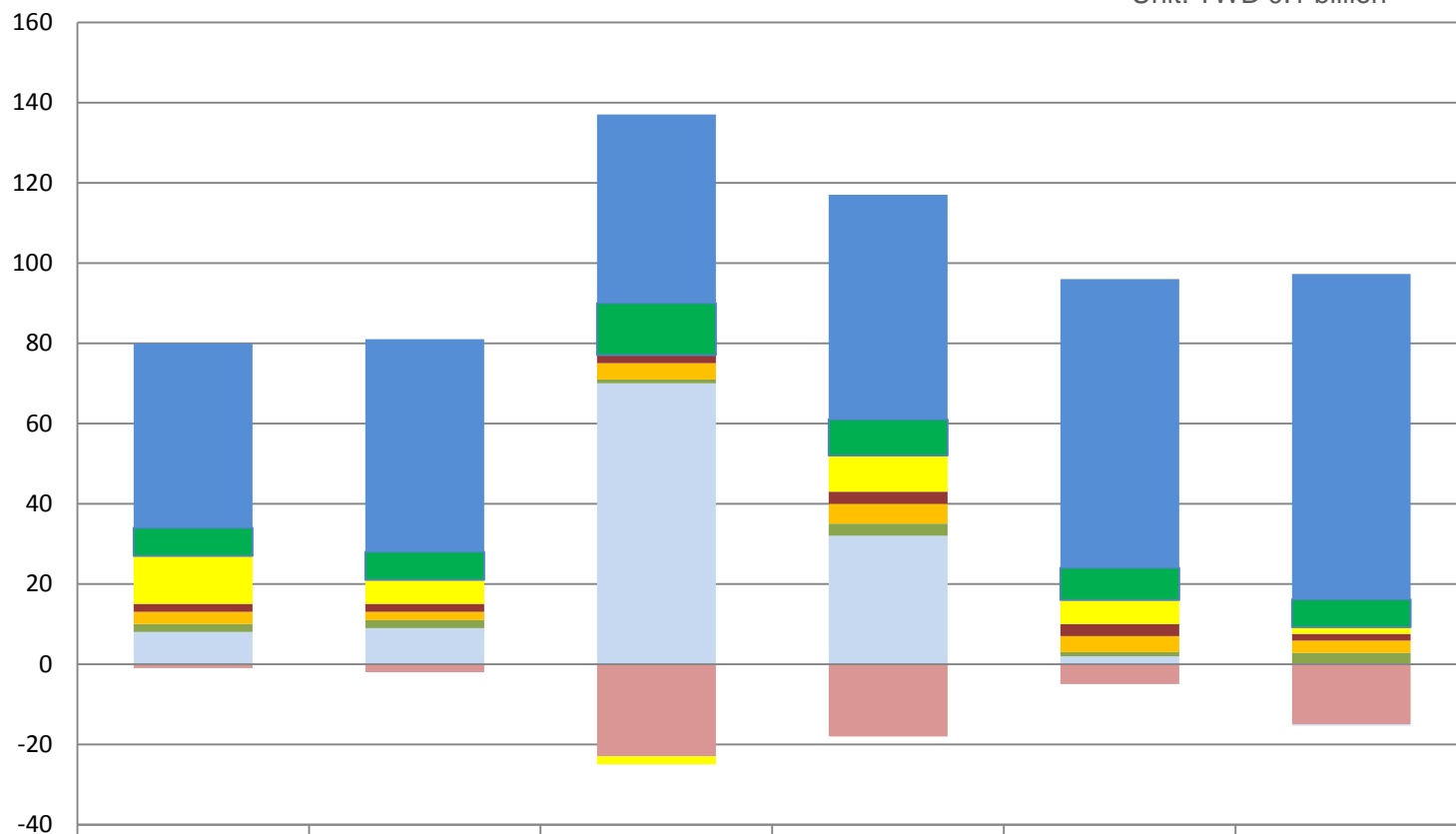


# Profit composition summary



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

Unit: TWD 0.1 billion

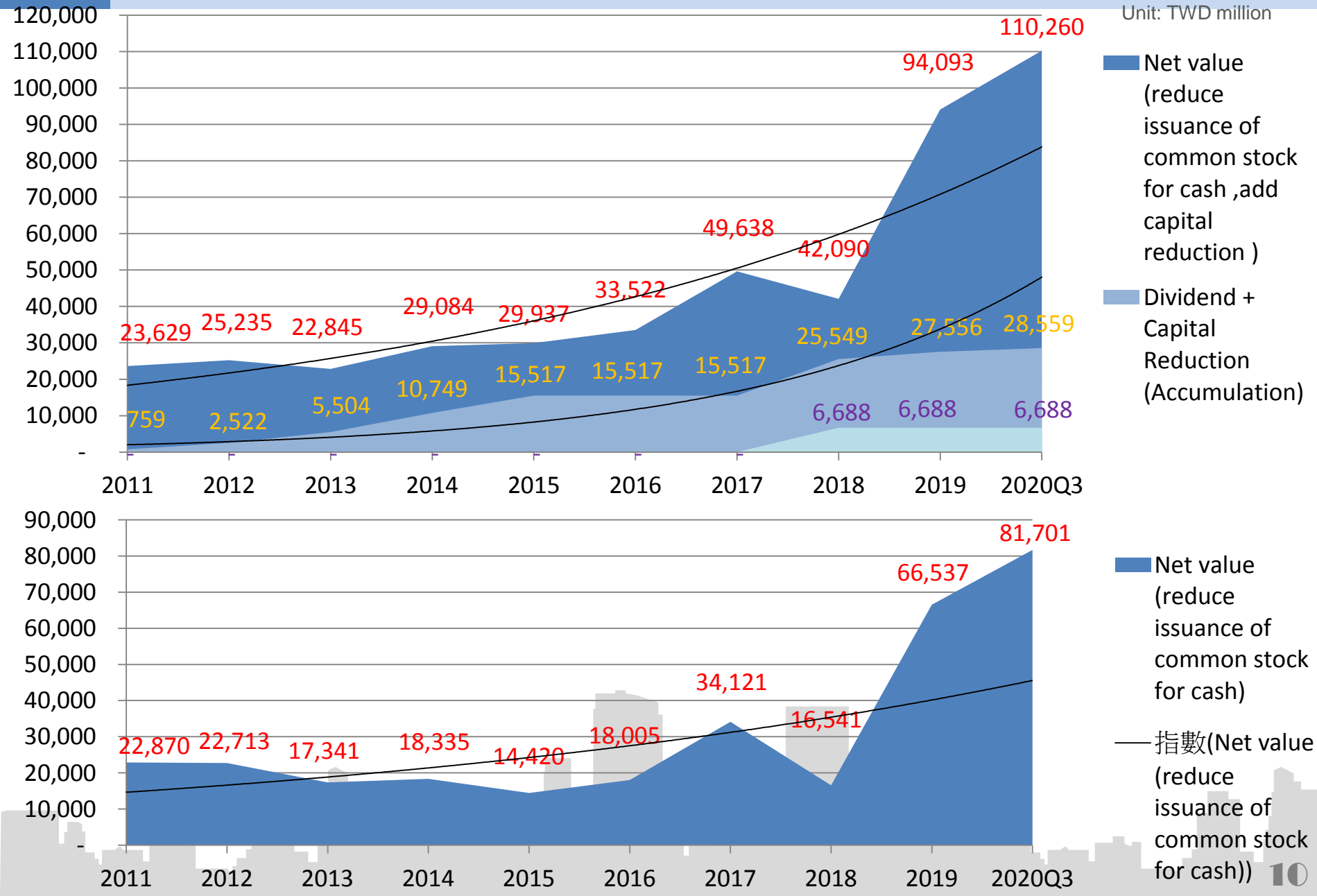


	2015	2016	2017	2018	2019	2020Q3
NAN SHAN	46	53	47	56	72	81
RUENTEX INDUSTRIES	7	7	13	9	8	7
RUENTEX DEVELOPMENT	12	6	-2	9	6	2
Ruentex engineering & construction	2	2	2	3	3	2
RBY(SHON SHAN) RXC(NAN GANG)	3	2	4	5	4	3
Other investment	2	2	1	3	1	3
RT-MART	8	9	70	32	2	0
Income Tax	-1	-2	-23	-18	-5	-15



# Net Value Trend

Unit: TWD million



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

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

## 1. Song Tao

Self land

Site Area : 2,981M<sup>2</sup>  
Gross Area: 15,441 M<sup>2</sup>  
Sell Area: 7,279 M<sup>2</sup>

On sale

## 5. Dingfeng

Co-develop

Site Area: 2,700M<sup>2</sup>  
Gross Area: 22,165M<sup>2</sup>  
Sell Area: 9,686M<sup>2</sup>

On sale

## 9. Wenhua

Co-develop

Site Area 4,958M<sup>2</sup>  
Gross Area 32,721M<sup>2</sup>  
Sell Area 16,612M<sup>2</sup>

On sale

## 2. Dun Fon

Self land

Site Area : 4,442M<sup>2</sup>  
Gross Area: 29,884 M<sup>2</sup>  
Sell Area: 24,575M<sup>2</sup>

On sale

## 6. Yangbei

Co-develop

Site Area : 5,547 M<sup>2</sup>  
Gross Area: 29,759 M<sup>2</sup>  
Sell Area : 17,250M<sup>2</sup>

On sale

## 10. Datong

Co-develop

Site Area: 1,547 M<sup>2</sup>  
Gross Area: 11,765 M<sup>2</sup>  
Sell Area: 3,788M<sup>2</sup>

Coming soon

## 3. Yucheng

Self land

Site Area : 5,285坪M<sup>2</sup>  
Gross Area : 66,360 M<sup>2</sup>  
