



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

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. °

The information provided in the brief may contain prospective statements and actual results may be different from these statements. The information provided in the brief does not express or guarantee ,explicitly or implicitly , its correctness or completeness nor represent our complete statement about the industry or any subsequent development.

This brief shall not be acquired or used by any third party without our permission.

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 :
TWD10.03bn(2020/06/30)

(After Capitalization of retained earnings
this year :15.05bn)

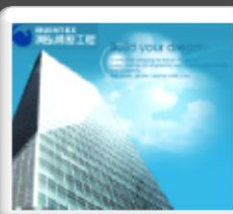
■ Main growth drivers :

- ✓ 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



潤泰精密工程

2010

Subsidiary RT-Engineering & Construction Co LTD was IPO



潤泰精密材料
RUENTEX MATERIALS

2015/07

Subsidiary RT-Material was IPO



南山人壽

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



Future sales

Yangbei



Wolong
Street



Qingtian
Street



Li Ho



Wenhua



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 2020/08/10 was 3.2billion .
Note 2:The market value as of 2020/08/10 was 2.8 billion .
Note 3:The market value as of 2020/08/10 was 5.8 billion .
Note 4:The market value as of 2020/08/10 was 7.7 billion .



Public listed company			Non public listed company	
Name	Ownership %	Market Value(Billion)	Name	Ownership %
Ruentex Industries	13%	5.8	Ruentex Construction	100%
Ruentex engineering & construction	40%	3.2	Ruentex Property management & maintenance	100%
Ruentex Material	26%	2.8	Ruen Fu	60%
Sunny Friend Env	26%	7.7	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		21	Runzhu(Shanghai)	39%
Note :The market value as of 2020/08/10			Ruentex Interior Design	100%

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Cement Business
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RUENTEX DEVELOPMENT

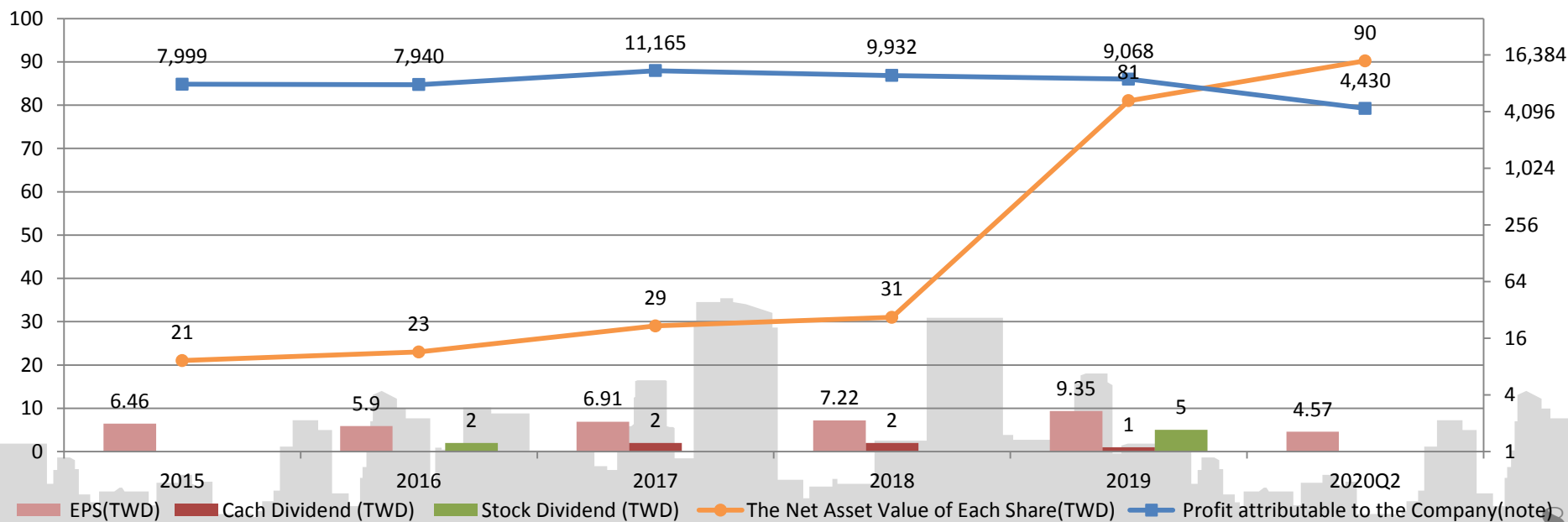
Consolidated I/S



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	2020Q2
Consolidate revenue	12,978	13,117	10,912	14,859	17,258	7,628
Consolidate Gross Profit	3,703	3,418	2,678	3,687	3,612	1,598
Consolidate Operating Profit	2,182	1,846	1,035	1,970	1,899	781
Profit attributable to the Company(note)	7,999	7,940	11,165	9,932	9,068	4,430
EPS(TWD)	6.46	5.90	6.91	7.22	9.35	4.57
The Net Asset Value of Each Share(TWD)	21	23	29	31	81	90

