



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. ◦

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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 :
TWD28.44bn(2023/09/30)
- Main growth drivers :
 - ✓ Property development,
Construction, Commercial and
BOT project
 - ✓ 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.

2021/08
opened in Song Shan on Aug. 20.

Pre-sale (sold out)

Yangbei

Fuyang

SHOWACHO (Qingtian 618)

On Sale

Xinyi

LA RIVE GAUCHE (Wuguwang-B)

LA GRAND RIVE GAUCHE (Wuguwang-A)

Future sale

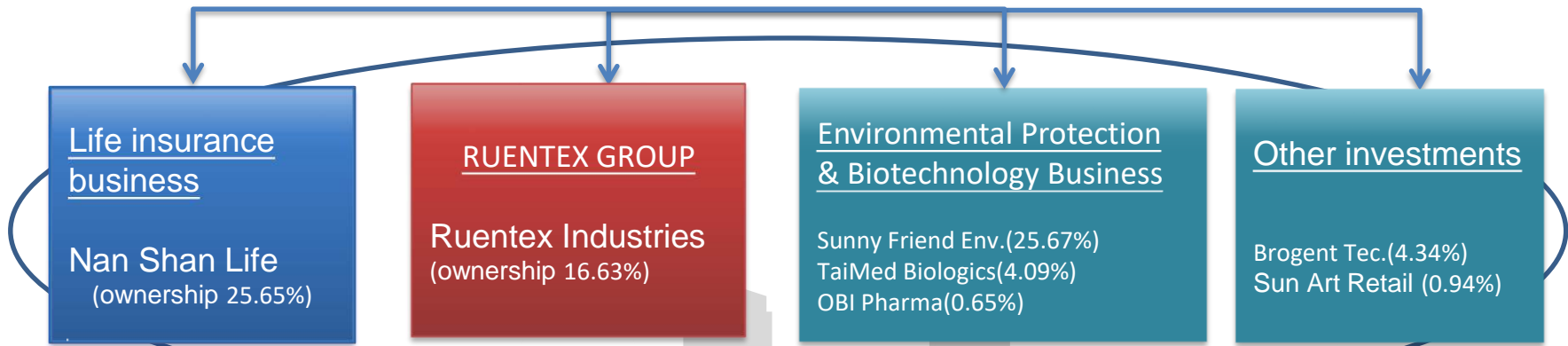
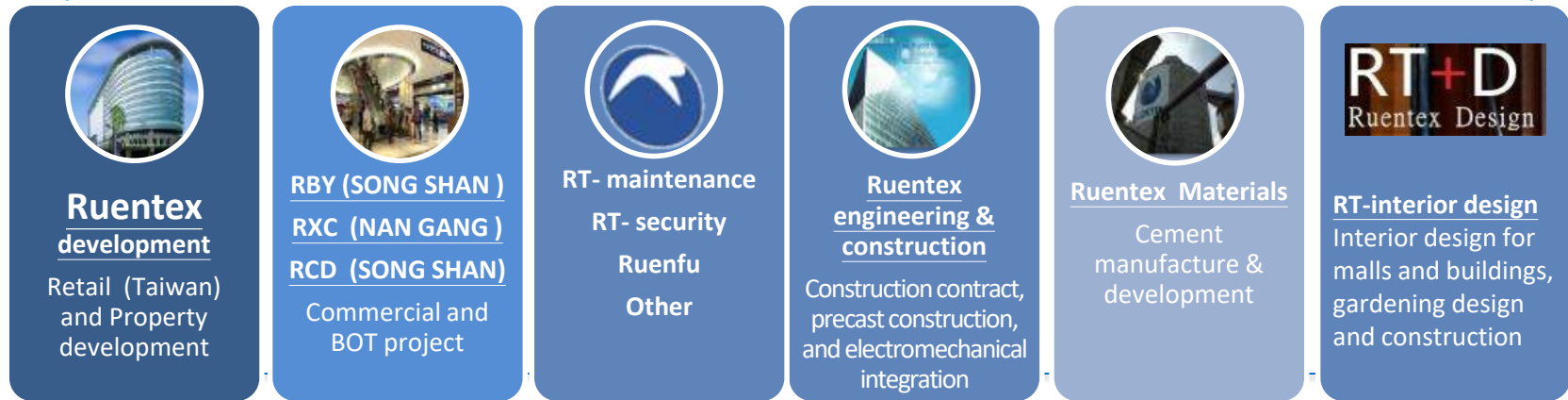
Yucheng

Star of Nan Gang

MRT- San Chong



The Entities in Consolidated Statement



OPERATIONAL STRUCTURE



Public listed company			Non public listed company		
Name	Ownership (%)	Market Value (Billion)(Note 1)	Name	Ownership (%)	Net Value (Billion)(Note 2)
Ruentex Industries	17%	13	Ruentex Construction	100%	2.0
Ruentex engineering & construction	40%	7.4	Ruentex Property management & maintenance	100%	-
Ruentex Material	26%	1.7	Ruentex Security	100%	0.1
Sunny Friend Env	26%	3.8	Ruentex Pai Yi	35%	7.1
Brogent Technologies	4%	0.3	Ruentex Syu Jan	80%	6.9
TaiMed Biologics	4%	0.9	Ruentex Development	70%	1.9
OBI Pharma	0.65%	0.2	Ruen Fu	60%	-
Ruentex Interior	24%	1.1	Nan Shan Life	26%	81.7
Total		28.4	Total		99.7

Note 1 : The market value as of 2023/09/30.

Note 2 : Source -MOPS (RUENTEX DEVELOPMENT 2023Q3 Financial Report and Nan Shan Life 2023Q2 Financial Report net value conversion.)

