



**2022 上半年度法人說明會**  
**Investor Conference**  
**中華工程股份有限公司**

BES Engineering Corporation  
**2022-06-29**

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# Agenda

● Company Profile

● Operation Overview

● Future Perspective

● Financial Status



# I. Company Profile

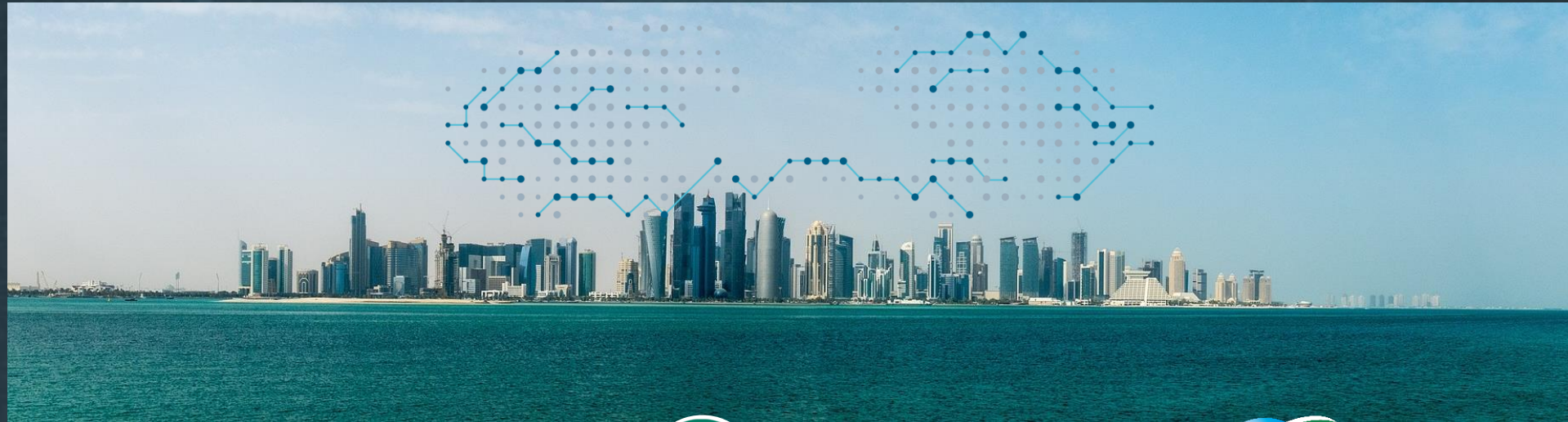


**BES Engineering Corporation** was established in 1950, being originally subordinated to State-owned Enterprise Commission, Ministry of Economic Affairs, transferred from governmental to private ownership in June 1994.

Major business: **construction, development, urban renewal & industrial estate development.**

Set up Overseas Department in 2020 while establishing subsidiaries in Myanmar and Vietnam to focus on land development in Southeast Asia.





Before 1978

## State-owned company

The state-owned company that managed heavy construction equipments, named as Bureau of Engineering Services (BES), was renamed as BES Engineering Corporation in 1959.



1995-1997

## Transition

Reinvestment of profit surplus of NT\$ 1.6 billion, paid-in capital increased to NT\$ 9.4 billion.



Since 2021

## ESG

Promote a new wave of tree planting in buildings all over the world, and create a new environment for sustainable living.



1978-1995

## Privatization

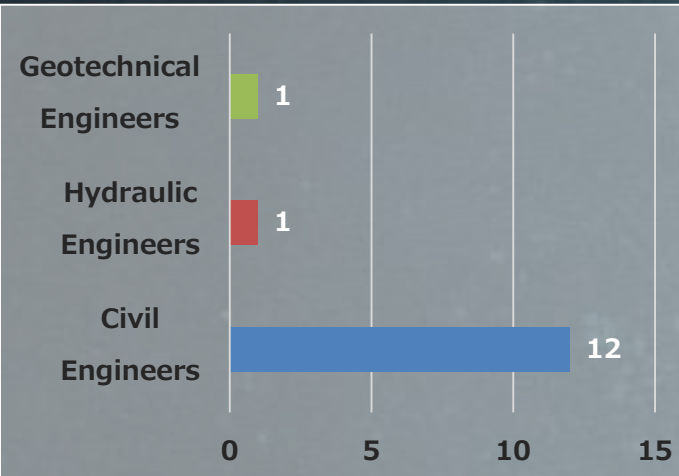
Officially listed shares. Privatization is successful, paid-in capital increased to NT\$ 4.8 billion.



