



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.

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1. Company Overview

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

Company Overview

- Name : Ruentex Development(9945)
- Chairman : Mr. Jean Tsang Jiunn
- President : Mr. Lee Chih Hung
- Shareholders' equity :
TWD 28.44bn(2024/9/30)
- 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

RUENTEX 潤弘精密工程
2010 /03

Subsidiary
RT-Engineering & Construction Co LTD was IPO

潤泰精密材料
RUENTEX MATERIALS
2015/07

Subsidiary
RT-Material was IPO

RTD 潤德室內裝修設計工程股份有限公司
2024/05

Subsidiary
Ruentex Interior Design Inc. 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)

Fuyang



LA RIVE GAUCHE



On Sale

LA GRAND RIVE GAUCHE



CITY PARK



Future sale

Ruentex song jyu



Ruentex Forest

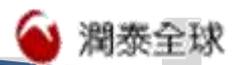
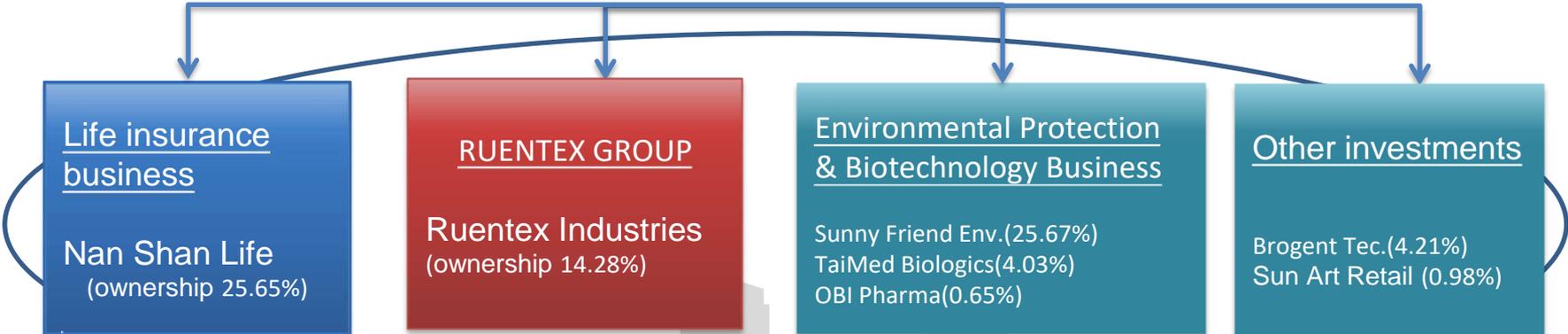


Star of Nan Gang





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	14%	12.3	Ruentex Construction	100%	3.0
Ruentex engineering & construction	40%	14.8	Ruentex Property management & maintenance	100%	-
Ruentex Material	10%	0.5	Ruentex Security	100%	0.1
Sunny Friend Env	26%	3.1	Ruentex Bai Yi	35%	7.1
Brogent Technologies	4%	0.5	Ruentex Xu Zhan	80%	6.9
TaiMed Biologics	4%	0.9	Ruentex innovative Development	70%	5.0
OBI Pharma	0.65%	0.1	Ruen Fu	60%	-
Ruentex Interior	5%	0.2	Nan Shan Life	23%	85.4
Total		32.4	Total		107.5

Note 1 : The market value as of 2024/09/30.

Note 2 : The Company invests in Nan-shan Life for 19.875 billion directly and indirectly.

Note 3 : Source -MOPS (RUENTEX DEVELOPMENT 2024Q3 Financial Report and Nan Shan Life 2024Q3 Financial Report net value conversion.)