Office Area: 57,329 M<sup>2</sup>

## 7. Wuguwang-A

Co-develop

Site Area: 9,352 M<sup>2</sup>  
Gross Area: 61,544 M<sup>2</sup>  
Sell Area: 8,545 M<sup>2</sup>

## 11. Juan Chiao

Co-develop

Site Area 3,504M<sup>2</sup>  
Gross Area 15,221M<sup>2</sup>  
Sell Area 7,064M<sup>2</sup>

## 4. Fenghui

Co-develop

Site Area 5,735 M<sup>2</sup>  
Gross Area 36,373 M<sup>2</sup>  
Sell Area 14,360 M<sup>2</sup>

On sale

## 8. Wuguwang-B

Co-develop

Site Area: 3,517 M<sup>2</sup>  
Gross Area: 21,620 M<sup>2</sup>  
Sell Area: 8,860M<sup>2</sup>

# Residential project



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



Co-develop

## 12 Wolong Street

Site Area 2,155M<sup>2</sup>  
Gross Area 18,598M<sup>2</sup>  
Sell Area 5,676M<sup>2</sup>

Coming soon



Government

## 14.MRT- San Chong

Site Area 9,947M<sup>2</sup>  
Sell Area 35,646M<sup>2</sup>  
(Estimated)



Government--Led

## 16 Nan Hai

Site Area 5,391M<sup>2</sup>  
Gross Area 21,898M<sup>2</sup>  
Sell Area 8,423M<sup>2</sup>



Co-develop

## 13 Qingtian Street

Site Area 1,024M<sup>2</sup>  
Gross Area 6,039M<sup>2</sup>  
Sell Area 1,798M<sup>2</sup>

Coming soon



Government--Led

## 15 Li Ho

Site Area 2,039M<sup>2</sup>  
Gross Area 13,219M<sup>2</sup>  
Sell Area 2,677M<sup>2</sup>

Coming soon



Government--Led

## 17.Heart of Nan Gang

Site Area 26,046M<sup>2</sup>  
Gross Area 373,554M<sup>2</sup>  
Estimated Sell Area 115,702M<sup>2</sup>

The sellable Area for RUENTEX DEVELOPMENT Co. Ltd are **271,785 M<sup>2</sup>**.