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RUENTEX DEVELOPMENT

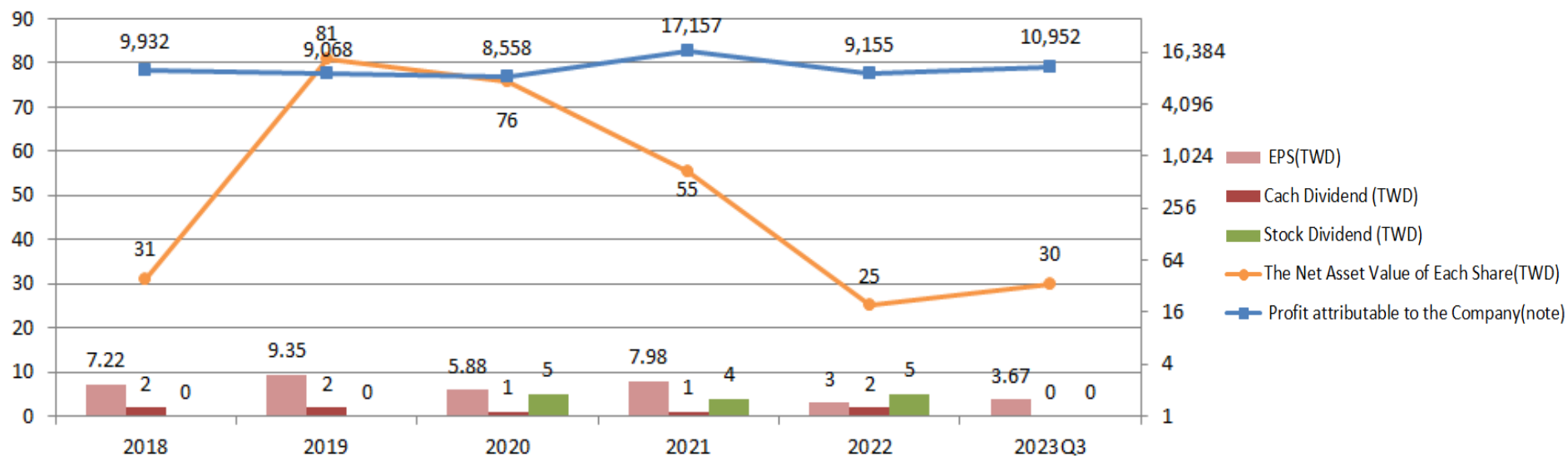
Consolidated I/S



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

Unit: TWD millions / per share

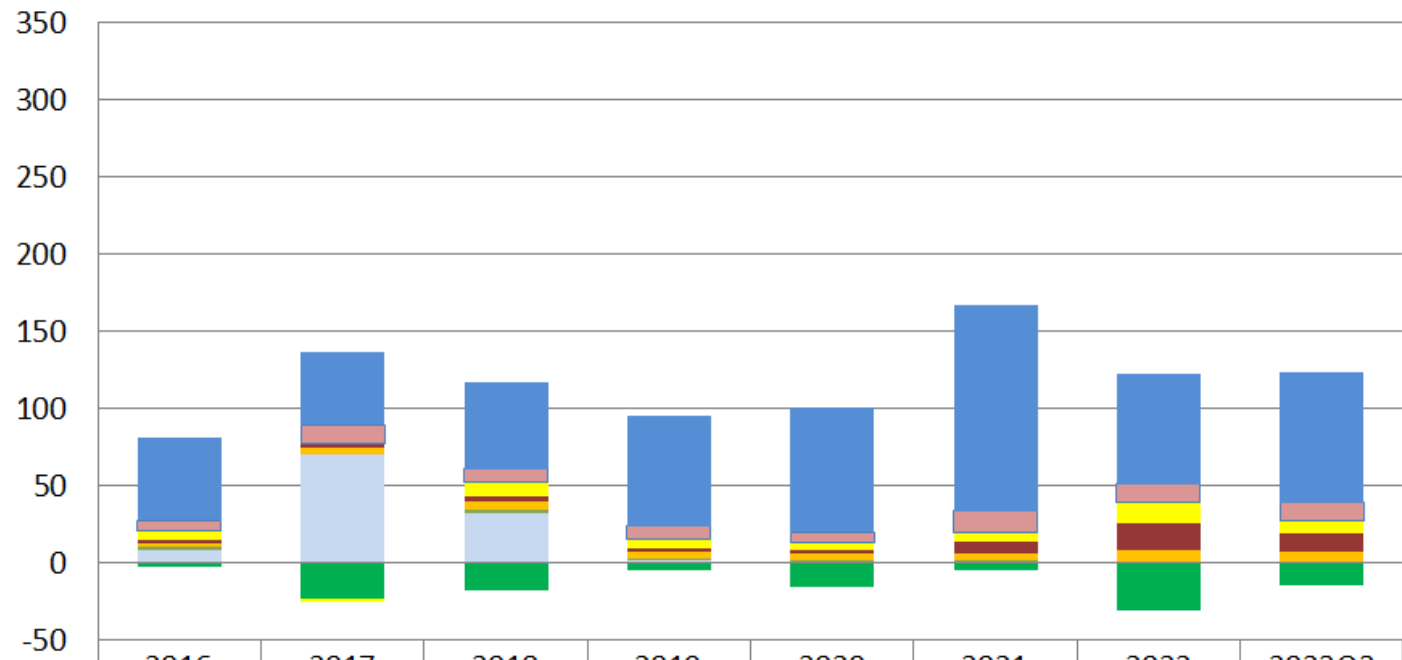
Item	2017	2018	2019	2020	2021	2022	2023Q3
Consolidate revenue	10,912	14,859	17,258	19,085	27,294	32,247	18,683
Consolidate Operating Profit	1,035	1,970	1,899	2,085	4,071	5,025	3,189
Profit attributable to the Company(note)	11,165	9,932	9,068	8,558	17,157	9,155	10,952
EPS(TWD)	6.91	7.22	9.35	5.88	7.98	3	3.67
The Net Asset Value of Each Share(TWD)	29	31	81	76	55	25	30
Paid-in capital	16,721	10,033	10,033	15,049	21,068	31,603	28,442