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RUENTEX DEVELOPMENT

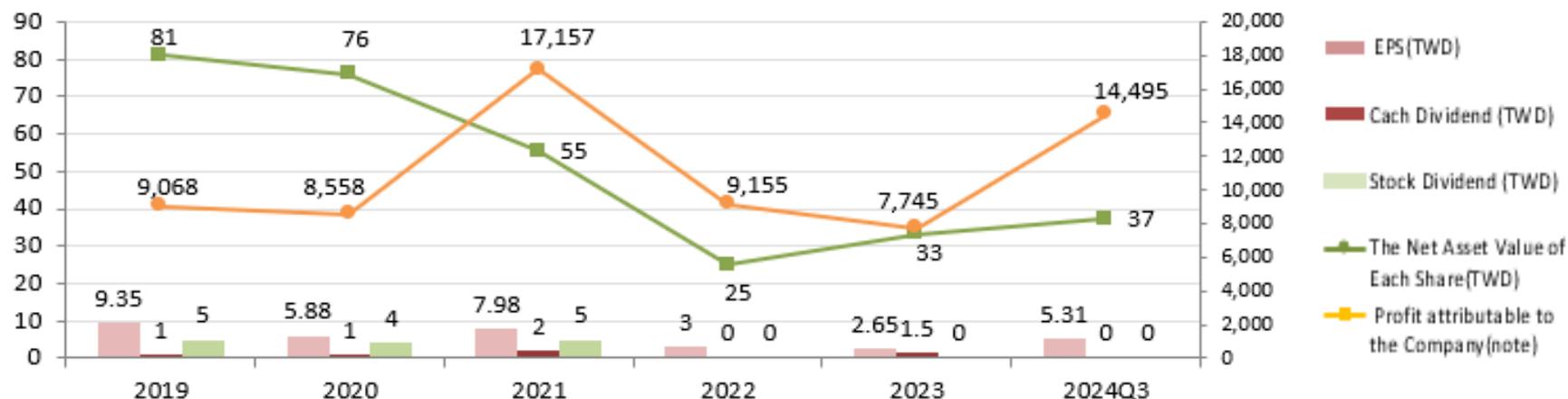
Consolidated I/S



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

Unit: TWD millions / per share

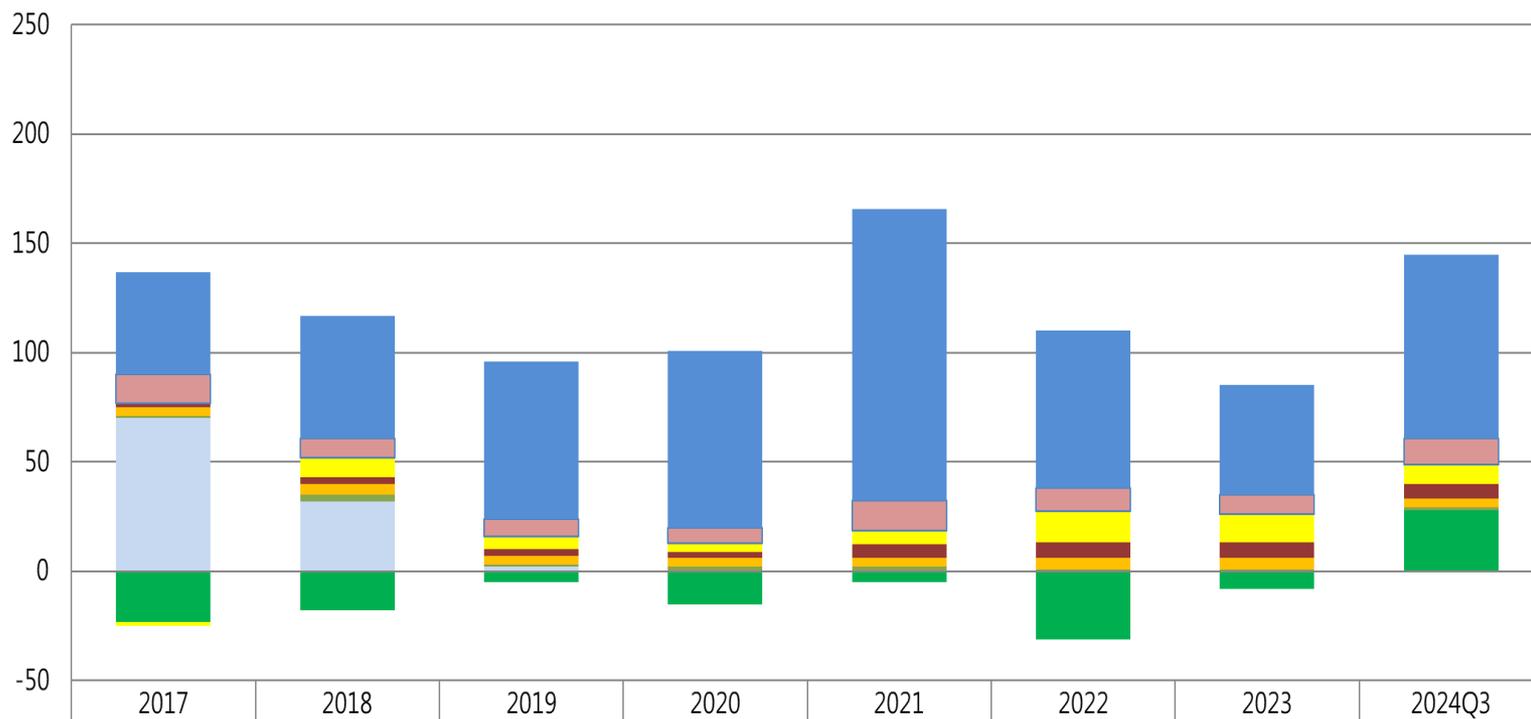
Item	2019	2020	2021	2022	2023	2024Q3
Consolidate revenue	17,258	19,085	27,294	32,247	27,394	23,013
Consolidate Operating Profit	1,899	2,085	4,071	5,025	5,016	4,220
Profit attributable to the Company(note)	9,068	8,558	17,157	9,155	7,745	14,495
EPS(TWD)	9.35	5.88	7.98	3	2.65	5.31
The Net Asset Value of Each Share(TWD)	81	76	55	25	33	37
cash dividends	1	1	2	0	1.5	0
stock dividends	5	4	5	0	0	0
Paid-in capital	10,033	15,049	21,068	31,603	28,442	28,442