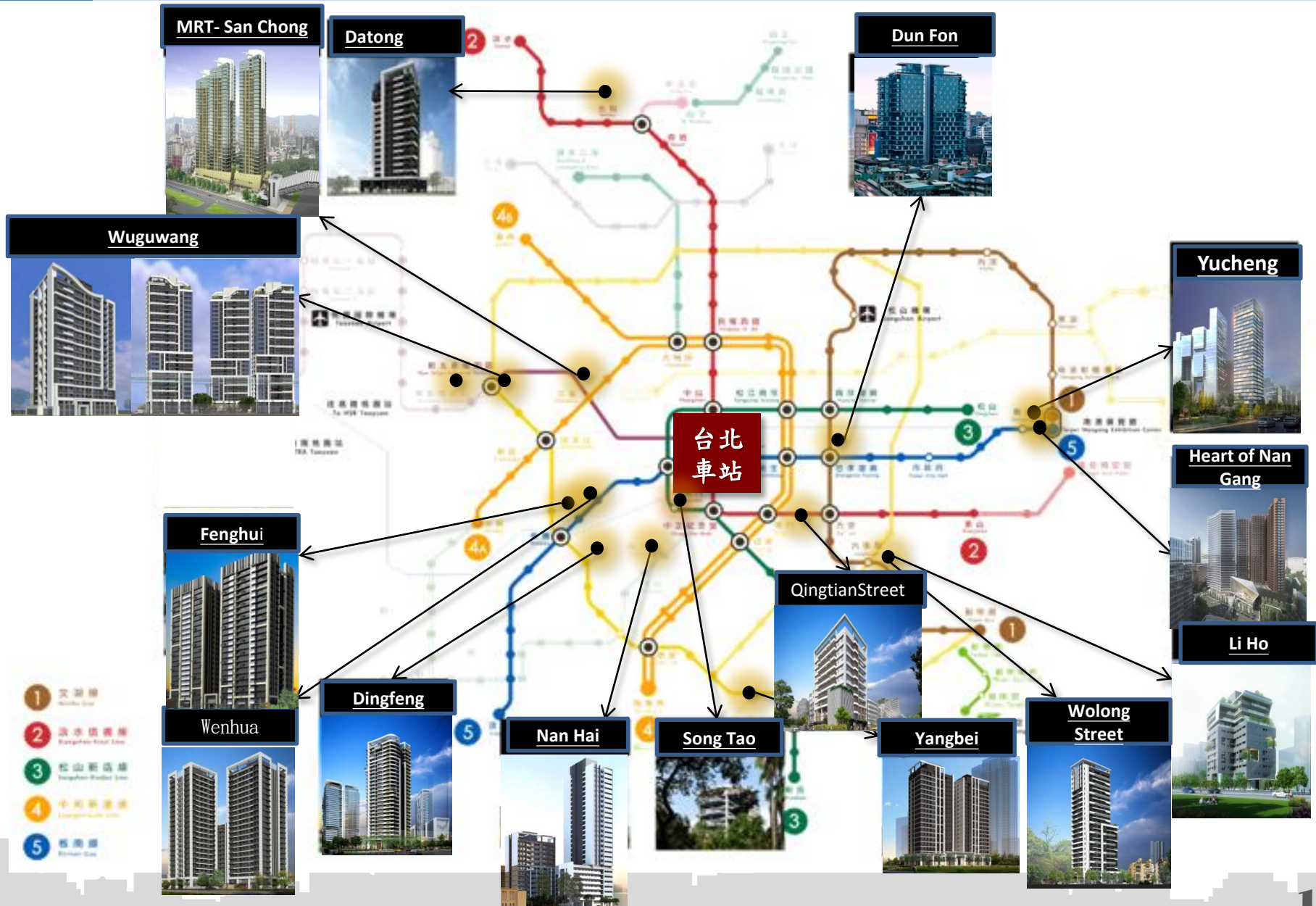
The sellable Area for RUENTEX INNOVATIVE DEVELOPMENT Co., Ltd. are 71,689M<sup>2</sup>.

The sellable Area for Ruentex Construction & Development Co., Ltd. are 1,798M<sup>2</sup>.

# 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  
RUENTEX DEVELOPMENT Co. Ltd

Projects	Situation	Revenue Booking Schedule						
		2020	2021	2022	2023	2024	2025	2026
1、Son Tao松濤苑	Salable	●	●	●	●			
2、Ching Tsai 潤泰京采	Sold out	●						
3、Feng Sheng 潤泰峰盛	Salable	●						
4、Dun Fon 潤泰敦峰	Salable	●	●	●				
5、Fenghui潤泰峰匯	Completed 80%	Sale	●					
6、Dingfeng潤泰鼎峯	Completed 26%	Sale	Sale	●				
7、Wenhua潤泰文樺	Completed 22%	Sale	Sale	●	●			
8、Yangbei潤泰央北	Completed 6%	Sale	Sale		●			
9、Li Ho犁和段公辦都更	Completed 15%			●	●			
10、Qingtian Street青田街案	Construction permitted			●	●			
11、Wolong Street臥龍街海砂都更案	Construction permitted				●	●		
12、Wuguwang-A三重五谷王段A案	Construction permitted				●	●		
13、Wuguwang-B三重五谷王段B案	Construction permitted				●	●		
14、Yucheng南港玉成段	Construction permitted					●		
15、MRT- San Chong MRT三重站聯開案	Construction permitted					●	●	
16、Juan Chiao北投軟橋段	planning					●	●	
17、Nan Hai南海段公辦都更	planning					●	●	
18、Heart of Nan Gang南港之心公辦都更	planning						●	●
19、Datong北投大同街案	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: 2,982M<sup>2</sup>
- 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 : 532M<sup>2</sup>、598M<sup>2</sup>、1,064M<sup>2</sup>

Anti-earthquake



Balcony



Garden Landscape





# Residential – Salable project

Aerial perspective view

Salable



- Location: NO.51, Sec. 4, Civic Blvd., Songshan Dist., Taipei City
- Site area: 4,443M<sup>2</sup>
- 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 : 271~278M<sup>2</sup> 、 324~331M<sup>2</sup>

潤 | 泰 | 敦 | 峰

Construction Site-1



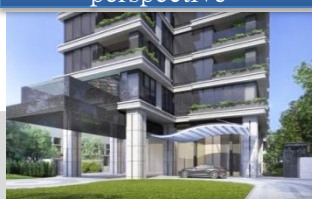
Construction Site-2



Ballroom



Atrium landscape perspective



# Residential – Salable project



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

## ● Fenghui

On Sale

- Location: Intersection of Huajiang 1st Road and Huajiang 7th Road, Banqiao District, New Taipei City
- Site area: 5,737M<sup>2</sup>
- Type :Residential Area
- Floor:1F~23F/B1~B3
- Floor height : 1F-6M/2F~23F-3.5M
- Households : 220 units
- Parking: 256 parking spaces
- House area : 89M<sup>2</sup> 、 132~142M<sup>2</sup> 、 165~182M<sup>2</sup>

Sale  
Completed 80%

Construction Picture



# Residential – Salable project



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

●Dingfeng

On Sale

- ◆ Location : Section 2, Minsheng Road, Banqiao District
- ◆ Site area : 2702M<sup>2</sup>
- ◆ Type : Residential Area
- ◆ Floor : 1-27/B1-B4
- ◆ Households : 137units
- ◆ Parking : 149
- ◆ House area : 86~152M<sup>2</sup>  
158~201M<sup>2</sup>