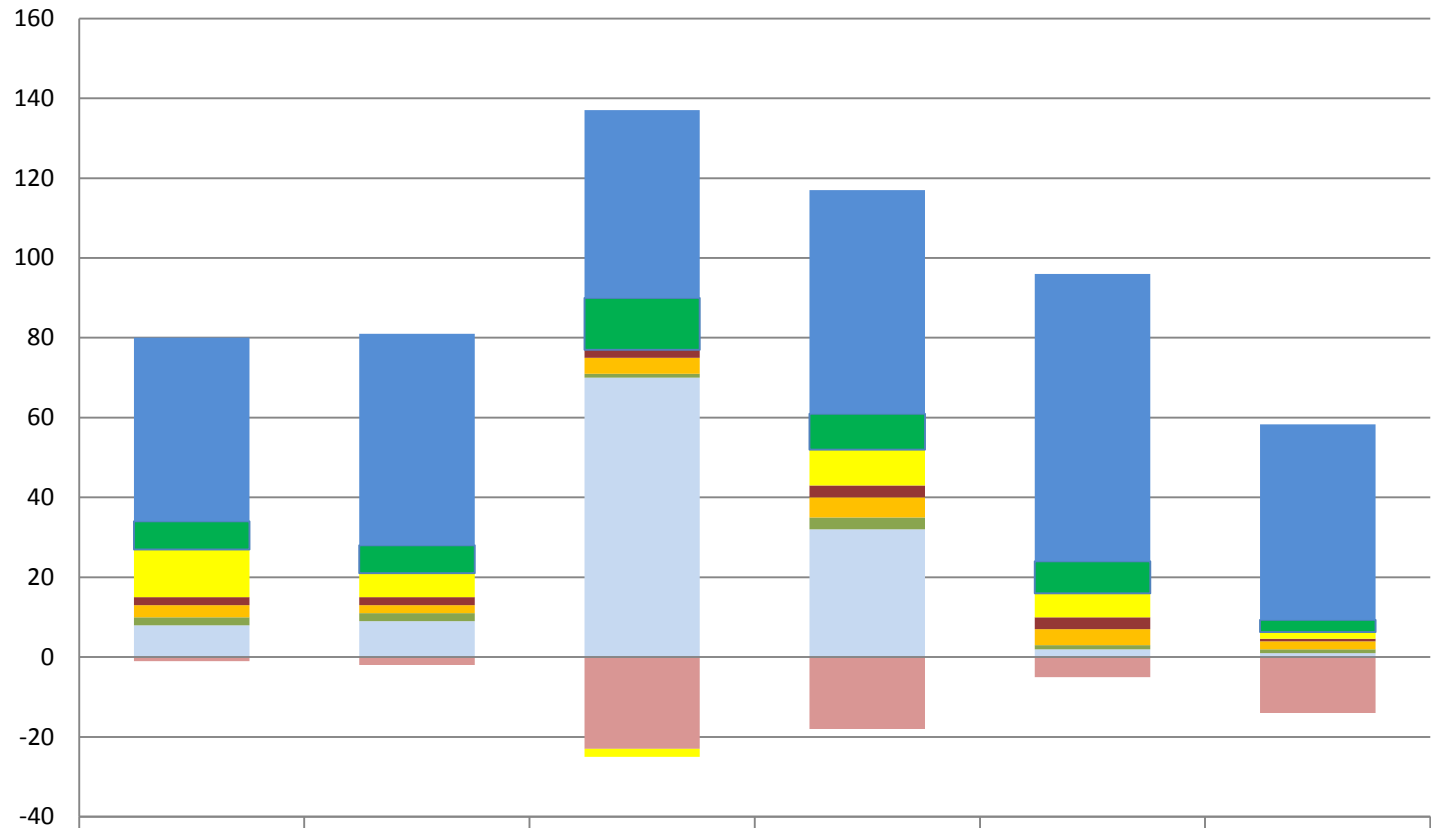


Profit composition summary



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

Unit: TWD 0.1 billion

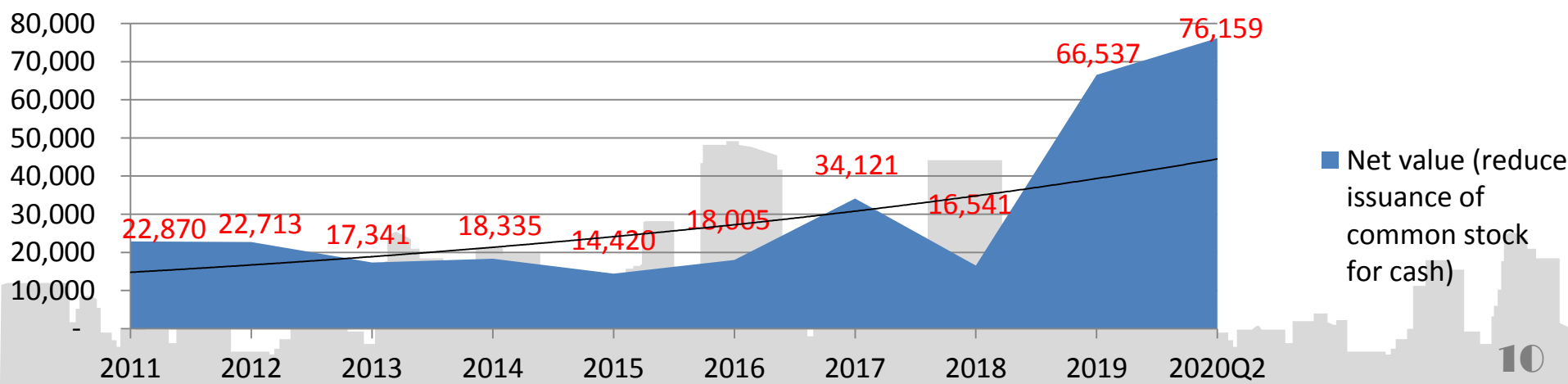
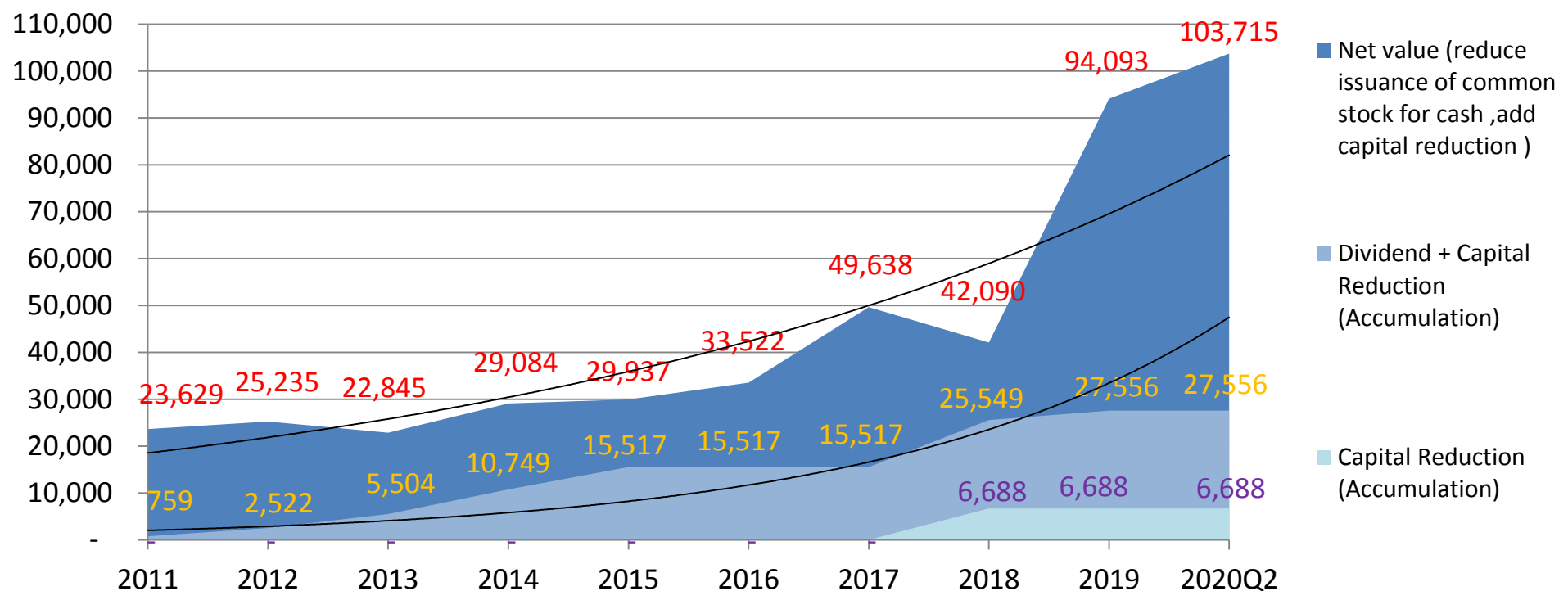


	2015	2016	2017	2018	2019	2020Q2
NAN SHAN	46	53	47	56	72	49
RUENTEX INDUSTRIES	7	7	13	9	8	3
RUENTEX DEVELOPMENT	12	6	-2	9	6	1.7
Ruentex engineering & construction	2	2	2	3	3	0.6
RBY(SHON SHAN) RXC(NAN GANG)	3	2	4	5	4	2
Other investment	2	2	1	3	1	1
RT-MART	8	9	70	32	2	1
Income Tax	-1	-2	-23	-18	-5	-14



