

股票代號：2515



中華工程股份有限公司

BES Engineering Corporation

2021 Investor Conference

2021-12-24

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AGENDA

I. Corporation Background

II. Business Operation

III. Future Perspective

IV. Financial Overview

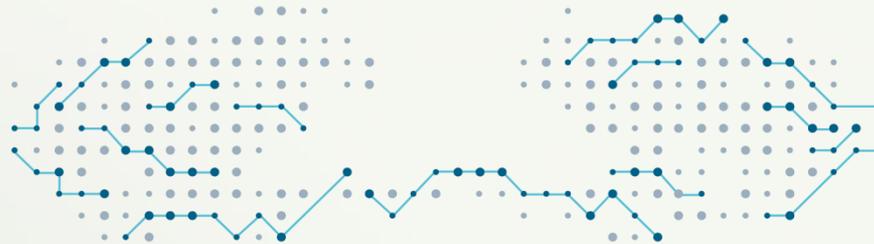


I. Corporation Background



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.**





State-owned company

Before 1978

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.



2021

ESG

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

Privatization

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



1978-1995

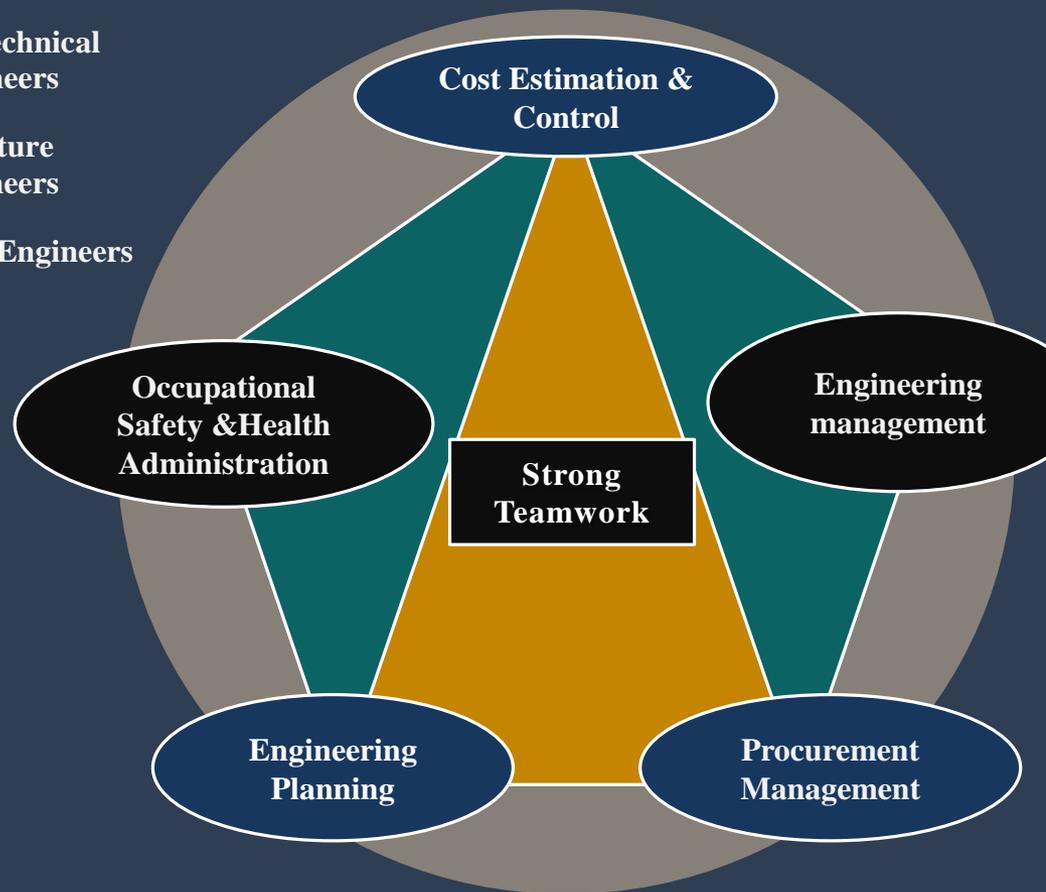
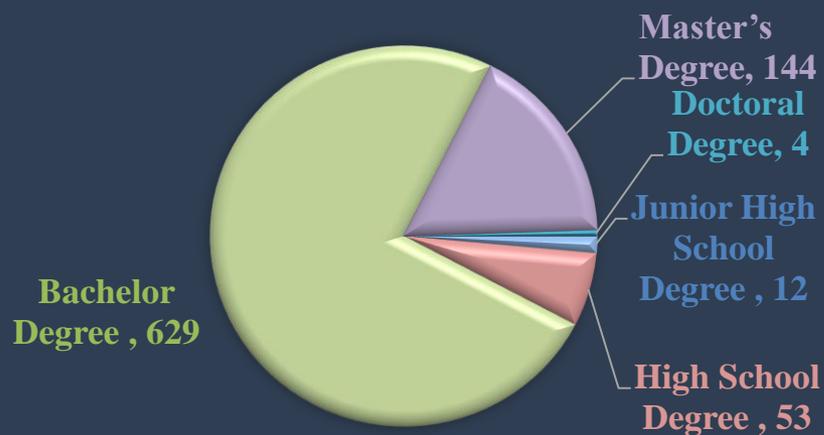


1997-2021

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.