Profit composition summary



Unit: TWD 0.1 billion



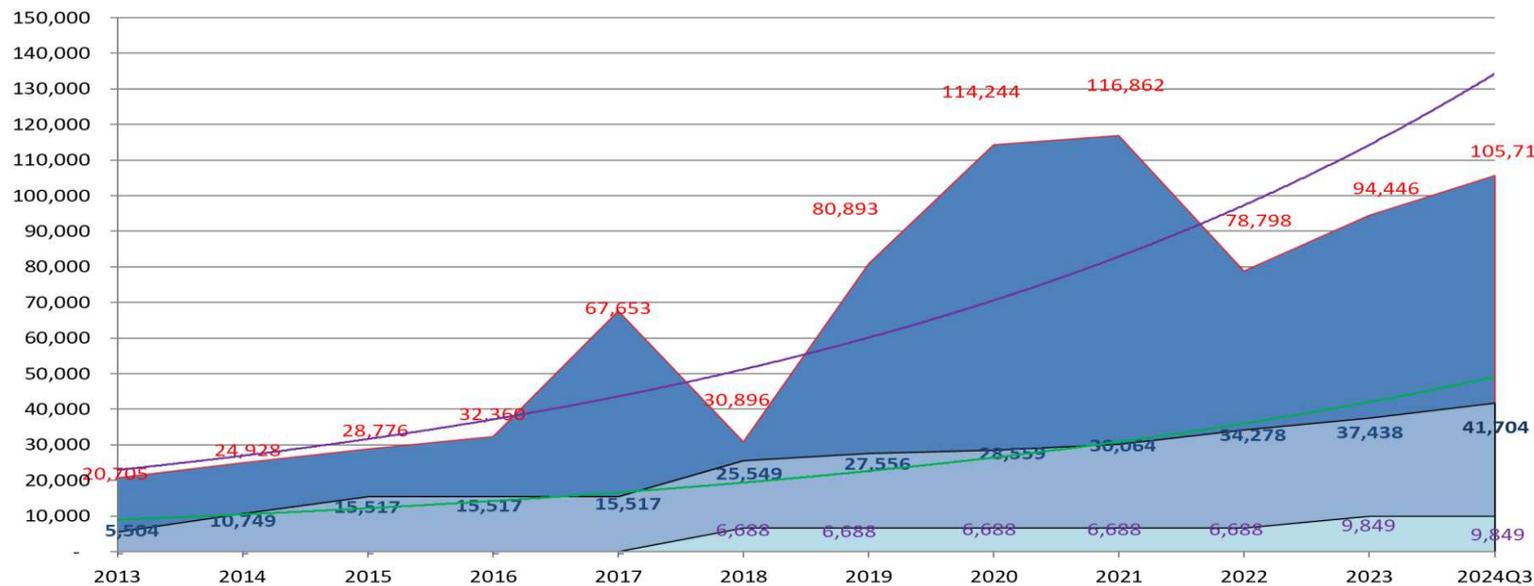
	2017	2018	2019	2020	2021	2022	2023	2024Q3
Total	112	99	91	86	162	79	77	145
NAN SHAN	47	56	72	81	133	72	50	84
Ruentex industries	13	9	8	7	14	11	9	12
Ruentex development	-2	9	6	4	6	14	13	9
Ruentex engineering & construction	2	3	3	3	7	7	7	7
RBY(SONG SHAN) RXZ(NAN GANG)	4	5	4	4	4	5	5	4
Other investment	1	3	1	2	2	1	1	1
RT-MART	70	32	2	0	0	0	0	0
Income Tax	-23	-18	-5	-15	-5	-31	-8	28



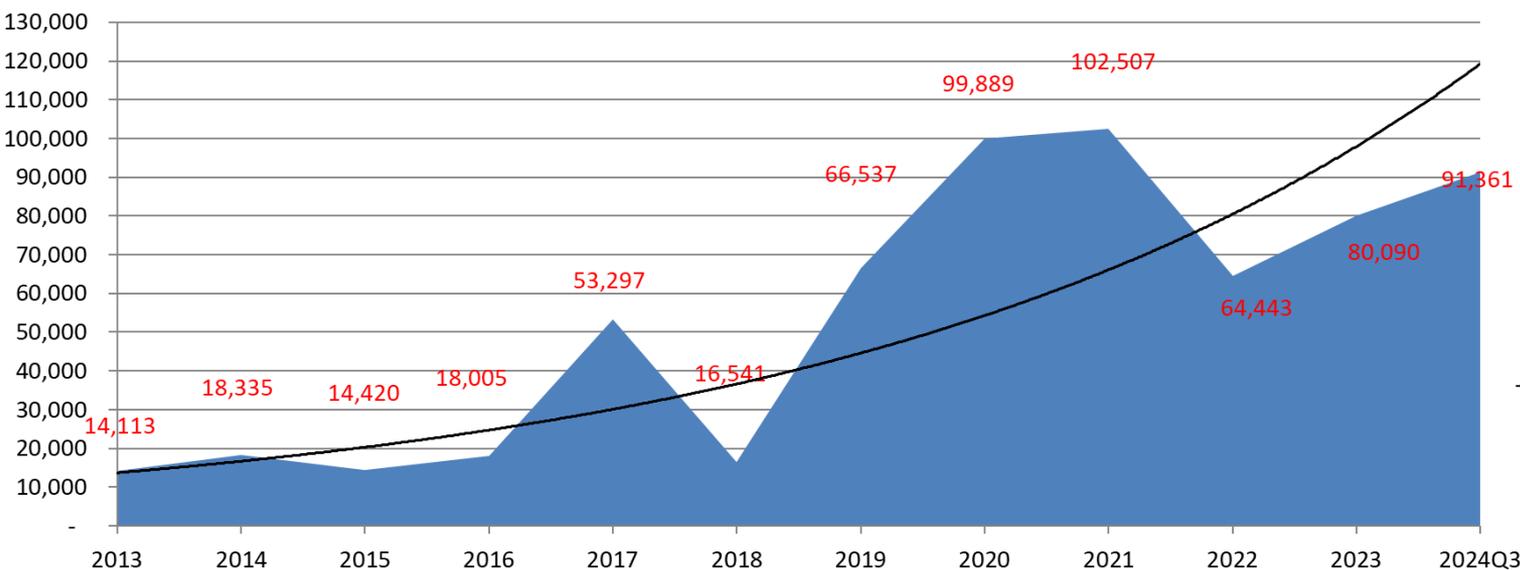
Net Value Trend

Unit: TWD million

- Net value
- Dividend + Capital Reduction (Accumulation)
- Capital Reduction (Accumulation)
- INDEX(Net value)
- INDEX (Dividend + Capital Reduction (Accumulation))



- Net value decrease issuance of common stock for cash
- INDEX (Net value decrease 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

(estimated information)



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: 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. Qingtian 618

Subsidiary –
Unsafe and old building-
Co-develop

Site Area : 1,024M²
Gross Area: 6,013M²
Sell Area : 1,781M²

Completed

4. Yangbei

Co-develop

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

Completed

5. Xinyi

Government--Led

Site Area 2,039M²
Gross Area 13,193M²
Sell Area 2,677M²

Completed

6. Fuyang

Co-develop

Site Area 2,155M²
Gross Area 18,602M²
Sell Area 5,676M²

Pre-sale (sold out)

7. LA RIVE GAUCHE

Co-develop

Site Area 3,517M²
Gross Area 21,617M²
Sell Area 9,329M²

sold out

8. LA GRAND RIVE GAUCHE

Co-develop

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

On sale

9. City Park

Government

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

On sale

10. Ruentex song jyu

Co-develop

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

11. Xin Du

Co-develop

Site Area 3,319M²
Gross Area 23,970M²
Sell Area 9,983M²

TBD

12. Nan Hai

Government--Led

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

Residential project

(estimated information)