Sale  
Completed 26%

Construction Site



# Residential – Salable project



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

● Yangbei

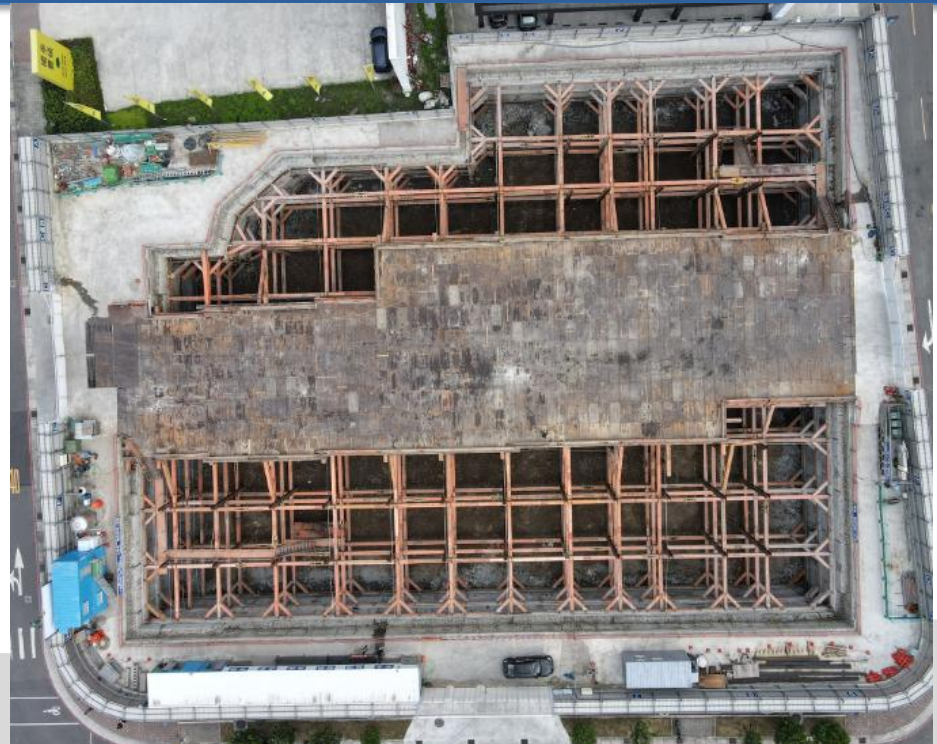
On Sale



- ◆ Site area : 5547M<sup>2</sup>
- ◆ Floor : Residential Area
- ◆ Floor : 1-20/B1-B3
- ◆ Households : 187unit(store14 units)
- ◆ House area :
  - Two room : 92~106M<sup>2</sup>
  - Three room : 115~135M<sup>2</sup>
- ◆ Parking : 233

Sale  
Completed 6%

Construction Site



# Residential – Salable project



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

● Wenhua

On Sale

- ◆ Site area : 4958M<sup>2</sup>
- ◆ Type : Residential Area
- ◆ Floor : 1-22/B1-B3
- ◆ Households : 209units
- ◆ House area :
  - Two room : 93M<sup>2</sup>
  - Three room : 112~125M<sup>2</sup>
  - Four room : 175~205M<sup>2</sup>
- ◆ Parking : 209

Coming Soon  
Completed 22%

Construction Site



# Residential Project-expected



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

Name	Wolong
Location	Ln. 272, Wolong St., Da'an Dist., Taipei City
basic information	<ul style="list-style-type: none"> <li>◆ Site area : 2,156M2</li> <li>◆ Type : Residential Area</li> <li>◆ Floor : 1-23F/B1-4</li> <li>◆ Households : 130 units</li> <li>◆ House area :                             <ul style="list-style-type: none"> <li>Two room : 95~105M2</li> <li>Three room : 129~135M2</li> </ul> </li> <li>◆ Parking : 48</li> </ul>

Name	Liho
Location	Jiaxing St., Xinyi Dist., Taipei City
basic information	<ul style="list-style-type: none"> <li>◆ Site area : 2041M2</li> <li>◆ Type : Residential Area</li> <li>◆ Floor : 1-12F/B1-4</li> <li>◆ Households : 116 units</li> <li>◆ House area :                             <ul style="list-style-type: none"> <li>One room : 46~52M2</li> <li>Two room : 69~102M2</li> <li>Three room : 125~135M2</li> </ul> </li> <li>◆ Parking : 98</li> </ul>

Name	Qingtian Street
Location	Qingtian St., Da'an Dist., Taipei City
basic information	<ul style="list-style-type: none"> <li>◆ Site area : 1026M2</li> <li>◆ Type : Residential Area</li> <li>◆ Floor : 1-10F/B1-3</li> <li>◆ Households : 55 units</li> <li>◆ House area :                             <ul style="list-style-type: none"> <li>One room : 39~66M2</li> <li>Two room : 85~95M2</li> </ul> </li> <li>◆ Parking : 34</li> </ul>

Aerial perspective view



Aerial perspective view



Aerial perspective view



# Residential – Developing Project



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

Wen De Road



Site Area : 4,436M<sup>2</sup>  
Gross Area : 31,030M<sup>2</sup>  
Sell Area : 9,748M<sup>2</sup>

Chong Qing N. Road



Site Area : 2,481M<sup>2</sup>  
Gross Area : 29,759M<sup>2</sup>  
Sell Area : 11,471M<sup>2</sup>

Keelung Road



Site Area : 1,014M<sup>2</sup>  
Gross Area : 14,196M<sup>2</sup>  
Sell Area : 4,714M<sup>2</sup>

Nan King W. Road



Site Area : 1,117M<sup>2</sup>  
Gross Area : 14,025M<sup>2</sup>  
Sell Area : 4,304M<sup>2</sup>

Xin Hai Road



Site Area : 2,912M<sup>2</sup>  
Gross Area : 27,156M<sup>2</sup>  
Sell Area : 7,930M<sup>2</sup>

Bei An Road



Site Area : 3,250M<sup>2</sup>  
Gross Area : 33,708M<sup>2</sup>  
Sell Area : 10,615M<sup>2</sup>

Shan Yuen St.



Site Area : 2,889M<sup>2</sup>  
Gross Area : 22,836M<sup>2</sup>  
Sell Area : 6,416M<sup>2</sup>

Song jiang Road



Site Area : 1,753M<sup>2</sup>  
Gross Area : 9,914M<sup>2</sup>  
Sell Area : 2,479M<sup>2</sup>



THE % of RUENTEX was integrated above 75% and the sellable Area for RUENTEX total 57,679M<sup>2</sup>

# Commercial office-Yucheng



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



N a m e	Yucheng
Location	No.729 YuCheng Nangang Dist., Taipei City
b a s i c information	<ul style="list-style-type: none"><li>◆ Site area : 5,288M2</li><li>◆ Type : Commercial distric</li><li>◆ Floor : 1~27F/B1~5</li><li>◆ Households : Office :123 , Store:1</li><li>◆ House area : 257、284、1383及453M2</li><li>◆ Parking : 323</li></ul>



# Heart of Nan Gang -Public city renewal

Traffic transfer station	International Exhibition Center	Office	Biotechnology innovation	Mall	Whole age home	Overpass between buildings
5,716M2	17,874M2	202,215M2	12,843M2	11,699M2	125,861M2	



# Adamant in good quality



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

## structure safety



## 20 years waterproof



# Adamant in good quality



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

## Heat insulation mortar/ Sound Proof Mortar

### 寧靜涼爽 理所當然

隔熱砂漿 隔熱熱能助節能,有效降溫3°C

選用優質保潔磚, 經SGS  
認證結構率最高係數達  
95.1% (7/10), 再經精工  
研製, 可隔絕室內溫度  
上升, 有效降溫3°C。  
材料優異, 隔熱率達  
95.1%, 全年可節省能源  
高達30%, 生態更友善  
無害。



隔音地坪 杜絕噪音煩惱, 降噪音量約21分貝

選取結構的聲學優良材料, 隔絕噪音, 有效降低噪音量約21分貝, 有效隔絕噪音, 有效降低噪音量約21分貝, 有效隔絕噪音, 有效降低噪音量約21分貝。

項目	規格
1. 隔音材料	SGS認證, 隔熱率達95.1%
2. 隔音材料	SGS認證, 隔熱率達95.1%
3. 隔音材料	SGS認證, 隔熱率達95.1%
4. 隔音材料	SGS認證, 隔熱率達95.1%
5. 隔音材料	SGS認證, 隔熱率達95.1%
6. 隔音材料	SGS認證, 隔熱率達95.1%
7. 隔音材料	SGS認證, 隔熱率達95.1%
8. 隔音材料	SGS認證, 隔熱率達95.1%
9. 隔音材料	SGS認證, 隔熱率達95.1%
10. 隔音材料	SGS認證, 隔熱率達95.1%