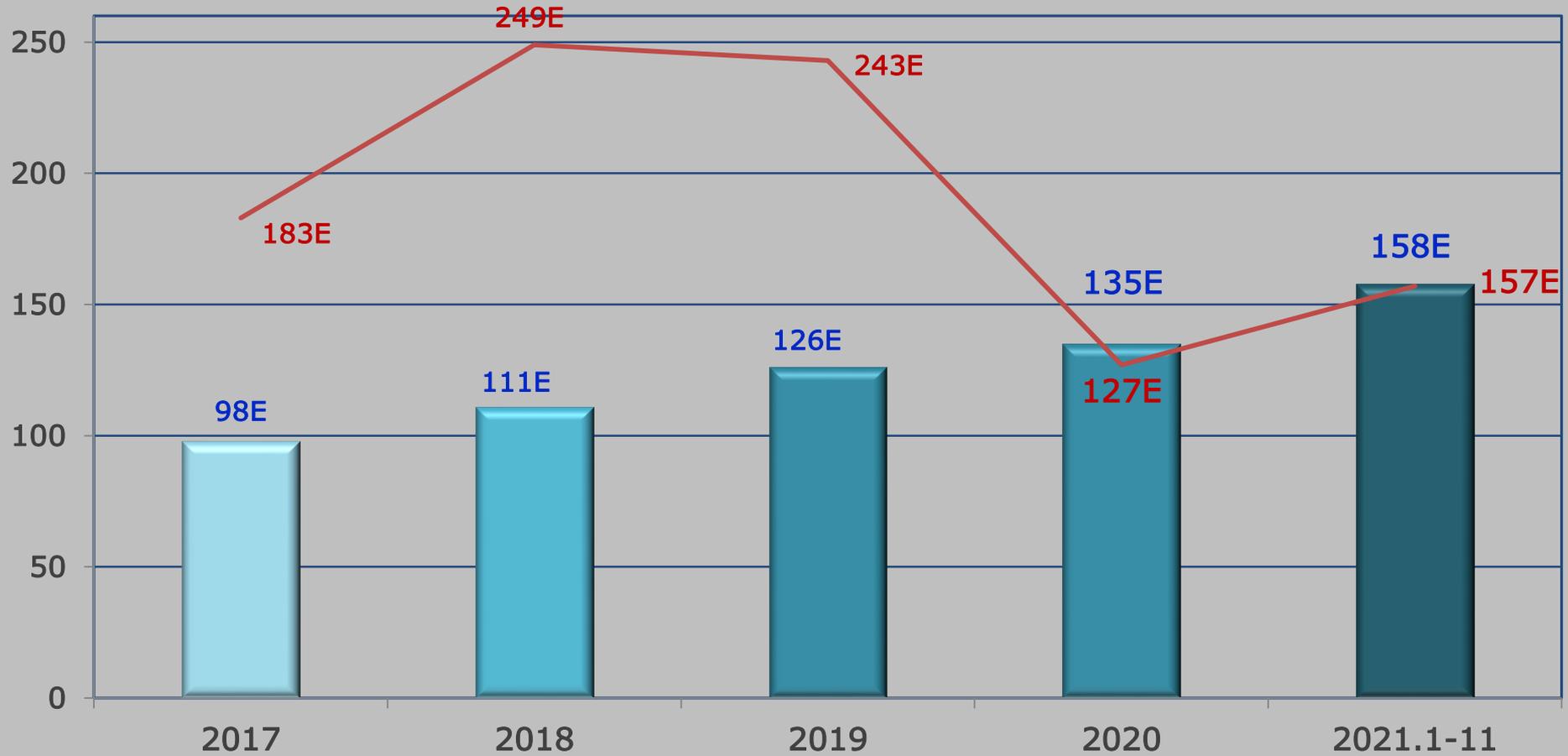


II 、 Business Operation



Consolidated Sales Revenues

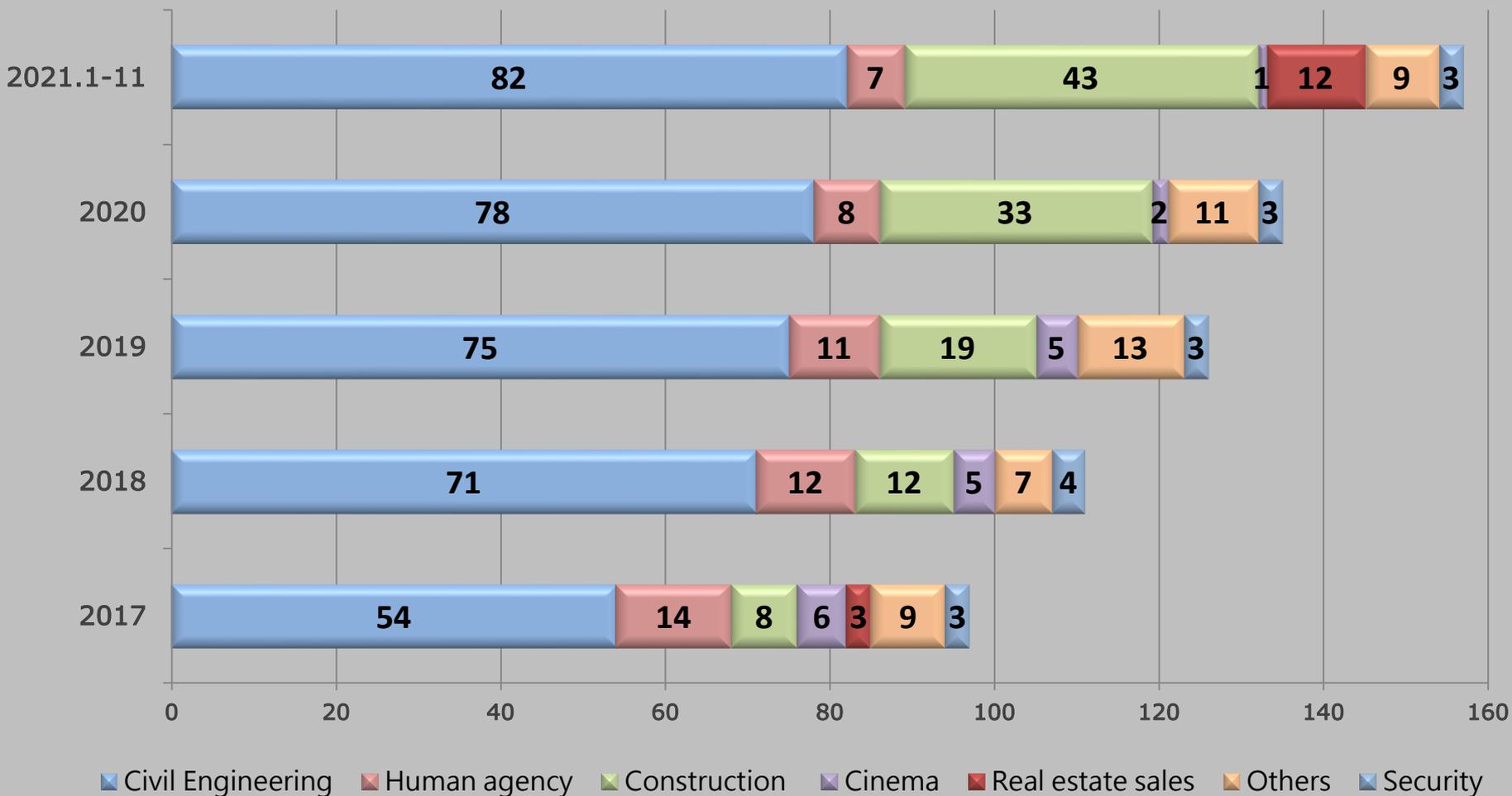
NT\$, Billion



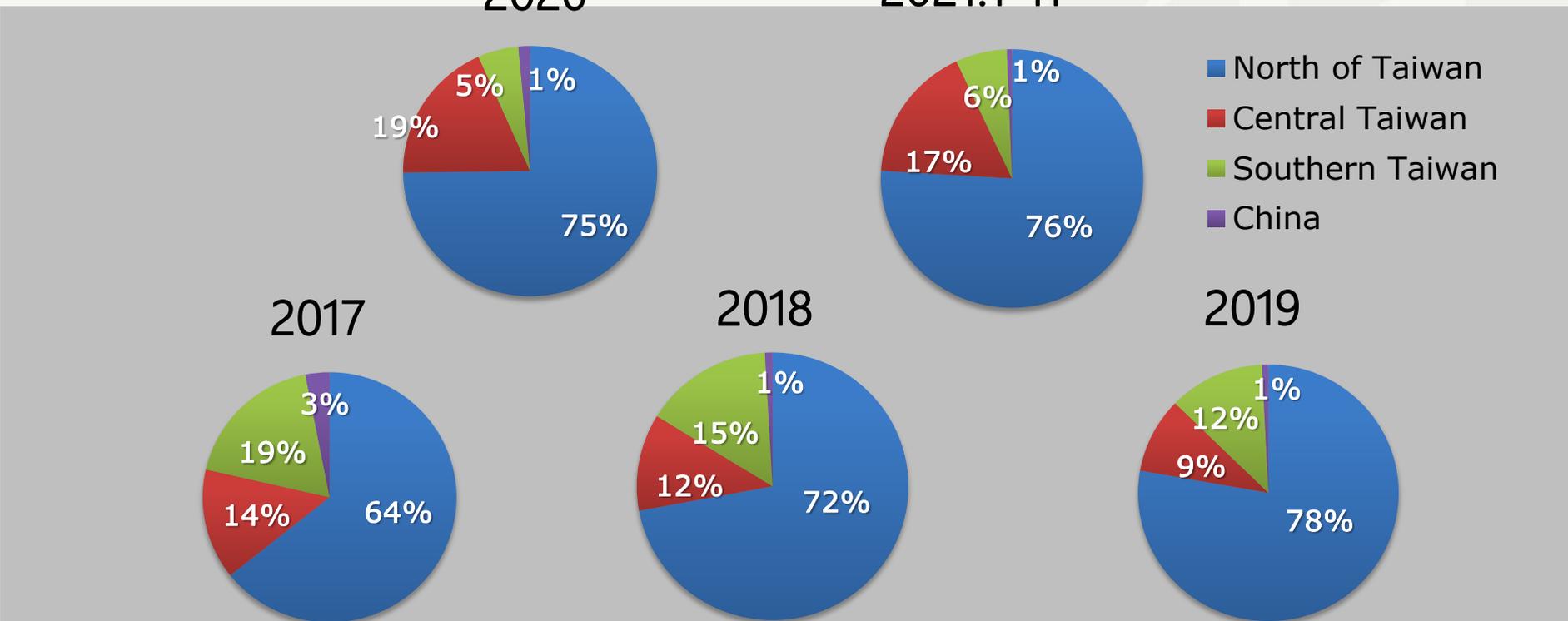
 Consolidated Sales Revenues  Project contract amount



Consolidated Sales Revenues And Breakdown



Distribution of Consolidated Sales Revenues



NT\$, Billion	2017	2018	2019	2020	2021.1-11
North of Taiwan	63	80	98	101	120
Central Taiwan	14	13	12	25	27
Southern Taiwan	18	17	15	7	10
China	3	1	1	2	1

Taoyuan aerotropolis zone expropriation(A2 zone)
5,940,000 thousand NTD

The rerouting project of provincial highway 15 and provincial highway 4 supports the expansion of Taiwan Taoyuan International Airport(including pipeline burying)
2,711,825 thousand NTD

Health Building Decoration Engineering
2,471,000 thousand NTD

New Taipei City, Wen Zi Zun area 2 District City rezoning development project
4,548,116 thousand NTD



Total Undertakings as of 2021 November
15,670,941 thousand NTD



2021 New Undertakings

項次	1	2
業主	Land Administration Department, New Taipei City Government	Office of Aerotropolis Public Construction, Taoyuan City Government
案件名	New Taipei City, Wen Zi Zun area 2 District City rezoning development project	Taoyuan aerotropolis zone expropriation (A2 zone)
承攬金額	NTD\$4,548,116 thousand (including tax)	NTD\$5,940,000 thousand (including tax)
工期	1385 calendar days as per the owner's notice	1040 calendar days as per the owner's notice
		



項次	3	4
業主	Northern Construction Office for the West Coast Expressway, Directorate General of Highways, Ministry of Transportation and Communications	National Taiwan University Hospital
案件名	The rerouting project of provincial highway 15 and provincial highway 4 supports the expansion of Taiwan Taoyuan International Airport (including pipeline burying)	Health Building Decoration Engineering
承攬金額	NTD\$2,711,825 thousand (including tax)	NTD\$2,471,000 thousand (including tax)
工期	970 calendar days as per the owner's notice	300 calendar days after the date of completion of construction