Profit composition summary



Unit: TWD 0.1 billion

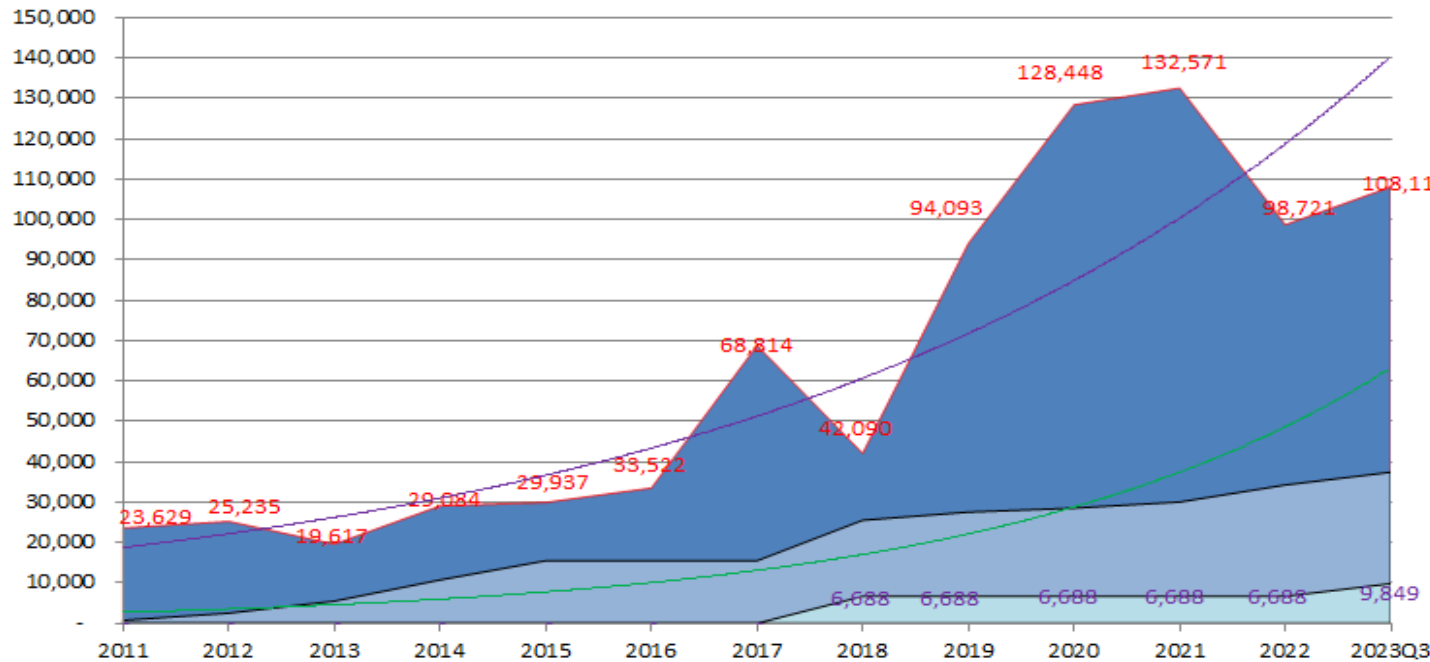


	2016	2017	2018	2019	2020	2021	2022	2023Q3
■ NAN SHAN	79	112	99	91	86	162	92	110
■ RUENTEX INDUSTRIES	53	47	56	72	81	133	72	85
■ RUENTEX DEVELOPMENT	7	13	9	8	7	14	11	12
■ Ruentex engineering & construction	6	-2	9	6	4	6	14	8
■ RBY(SHON SHAN)	2	2	3	3	3	8	18	12
■ RXC(NAN GANG)	2	4	5	4	4	4	7	6
■ Other investment	2	1	3	1	2	2	1	1
■ RT-MART	9	70	32	2	0	0	0	0
■ Income Tax	-2	-23	-18	-5	-15	-5	-31	-14

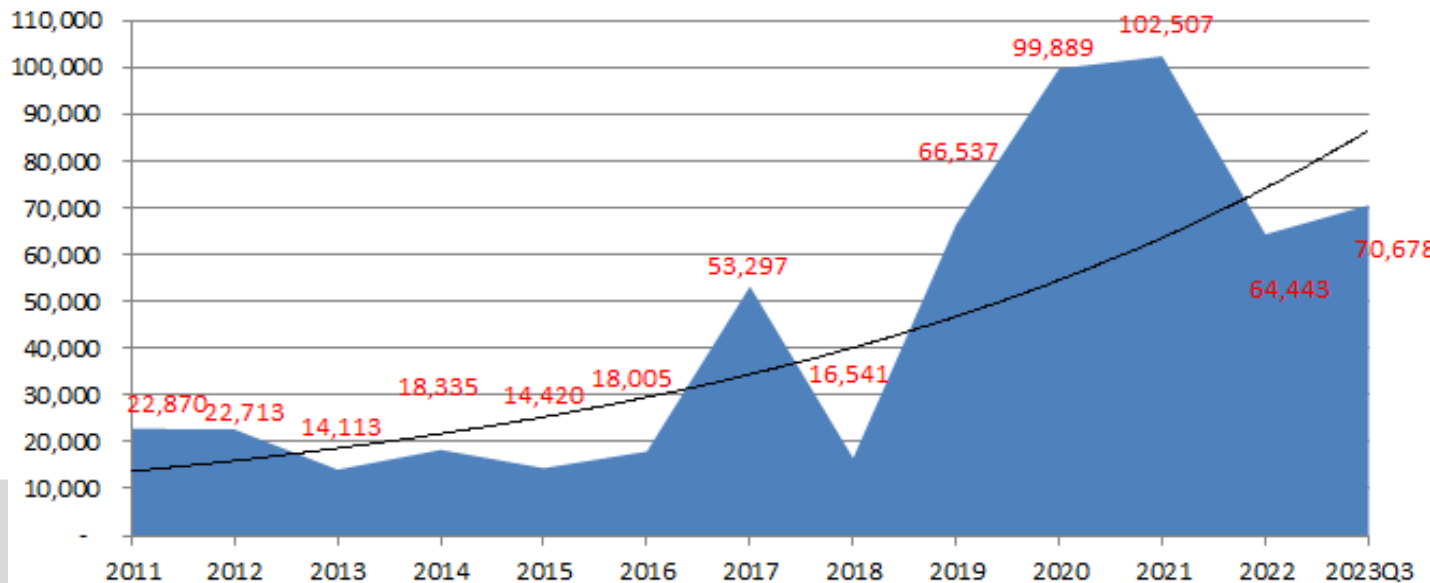


Net Value Trend

Unit: TWD million



- Net value (reduce issuance of common stock for cash ,add capital reduction)
- Dividend + Capital Reduction (Accumulation)



- Net value (reduce issuance of common stock for cash)
- 指數(Net value (reduce issuance of common stock for cash))

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Property
development
Commercial
and BOT

Property development



Commercial and BOT



貫徹品質理念，創造顧客滿意

Residential project



1. Song Tao

Self land

Site Area : 2,981M²
Gross Area: 15,441 M²
Sell Area: 12,397 M²

On sale

2. Dun Fon

Self land

Site Area : 4,442M²
Gross Area: 29,884 M²
Sell Area: 24,575 M²

On sale

3. Wenhua

Co-develop

Site Area: 4,958M²
Gross Area: 32,721M²
Sell Area: 16,612M²

Completed on May

4. Yangbei

Co-develop

Site Area 5,547M²
Gross Area 29,759M²
Sell Area 17,250M²

Sold out and Handovering

Subsidiary - Co-develop

5. Qingtian 618

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

Pre-sale (sold out)

6. Fuyang

Co-develop

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

Pre-sale (sold out)

7. Xinyi

Government--Led

Site Area 2,039M²
Gross Area 13,219M²
Sell Area 2,677M²

On sale

8. LA RIVE GAUCHE

Co-develop

Site Area 3,517M²
Gross Area 21,620M²
Sell Area 9,329M²

On sale

Co-develop

9. LA GRAND RIVE GAUCHE

Site Area: 9,352 M²
Gross Area: 61,504 M²
Sell Area: 25,160 M²

On sale

10. Song Jian

Co-develop

Site Area: 1,567M²
Gross Area: 9,901M²
Sell Area: 2,952M²

11. MRT- San Chong

Government

Site Area 9,947M²
Gross Area 100,595M²
Sell Area 26,208M²

Constructing

12. Nan Hai

Government--Led

Site Area 5,391M²
Gross Area 21,898M²
Sell Area 8,661M²

Residential project



Subsidiary - Self land

13. Yucheng

Site Area : 5,288 M²
Gross Area : 66,360 M²
Sell Area: 57,329 M²

Lease

Co-develop

17. Xin Chou Mei

Site Area: 2,370 M²
Gross Area: 14,648M²
Sell Area: 5,375M²

Co-develop

21. Sec. 4, Bade Road

Site Area 1,762M²
Gross Area 19,256M²
Sell Area 6,909M²

TBD

Co-develop

14. Huan Tsui

Site Area 4,744M²
Gross Area 30,589M²
Sell Area 26,119M²

Co-develop

18. Ruan Qiao

Site Area 6,698M²
Gross Area 35,646M²
Sell Area 16,056M²

Subsidiary - Co-develop

22. Gongyuan Road

Site Area 1,613M²
Gross Area 14,800M²
Sell Area 6,826M²
(Estimated)