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

Subsidiary - Self land

13. Yucheng

Site Area : 5,288 M²
Gross Area : 66,373 M²
Sell Area: 58,000 M²

Partial floors for 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 16,046M²

Co-develop

18. Ruentex Forest

Site Area 6,698M²
Gross Area 35,646M²
Sell Area 16,409M²

Subsidiary - Co-develop

22. Gongyuan Road

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

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

Self land

24. Wuguwang C

Site Area 1,650M²
Gross Area 9,815M²
Sell Area 8,083M²



The available for sale area for RUENTEX DEVELOPMENT Co., Ltd. are **399,980M²**

(Excluding the build cases that are sold and including the build cases that are in development and combining.)

The available for sale area for RUENTEX CONSTRUCTION & DEVELOPMENT Co., Ltd. are **35,966 M²**

(Excluding the build cases that are sold and including the build cases that are in development and combining.)



Location of Residential Project



Residential – Sellable project



Sellable

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 – Sellable project



潤 | 泰 | 敦 | 峰

Dun Fon

Sellable

- Location: NO.39, 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



Residential – Sellable project



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

Sold out

LA RIVE GAUCHE



- Location: No. 31~45, Ln. 155, Wuguwang N. St., Sanchong Dist., New Taipei City
- Site area: 3,517M²
- Type :Residential Area
- Floor:1~18F/B1~3
- Households : 59 units(Sellable)
- Parking: 62 parking spaces(Sellable)
- House area : 99~195M²

Completed 98%

Construction Site



Residential – Sellable project



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

Sellable

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(Sellable)
- Parking: 180 parking spaces(Sellable)
- House area : 106~231M²

Completed 88%

Construction Site





Sellable

CITY PARK



- Location : No. 36, MRT Road, Sanchong Dist, New Taipei City
- Site area : 9,947M²
- Type : MRT System Area
- Floor : 30、32、35 F/ B1~B5
- Households : 176 units(Sellable)
- Parking: 140 parking spaces(Sellable)
- House area : 92~314M²

Completed 78%

Construction Site



Residential – Coming soon



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

COMING SOON

Ruentex song jyu



- Location : Lane 37, Songjiang Road, Zhongshan Dist, Taipei City
- Site area : 1,572M²
- Type : Residential Area& Business Area
- Floor : 1~17F/ B1~B3
- Households : 23 units(Sellable)
- Parking: 28 parking spaces(Sellable)
- House area : 115~148M²

Completed 39%

Construction Site



Commercial office – Yucheng



60% have been leased



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

Star of Nan Gang –Public urban renewal



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

Transit
Hub

4,988M²

International
Exhibition Center

12,595M²

Office

178,109M²

Biotechnology
innovation

7,140M²

Mall

8,400M²

Lifetime
homes

126,955M²

Overpass
between
buildings

The amount of investment TWD**30 bn**



Commercial- Song Shan



CITY LINK

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



Commercial- Song Shan BOT



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

CITY LINK SONG SHAN



Site Area : 25,563M²
Gross Area : 115,779M²
Operating Area:
1. Retail (Operating) 11,775M²
2. Hotel (Ambassador Hotel) 14,231M²
3. Office 78,084M²
Rental Period : 54 years(until 2067)



Commercial- Nan Gang BOT

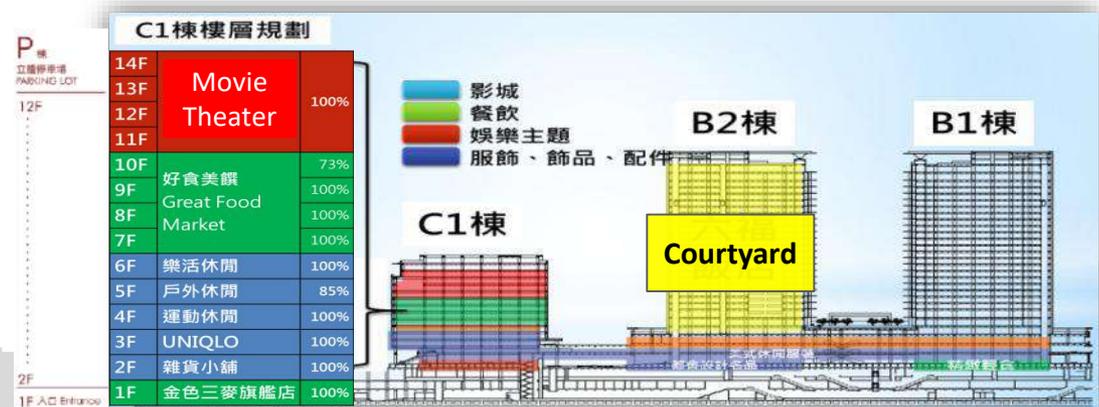


CITY LINK NAN GANG



Nan Gang BOT : Rental period 52years (up to 2065)

Site Area :	42,604M ²
Gross Area :	187,367M ²
Operating Area:	
1. Retail	54,312M ²
2. Hotel (Courtyard by Marriott)	55,751M ²
3. Office	52,527M ²
Rental Period :	52 years(until 2065)