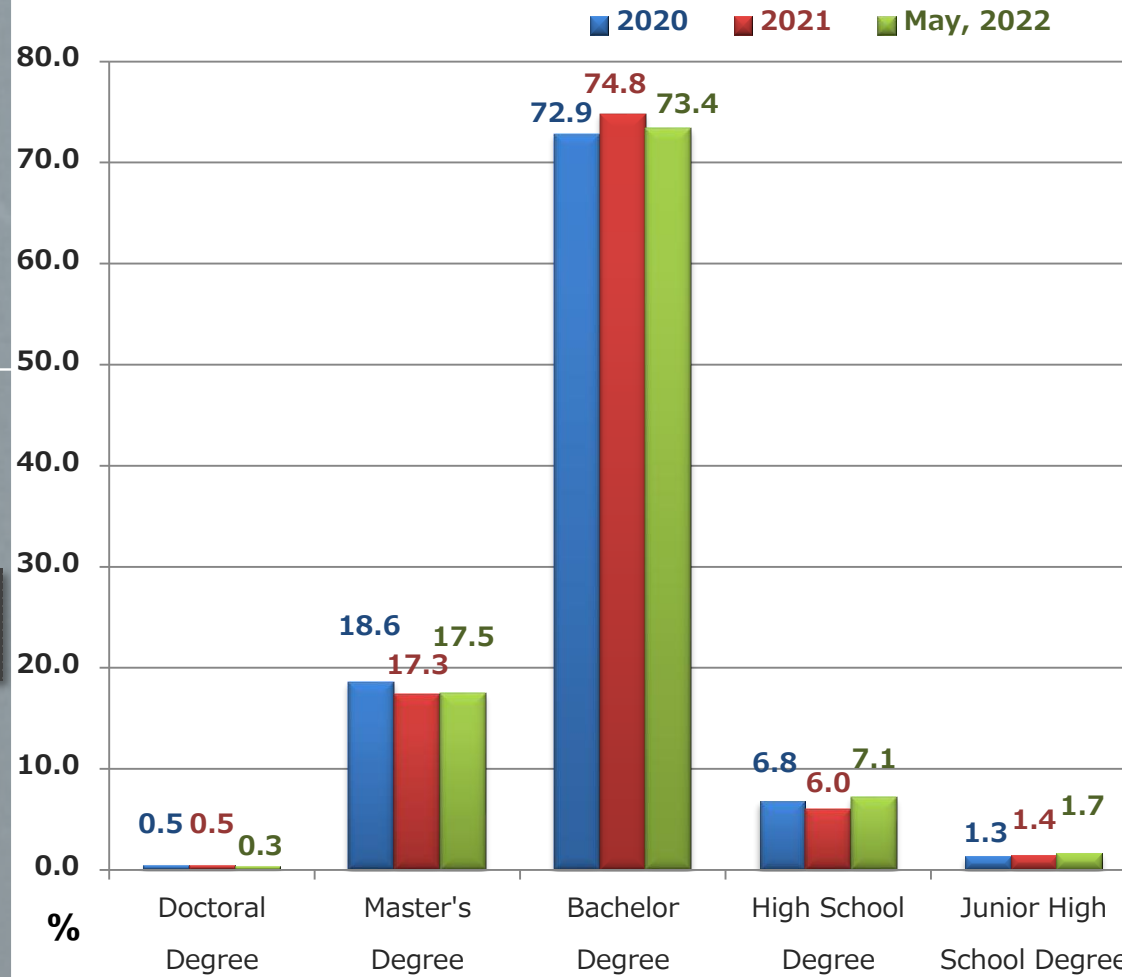
1997-2021

## Transformation

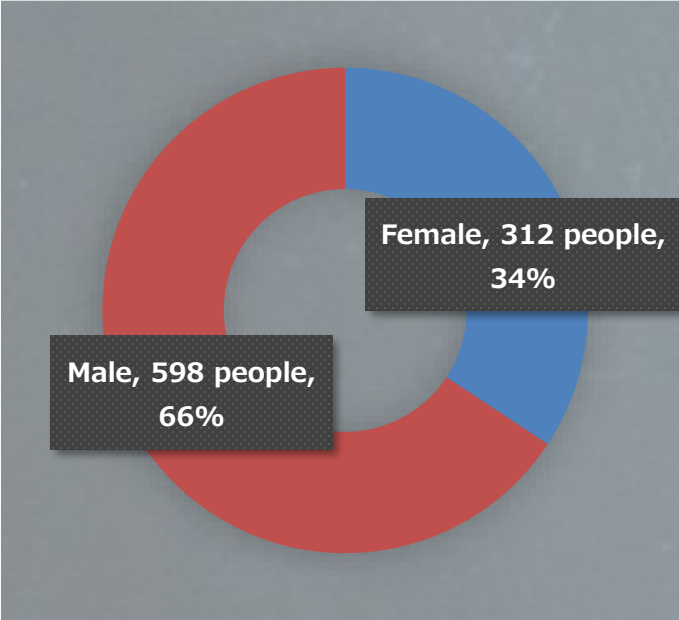
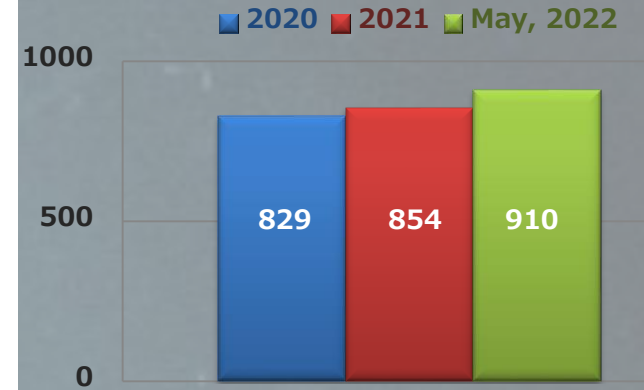
Merged into Core Pacific Group, the capital of NT\$ 30 billion, paid-in NT\$ 15.3 billion. Restructuring efforts are made to develop both construction and real estate development business.