Co-develop

15. Sec. 2, Chongqing North Road

Site Area 2,469M²
Gross Area 30,000M²
Sell Area 12,625M²

Subsidiary - Co-develop

19. Banqiao sec.E

Site Area 3,762M²
Gross Area 24,136M²
Sell Area 10,499M²

Government--Led

23. Chang An & Civic Blvd.

Site Area 4,506M²
Gross Area 31,941M²
Sell Area 11,286M²

Unsafe and old building - Co-develop

20. Chongqing Minsheng

Site Area 1,055M²
Gross Area 15,031M²
Sell Area 7,431M²
(Estimated)

Government--Led

16. Star of Nan Gang

Site Area 26,046M²
Gross Area 373,555M²
Sell Area 121,591M²

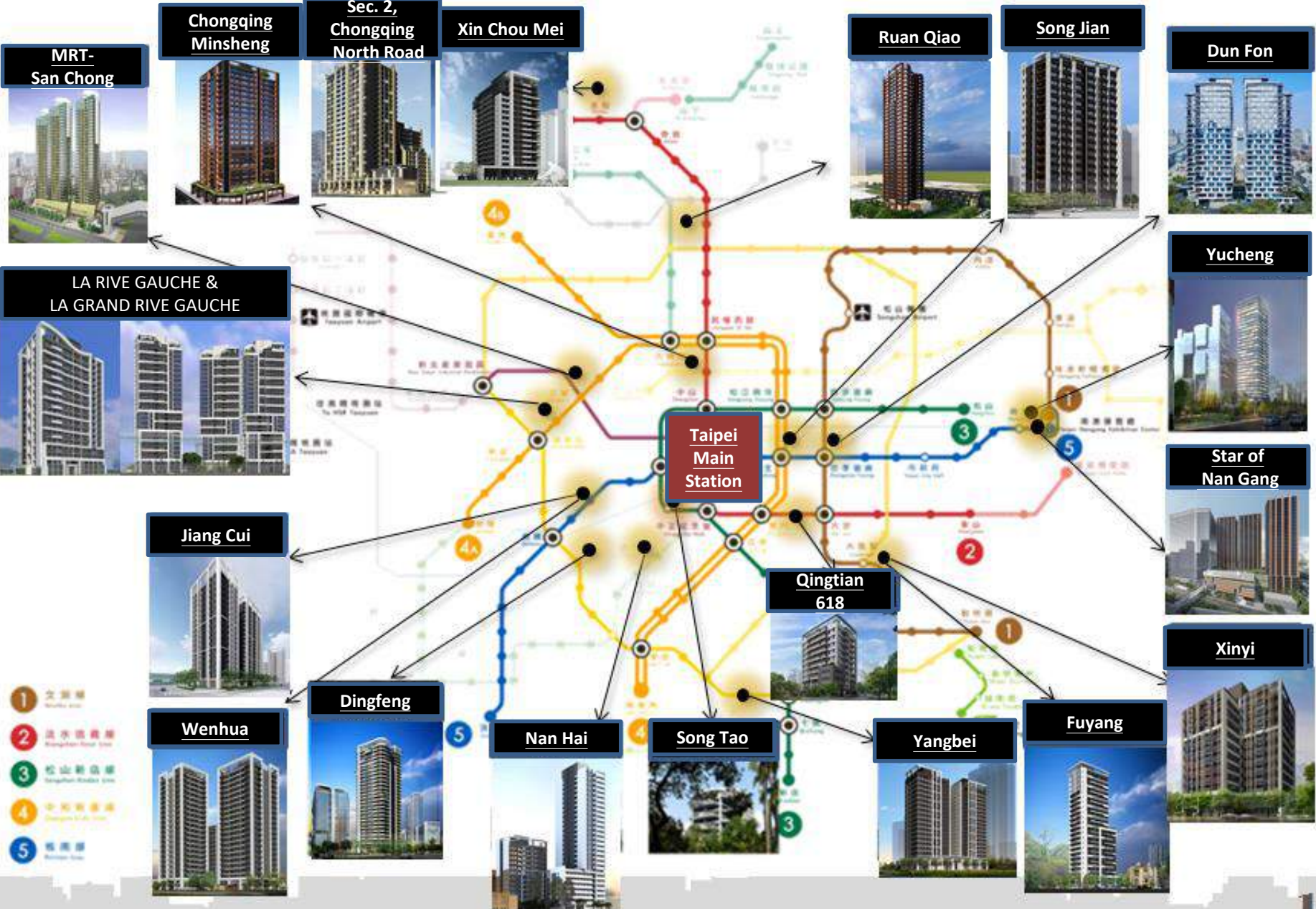


The available for sale area for RUENTEX DEVELOPMENT Co., Ltd. are **315,336M²**
(Excluding recognized income).

The available for sale area for RUENTEX INNOVATIVE DEVELOPMENT Co., Ltd. are **57,498 M²**
(Excluding recognized income).

The available for sale area for RUENTEX CONSTRUCTION & DEVELOPMENT Co., Ltd. are **19,108 M²**
(Excluding recognized income).

Location of Residential Project



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: 2,981M²
- 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

潤 | 泰 | 敦 | 峰

● Dun Fon

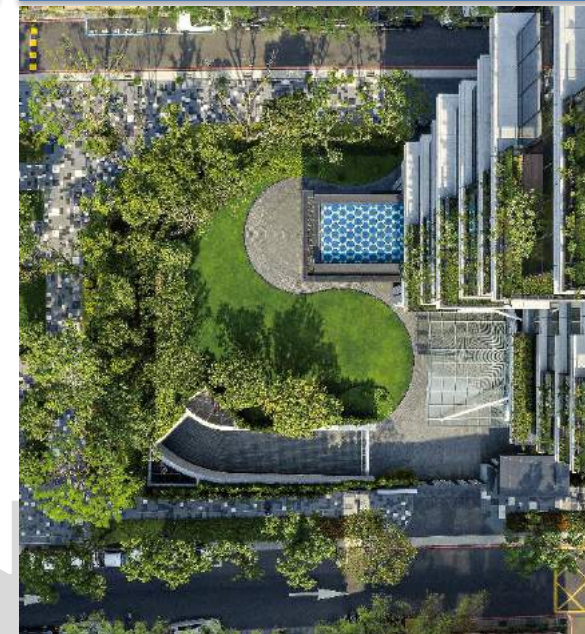
Salable

- Location: NO.51, Sec. 4, Civic Blvd., Songshan Dist., Taipei City
- Site area: 4,442M²
- 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

Building appearance-1



Building appearance-2



Lounge



Swimming pool





● Xinyi

On Sale



- Location: Near Xinan St. & Chiaxin St., Taipei city
- Site area: 2,039M²
- Type :Residential Area
- Floor:1~12F/B1~4
- Households : 31 units(Salable)
- Parking: 36 parking spaces(Salable)
- House area : 46~53M² 、 69~102M² 、 126~132M²

Completed 86%

Construction Site





● LA RIVE GAUCHE

On Sale



- Location: The intersection of Qingchuan St.& Ln. 80, Wuguwang N. St., Sanchong Dist., New Taipei City
- Site area: 3,517M²
- Type :Residential Area
- Floor:1~18F/B1~3
- Households : 59 units(Salable)
- Parking: 62 parking spaces(Salable)
- House area : 99~195M²

Completed 69%

Construction Site



On Sale

LA GRAND RIVE GAUCHE



- Location: The intersection of Xingde Rd. & Shuhong W. Rd., Sanchong Dist., New Taipei City
- Site area: 7,567M²
- Type :Residential Area& Business Area
- Floor:1~26-27F/B1~3
- Households : 185 units(Salable)
- Parking: 180 parking spaces(Salable)
- House area : 106~231M²

Completed 55%

Construction Site



Commercial office – Yucheng



N a m e	Yucheng
Location	No.729 YuCheng Nangang Dist., Taipei City
basic information	<ul style="list-style-type: none">◆ Site area : 5,288M²◆ Type : Commercial distric◆ Floor : 1~27F/B1~5◆ Households : Offiice 111◆ House area : 257、284、383及 453M²◆ Parking : 323



Chang An & Civic Blvd.