Taoyuan City

Taipei City



- 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)

- 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

Tainan City & Kaohsiung City

Nantou County

- Tseng Wen Nan Hua Leveling Pipe Turnkey Project A1
- The basic design, detail design, procurement and construction engineering for the China Petrochemical Development Corporation's liquid ammonia and phenol storage and transportation project in the intercontinental phase II wharf of Kaohsiung Harbor

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

Co-create the tri-win situation of Beautifying the Urban Environment, Improving Standard of Living, and 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 m²

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 the third quarter
of 2021-handover in progress



Yan-Shou I District

Lot size : 4,780 m²

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

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

Mode of development : urban renewal

Progress of Urban Renewal : Construction will start in the
fourth quarter of 2020, and sales will begin in the third
quarter of 2021



Yan-Shou J District

Lot size: 10,034 m²

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 review process will be completed in April 2020, and the first quarter of 2022 is expected



Nan-Gang Case

Lot size: 2,216 m²

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

Planning of floors: 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 the second quarter of 2021, and it is expected to be approved by the end of March 2022.





BES Cloudverse Park

Lot size : 53,488 m²

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 : Obtain the construction license in February 2020, and declare to start construction in October





Civic Activity Center



library



Elderly Care Center



store

Shulin Public Urban Renewal

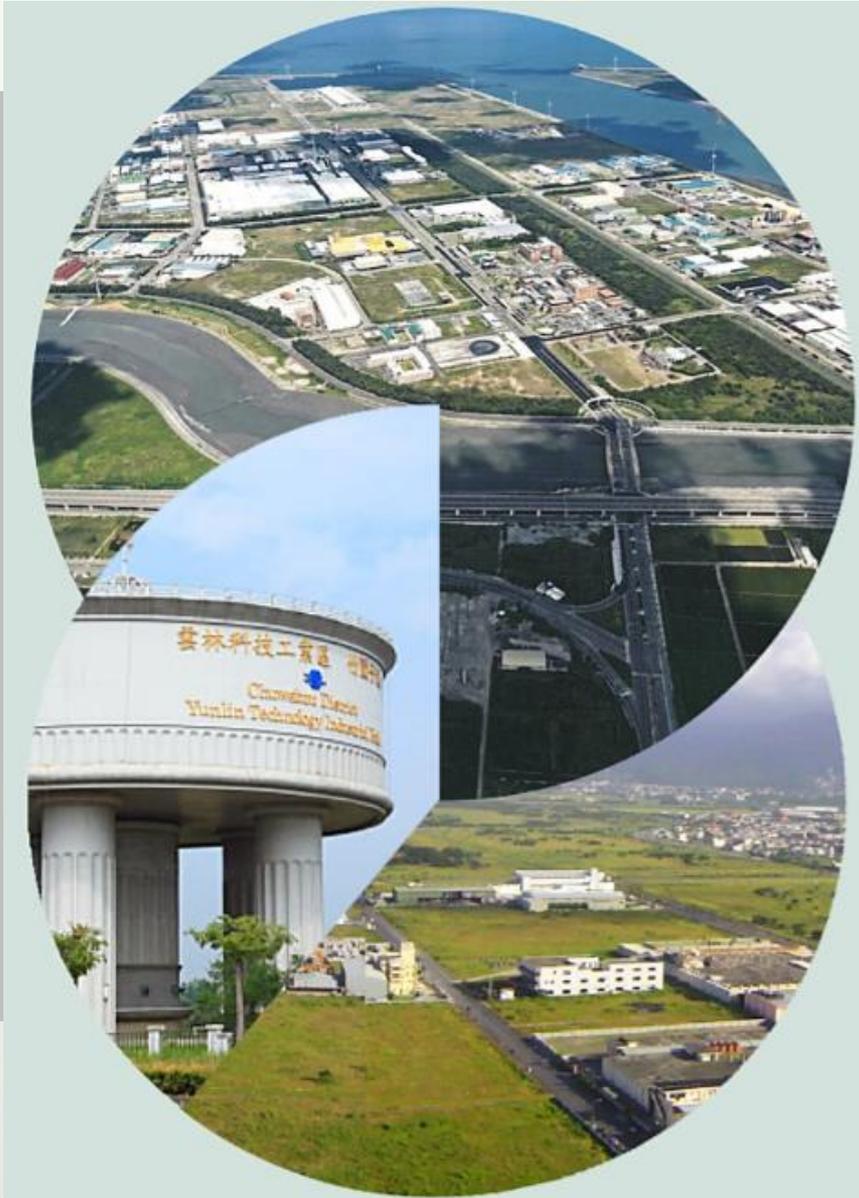
Lot size : 4,277 m²

Lot location : (Sec. 2, Zhongshan Rd), Dongsheng Sec., Sulin Dist.