## Flood prevention, anti-burning

### 管道間防延燒設計

阻絕火勢設計, 降低居家災損  
打造堅強的安全守門員

- 1 管道間內以水泥砂漿填塞, 防止臭氣、火、害蟲延竄。
  - 2 穿管處再做防火泥填塞及密封。
  - 3 所有管道間內的PVC管, 貫穿防火區劃樓板及牆時, 施作防火束帶。
- (火災當下PVC管熔斷時, 防火束帶可將PVC管封住, 以免濃煙竄入)



### 防洪工程 預防極端氣候

防洪線  
高於捷運江子翠站的設計

捷運江子翠站實際防洪高程為EL107.20m 本案設計防洪高程為EL107.25m  
(較捷運江子翠站防洪高程高出5公分)

※「捷運江子翠站防洪高程」資料來源: 台北市政府捷運工程局官方網站 EL100=海平面

設計基準



防洪工程 1 虹吸破壞裝置 2 車道開啟式防洪閘門  
3 管道排氣百葉(註) 4 社區出入口擋水板

註: 一樓各樓社區出入口及地下排氣管道間, 排氣百葉加高至防洪線以上



# Commercial- Song Shan



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

## CITY LINK

Site Area	1,601M <sup>2</sup>
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- 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 <sup>2</sup>
Gross Area :	115,779M <sup>2</sup>
Operating Area:	
1. Retail (Operating)	11,775M <sup>2</sup>
2. Hotel (Ambassador Hotel)	14,231M <sup>2</sup>
3. Office	78,084M <sup>2</sup>



# Commercial- Nan Gang BOT



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

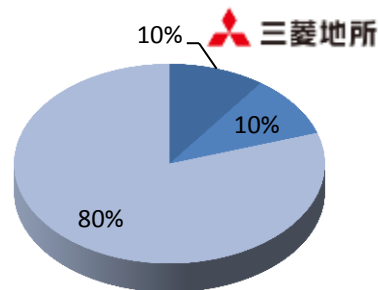
## CITY LINK NAN GANG



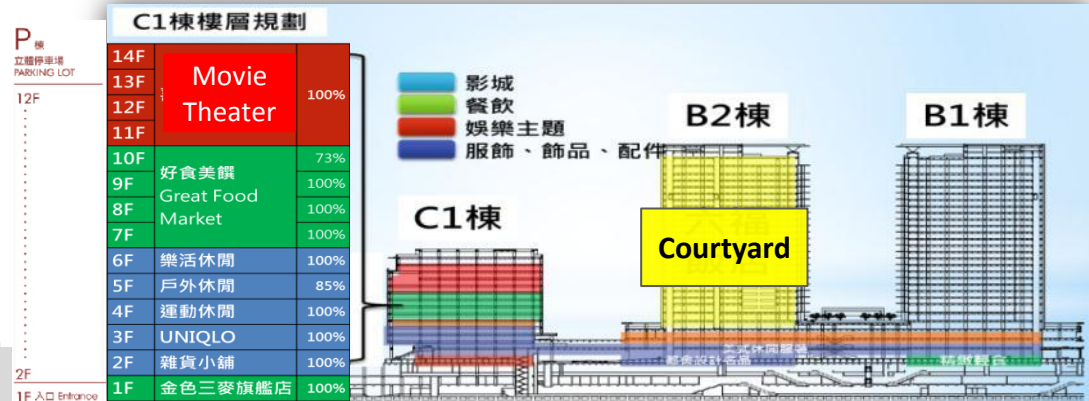
Site Area :	42,604M <sup>2</sup>
Gross Area :	187,367M <sup>2</sup>
Operating Area:	
1. Retail (10,201 M <sup>2</sup> for Ambassador theater )	54,312M <sup>2</sup>
2. Hotel ( Courtyard Hotel)	55,751M <sup>2</sup>
3. Office	52,527M <sup>2</sup>

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

### 潤泰旭展股權結構



RUENTEX  
Development





## CITY LINK NEI JUHU

1F Shopping Mall : Specific Area 2,340M<sup>2</sup>

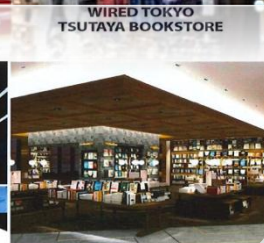
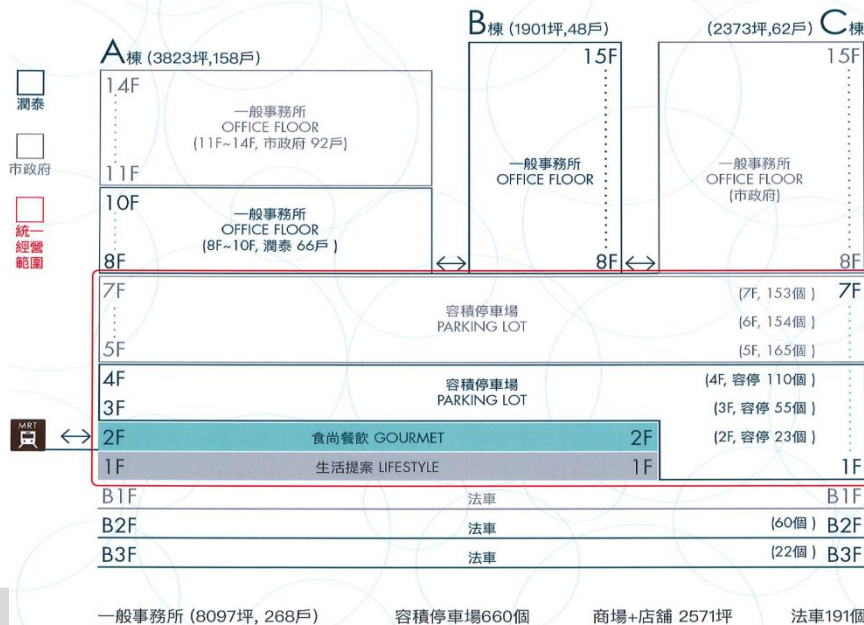
Public Area 1,390M<sup>2</sup>