Net Value Trend

Unit: TWD million



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3. **Property Development**
4. Life Insurance Business
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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 : 2,981M²
Gross Area: 15,441 M²
Sell Area: 7,279 M²

On sale



5.Fenghui

Co-develop

Site Area 5,735 M²
Gross Area 36,373 M²
Sell Area 14,545 M²

On sale



9.Wuguwang-B

Co-develop

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



2 Feng Sheng

Self land

Site Area :3,795 M²
Gross Area :33,742 M²
Sell Area : 473 M²

On sale



6.Dingfeng

Co-develop

Site Area: 2,700M²
Gross Area: 21,844M²
Sell Area: 9,686M²

On sale



10.Wenhua

Co-develop

Site Area 4,958M²
Gross Area 32,985M²
Sell Area 17,167M²

Coming soon



3 Dun Fon

Self land

Site Area : 4,442M²
Gross Area: 29,824 M²
Sell Area: 24,922M²

On sale



7.Yangbei

Co-develop

Site Area : 5,547 M²
Gross Area: 30,003 M²
Sell Area : 16,208M²

On sale



11.Datong

Co-develop

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



4.Yucheng

Self land

Site Area : 5,285坪M²
Gross Area : 58,982 M²
Office Area: 52,264 M²



8.Wuguwang-A

Co-develop

Site Area: 9,352 M²
Gross Area: 59,365 M²
Sell Area: 26,836 M²



12.Juan Chiao

Co-develop

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

Residential project



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



Co-develop

13 Wolong Street

Site Area 2,155M²
Gross Area 18,598M²
Sell Area 5,676M²

Coming soon



Government

15 Ching Tsai

Site Area 8,165M²
Gross Area 78,696M²
Sell Area 0M²

Q1 Sold out



Government--Led

17 Li Ho

Site Area 2,039M²
Gross Area 13,219M²
Sell Area 2,647M²

Coming soon



Co-develop

14 Qingtian Street

Site Area 1,024M²
Gross Area 6,039M²
Sell Area 1,798M²

Coming soon



Government

16 MRT- San Chong

Site Area 9,947M²
Sell Area 35,646M²
(Estimated)



Government--Led

18 Nan Hai

Site Area 5,391M²
Gross Area 21,898M²
Sell Area 8,423M²



Government--Led

19 Heart of Nan Gang

Site Area 26,046M²
Gross Area 330,249M²
Estimated Sell Area 115,703M²

The sellable Area for RUENTEX DEVELOPMENT Co. Ltd are **291,243 M²**.

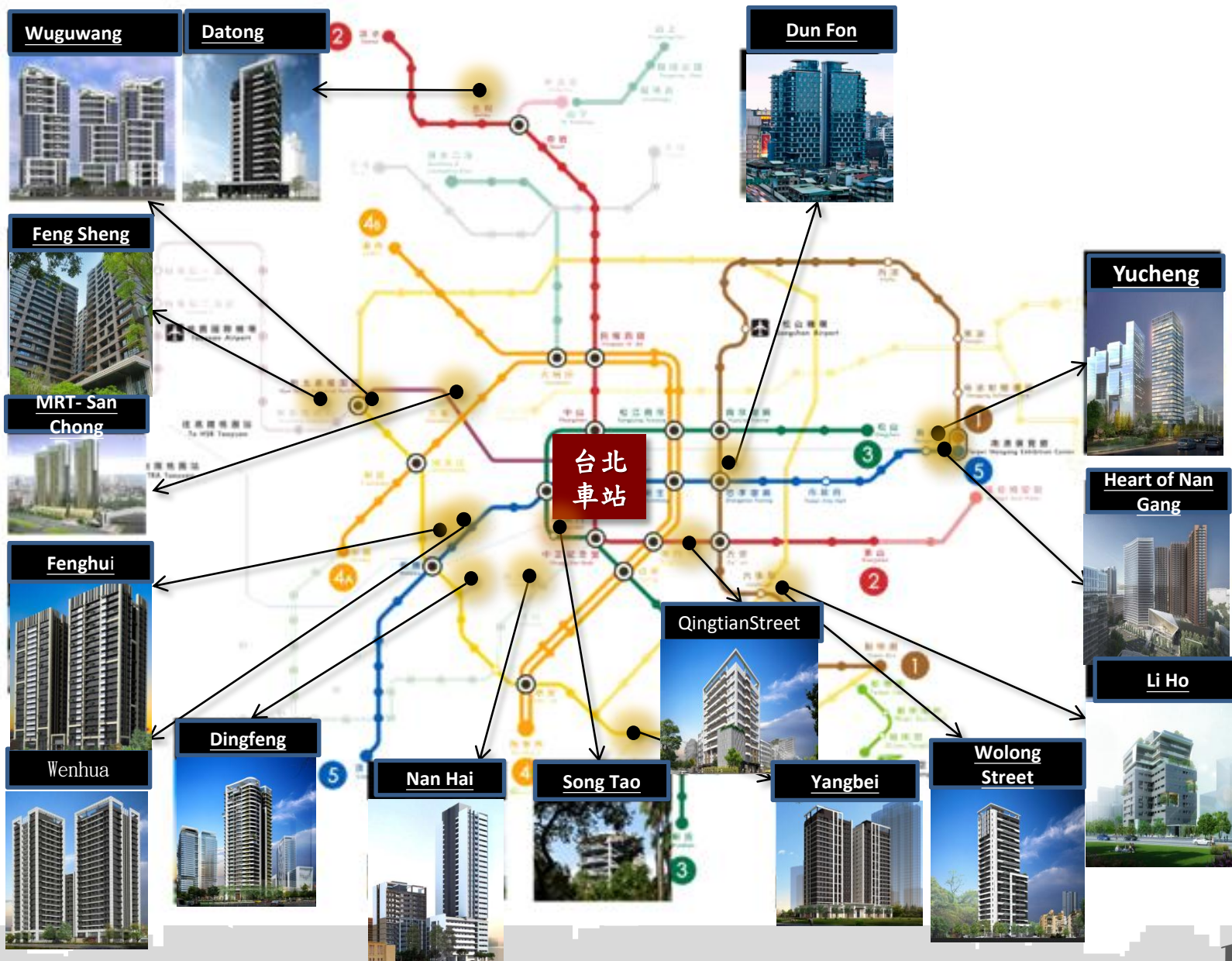
The sellable Area for RUENTEX INNOVATIVE DEVELOPMENT Co., Ltd. are 66,809M².

The sellable Area for Ruentex Construction & Development Co., Ltd. are 1,798M².