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

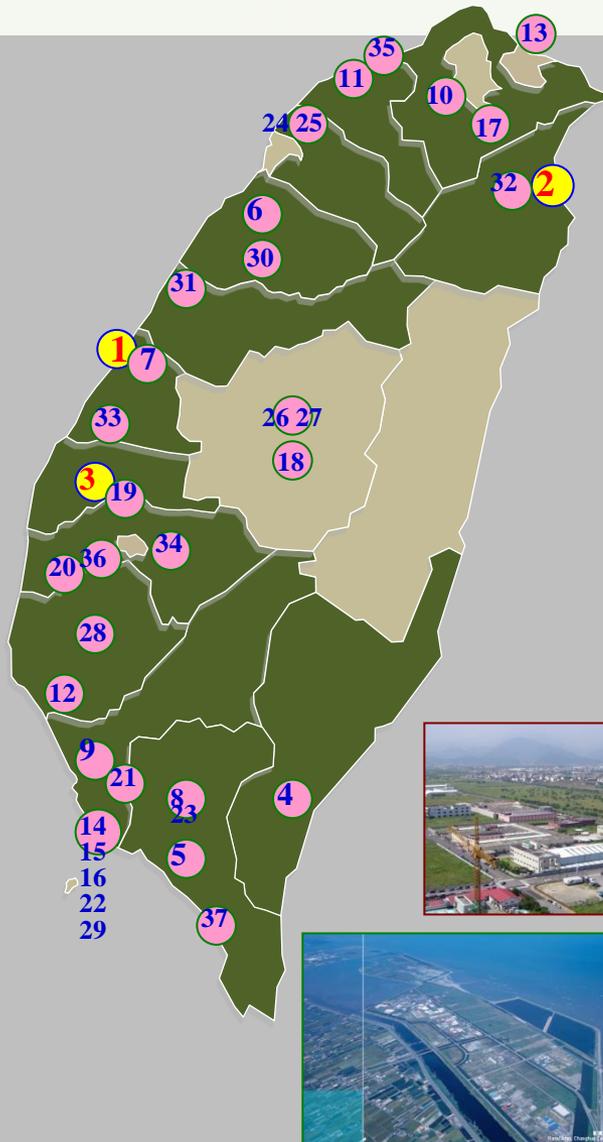
Progress of Urban Renewal : **Public Urban Renewal**

Progress of Urban Renewal : Plan to sign a contract with
the municipal government in December 2021



Development of Industrial Area

The Corporation has been commissioned by the government since 1970, conducting the industrial park development and rental business on behalf of the government. Until 2021, there are 37 developed industrial parks, the total developed areas are approximately **8,656 hectares**, and the total number of manufacturers introduced is about six thousand. The Corporation has become the 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	2,529	425	1,013
Total	37	8,656	6,966	6,470	1,663

Achievement of development

■ 1980~2021 Industrial parks under developing

1. Zhang-Hua Coastal 2455hec.
2. Li-Ze 330hec.
3. Yun-Lin Technology 243hec.
4. Feng-Le 18hec.
5. Nei-Pu 99hec.
6. Zhu-Nan 78hec.
7. Quan-Xing 248hec.
8. Ping-Dong Automobile 100hec.

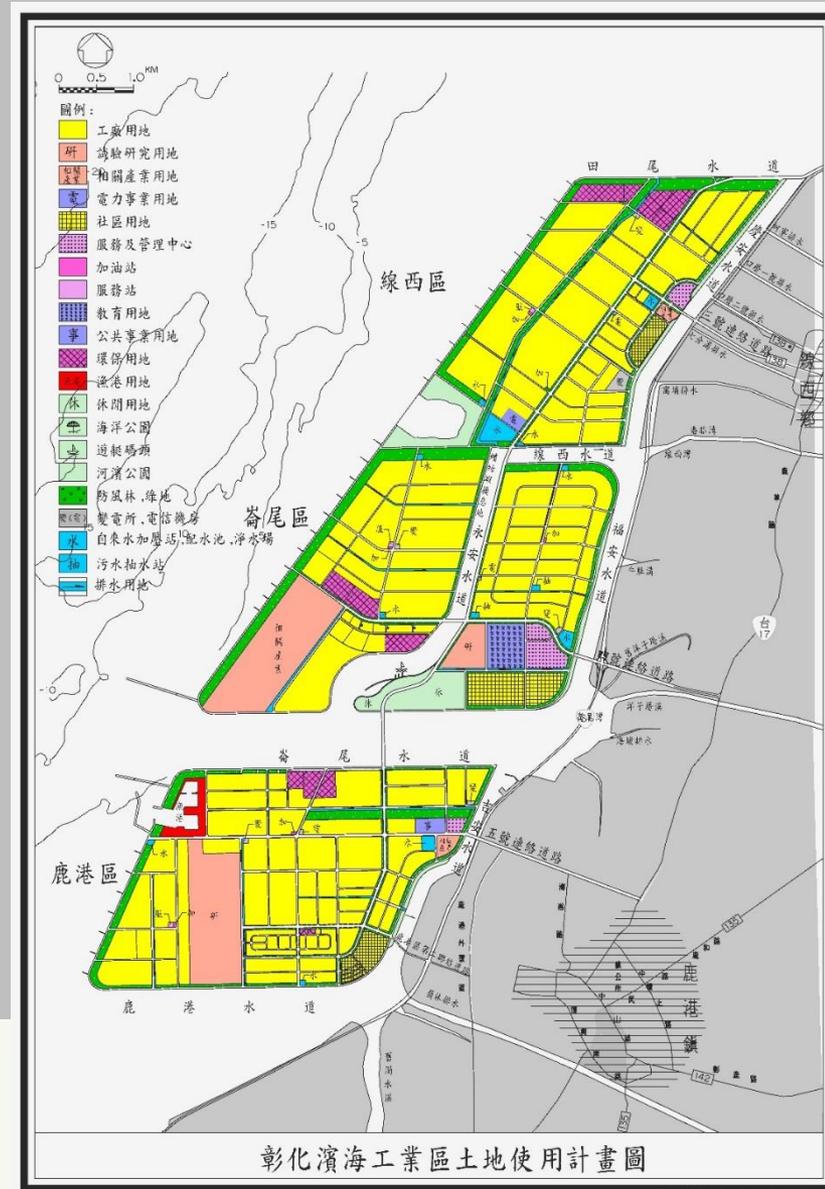
■ 1980~1990 Industrial parks developed

■ 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.