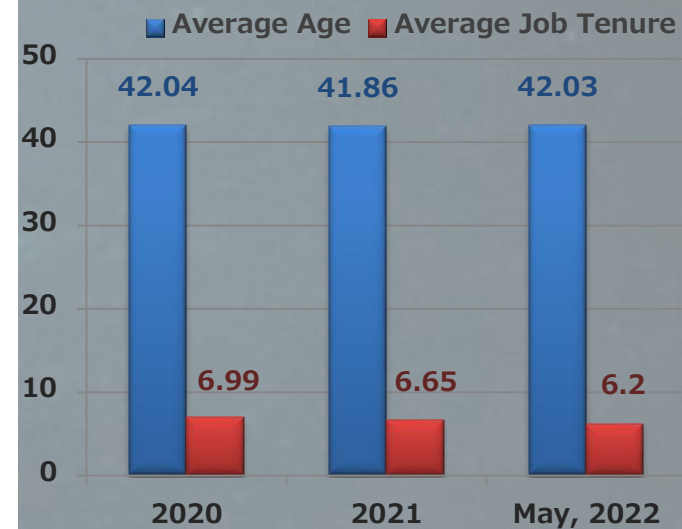
## Education Backgrounds of Employees



## Numbers of Employees



## Average Age and Job Tenure

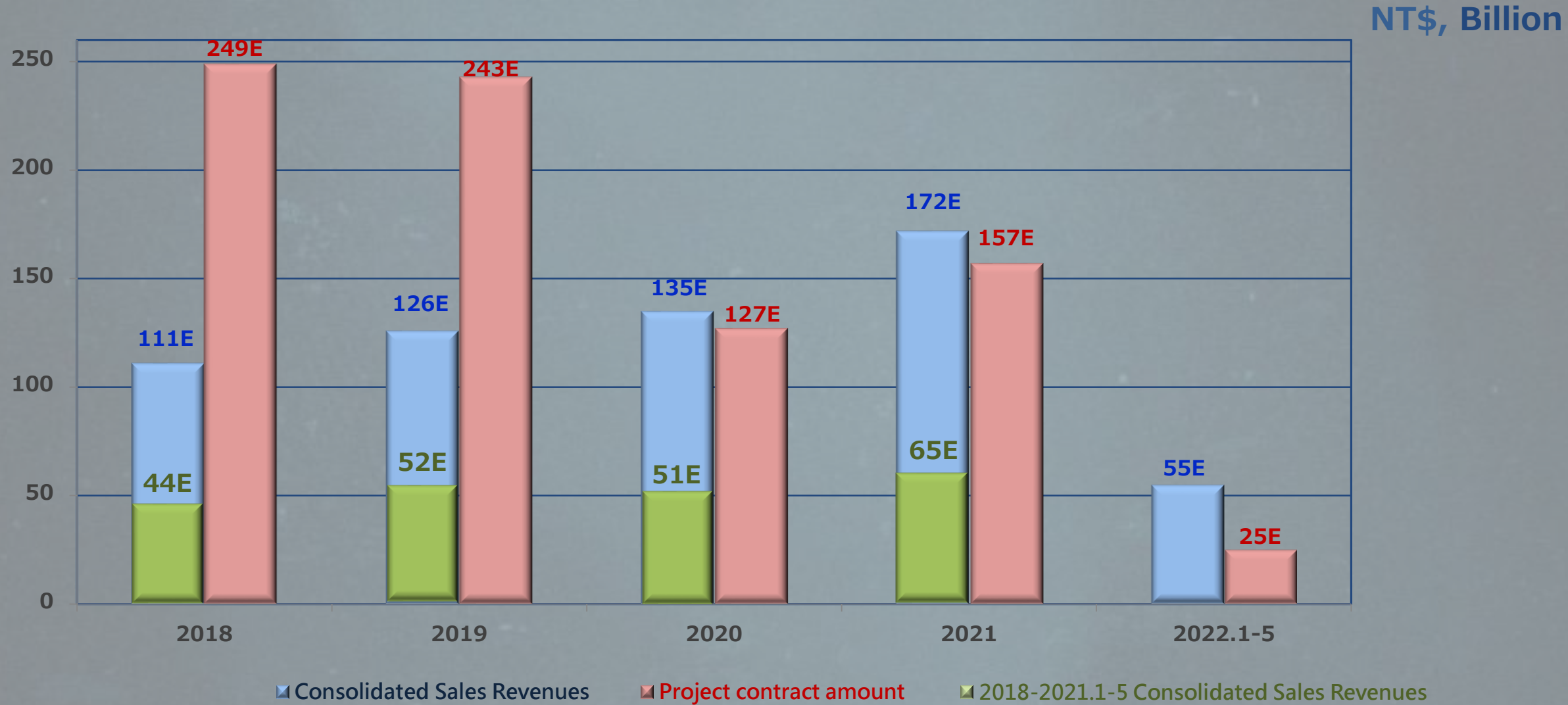


## II. Operation Overview



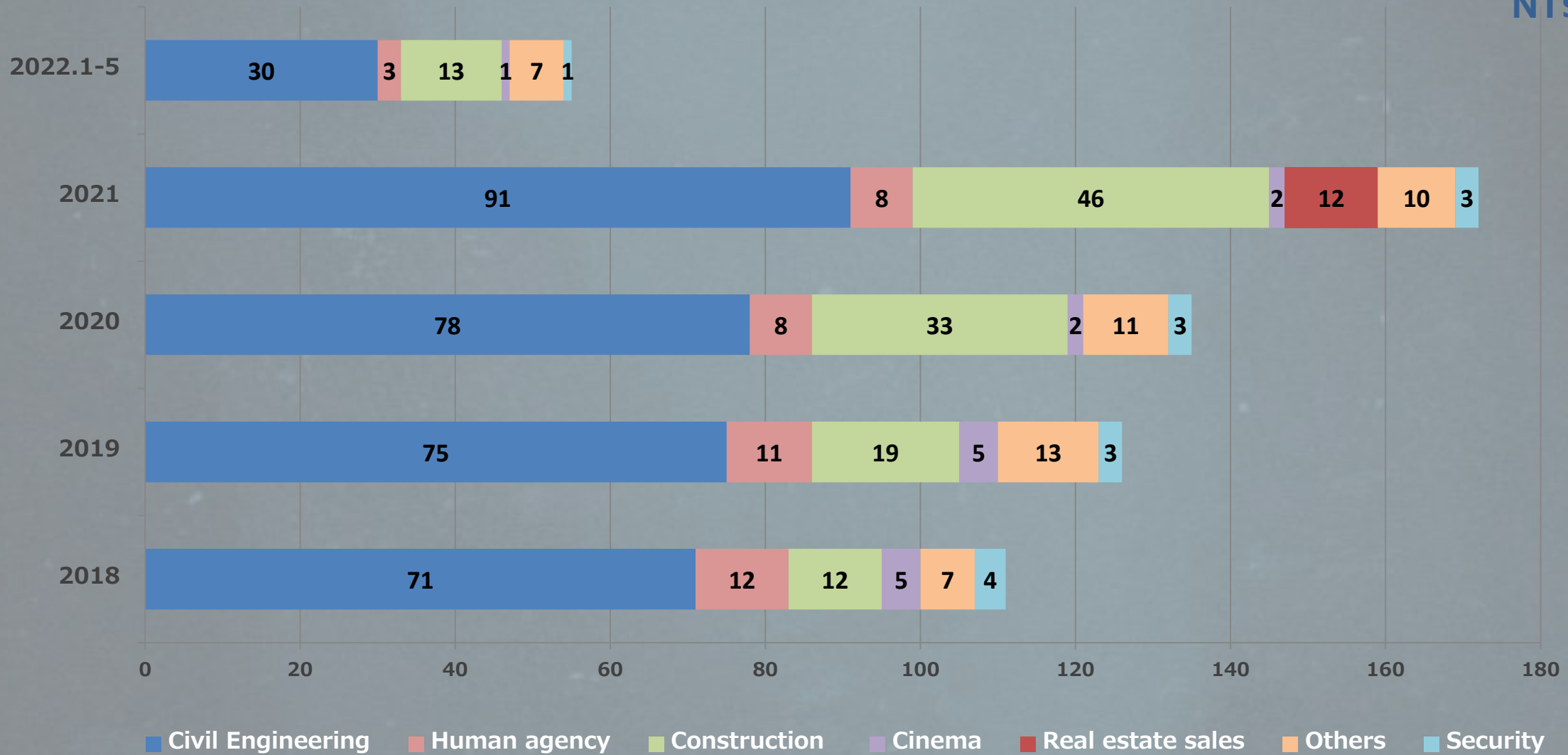


# Consolidated Sales Revenues

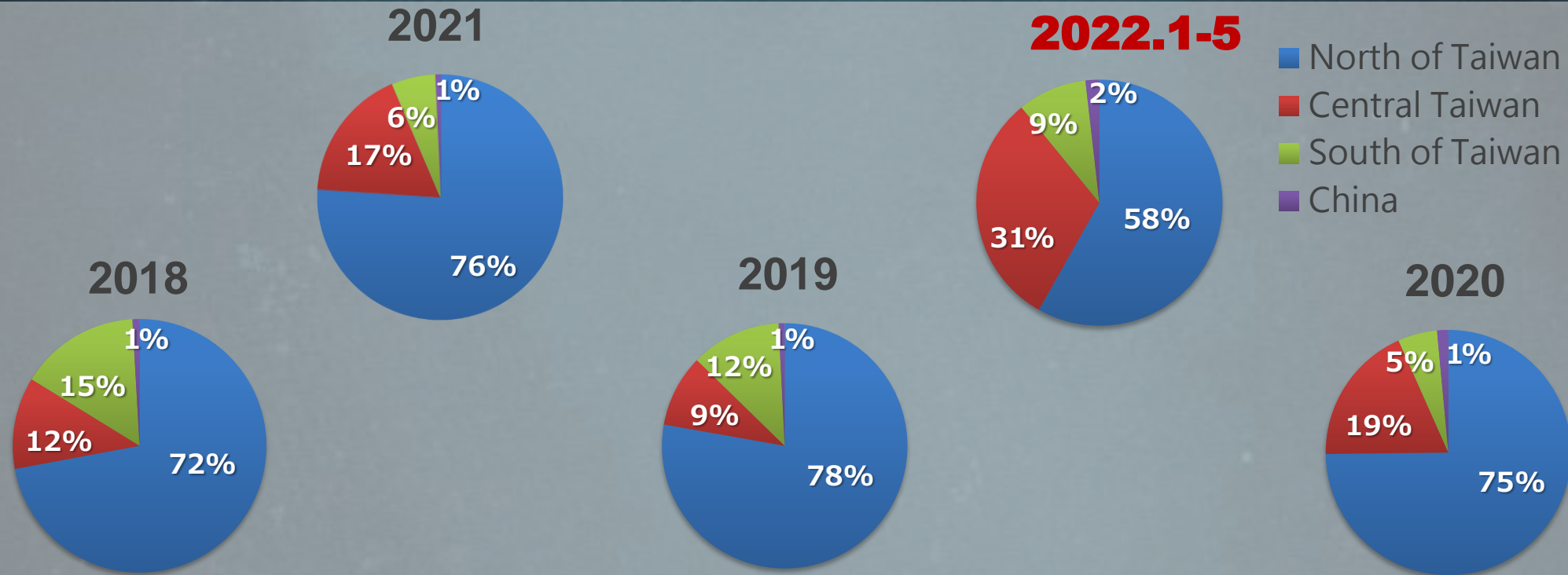


# Consolidated Sales Revenues And Breakdown

NT\$, Billion



# Distribution of Consolidated Sales Revenues



NT\$, Billion	2018	2019	2020	2021	2022.1-5
North of Taiwan	80	98	101	130	32
Central Taiwan	13	12	25	30	17
Southern Taiwan	17	15	7	10	5
China	1	1	2	1	1