Location of Residential Project



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



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 (MRT Neihu) 潤泰京采(內湖站)	Sold out	●						
3、Feng Sheng(Xin Zhuang) 潤泰峰盛(副都心案)	Salable	●						
4、Dun Fon 潤泰敦峰(敦化段案)	Salable	●	●	●				
5、Fenghui潤泰峰匯	Completed 65%	Sale	●					
6、Dingfeng潤泰鼎峯	Completed 17%	Sale		●				
7、Wenhua潤泰文樺	Completed 15%	Sale		●	●			
8、Yangbei潤泰央北	Completed 2%	Sale			●			
9、Li Ho犁和段公辦都更	Completed 11%			●	●			
10、Qingtian Street青田街案	Construction permitted			●	●			
11、MRT- San Chong MRT三重站聯開案	Construction permitted				●	●		
12、Wolong Street臥龍街海砂都更案	Construction permitted				●	●		
13、Wuguwang-A三重五谷王段A案	Construction permitted				●	●		
14、Wuguwang-B三重五谷王段B案	Construction permitted				●	●		
15、Yucheng南港玉成段	planning					●		
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: 2,982M²
- 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 – Salable project

Salable

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

Construction Site-1



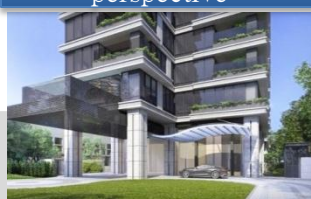
Construction Site-2



Ballroom



Atrium landscape perspective



Residential – Salable project



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

● Fenghui



- Location: Intersection of Huajiang 1st Road and Huajiang 7th Road, Banqiao District, New Taipei City
- Site area: 5,737M²
- 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 : 89M² 、 132~142M² 、 165~182M²

Sale
Completed 65%

Construction Picture



Residential – Salable project



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

●Dingfeng



- ◆ Location : Section 2, Minsheng Road, Banqiao District
- ◆ Site area : 2702M²
- ◆ Type : Residential Area
- ◆ Floor : 1-27/B1-B4
- ◆ Households : 137units
- ◆ Parking : 149
- ◆ House area : 86~152M²
158~201M²

Sale
Completed 17%

Construction Site



Residential – Salable project



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

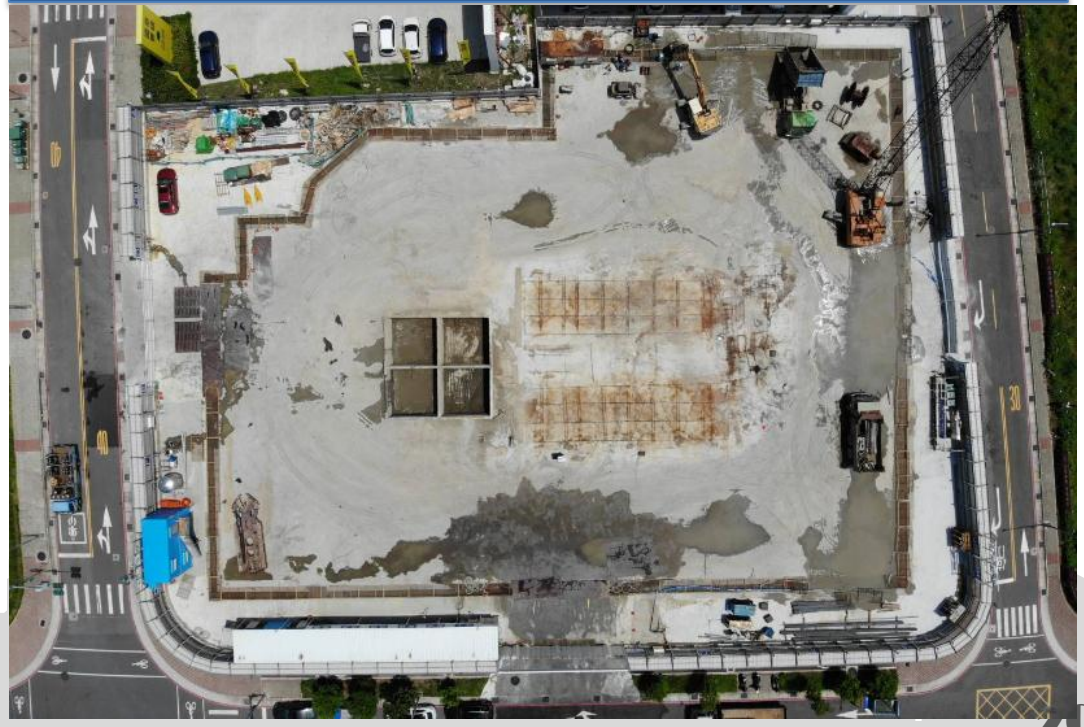
● Yangbei



- ◆ Site area : 5547M²
- ◆ Floor : Residential Area
- ◆ Floor : 1-20/B1-B3
- ◆ Households : 187unit(store14 units)
- ◆ House area :
 - Two room : 92~106M²
 - Three room : 115~135M²
- ◆ Parking : 233

**Sale
Completed 2%**

Construction Site



Residential – Salable project



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

Wenhua



- ◆ Site area : 4958M²
- ◆ Type : Residential Area
- ◆ Floor : 1-22/B1-B3
- ◆ Households : 209units
- ◆ House area :
 - Two room : 93M²
 - Three room : 112~125M²
 - Four room : 175~205M²
- ◆ Parking : 209

Coming Soon
Completed 15%

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	◆ Site area : 2,156M2 ◆ Type : Residential Area ◆ Floor : 1-23F/B1-4 ◆ Households : 130 units ◆ House area : Two room : 95~105M2 Three room : 129~135M2 ◆ Parking : 48

Name	Liho
Location	Jiaxing St., Xinyi Dist., Taipei City
basic information	◆ Site area : 2041M2 ◆ Type : Residential Area ◆ Floor : 1-12F/B1-4 ◆ Households : 116 units ◆ House area : One room : 46~52M2 Two room : 69~102M2 Three room : 125~135M2 ◆ Parking : 98

Name	Qingtian Street
Location	Qingtian St., Da'an Dist., Taipei City
basic information	◆ Site area : 1026M2 ◆ Type : Residential Area ◆ Floor : 1-10F/B1-3 ◆ Households : 55 units ◆ House area : One room : 39~66M2 Two room : 85~95M2 ◆ Parking : 34

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 : 4,436M²
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



THE % of RUENTEX was integrated above 75% and the sellable Area for RUENTEX total 57,679M²

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	◆ Site area : 5,288M2 ◆ Type : Commercial distric ◆ Floor : 1~27F/B1~5 ◆ Households : Office :123 , Store:1 ◆ House area : 257、284、1383及453M2 ◆ Parking : 323



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	

- Investors invest TWD 30 billion to create a value of TWD 70 billion.