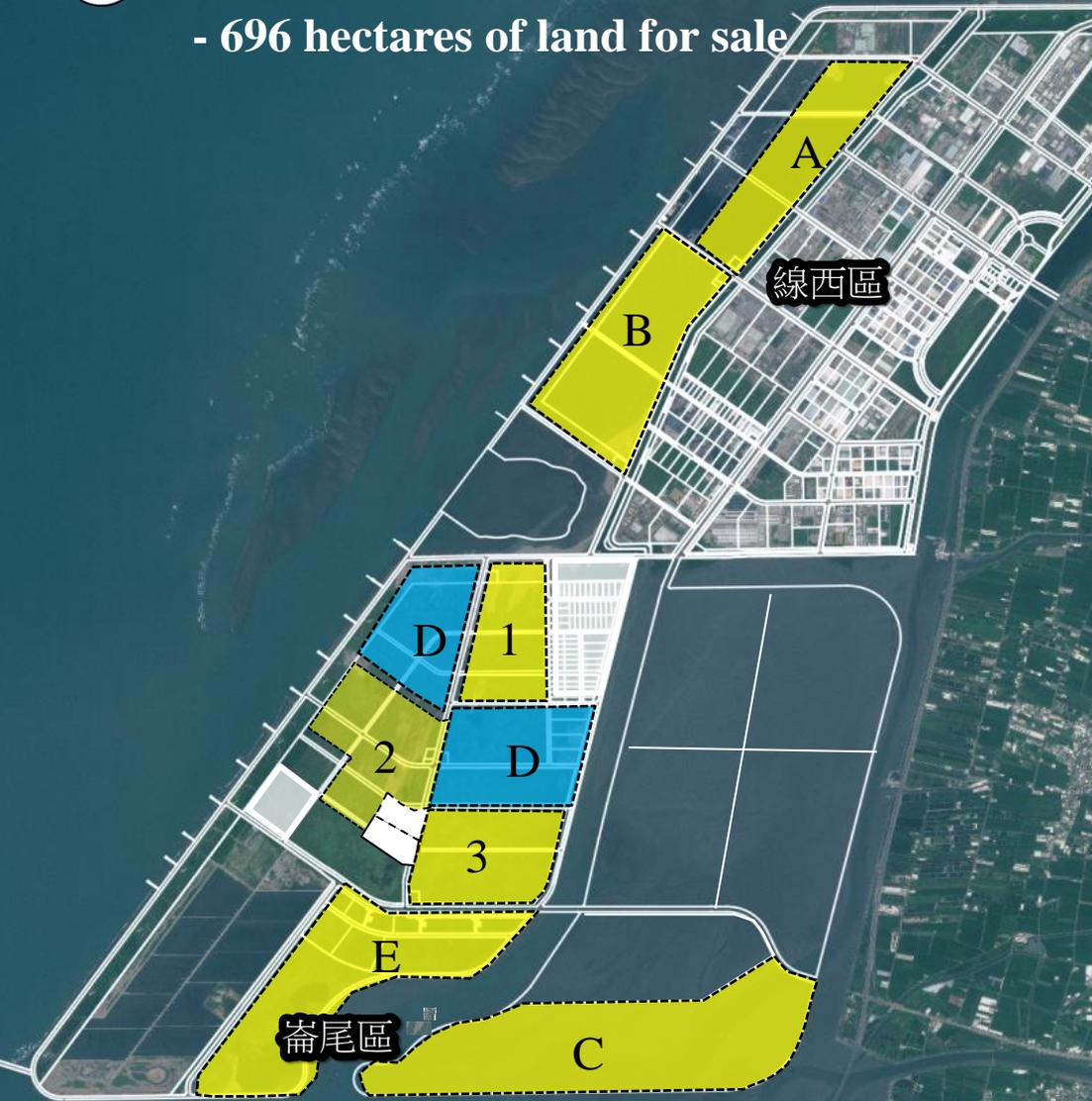


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Hsienhsi District, Lunwei District, Chung-Hua coastal Industrial Area

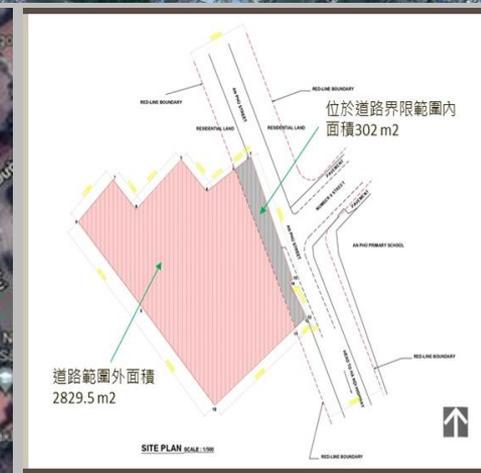
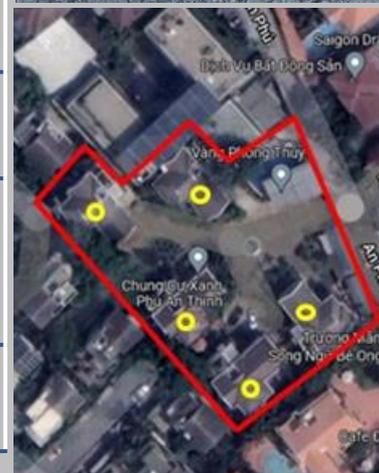
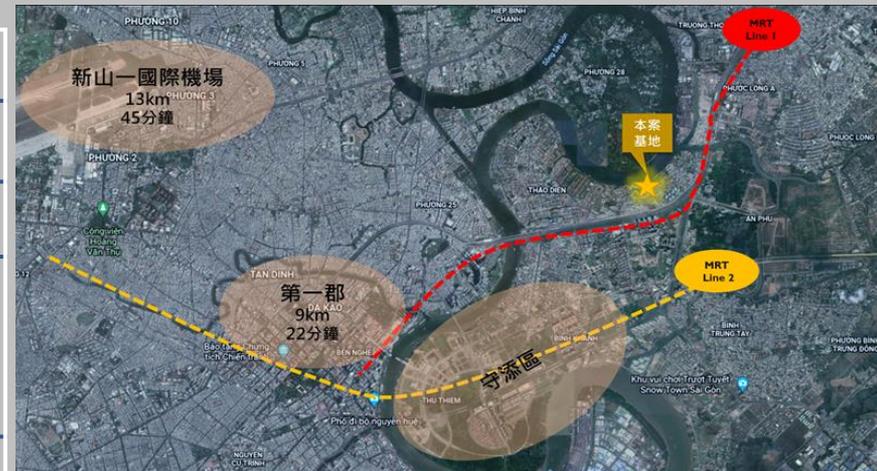
- 696 hectares of land for sale