# 2022 New Undertakings

Zengwen Reservoir water release channel and mud pumping expansion project  
1,810,000 thousand NTD

General Building Turnkey Project of Senba  
Phase II Administrative Region  
672,000 thousand NTD

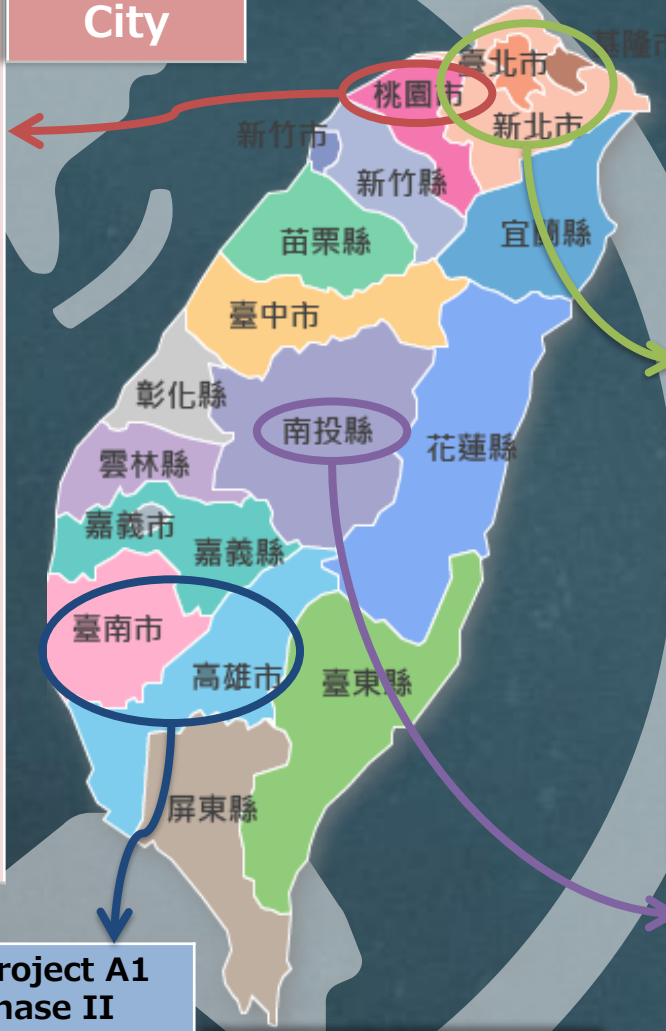
**Total Undertakings as of May, 2022**  
**2,460,000 thousand NTD**

Items	1	2
Owner	Sun Ba Power corporation	Southern Region Water Resources Office, Water Resources Agency, Ministry of Economic Affairs
Cases	<b>General Building Turnkey Project of Senba Phase II Administrative Region</b>	<b>Zengwen Reservoir water release channel and mud pumping expansion project</b>
Contract Sum	NTD\$672,000 thousand (including tax)	NTD\$1,810,000 thousand (including tax)
Construction Period	1070 calendar days as per the owner's notice	1300 calendar days as per the owner's notice
		

# Public Construction

- The construction of parking apron, taxiway and apron facilities in terminal III of Taiwan Taoyuan International Airport
- The earthwork and infrastructure in terminal III of Taiwan Taoyuan International Airport
- The comprehensive facility reinforcement project in Taoyuan International Airport
- Shimen Reservoir Anti-silt Tunnel Project (Phase I) - Amping Anti-silt Tunnel Project.
- The new construction project of the pumping machine room #7, 8 and 9 and water inlet/outlet underdrain in Taitan Power Plant
- GC02 civil engineering and construction turnkey project of the underground section between the daylighting section to G07 Station (exclusive) of the Taoyuan MRT Green Line
- GM01 E & M System Turnkey Project, Taoyuan MRT Green Line
- ME06A The electromechanical system engineering of the project of the addition of Station of Terminal Three, Taoyuan Airport (A14 Station) and the extension to the Chungli Railway Station
- Taoyuan aerotropolis zone expropriation (A2 zone)
- The rerouting project of provincial highway 15 and provincial highway 4 supports the expansion of Taiwan Taoyuan International Airport(including pipeline burying)

## Taoyuan City



## Taipei City & New Taipei City

- CR580C, Eastern Extension Section, Xinyi Line Of Taipei MRT
- Turnkey Project of Gongguan Camp Barracks Rehabilitation.
- New Construction of Health Building Project.
- New Construction of Dingpu Technology Building (Building A), Hua Nan Financial Holdings.
- Public Housing Turnkey Project, Riverside High School Base, Neihu District, Taipei City.
- New Construction of Main Building of Commercial Zone, Yulon City, Phase I
- Turnkey project for the reconstruction of the first fruit and vegetable (including the relay in the dike) and the Wanda fish wholesale market
- New Construction of AI industry Park, Tucheng District, New Taipei City
- New Taipei City, Wen Zi Zun area 2 District City rezoning development project

## Nantou County

- Wu Xi Niao Zui Tan Artificial Lake Project - Lake Area

- Tseng Wen Nan Hua Leveling Pipe Turnkey Project A1
- General Building Turnkey Project of Senba Phase II Administrative Region
- Zengwen Reservoir water release channel and mud pumping expansion project

## Tainan City & Kaohsiung City

## Co-create the tri-win situation of Beautifying Urban Environment Improving Standard of Living Sustaining the Development of the Enterprise

Since 2010, responding to the government policies, the development department of the Corporation actively has participated in the **urban renewal** reconstruction.

Be committed to beautifications of the urban environment, promote the public interest, reduce public disasters, improve the quality of residence. The Corporation aim at being "The Best Brand of Urban Renewal", and constantly promote ourselves.