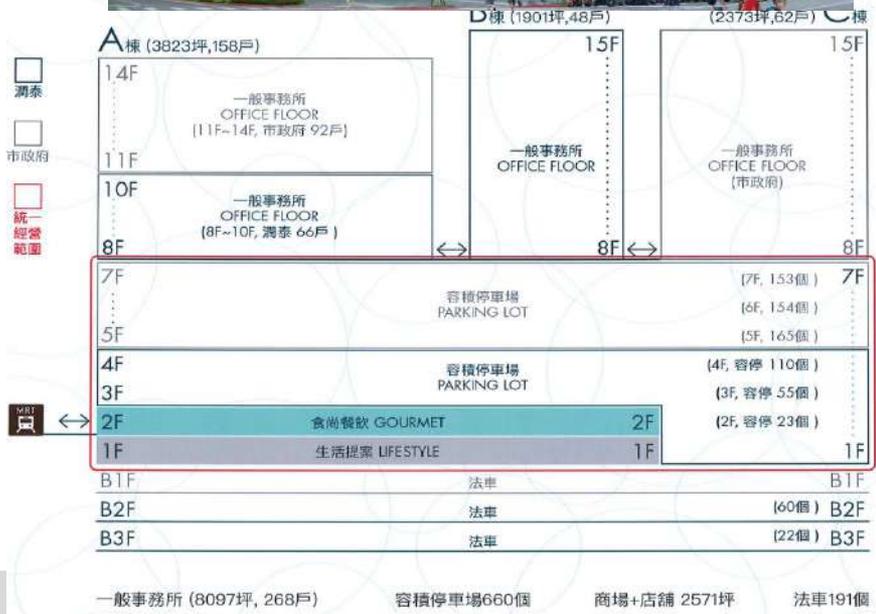


Commercial- MRT Nei Hu



CITY LINK NEI HU

1F Shopping Mall : Specific Area	2,340M ²
Public Area	1,390M ²
Rentable Area	3,730M ²
2F Shopping Mall : Specific Area	2,505M ²
Public Area	1,578M ²
Rentable Area	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.



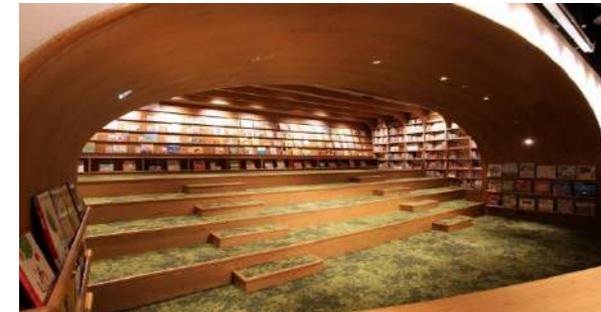
Appearance



Bookstore



WIRED CHAYA



Family-friendly space



SHARE LOUNGE



Seating area

TSUTAYA BOOKSTORE

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

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



Appearance



Appearance

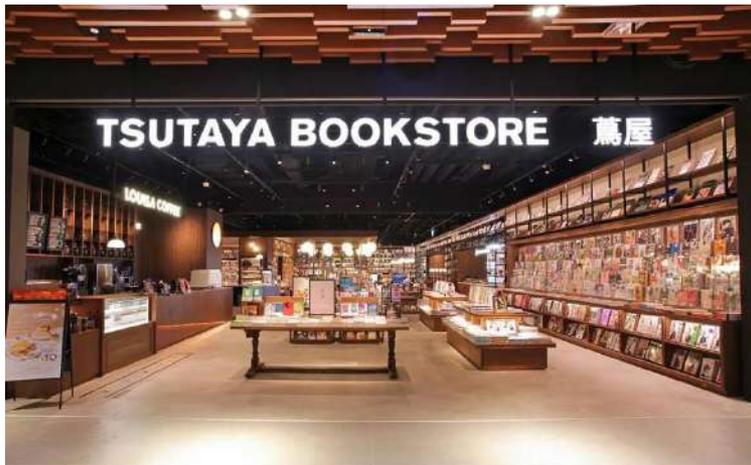


TSUTAYA BOOKSTORE

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



Bookstore



Appearance



SHARE LOUNGE



SHARE LOUNGE-
Confectionery Station



SHARE LOUNGE-Work area



SHARE LOUNGE-Meeting room



SHARE LOUNGE-Seating area

TSUTAYA BOOKSTORE

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

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



Bookstore

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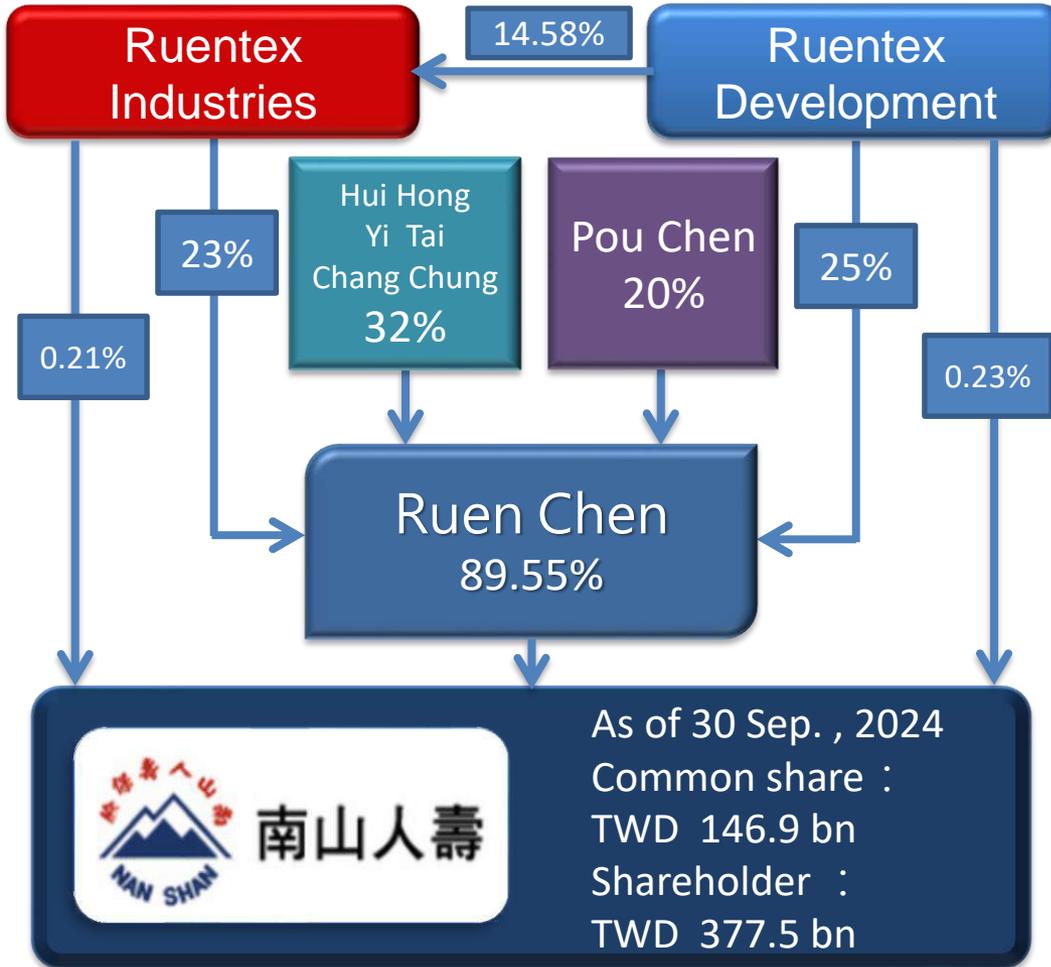