	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	183	
D	Western Lunwei District #1	148	Land reclamation completed, need to implement public facilities
E	Western Lunwei District #2	98	
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 2021.
2	Dedicated zone for metal industry, Western Lunwei District #1, District #2	46 (54)	1.Land reclamation completed, , Construction public facilities in the fourth quarter of 2021
3	Industrial land, Western Lunwei District #4	48	1. Schedule to publicly announce on Feb. 2022, dividing into phases and zones, the first phase of 24hectares 2. Land reclamation completed, need to implement public facilities
Total		696	

On December 13, the board of directors passed the equity purchase case of Vietnam Phu An Thinh Real Estate Co., Ltd. and the two parties signed a contract on December 15

Transaction Information	Method	100% of shareholding
	Object	Phu An Thinh Real Estate Co., Ltd.
	Price	USD 21.25 million
	Assets	Total 5 Land plots, about 0.3 ha located at No. 41 – 43 – 45 – 47 – 49, An Phu Street, An Phu Ward, District 02, Thu Duc City, Ho Chi Minh City.
Development Information	Purpose	Develop BES project on 0.3ha land lot
	Type	Apartment
	Surroundings	200m to Saigon River, convenient transportation, 300m to MRT and National Highway. This is wealthy area where gathered many foreigner shelters.
	Positioning	Suitable for implement Class-A apartment.



III 、 Future Perspective

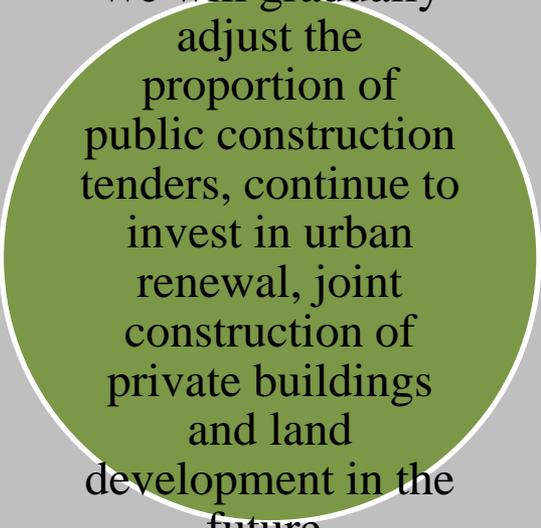




Continue to develop in the large construction projects.

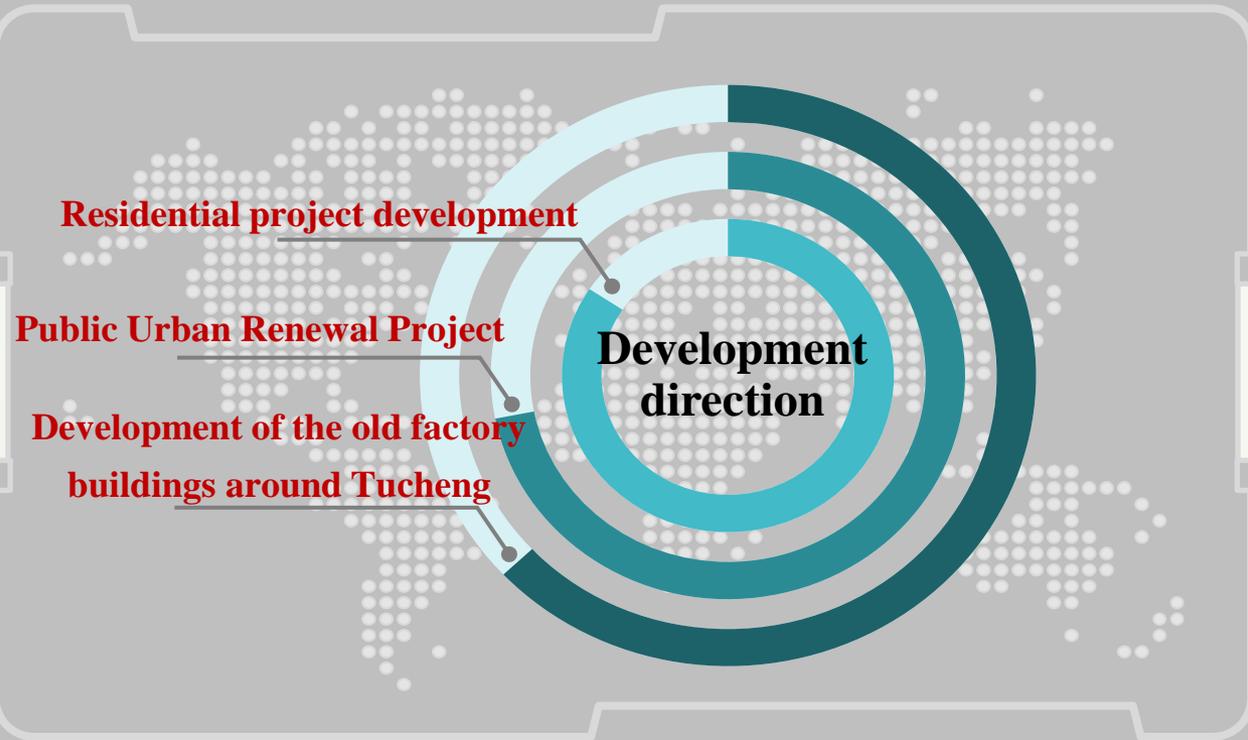


Collect more source of land development and develop various “joint construction” and “joint venture” models.



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.





Residential project development

Continue to focus on the reconstruction and development of the Shuangbei area. Currently, there are Da'an District, Songshan District, Neihu District, Banqiao District, and Tucheng District under negotiation.