## Yan-Shou K District

Lot size : 2,871 m<sup>2</sup>

Lot location : Jian-Kang Road, Song-Shan District

Planning of architecture : aboveground 15 floors/  
underground 3 floors, RC structure

Mode of development : urban renewal

Progress of Construction : Completion in Q3 2021



## Yan-Shou I District

Lot size : 4,780 m<sup>2</sup>

Lot location : Yan-Shou Street, Song-Shan District

Planning of architecture : aboveground 24 floors/  
underground 4 floors, SRC structure

Mode of development : urban renewal

Progress of Urban Renewal : Construction starts in Q4 2020, and  
sales starts in Q3 2021





### Yan-Shou J District

Lot size : 10,034 m<sup>2</sup>

Lot location : Yan-Shou Street, Song-Shan District

Planning of architecture : aboveground 21 floors/  
underground 4 floors, SRC structure

Mode of development : urban renewal

Progress of Urban Renewal : The deliberation process will be completed in April 2020, and the demolition work is expected to be carried out in Q3 2022



### Nan-Gang Case

Lot size : 2,216 m<sup>2</sup>

Lot location : Chong-Yang Road, Nan-Gang District

Planning of architecture : aboveground 15 floors/  
underground 4 floors, RC structure

Mode of development : urban renewal

Progress of Urban Renewal : The contingency plan will be submitted for review in Q2 in 2021, and it is expected to be approved by the end of Q3 in 2022



## BES AI Intelligent Industrial Area

Lot size : 53,488 m<sup>2</sup>

Lot location : Zhong Shan Road, Tu Cheng District, New Taipei City

Planning of architecture : aboveground 16 floors/  
underground 5 floors, RC structure

Mode of development : urban renewal

Progress of Urban Renewal : Obtained the construction license in February 2020 and declared to start construction in October.



## Shulin The government handles urban renewal

Lot size : 1,955 m<sup>2</sup> (Area A)

Lot location : Zhongshan Rd., Shulin Dist., New Taipei City

Planning of architecture : aboveground 15 floors/  
underground 3 floors · RC structure

Mode of development : Government organizes urban renewal project

Progress of Urban Renewal : Sign a contract with the city government in December 2021, and it is expected to complete the update and integration of Area B and C in Q3 of 2022



市民活動中心



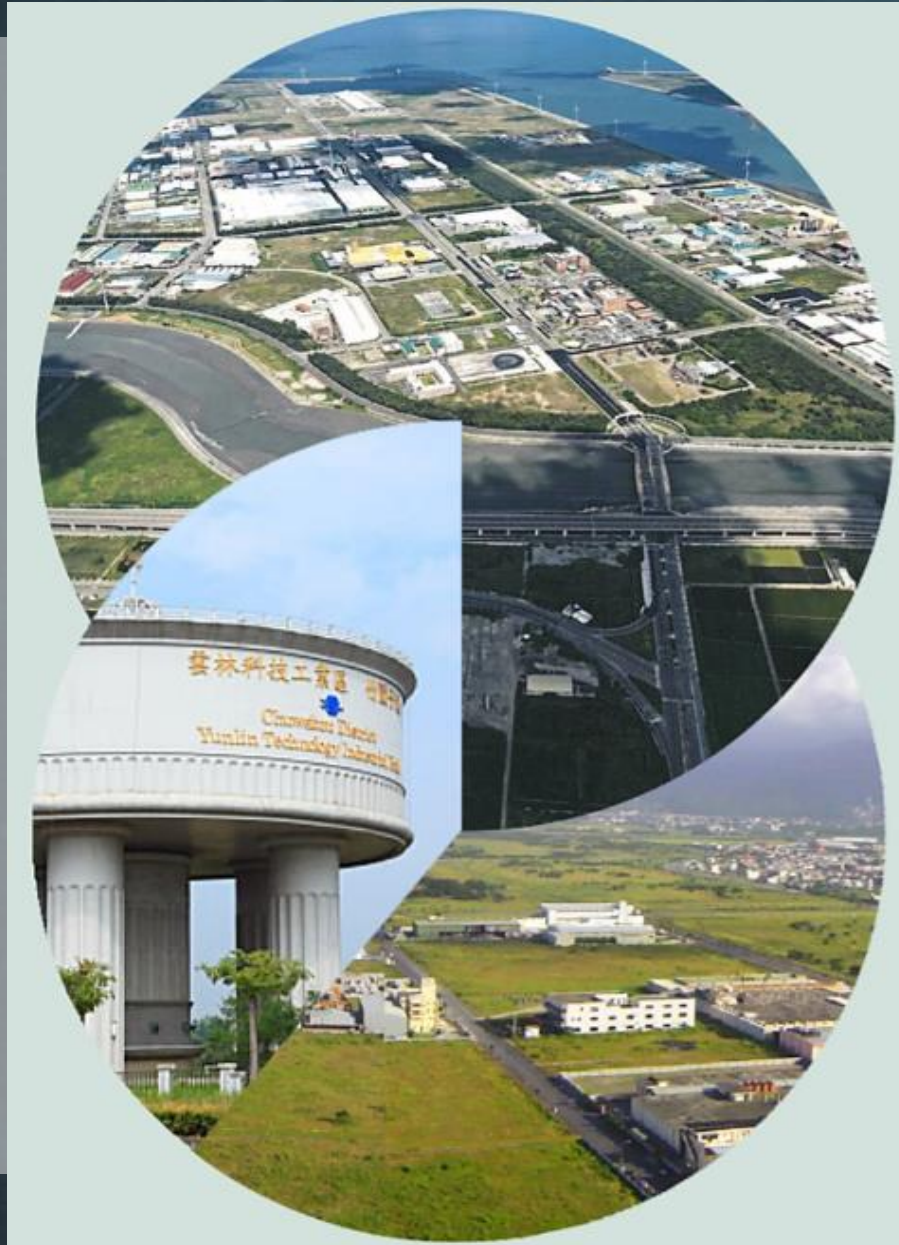
圖書館



托老中心



商店



## Development of Industrial Area

The company was commissioned by the government since 1970, conducting the industrial park development and rental business on behalf of the government. Up to June 2022, it develops totally 37 places of industrial park, total development areas approx. **8,656 hectares**, the total number of manufacturers introduced about six thousand. It has become a leader of industrial park development in Taiwan.



	Industrial Park (nos.)	Development Area (hec.)	Sale Area (hec.)	Number of manufacturer (nos.)	Investment Amount (100 million NTD)
Development completed	34	5,628	4,437	6,045	650
Under developing	3	3,028	2,531	431	1,031
<b>Total</b>	<b>37</b>	<b>8,656</b>	<b>6,968</b>	<b>6,476</b>	<b>1,681</b>

- 1980~2019 Industrial parks under developing
- 1. Zhang-Hua Coastal 2455hec.
- 2. Li-Ze 330hec.
- 3. Yun-Lin Technology 243hec.