Budget TWD **4.958 bn** /
Value TWD **10.992 bn**

Floor : 1~24F/B1~3

House area : 31,735M²(Total)
28,099M² (Salable)



Star of Nan Gang -Public city renewal



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

Traffic transfer
station

4,988M²

International
Exhibition Center

12,595M²

Office

178,109M²

Biotechnology
innovation

7,140M²

Mall

8,400M²

Whole age
home

126,955M²

Overpass
between
buildings

Budget TWD30 bn/Value TWD70 bn



Commercial- Song Shan



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RUENTEX DEVELOPMENT Co.
Ltd

CITY LINK

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



Commercial- Song Shan BOT

CITY LINK SONG SHAN



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

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



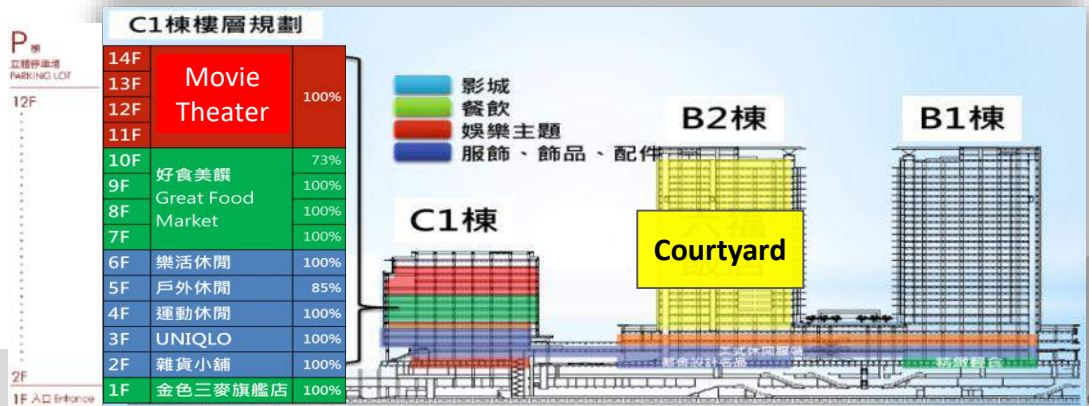
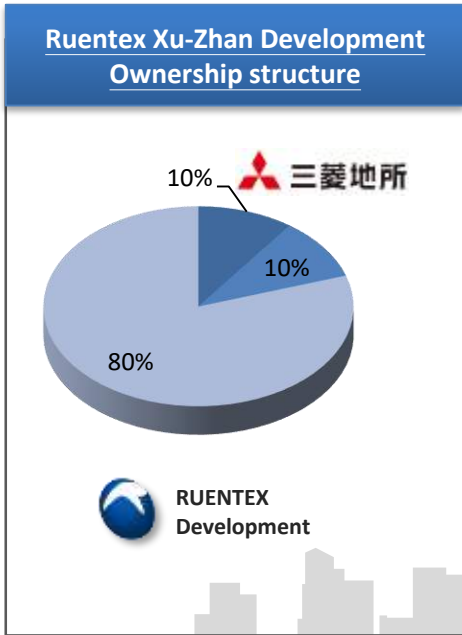
Commercial- Nan Gang BOT

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	54,312M ²
2. Hotel (Courtyard Hotel)	55,751M ²
3. Office	52,527M ²

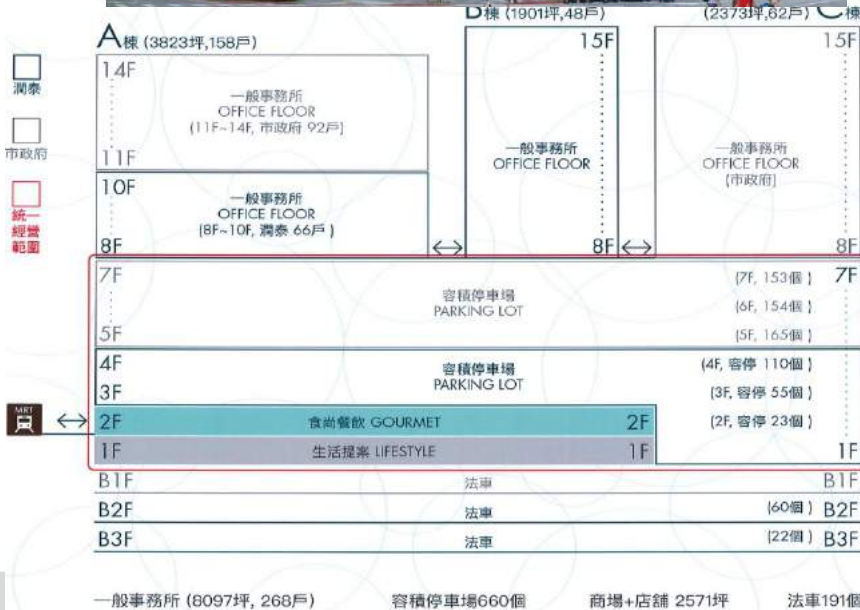


Commercial- MRT Nei Hu



CITY LINK NEI JUHU

1F Shopping Mall : Specific Area	2,340M ²
Public Area	1,390M ²
Area For Rent total	3,730M ²
2F Shopping Mall : Specific Area	2,505M ²
Public Area	1,578M ²
Area For Rent total	4,083M ²





Appearance



Bookstore



WIRED CHAYA- Seating area



WIRED CHAYA- Coffee bar



WIRED CHAYA- Seating area

TSUTAYA BOOKSTORE

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



Appearance

TSUTAYA BOOKSTORE



Bookstore



WIRED CHAYA



SHARE LOUNGE



Parent Child Space



Seating area

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

The second SHARE LOUNGE opened on Jul. 15, 2022.



Appearance



Appearance



TSUTAYA BOOKSTORE

The fourth TSUTAYA BOOKSTORE of RUENTEX group opened in Kaohsiung Talee Department Store on May 21, 2020.



Bookstore



Appearance



SHARE LOUNGE



SHARE LOUNGE-Eating area



SHARE LOUNGE-Work area



SHARE LOUNGE-Meeting room



SHARE LOUNGE-Seating area

TSUTAYA BOOKSTORE

The first overseas "SHARE LOUNGE"
combines work and life styles, opened on
Aug. 20, 2021.