Area For Rent total 3,730M<sup>2</sup>

2F Shopping Mall : Specific Area 2,505M<sup>2</sup>

Public Area 1,578M<sup>2</sup>

Area For Rent total 4,083M<sup>2</sup>





# 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 33



Appearance



Bookstore



Seating area



WIRED CHAYA-Coffee bar



Seating area

## TSUTAYA BOOKSTORE

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

# Franchisee - TSUTAYA BOOKSTORE(Nangang)



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



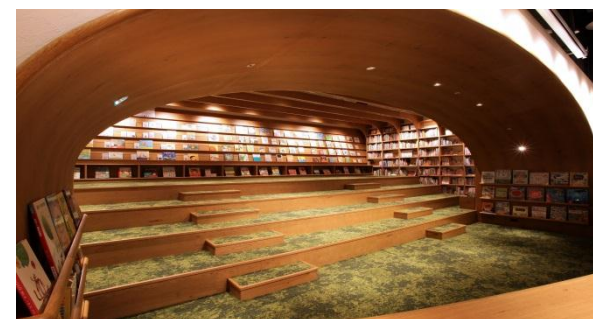
Appearance



Bookstore



WIRED CHAYA



Parent Child Space

## TSUTAYA BOOKSTORE

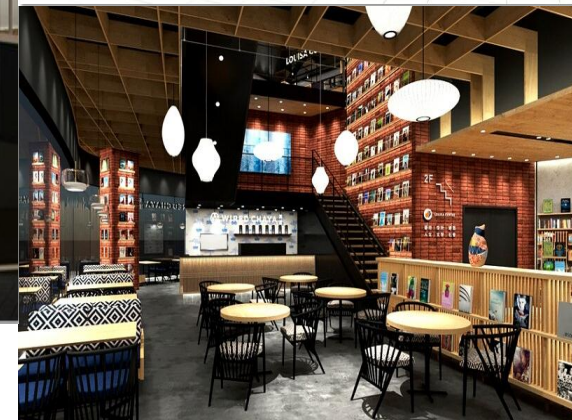
- The third TSUTAYA BOOKSTORE of RUENTEX group opened on Dec. 6, 2019 .



Seating area



## Franchisee - TSUTAYA BOOKSTORE(Kaohsiung Talee)



## TSUTAYA BOOKSTORE

- The forth TSUTAYA BOOKSTORE of RUENTEX group opened in Kaohsiung Talee Department Store on May 21, 2020 °



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



# LIFE INSURANCE

Nan Shan Life - the Earnings Engine



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

Ruentex Industries  
23%

Ruentex Dev

Hui Hong  
Yi Tai  
Chang Chung  
32%

25%

Pou Chen  
20%

Ruen Chen  
89.55%

0.23%



南山人壽

As of 30 Sept. , 2020  
Common share :  
TWD127.9bn  
Shareholder :  
TWD 437.1 bn

Total ownership as of 30 Mar, 2020, 25%

## Information of Nan Shan Life investment(direct)

- Ownership : 0.23%
- Investment Income from Ruen Chen Holdings in 2020Q3(TWD thousand) : 83,446
- Common stocks issued on 2020Q3 : 0.03billion shares

## Information of Ruen Chen Holdings' investment

- Ownership : 25%  
Source: Company website, MOPS
- Investment Income from Ruen Chen Holdings in 2020Q3(TWD thousand) : 8,058,164
- Common stocks issued on 2020Q3 : 4.88billion shares

## Basic Information of Nan Shan life

- Common stocks issued on 2020Q3 : 1.3 billion shares
- Total equity on 2020Q3 : TWD 437.1 bn
- Book Value Per Share on 2020Q3 : TWD 31.62

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

Source: Company website, MOPS

# LIFE INSURANCE

Nan Shan Life - Operating Results in 2020/1/1~09/30



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



南山人壽

Unit: TWD Million

	2020/01/01- 2020/09/30	2019/01/01- 2019/09/30	Diff.%
New Premium	84,733	143,642	-41.01%
Total Premium	446,856	495,908	-9.89%
Net Income before tax	41,596	45,456	-8.49%
Net Income	37,403	38,689	-3.32%
EPS(NT dollar)	2.71	3.03	-10.56%

Source: Company website °

# Nan Shan Life - Operating Results in 2017Q3~2020Q3

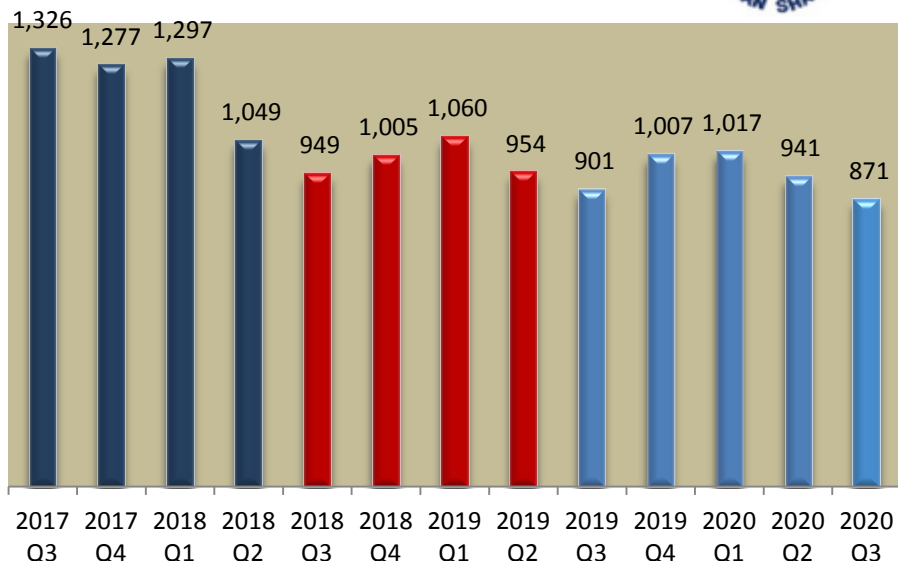


潤泰創新國際股份有限公司  
RUENTEX DEVELOPMENT Co. Ltd



南山人壽

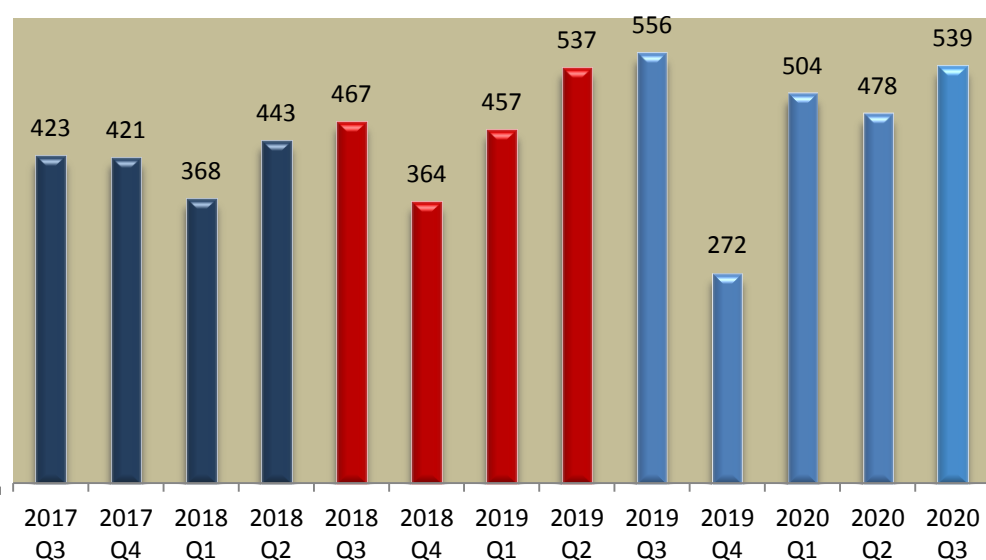
Premium(0.1bn)