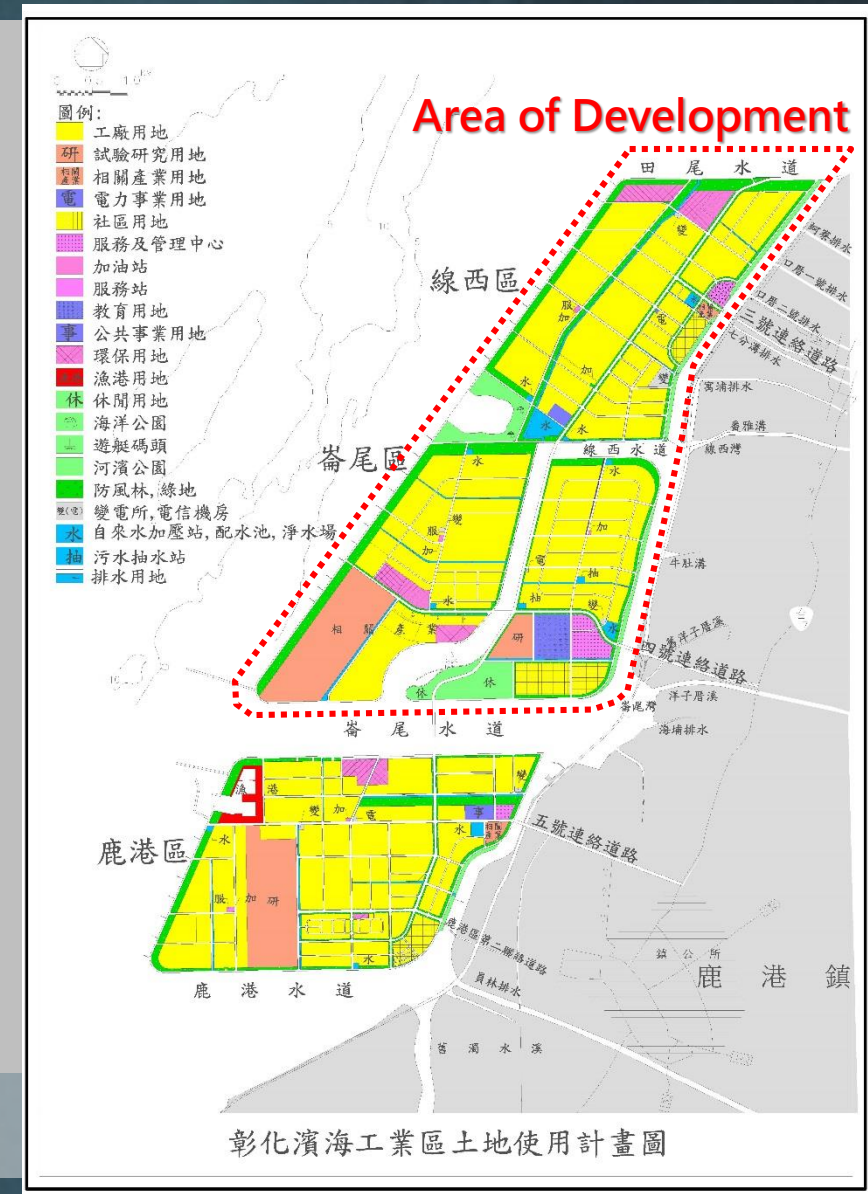
- 1980~1990 Industrial parks developed
- 4. Feng-Le 18hec.
- 5. Nei-Pu 99hec.
- 6. Zhu-Nan 78hec.
- 7. Quan-Xing 248hec.
- 8. Ping-Dong Automobile 100hec.

- 1970~1980 Industrial Area developed
- 9. Ren-Wu 21hec.
- 10. Shu-Lin 22hec.
- 11. Tao-Yuan You-Shi 65hec.
- 12. An-Ping 198hec.
- 13. Da-Wu-Lun 30hec.
- 14. Kaohsiung Coastal 1177hec.
- 15. Kaohsiung Coastal Small & Medium-sized Enterprises 19hec.
- 16. Kaohsiung Coastal Industrial Square 15hec.
- 17. Tu-Cheng 107hec.
- 18. Zhu-Shan 23hec.
- 19. Yuan-Zhang 16hec.
- 20. Yi-Zhu 16hec.

- 21. Feng-Shan 11hec.
- 22. Lin-Yuan 388hec.
- 23. Ping-Dong 156hec.
- 24/25. Xin-Zhu (Expansion) 532hec.
- 26/27. Nan-Gang (Expansion) 411hec.
- 28. Guan-Tian 227hec.
- 29. Da-Fa 391hec.
- 30. Tong-Luo 50hec.
- 31. Da-Jia You-Shi 218hec.
- 32. Long-Te 236hec.
- 33. Fang-Yuan 160hec.
- 34. Min-Xiong 244hec.
- 35. Lin-Kou Gong-Er 55hec.
- 36. Po-Zi 21hec.
- 37. Ping-Nan 276hec.

## Chung-Hua Coastal Industrial Park

"Changhua Binhai Industrial Zone" is a large-scale industrial park in Taiwan. Since its early on-site manufacturing industry as the basis, in recent years, it has continued to introduce emerging industries such as cloud information center, solar photovoltaic, and offshore wind power to create cluster value and achieve sustainable development.