(Moved from CITYLINK Song Shan to Song Shan BOT for business expansion.)



Bookstore

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LIFE INSURANCE

Nan Shan Life - the Earnings Engine



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RUENTEX DEVELOPMENT Co.
Ltd

Information of Nan Shan Life investment(direct)

- Ownership : 0.23%
- Investment Income from Ruen Chen Holdings in 2023Q3(TWD thousand) : 88,612
- Common stocks issued on 2023Q3 : 0.03 billion shares

Source: Company website, MOPS

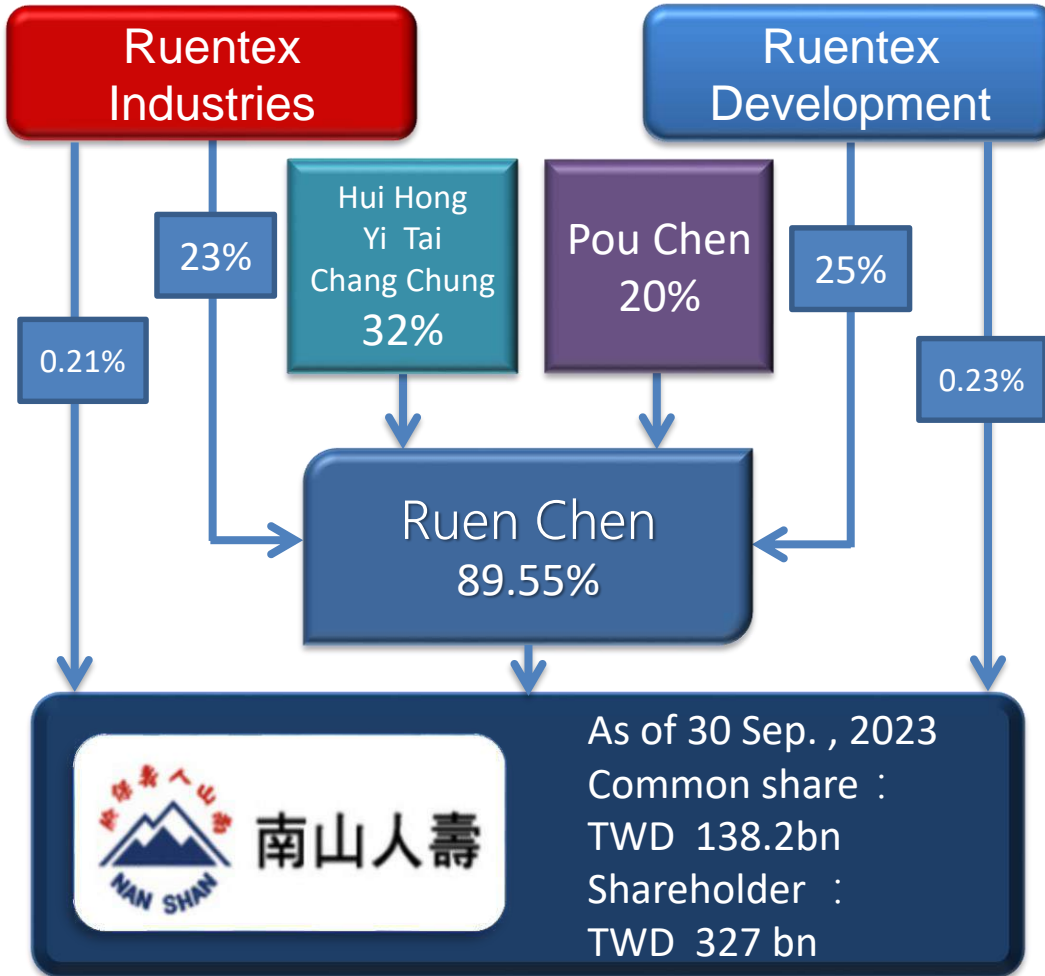
Information of Ruen Chen Holdings' investment

- Ownership : 25%
- Investment Income from Ruen Chen Holdings in 2023Q3(TWD thousand) : 8,546,986
- Common stocks issued on 2023Q3 : 7.784 billion shares

Source: Company website, MOPS

Basic Information of Nan Shan life

- Common stocks issued on 2023Q3 : 13.82 billion shares
- Total equity on 2023Q3 : TWD 327 bn
- Book Value Per Share on 2023Q3 : TWD 23.66

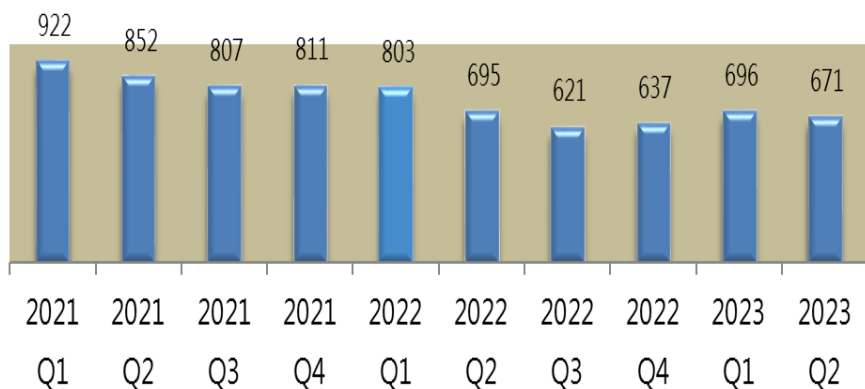


Total ownership as of 30 Sep.,2023, 25.65%.

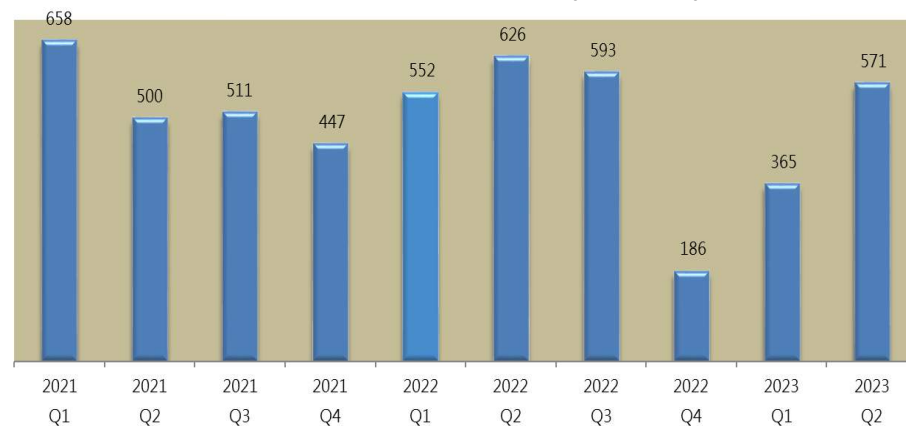
Nan Shan Life - Operating Results in 2021Q1-2023Q2



Premium(0.1bn)



Investment Gain(0.1bn)



Net Income(0.1bn)



EPS (TWD dollar)



Source: Company website.



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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.