Adamant in good quality



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

structure safety

生命無法重來 好房子照顧人



20 years waterproof

防水保固20年 潤泰做到了



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

隔熱隔音最講究 舒適度再升級

隔音地坪 還給家一個寧靜

降低外在噪音最高可達21分貝

潤泰研發的雙層複合專利材料，係由隔音消能材料與隔音緩衝材料所組成，採用配製，設置於RC樓板之上，有效且均質的降低噪音分貝，最高可達21dB (dB)，並通過嚴格的載重檢驗，取得高性價比建築材料標準。

註：根據ISO 10140標準實驗室測試結果

聲音大小 (分貝)	噪音來源
30	夜深人靜，位於城市邊緣的郊區
40	安靜之住宅區的環境
50	安靜的辦公室裡
60	平常說話的聲音
70	電話鈴聲，電視機，辦公室裡的聲音
80	大型巴士的引擎聲
90	咖啡機磨豆的聲音
110	汽車的喇叭聲

影響程度

通常聲音在50分貝以下，人感到舒適，在50-70分貝之間，則會引起睡眠不安，長期處於高聲量70分貝的環境，會讓人產生焦慮不安，引發各種症狀。

資料出處：行政院環境保護署，噪音管制與監測網

隔熱砂漿 節能隔熱又省錢

室內有效降溫3°C

隔熱砂漿高熱低熱傳導率，經SGS測試的高熱低熱傳導率約1/10，與傳統打灰材料相比，可降低室內溫度約3°C以上。

BIM模擬分析，隔熱砂漿應用於外牆，冬季室溫約可提升5.7°C，全年平均空調負荷量減少約30%，冬暖夏涼更環保。

優點：

- 隔熱砂漿材料
- 隔熱砂漿材料



Flood prevention, anti-burning

安全不能有萬一 風險與危險潤泰想更多 您的家我們守護

防洪工程 預防極端氣候

防洪線
高於捷運江子翠站的設計

潤泰江子翠車站防洪工程，防洪高度高於江子翠站A/B柱107.27m，防洪高度高於江子翠站A/B柱107.27m，防洪高度高於江子翠站A/B柱107.27m。

設計標準



防洪工程

危機無法預測 安全不能等

逃生梯間正壓設計
阻隔濃煙侵入，守護人身安全

火災發生時，在「逃生梯間」設置正壓設計，能有效阻隔濃煙侵入，守護人身安全。

設計標準



逃生梯間正壓設計

管道間防煙牆設計

阻隔火勢設計，降低居家災損
打造堅強的安全守門員

火災發生時，在「管道間」設置防煙牆設計，能有效阻隔火勢蔓延，降低居家災損。

設計標準



管道間防煙牆設計

Adamant in good quality



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

Smart management



Four briefing sessions

潤泰12大服務 一輩子的安心 千言萬語 不如一棟房子會照顧你

依工程進度主動邀請客人參加四大說明會，交屋後提供快速高品質的售後服務，客戶需求永遠放在第一線，成就想住一輩子的家

雙向溝通服務

1 鄰里說明會 2 四大說明會

開工說明會：開工前
結構說明會：結構體完成前
裝修說明會：結構體完成後
交屋說明會：交屋前

3 四大參觀

- 1. 灌埋土牆壁
- 3. 各戶給水系統試壓
- 2. 各戶浴室防水試水
- 4. 屋頂板防水試水

4 CCTV遠端監視系統

客戶可隨時掌握施工进度及工程品質。

5 變更設計

室內裝修設計及材料選色。

社區維護服務

6 社區安全檢查

針對社區外部安全檢查：
建築物外觀、屋頂排水、公共結構、
公共消防、公共逃生、地下停車場。

7 防災指揮中心

中央氣象局若發布陸上颱風警報，
主權將轉輪值待命，以利直接下達決策。
成立防災中心案例如下：

- 2015.08.08 蘇迪勒颱風：
共接122通回報電話/4人排班輪值
- 2015.09.28 杜鰲颱風：
共接187通回報電話/7人排班輪值
- 2016.09.27 梅姬颱風：
共接157通回報電話/8人排班輪值
- 2017.07.30 尼莎颱風：
共接60通回報電話/4人排班輪值
- 2018.07.10 瑪莉亞颱風：
共接115通回報電話/5人排班輪值

安心住家服務

8 維修DIY

針對最易修繕及日常性的維護保養，
透過影片教學，教導客戶如何自行操作，
有效縮短解決客戶問題。

9 0800客服專線

主動關懷的客服中心，照顧客戶，讓每位客戶
覺得，住在潤泰的房子是幸福。

10 網路交流平台

於網路平台與專業人員雙向互動。

11 住宅迅速維修服務

修繕工程由24小時進行各項修繕，不受
時間地點之限，2018年平均修繕天數為2.24天。

12 房屋健康檢查

交屋後一生一世的健康家內健康檢查，包括：
結構樑柱、火警安全、水電空調、給排水測試、
滲水滴水、門窗五金。

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 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- 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- Nan Gang BOT



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

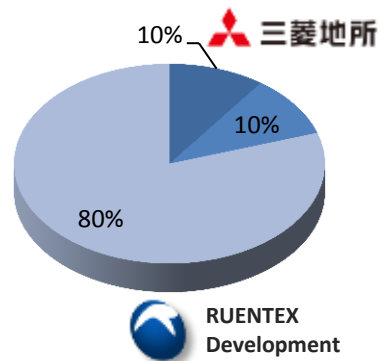
CITY LINK NAN GANG



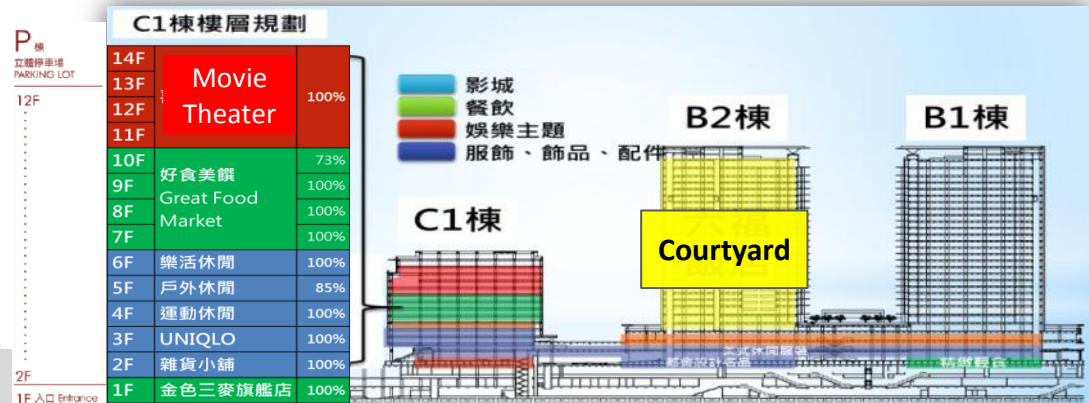
Site Area :	42,604M ²
Gross Area :	187,367M ²
Operating Area:	
1. Retail (10,201 M ² for Ambassador theater)	54,312M ²
2. Hotel (Courtyard Hotel)	55,751M ²
3. Office	52,527M ²