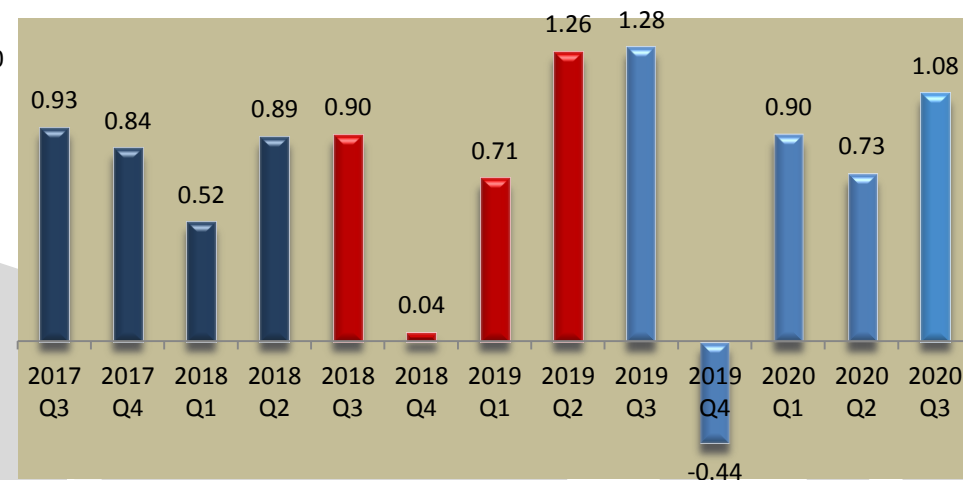
Net income(0.1bn)



Investment Gain (0.1bn)



EPS



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5. Constructions、Environmental Protection, Cement Business
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潤弘精密工程事業股份有限公司



日友環保科技股份有限公司



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



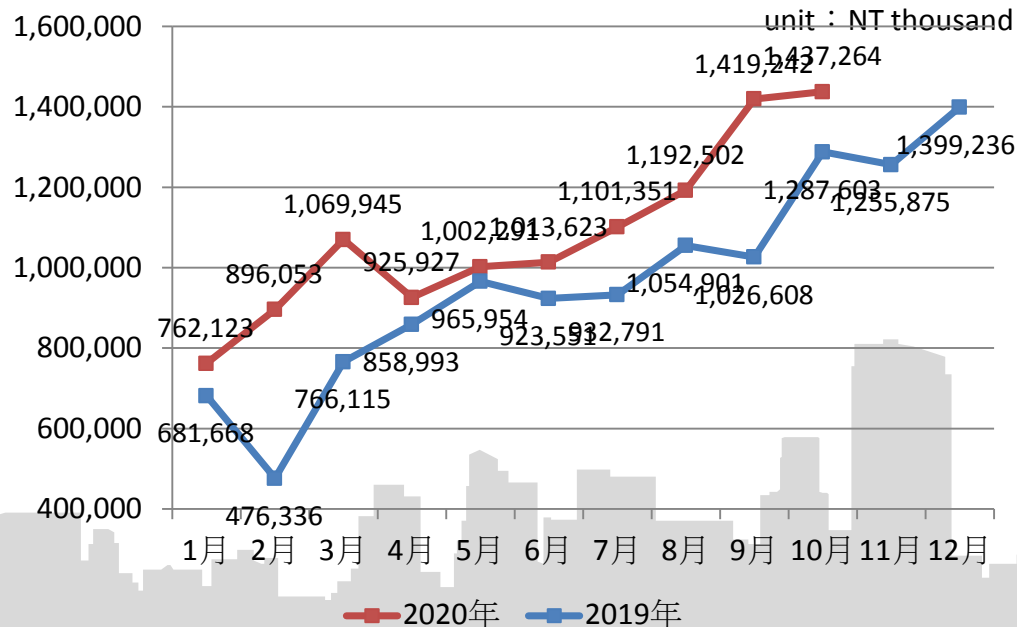
## 基本資料

Name	Ruentex Engineering & Construction
Date of Listing	2010/03/26
Paid-in Capital	TWD1,350,000,000元(9/30/2020)
The main business	1.Construction · MEP · prefabrication factory 2.Precast concrete production and sales

**Ruentex Development**  
**39.14%**

**Ruentex Engineering & Construction**  
**2020.09.30**  
Total Equity : 3.6bn  
Market value :  
8.1bn(2020.09.30Market Price)

## Revenue per month



Source: Company website, MOPS

	2017	2018	2019	2020Q1~Q3
Revenue	7,555,488	8,646,070	11,637,322	9,383,056
EPS	2.55	4.9	5.03	3.76
Dividend	2.35	4.8	4.5	-

## Basic Information

Name	Sunny Friend Environmental Technology Co., LTD.
Date of Listing	03/23/2015
Paid-in Capital	TWD 1,115,000,000(9/30/2020)
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