LIFE INSURANCE

Nan Shan Life - the Main Growth Drivers



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



Total ownership as of 30 Sep.,2024, 25.65%.

Information of Nan Shan Life investment(direct)

- Ownership : 0.23%
- Investment Income from Ruen Chen Holdings in 2024Q3(TWD thousand) : 86,154
- Common stocks issued on 2024Q3 : 34,082 thousand shares
Source: Company website, MOPS

Information of Ruen Chen Holdings' investment

- Ownership : 25%
- Investment Income from Ruen Chen Holdings in 2024Q3(TWD thousand) : 8,307,457
- Common stocks issued on 2024Q3 : 8,231,625 thousand shares
Source: Company website, MOPS

Basic Information of Nan Shan life

- Common stocks issued on 2024Q3 : 14,699,246 thousand shares
- Total equity on 2024Q3 : TWD 378 bn
- Book Value Per Share on 2024Q3 : TWD 25.68

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

Source: Company website, MOPS

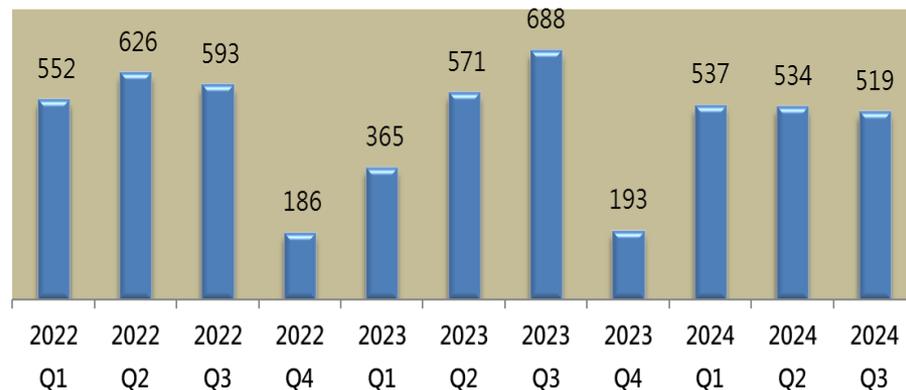


南山人壽

Premium(0.1bn)



Investment Gain(0.1bn)



Net Income(0.1bn)



EPS (TWD dollar)





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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.



RTD 潤德室內裝修設計工程股份有限公司



Basic Information

Name	Ruentex Engineering & Construction
Date of Listing	2010/03/26
Paid-in Capital	TWD2,259,300,000 (2024/9/30)
The main business	1. Construction, MEP, prefabrication factory 2. Precast concrete production and sales

Ruentex Development
39.14%

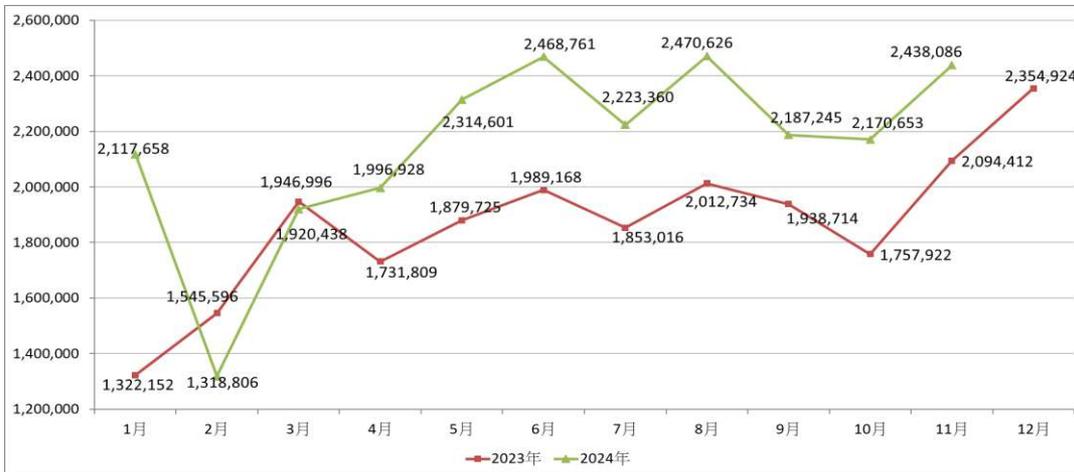


Ruentex Engineering & Construction
2024.09.30
Total Equity : 10.1 bn
Market value : 37.9 bn
(Calculated by Closing Price On 2024.09.30)

Source: Company website, MOPS

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018	2019	2020	2021	2022	2023年	2024年Q3
Revenue	8,646,070	11,637,322	14,468,066	21,337,098	24,583,067	22,502,526	19,018,423
EPS(TWD dollar)	2.55	4.9	7.48	9.96	11.14	10.28	6.74
Dividend(TWD dollar)	4.8	4.5	10.2	9.0	10.0	5.4	0



Basic Information

Name	Sunny Friend Environmental Technology Co., LTD.
Date of Listing	2015/03/23
Paid-in Capital	TWD 1,300,000,000(2024/9/30)
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 : Consistently invest in China.