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

潤泰旭展股權結構



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





CITY LINK NEI JUHU

1F Shopping Mall : Specific Area 2,340M²

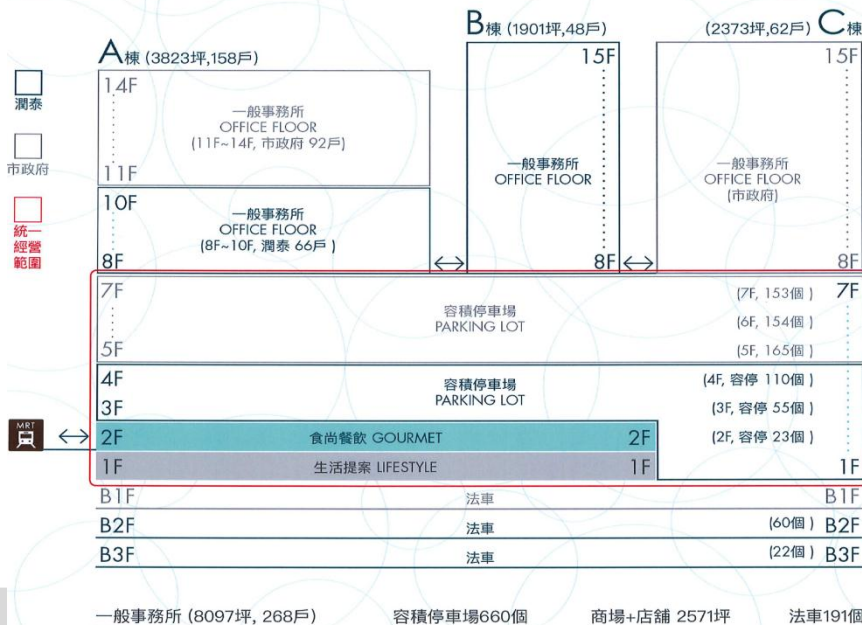
Public Area 1,390M²

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 33



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 °

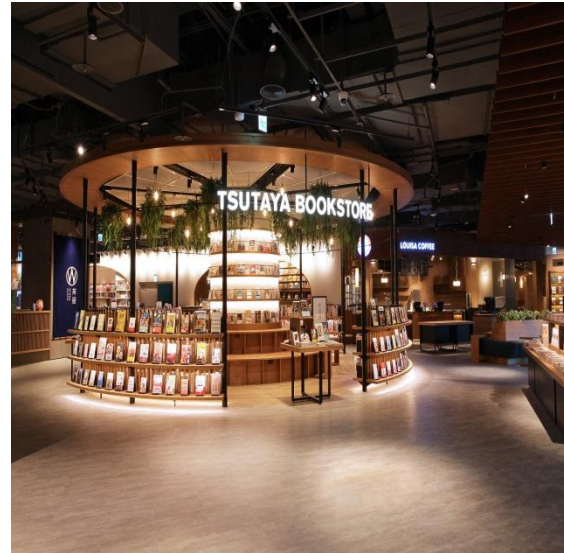
Franchisee - TSUTAYA BOOKSTORE(Nangang)



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

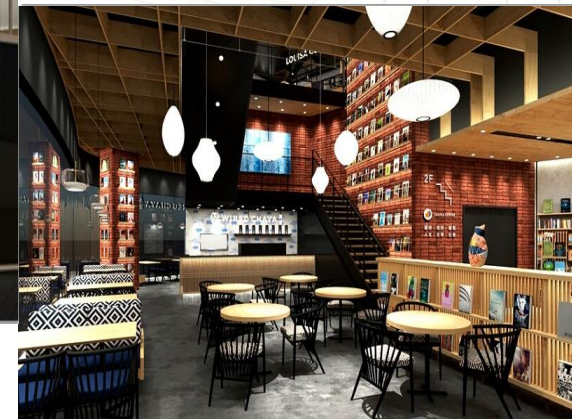
- The third TSUTAYA BOOKSTORE of RUENTEX group opened on Dec. 6, 2019 .



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 31 Mar. , 2020
Common share :
TWD127.9bn
Shareholder :
TWD 289.7 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 2020Q1(TWD thousand) : 25,798
- Common stocks issued on 2020Q1 : 0.03billion shares

Information of Ruen Chen Holdings' investment

- Ownership : 25%
Source: Company website, MOPS
- Investment Income from Ruen Chen Holdings in 2020Q1(TWD thousand) : 2,491,591
- Common stocks issued on 2020Q1 : 4.4 billion shares

Basic Information of Nan Shan life

- Common stocks issued on 2020Q1 : 1.3 billion shares
- Total equity on 2020Q1 : TWD 289.7 bn
- Book Value Per Share on 2020Q1 : TWD 22.64

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

Source: Company website, MOPS

LIFE INSURANCE

Nan Shan Life - Operating Results in 2020/1/1~06/30



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- 2020/06/30	2020/01/01- 2020/06/30	Diff.%
New Premium	59,845	102,362	-41.54%
Total Premium	297,848	340,654	-12.57%
Net Income before tax	102,362	26,132	-3.18%
Net Income	340,654	22,213	2.06%
EPS(NT dollar)	26,132	1.96	-9.69%