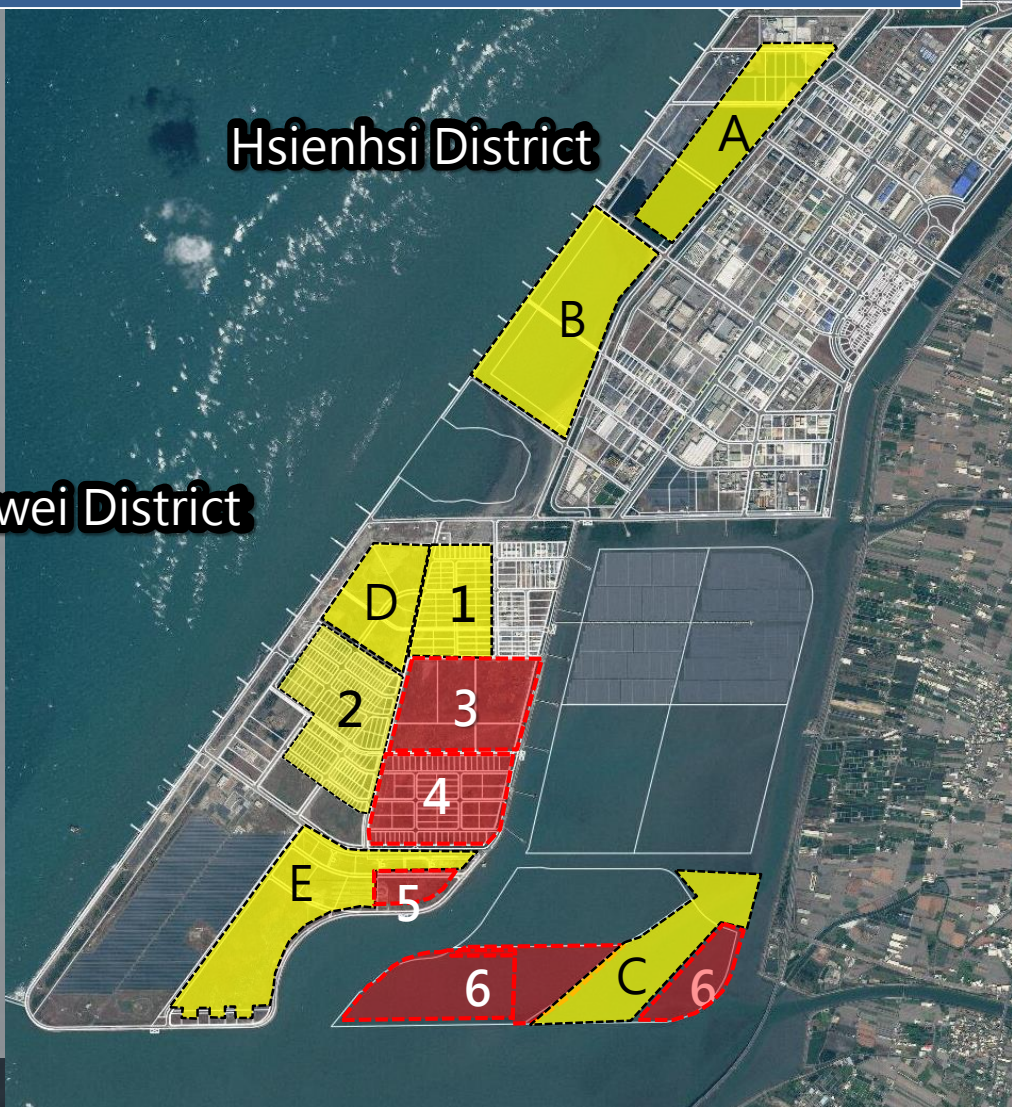


# Hsienhsi District, Lunwei District, Chung-Hua coastal Industrial Area - 592 hectares of land for sale



Lunwei District

Hsienhsi District



	Zone	land for sale (Hectares)	Description of status quo
A	Western Hsienhsi District #3	64	Beach land with border dike, embankment completed, need to make the filling and implement public facilities
B	Western Hsienhsi District #3	105	
C	Eastern Lunwei District	83	
D	Western Lunwei District #1	52	Land reclamation completed, need to implement public facilities
E	Western Lunwei District #2	90 (92)	
1	Industrial land, Western Lunwei District #2,	4 (36)	1.Land for sale and rental, 4 hectares sold or rented. 2. Land reclamation completed, Construction public facilities in the fourth quarter of 2023
2	Dedicated zone for metal industry, Western Lunwei District #1, District #2	45 (54)	1.Land reclamation completed, , Construction public facilities in the first quarter of 2023
3	Industrial land, Western Lunwei District #3	0 (61)	1.Publicly announce on March 2022, 55 hectares sold, 6 hectares rental 2. Land reclamation completed, need to implement public facilities
4	Industrial land, Western Lunwei District #4	49	1. Schedule to publicly announce on July 2022, dividing into phases and zones, the first phase of 33hectares 2. Land reclamation completed, need to implement public facilities
5	Waste Treatment Plant Western Lunwei District	0 (12)	Land reclamation completed, need to implement public facilities
6	Eastern Lunwei District#6#7	100	1.Beach land with border dike, embankment completed 2. Publicly announced for rental on June 2022, Renewable Energy Zone (solar power is preferred)
<b>Total</b>		<b>592</b>	

# III. Future Perspective

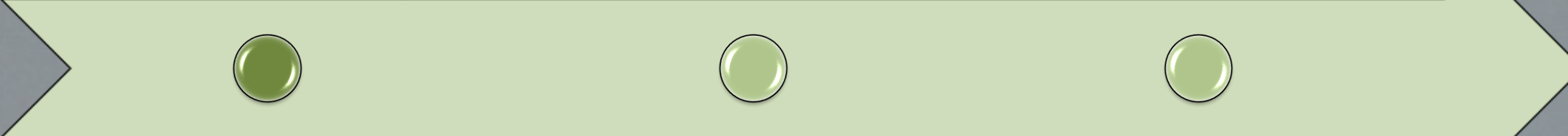




Public Construction

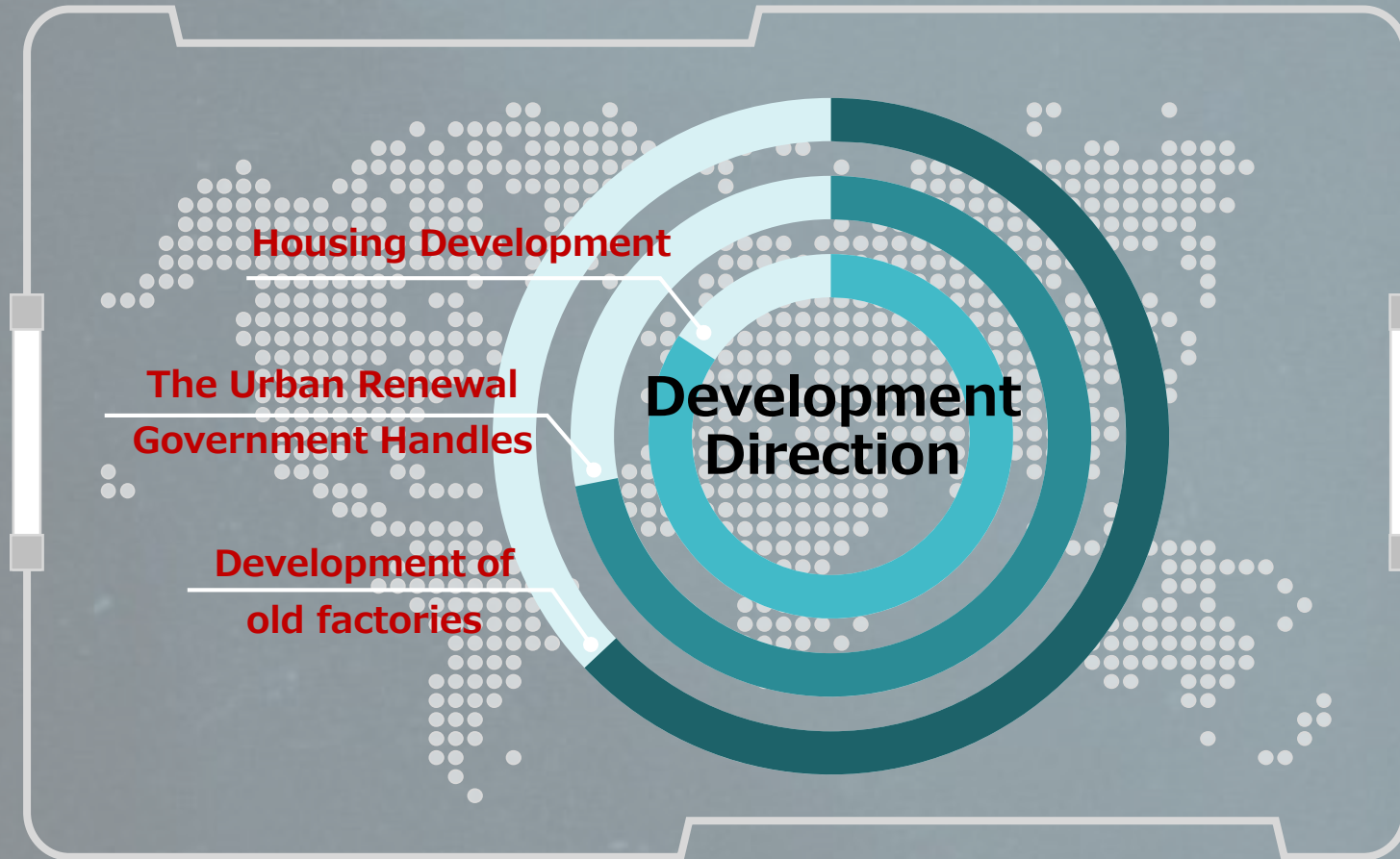
By the priority of safety, health, environmental protection and quality, we gain owner's affirmation and increase BES's brand awareness by using construction management methods.

We will gradually adjust the proportion of public construction tenders, continue to invest in urban renewal, joint construction of private buildings and land development in the future.



Collect more source of land development and develop various "joint construction" and "joint venture" models.

New Construction Business



↑ 40%

**Housing Development**

Continue to focus on Taipei area and carry out the reconstruction and development of the capital. Currently, there are Daan District, Songshan District, Neihu District, Banqiao District and Tucheng District in the negotiation.