Ruentex
Development
25.67%



日友環保科技股份有限公司

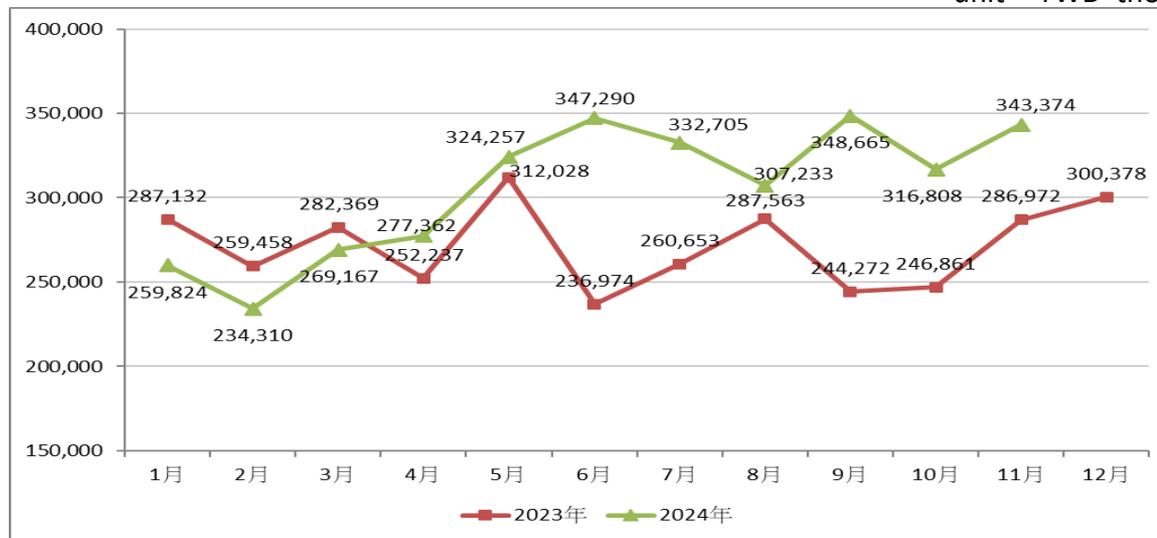
2024.09.30

Total Equity : TWD 5.6bn
Market value : TWD12.0bn
(Calculated by Closing Price
On 2024.09.30)

Source: Company website, MOPS.

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018	2019	2020	2021	2021	2023年	2024年Q3
Revenue	2,205,999	2,620,308	2,906,727	3,354,388	3,843,429	3,256,897	2,700,813
EPS(TWD dollar)	7.38	8.91	8.91	8.47	7.72	3.4	2.69
Dividend(TWD dollar)	6.5	8	8.2	8	7.5	3.8	0



Basic Information

Name	Ruentex Materials Co., Ltd.
Date of Listing	2015/07/13
Paid-in Capital	TWD1,500,000,000(2024/09/30)
The main business	Cement, Ready-mixed Mortar, Interior Design & Decoration Engineering

Ruentex Development
10.49%



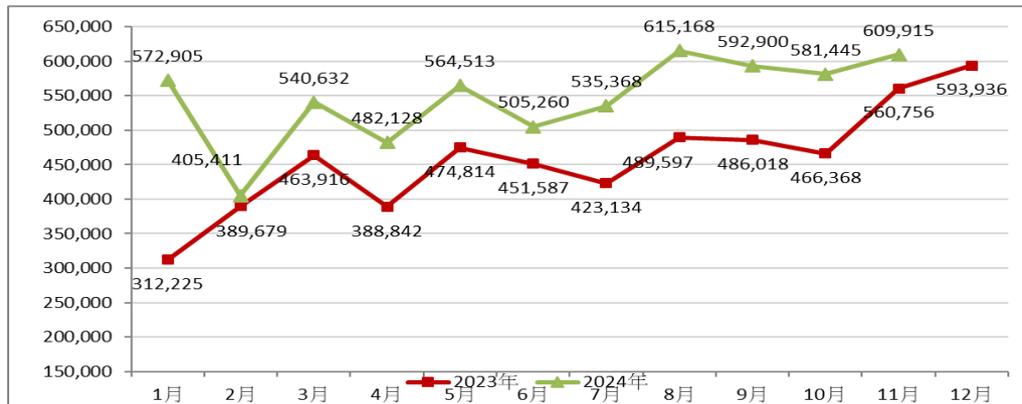
潤泰精密材料股份有限公司
RUENTEX MATERIALS Co., Ltd.

2024.09.30
Total Equity : TWD 3.1 bn
Market value : TWD4.4 bn
(Calculated by Closing Price On 2024.09.30)

Source: Company website, MOPS.

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2018	2019	2020	2021	2022	2023	2024Q3
Revenue	2,783,565	3,082,428	3,298,720	3,535,549	4,249,175	5,500,872	4,814,285
EPS(TWD dollar)	0.77	0.59	0.87	-0.69	0.25	0.77	0.96
Dividend(TWD dollar)	0.7	0.49	0.77	-	0.23	0.65	0

Ruentex Interior Design Inc. (6881.TW)



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

Basic Information

Name	Ruentex Interior Design Inc.
Date of OTC-listed	2024/5/21
Paid-in Capital	TWD 150,000,000(2024/09/30)
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.