Source: Company website °

Nan Shan Life - Operating Results in 2017Q1~2020Q1

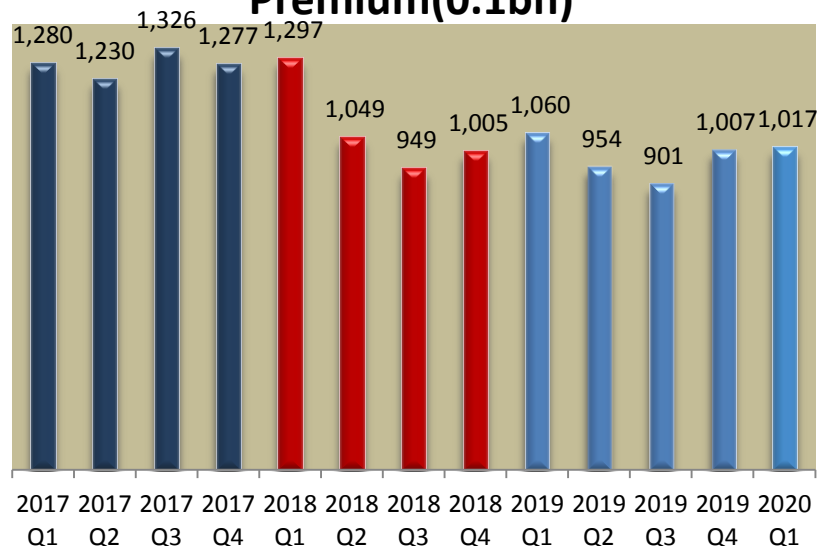


潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co. Ltd

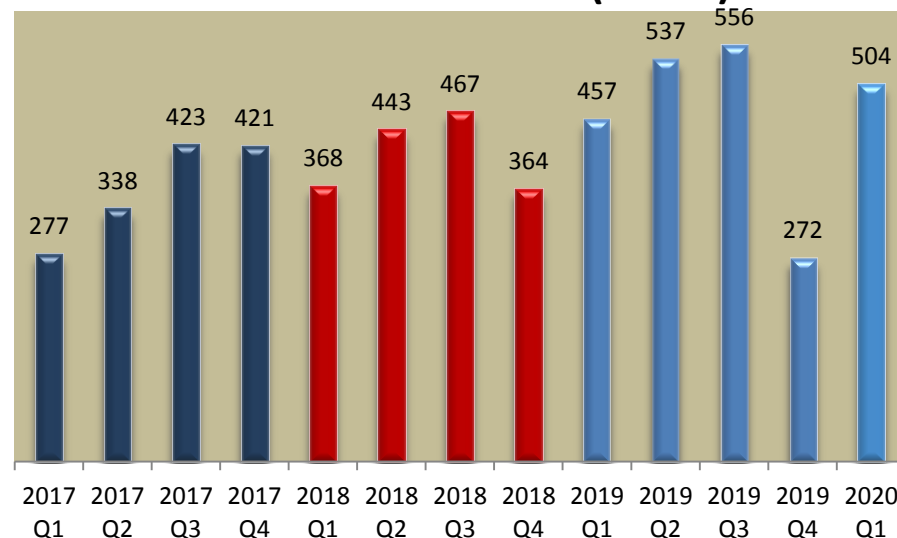


南山人壽

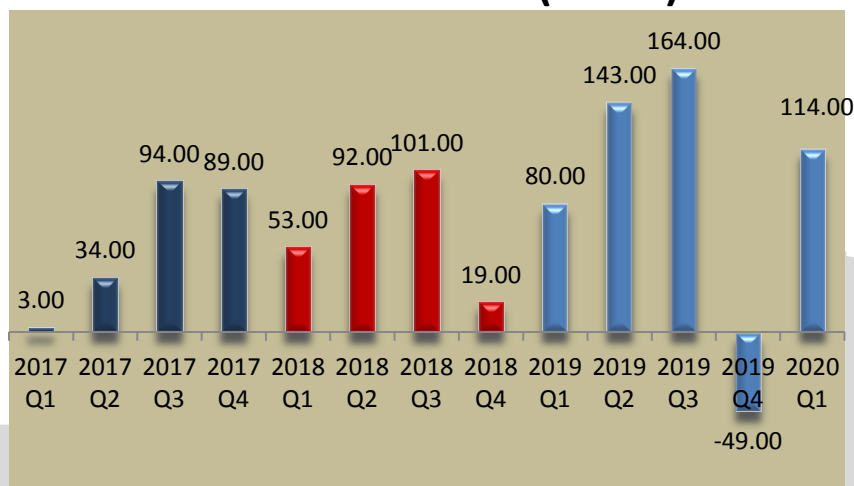
Premium(0.1bn)



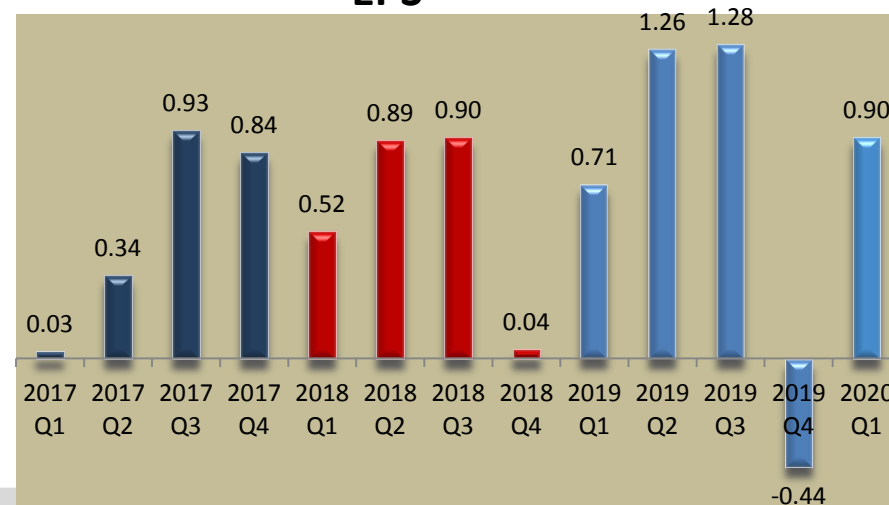
Investment Gain (0.1bn)



Net income(0.1bn)



EPS



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4. Life Insurance Business
5. Constructions、Environmental Protection, Cement Business
6. Vision of the Future



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

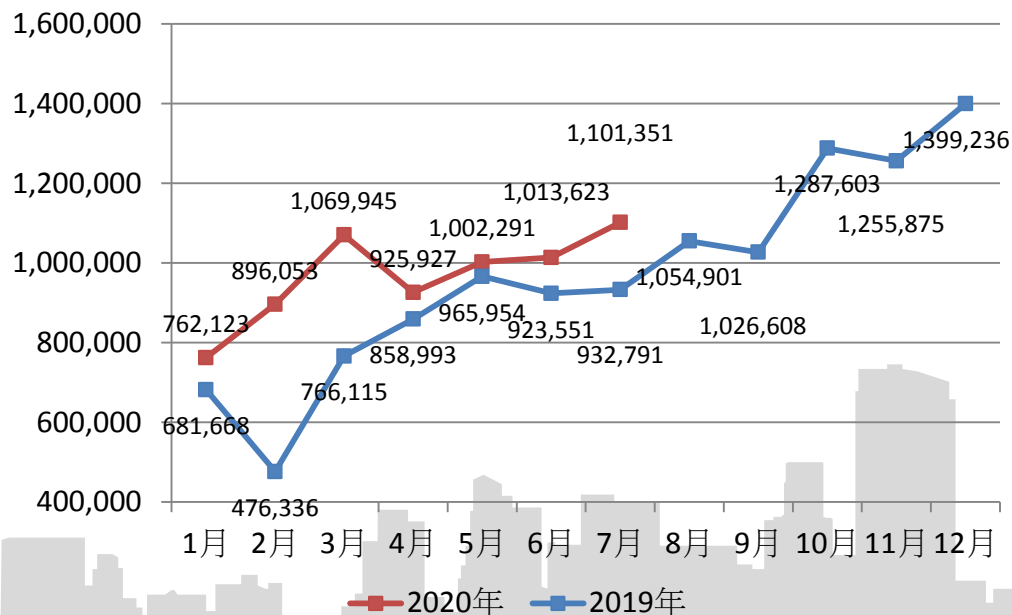
Name	Ruentex Engineering & Construction
Date of Listing	2010/03/26
Paid-in Capital	TWD1,350,000,000元(6/30/2020)
The main business	1.Construction · MEP · prefabrication factory 2.Precast concrete production and sales

Ruentex Development
39.14%

Ruentex Engineering & Construction
2020.06.30
Total Equity : 3.4bn
Market value :
8.7bn(2020.06.30)

Revenue per month

unit : NT thousand



Source: Company website, MOPS

	2017	2018	2019	2020Q1~Q2
Revenue	7,555,488	8,646,070	11,637,322	5,669,963
EPS	2.55	4.9	5.03	1.4
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(6/30/2020)
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