Basic Information

Name	Ruentex Engineering & Construction
Date of Listing	2010/03/26
Paid-in Capital	TWD1,849,500,000(2023/9/30)
The main business	1. Construction, MEP, prefabrication factory 2. Precast concrete production and sales

**Ruentex
Development
39.14%**

Ruentex Engineering & Construction

2023.9.30

Total Equity : 7bn

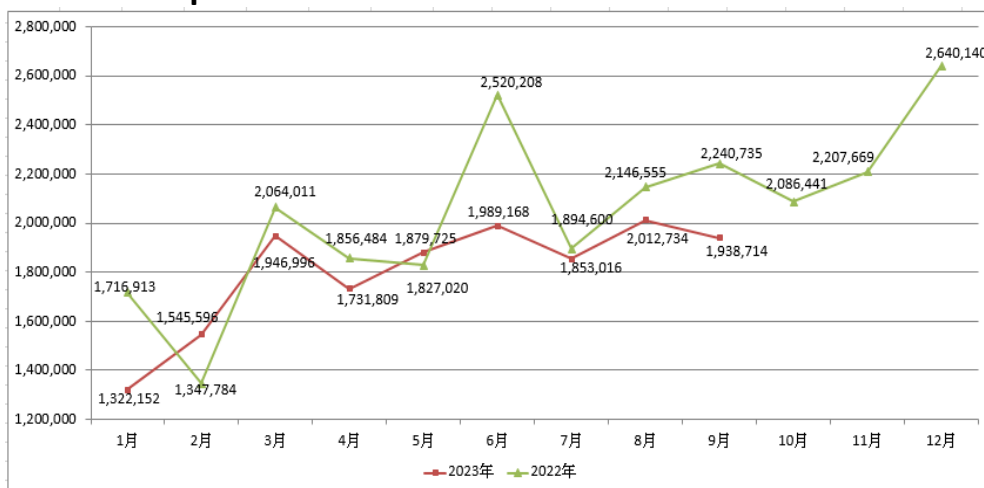
Market value :

18.6bn(2023.9.30 Market Price)

Source: Company website, MOPS

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018年	2019年	2020年	2021年	2022年	2023Q3
Revenue	8,646,070	11,637,322	14,468,066	21,337,098	24,583,067	16,219,910
EPS(TWD dollar)	2.55	4.9	7.48	9.96	11.14	6.5
Dividend(TWD dollar)	4.8	4.5	10.2	9.0	10.0	



Basic Information

Name	Sunny Friend Environmental Technology Co., LTD.
Date of Listing	2015/03/23
Paid-in Capital	TWD 1,300,000,000(2023/9/30)
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, Suqian, Langfang, Yuncheng and Panyue etc.
- Plan in Future : Continue to increase investment in China.



Stable growth in Environmental Protection Business



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RUENTEX DEVELOPMENT Co.
Ltd

Ruentex
Development
25.67%



日友環保科技股份有限公司

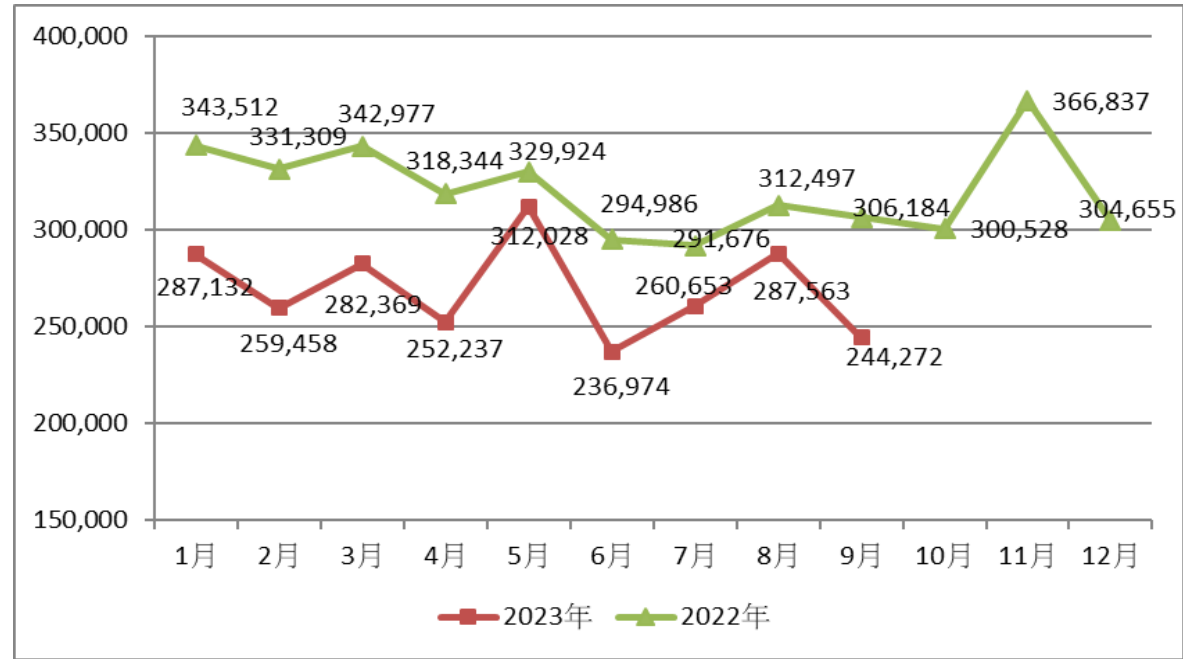
2023.09.30

Total Equity : TWD 5.2bn

Market value : TWD14.8bn
(2023.9.30 Market Price)

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018年	2019年	2020年	2021年	2022年	2023Q3
Revenue	2,205,999	2,620,308	2,906,727	3,354,388	3,843,429	2,422,685
EPS(TWD dollar)	7.38	8.91	8.91	8.47	7.72	2.59
Dividend(TWD dollar)	6.5	8	8.2	8	7.5	

Source: Company website, MOPS.



Basic Information

Name	Ruentex Materials Co., Ltd.
Date of Listing	2015/07/13
Paid-in Capital	TWD1,500,000,000(2023/9/30)
The main business	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.

2023.9.30

Total Equity : TWD 2.5bn

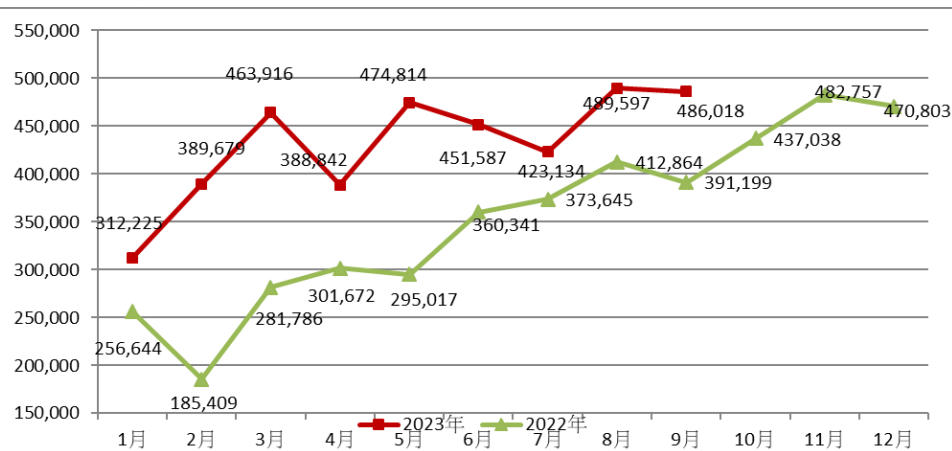
Market value : TWD 3.5bn

(2023.9.30 Market Price)

Source: Company website, MOPS.