2024.09.30

Total Equity : TWD 0.8bn

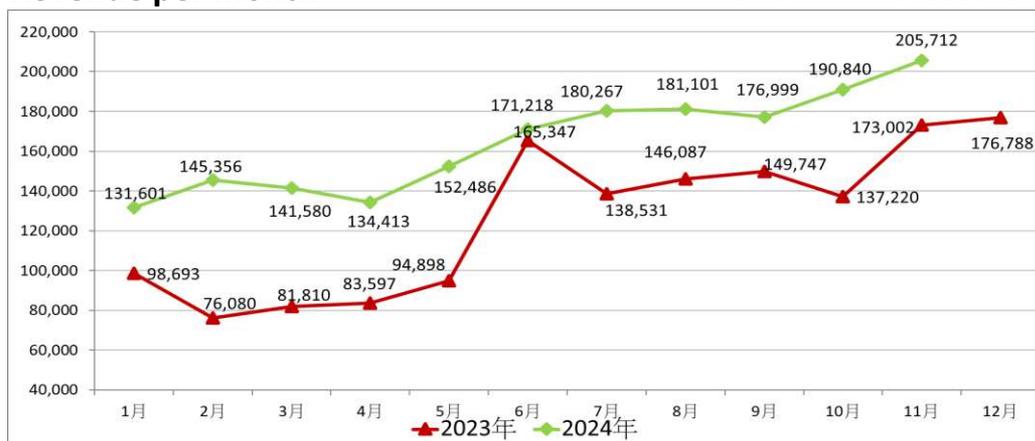
Market value : TWD 3.5bn

(Calculated by Closing Price On
2024.09.30)

Source: Company website, MOPS.

Revenue per month

unit : TWD thousand



Profit information

unit : TWD thousand

	2021	2022	2023年	2024Q3
Revenue	910,638	1,062,792	1,521,800	1,415,021
EPS(TWD dollar)	5.20	7.65	10.97	11.21
Dividend(TWD dollar)	5.00	7.50	10.00	0.0



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

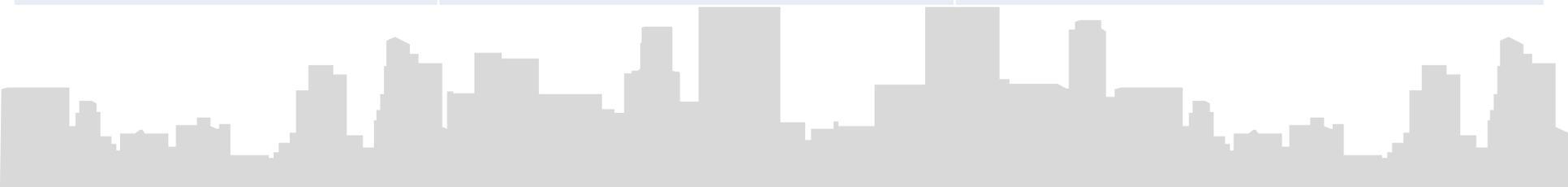


ESG goals and implementation



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

Vision of the Company	Nurture the society and support the people.	
Core value	Innovative R&D, Service-oriented, Environmental sustainability	
Environment	Society	Government
Obtain green building candidate certificate	Provide warranty of water-resist structures for 20 years and rapid after-sales service	Promote corporate governance evaluation
Research low-carbon techniques and green building materials	Continue to invest in old-aged residential development	Optimize the official website and enhance interactivity between stakeholders
Complete greenhouse gas inventories one year in advance	Promote employee welfare and Gender Equality	Enhance vendors management system

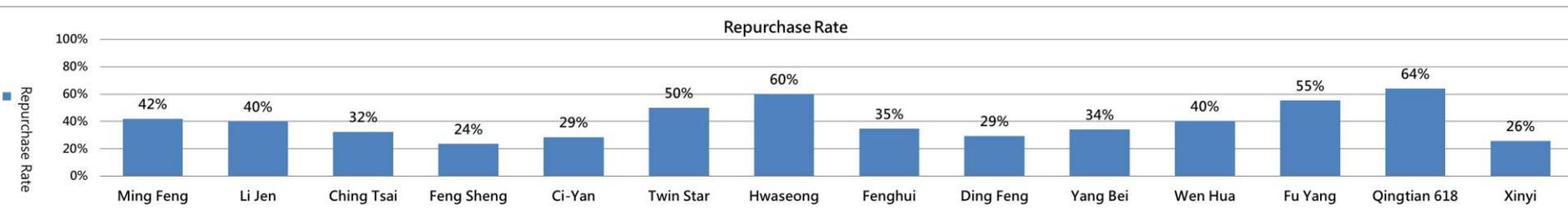


Repurchase rate



1. Word-of-mouth marketing is more effective than advertising.
2. Excellent quality is the foundation 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	Xinyi	
Building Appearance															Total
Seller (Sold) (a)	50	10	114	140	14	24	15	101	68	129	124	47	25	31	892
Customer Purchase	29	6	77	107	10	12	6	66	48	85	74	21	9	23	573
Old Customers Repurchase (b)	21	4	37	33	4	12	9	35	20	44	50	26	16	8	319
Repurchase Rate (b/a)	42%	40%	32%	24%	29%	50%	60%	35%	29%	34%	40%	55%	64%	26%	36%





1. Property Development

- a. Maintain brand image and create value.
- b. Continue to integrate transportation hubs and prime location projects.
- c. Commercial real estate generates long-term stable profits.
- d. Vertically integrate upstream and downstream businesses to expand ,and nurture the subsidiaries to go public, becoming important assets of the group.

2. CITYLINK Shopping Mall

- a. The turnover of Nan Gang, Song Shan & Nei Hu Store is growing steadily.
- b. Continuously evaluate new locations to 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. “2024 Annual Insurance Industry Cooperation Policy to Promote Various Business Awards”, Nanshan Life won the "Business Performance Award" and "Disability Care Award" in the micro-insurance competition; Nan Shan General Insurance Co., Ltd. also won the "Pilot Business Award" and "First Place in Pilot Business Award" in the micro-insurance competition and Two honors.



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