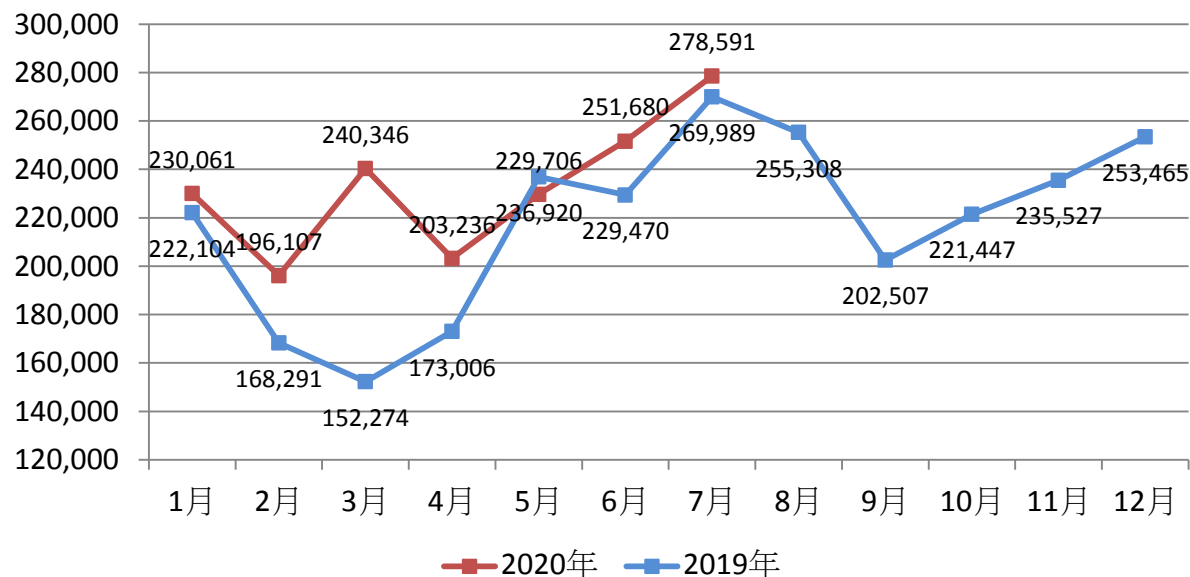
2020.06.30

Total Equity : TWD 2.56bn

Market value : TWD28.7bn
(2020.06.30)

Revenue per month

unit : TWD thousand



unit : TWD thousand

	2016	2017	2018	2019	2020 Q1~Q2
Revenue	1,815,944	1,903,528	2,205,999	2,620,308	1,351,136
EPS	5.5	7.03	7.38	8.91	4.11
Dividend	4.5	6	6.5	8	

Source: Company website, MOPS

Ruentex Materials Co., Ltd. (8463.TW)



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

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(06/30/2020)
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.

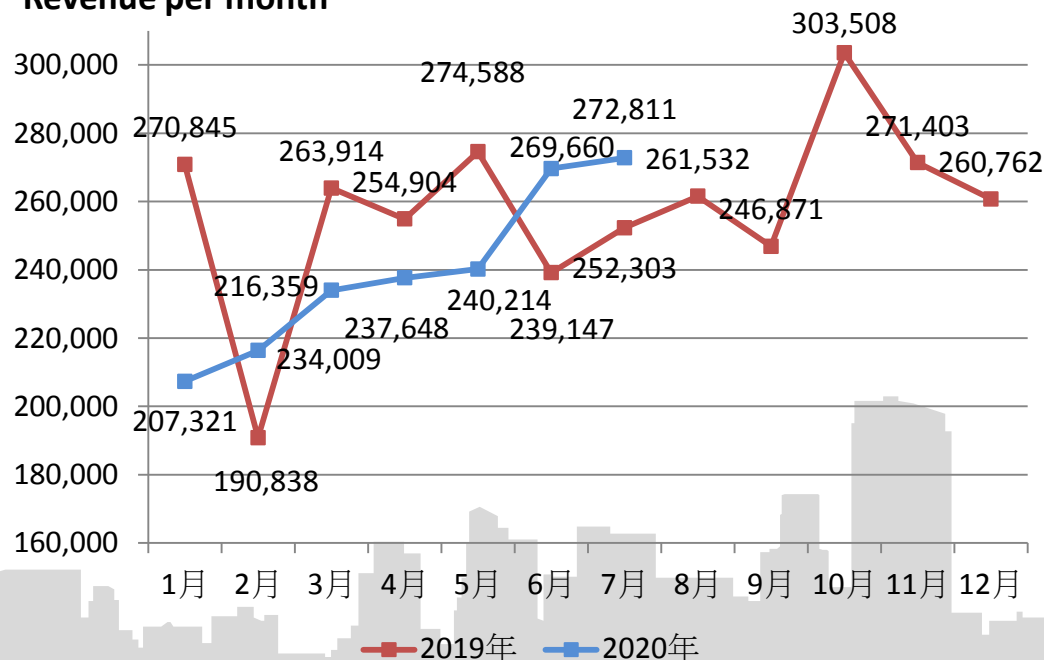
2020.06.30

Total Equity : TWD2.3bn

Market value : TWD 5.8bn

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	1,405,211
EPS	0.95	0.77	0.59	-0.05
Dividend	0.83	0.7	0.49	

1. Company Overview
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Cement Business
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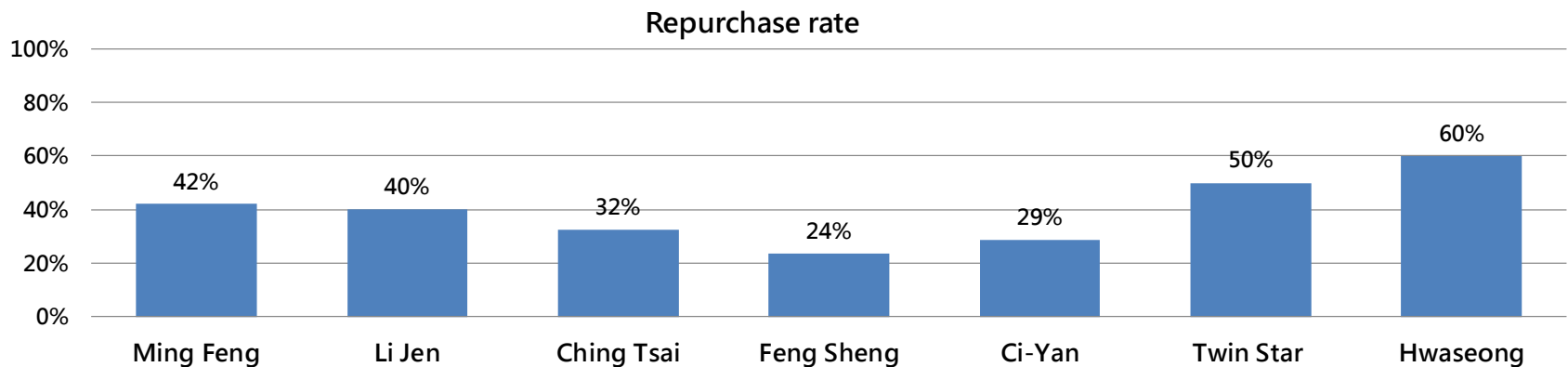
Repurchase rate



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	
Building Appearance								
seller (sold) (a)	50	10	114	140	14	24	15	合計 367
General customers purchase	29	6	77	107	10	12	6	247
Old customers Repurchase (b)	21	4	37	33	4	12	9	120
Repurchase rate(b/a)	42%	40%	32%	24%	29%	50%	60%	33%





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