↑ 30%

**The urban renewal government handles**

Since Q1 2021, the Company has started to invest in the urban renewal that government handles and now we have obtained the Shulin case. The Company still work hard on this type of urban renewal.

↑ 30%

**Development of old factories**

Keep working on development of old factories like "BES AI Intelligent Industrial Area" to benefit the surrounding environment. Through this development method, the New Taipei City Government would like to build a "new technology industrial park".

## Industrial Area Development

### Changbin Industrial Area will still be the mainstay in 2022

1. It is scheduled to announce the fourth phase of the Lunwei West District in July 2022 with 33 hectares of land available for sale.
2. It is scheduled to announce the Beach land with border dike, of the Lunwei East District in June and July 2022, with 100 hectares Renewable Energy Zone (solar power is preferred) for rental.



## IV. Financial Status



新台幣百萬元

	2019	2020	2021	2022Q1
Sales Revenues	<b>12,591</b>	<b>13,471</b>	<b>17,197</b>	<b>3,682</b>
Gross Profit	1,209	946	340	257
Operating income	<b>512</b>	<b>375</b>	<b>(359)</b>	<b>115</b>
Total non-operating income and expenses	(95)	418	2,837	339
Net Profit Attributable	<b>308</b>	<b>599</b>	<b>2,662</b>	<b>432</b>
Total Comprehensive income Attributable	346	699	2,901	603
Total basic earnings per share EPS(NT)	<b>0.20</b>	<b>0.40</b>	<b>1.75</b>	<b>0.28</b>

新台幣百萬元

	2019Q1	2020Q1	2021Q1	2022Q1
Sales Revenues	3,324	2,863	3,843	3,682
Gross Profit	400	234	265	257
Operating income	233	97	144	115
Total non-operating income and expenses	(45)	(81)	(35)	339
Net Profit Attributable	141	1	84	432
Total Comprehensive income Attributable	218	(356)	27	603
Total basic earnings per share EPS(NT)	0.0092	0.003	0.06	0.28

新台幣百萬元

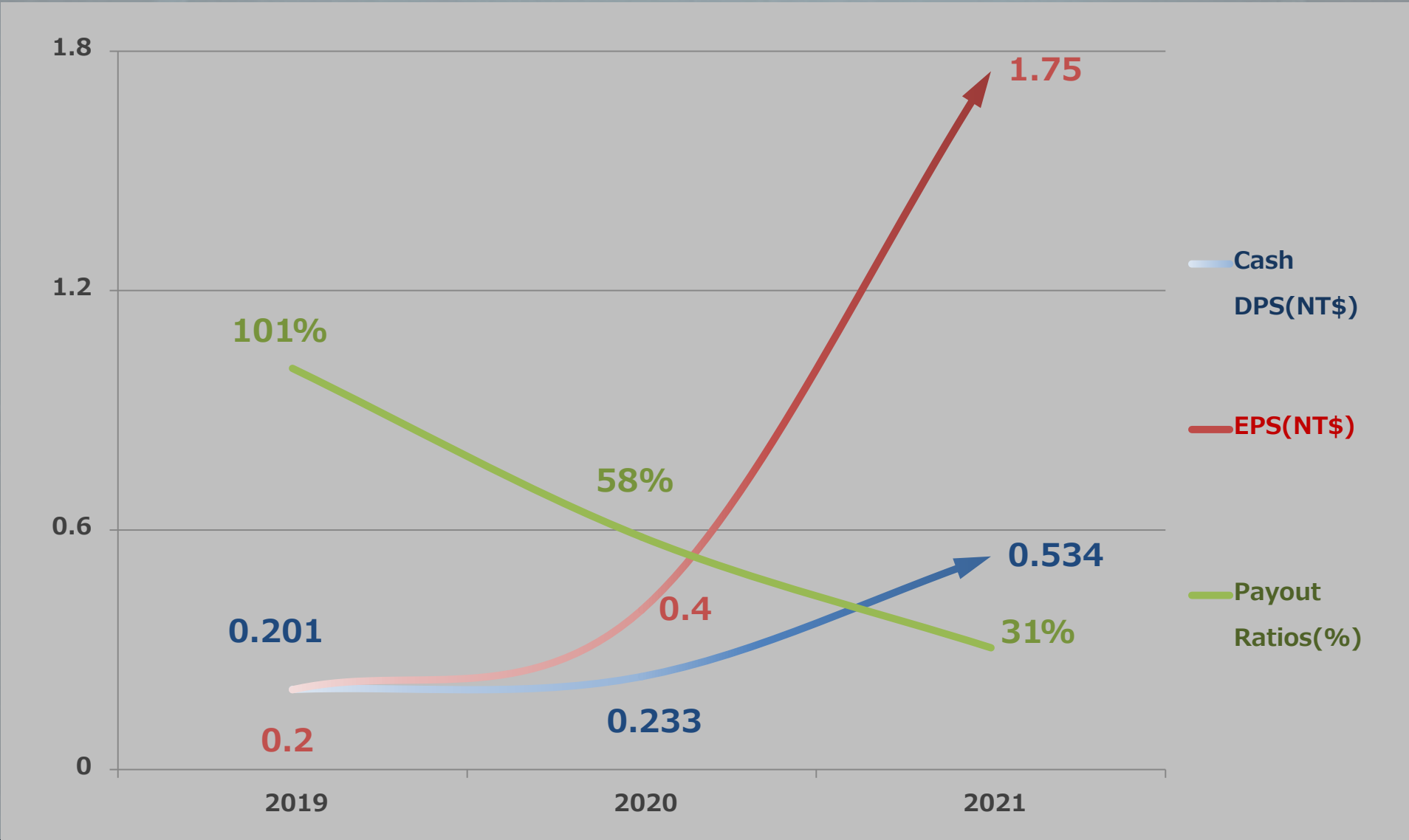
	2019/12/31	2020/12/31	2021/12/31	2022/3/31
Current assets	35,382	33,789	38,755	38,323
Property, plant and equipment	3,312	3,220	3,210	3,141
Investment properties	833	829	1,029	1,094
Other non-current assets	3,697	4,271	5,094	4,907
<b>Total assets</b>	<b>43,224</b>	<b>42,109</b>	<b>48,088</b>	<b>47,465</b>
Current liabilities	16,565	16,243	17,472	16,453
Long-term borrowings	4,450	3,607	5,313	5,166
Other non-current liabilities	2,185	1,843	2,374	2,320
<b>Total liabilities</b>	<b>23,200</b>	<b>21,693</b>	<b>25,159</b>	<b>23,939</b>
<b>Total equity</b>	<b>20,024</b>	<b>20,416</b>	<b>22,929</b>	<b>23,526</b>
<b>Net worth per share</b>	<b>13.00</b>	<b>13.27</b>	<b>14.92</b>	<b>15.31</b>

	2019	2020	2021	2022Q1	2019-2022Q1 建材營造類股 平均
Debt Ratio	53.67	51.52	52.32	50.43	58.32~ 63.66
Current Ratio	213.60	208.02	221.81	232.93	162.85~ 192.37
Times Interest Earned Ratio	2.93	5.07	14.92	10.30	
Return on Equity	1.54	2.96	12.28	1.86	
Profit Rate	2.45	4.45	15.48	11.73	

Source :







NT\$

**Thank You For  
Your Time and Attention**

**Q&A**