Public Urban Renewal Project

Since the first quarter of 2021, the public office has started to invest in the change of the project. At present, the "Shulin project" has been obtained and the follow-up is still actively engaged in this type of bidding operation

Development of the old factory buildings around Tucheng

Actively carry out the development of the old manufacturers in the surrounding area of the "BES Cloudverse Park" in order to benefit the surrounding environment by changing the development method to move towards the goal plan of the New Taipei City Government to build a "New Technology Industrial Park"

IV 、 Financial Overview



	NT\$, million			
	2018	2019	2020	2021Q1-Q3
Sales Revenues	11,062	12,591	13,471	12,411
Gross Profit	1,054	1,209	946	908
Operating income	353	512	375	482
Total non-operating income and expenses	(128)	(95)	418	(125)
Net Profit Attributable	356	308	599	357
Total Comprehensive income Attributable	277	346	699	342
Total basic earnings per share EPS(NT)	0.24	0.20	0.40	0.19



Consolidated Balance Sheet

	2018/12/31	2019/12/31	2020/12/31	2021/9/30
	NT\$, million			
Current assets	30,417	35,382	33,789	36,521
Property, plant and equipment	3,420	3,312	3,220	3,210
Investment properties	844	833	829	1,030
Other non-current assets	5,110	3,697	4,271	3,963
Total assets	39,791	43,224	42,109	44,724
Current liabilities	14,126	16,565	16,243	16,839
Long-term borrowings	3,813	4,450	3,607	5,685
Other non-current liabilities	1,858	2,185	1,843	1,830
Total liabilities	19,797	23,200	21,693	24,354
Total equity	19,994	20,024	20,416	20,370
Net worth per share	12.97	13.00	13.27	13.24

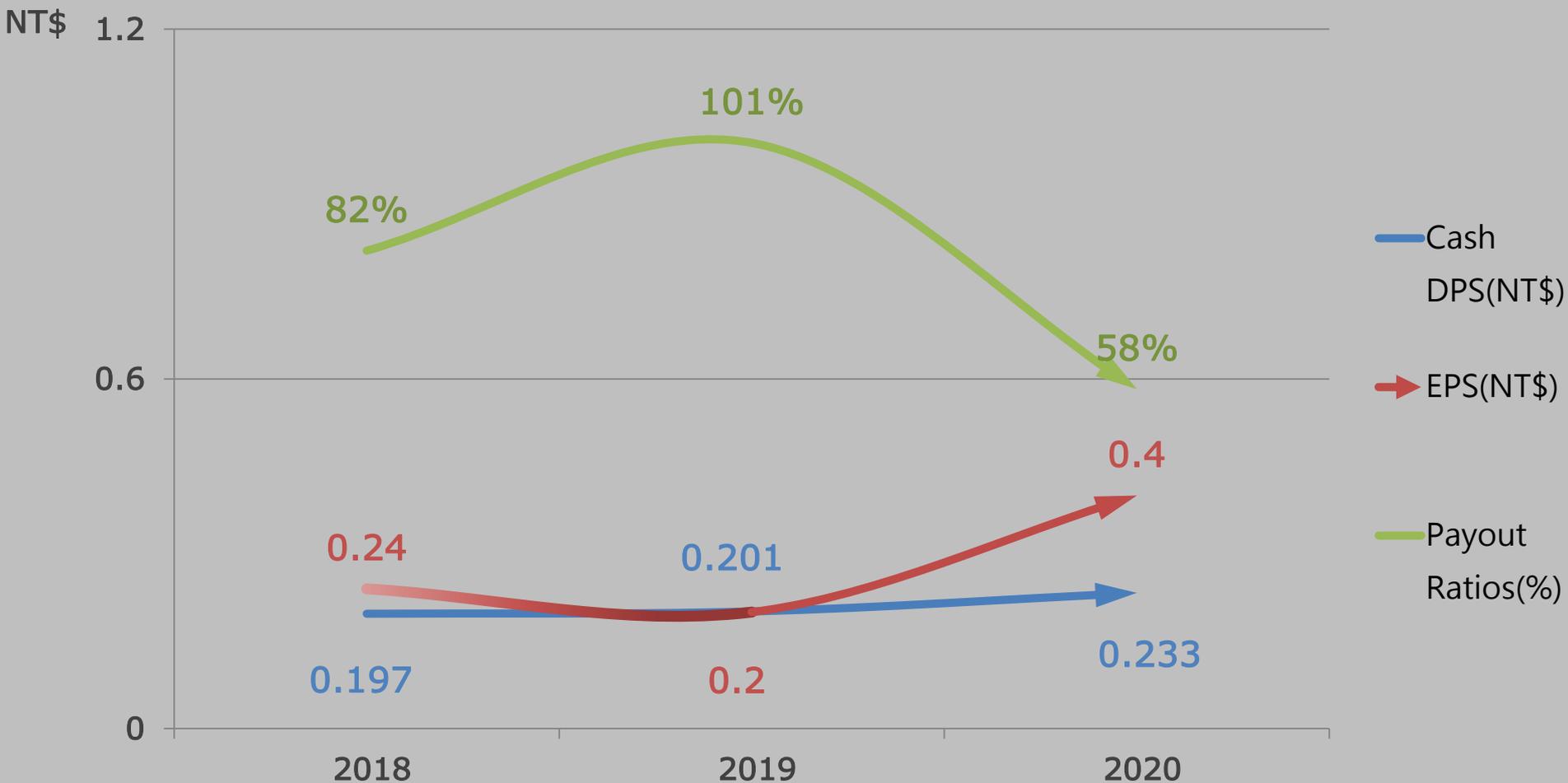


	2018	2019	2020	2021 Q1-Q3	2018-2021Q3 Construction stock average
Debt Ratio	49.75	53.67	51.52	54.46	58.32~ 63.66
Current Ratio	215.32	213.60	208.02	216.88	162.85~ 192.37
Times Interest Earned Ratio	1.43	2.93	5.07	3.62	
Return on Equity	1.78	1.54	2.96	1.40	
Profit Rate	3.22	2.45	4.45	2.29	

Source :



Dividend Payment



**Thank You
For Your Time
and Attention
Q&A**