Ruentex  
Development  
26.62%



日友環保科技股份有限公司

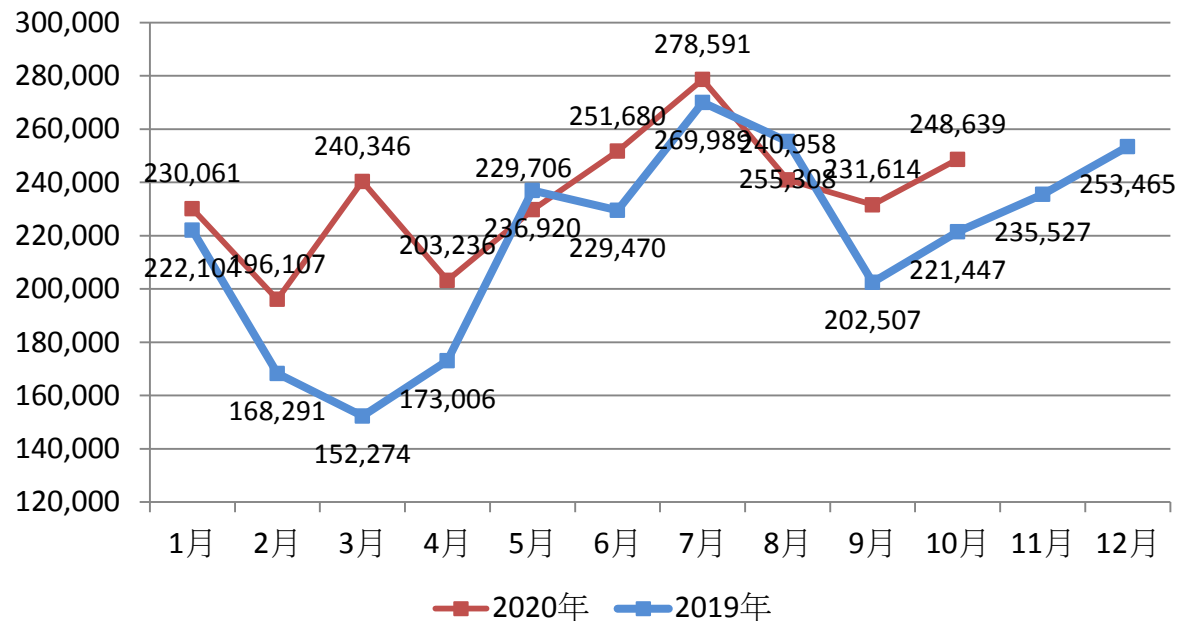
2020.09.30

Total Equity : TWD 3.25bn

Market value : TWD25.6bn  
(2020.09.30)

Revenue per month

unit : TWD thousand



unit : TWD thousand

	2016	2017	2018	2019	2020 Q1~Q3
Revenue	1,815,944	1,903,528	2,205,999	2,620,308	2,102,298
EPS	5.5	7.03	7.38	8.91	6.33
Dividend	4.5	6	6.5	8	

Source: Company website, MOPS



## Basic Information

公司名稱	Ruentex Materials Co., Ltd.
上市時間	07/13/2015
實收資本額	TWD1,500,000,000(09/30/2020)
主要營業項目	Cement, Ready-mixed Mortar, Interior Design & Decoration Engineering

Ruentex  
Development  
10.49%



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

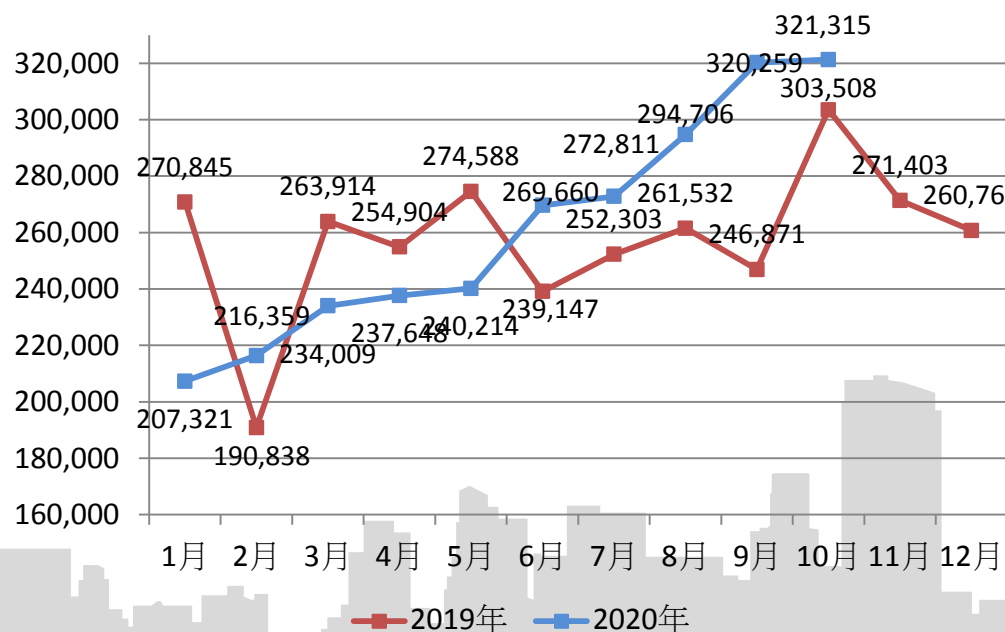
2020.09.30

Total Equity : TWD**2.3bn**

Market value : TWD 5.5bn

## Revenue per month

unit : TWD thousand



Source: Company website, MOPS

unit : TWD thousand

	2017	2018	2019	2020 Q1~Q2
Revenue	2,834,540	2,783,565	3,082,428	2,292,987
EPS	0.95	0.77	0.59	0.43
Dividend	0.83	0.7	0.49	

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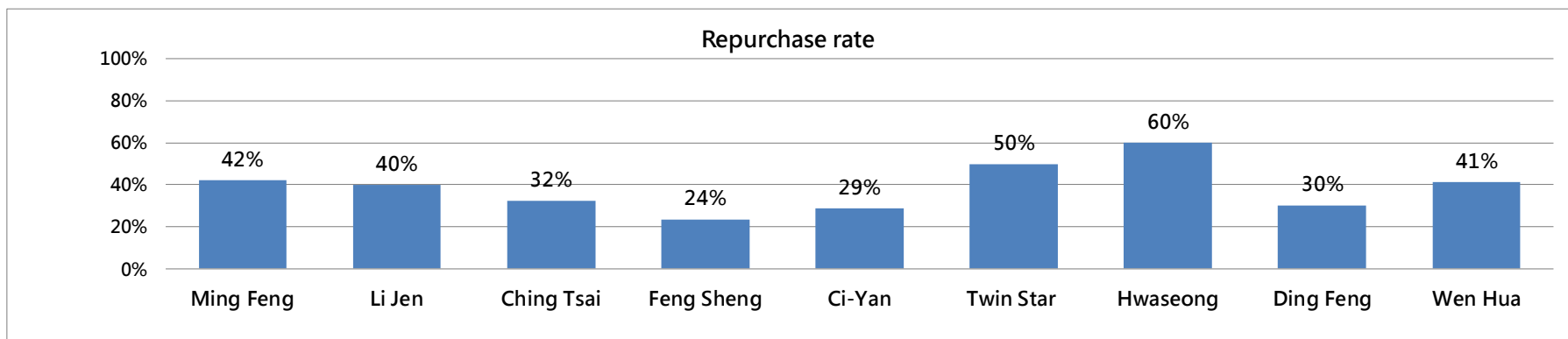
# Repurchase rate



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

1. Word of mouth is more effective than advertising.
2. Good quality is the cornerstone of the brand.

Name	Ming Feng	Li Jen	Ching Tsai	Feng Sheng	Ci-Yan	Twin Star	Hwaseong	Ding Feng	Wen Hua	
Building Appearance										合計
seller (sold) (a)	50	10	114	140	14	24	15	66	121	554
General customers	29	6	77	107	10	12	6	46	71	364
Old customers Repurchase	21	4	37	33	4	12	9	20	50	190
Repurchase rate(%)	42%	40%	32%	24%	29%	50%	60%	30%	41%	34%





## 1. Property Development

- a. Maintain brand image and create price .
- b. Continue to integrate transportation hubs and elite location projects.
- c. Commercial real estate has long-term stable profits.

## 2. CITYLINK Shopping Mall

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

## 3. Life Insurance Business

- a. Nanshan Life's market share is ranked among the top three in the recent three years ◦
- 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