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018年	2019年	2020年	2021年	2022年	2023Q3
Revenue	2,783,565	3,082,428	3,298,720	3,535,549	4,249,175	3,879,812
EPS(TWD dollar)	0.77	0.59	0.87	-0.69	0.25	0.54
Dividend(TWD dollar)	0.7	0.49	0.77	-	0.23	



Basic Information

Name	Ruentex Interior Design Inc.
Date of Listing	2022/7/25
Paid-in Capital	TWD 135,000,000(2023/9/30)
The main business	Interior design and construction, gardening, exhibition design and decoration, furniture sales etc.

Ruentex
Development
5.45%



潤德室內裝修工程股份有限公司
Ruentex Interior Design Inc.

2023.9.30

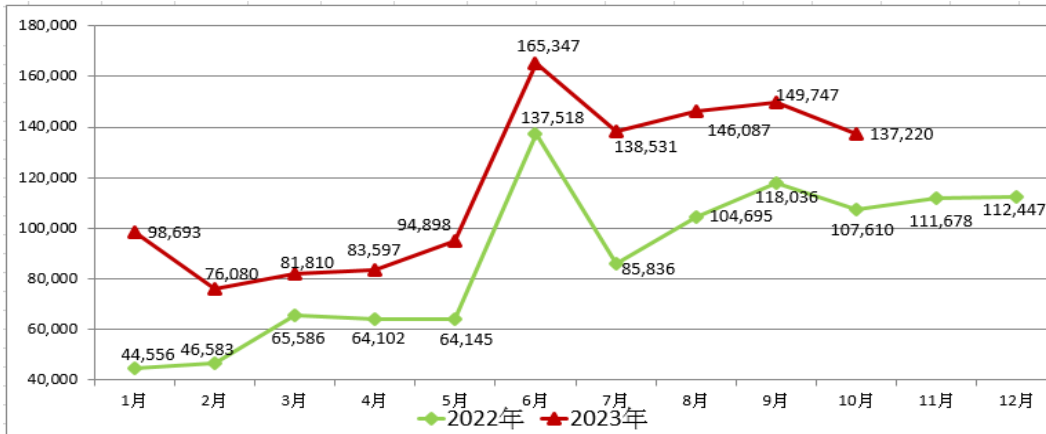
Total Equity : TWD 0.4bn

Market value : TWD 1.8bn
(2023.9.30 Market Price)

Source: Company website, MOPS.

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2021年	2022年	2023Q3
Revenue	910,638	1,062,792	1,034,790
EPS(TWD dollar)	5.2	7.65	8.09
Dividend(TWD dollar)	5.0	7.5	



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



ESG goals and implementation



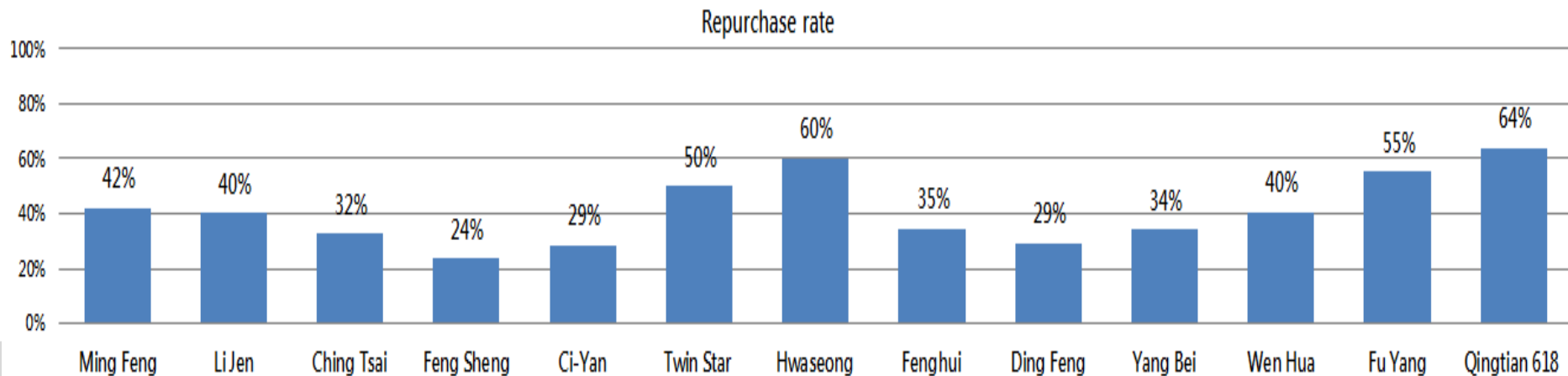
潤泰創新國際股份有限公司
RUENTEX DEVELOPMENT Co.
Ltd

<p>Vision of the Company</p>	<p>Nurture the society and support the people.</p>	
<p>Core value</p>	<p>Innovative R&D, Service-oriented, Environmental sustainability</p>	
<p>Issues</p>	<p>Short-term goals and current situation</p>	<p>Mid- and long-term goals</p>
<p>Operating and financial conditions</p>	<p>Revenue exceeds NTD 10 bn.</p>	<p>Annual turnover will remain above NT\$10 bn in the next ten years.</p>
<p>The governance of climate change</p>	<p>All projects under construction have obtained green building candidate certificates.</p>	<p>All new projects have obtained low carbon building certification.</p>
<p>Quality of the building and safety</p>	<p>Conducting prefabrication accompanies with high quality and efficiency.</p>	<p>Based on the principles of safety, health, comfort, and sustainability, we meet the safe, healthy, and environmental needs of customers.</p>
<p>Rights of customer</p>	<p>The number of days of services after sales is 1.38 days.</p>	<p>Develop and upgrade customer service system platform to meet the needs of customers.</p>

Repurchase rate

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	Fenghui	Ding Feng	Yang Bei	Wen Hua	Fu Yang	Qingtian 618	Total
Building Appearance														
seller (sold) (a)	50	10	114	140	14	24	15	101	68	129	124	47	25	861
General customers purchase	29	6	77	107	10	12	6	66	48	85	74	21	9	550
Old customers Repurchase (b)	21	4	37	33	4	12	9	35	20	44	50	26	16	311
Repurchase rate(b/a)	42%	40%	32%	24%	29%	50%	60%	35%	29%	34%	40%	55%	64%	36%





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 & Nei Hu 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. “2023 insurance contest-Merit award”
“Micro insurance contest- the 1st place of insurance company
- great performance award
- disability care award
- high speed award”
and “Contest of small amount for life – age friendly award”



Thank You

Q & A

潤泰集團

創新 超越 領先 全方位

潤澤社會
泰安民生

