



WE&WIN Diversification Co., Ltd.

2025 Investor Conference

WWW

Stock code: 4113

Disclaimer

- The prospective information referred to in this presentation and the relevant information released at the same time are based on the Company information and the observation of overall economic development conditions.
- Such prospective information is subject to risks and uncertainties and may be beyond our control. Actual results may differ materially from such prospective information. The reason may come from a variety of factors including, but not limited to, increases in material costs, market demand, various policy and financial economy changes, and other risk factors beyond the control of the Company.
- The information provided in this presentation does not explicitly or implicitly express or insure the accuracy, completeness, or reliability of such information and does not represent a complete theoretical discussion of the Company, its industry conditions, or subsequent major development directions. It only represents our outlook for the future and reflects our vision for the future thus far. For any future modifications or adjustments of such views, “The Company” does not guarantee the accuracy of the presentation and shall not bear responsibility of the updated or revised information content of presentation.
- This presentation may not be obtained by any third party without the written consent of the Company.



Agenda

Content

- 01** | WE&WIN Diversification Co., Ltd.
Introduction
- 02** | Operation Overview -
Completed Projects & Pre-sale
- 03** | Financial Performance & Financial Status
- 04** | Operation Overview -
Future Development Plans

WE & WIN DIVERSIFICATION CO., LTD.



Company Profile-WE&WIN Diversification Co., Ltd.

Establish Date: February 11, 1998



Chairman: Yung-Yi, Su



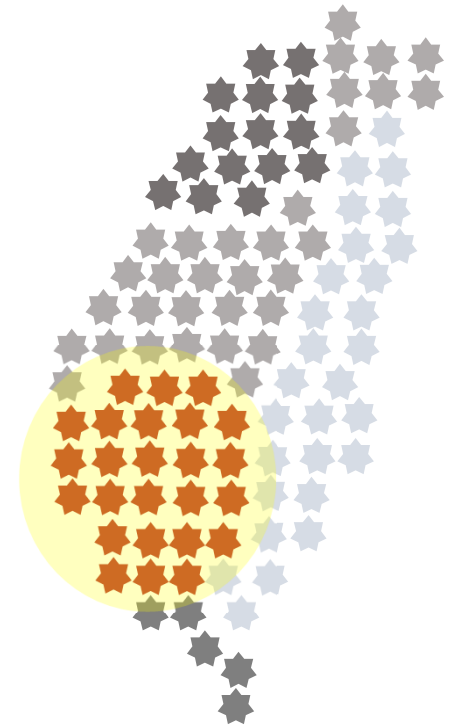
Shares Issued: NT\$ 2,311.381 million
(As of Q3 2025)



Listed on Taipei Exchange: July 22, 2003



Main Business Operations: Development, leasing and sales of residential and commercial buildings; real estate transactions and leasing; new town and community development projects; investment and construction of public infrastructure.

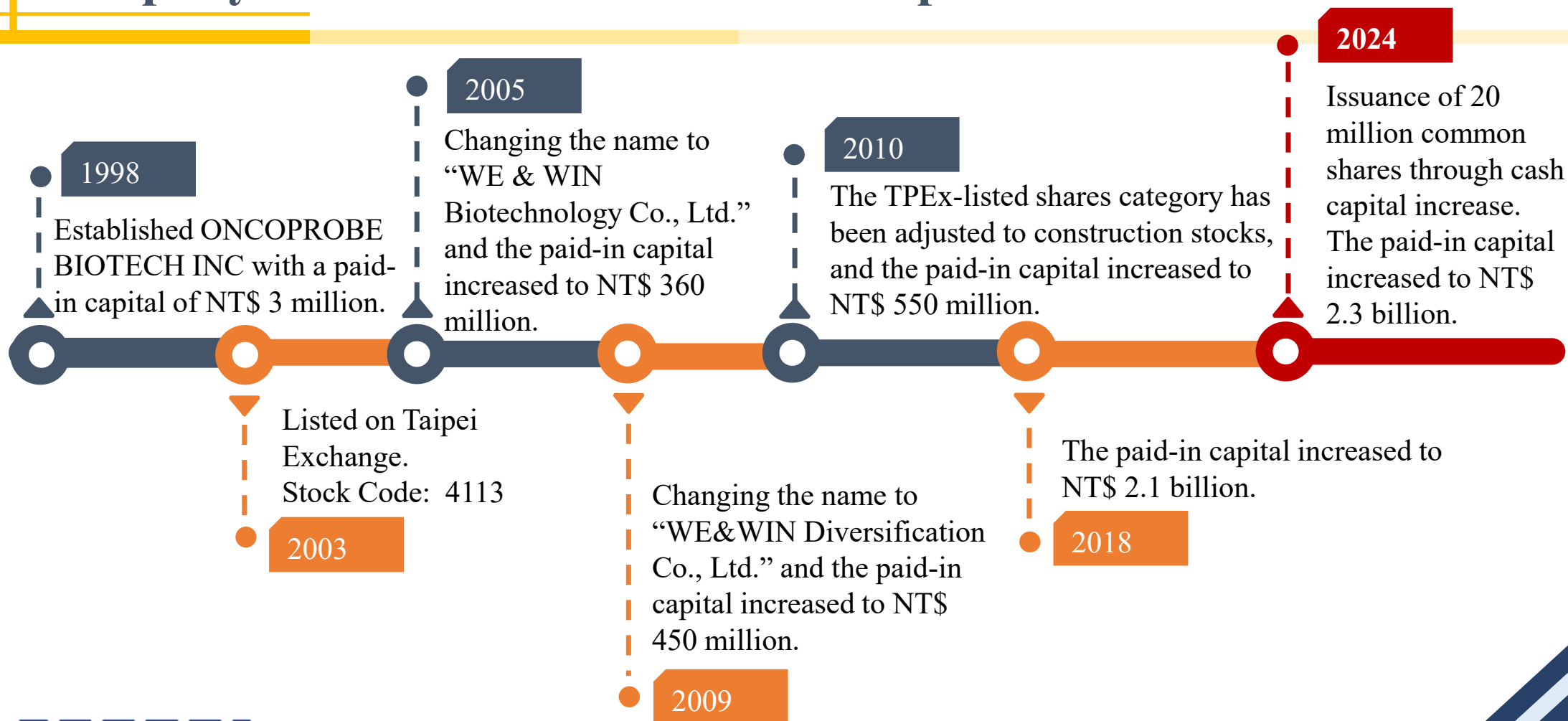


Address of Headquarter:

17F-2., No. 185, Fuguo Road, Zuoying District, Kaohsiung City, Taiwan (R.O.C.)

WE & WIN DIVERSIFICATION CO., LTD.

Company Profile - Evolution of Development





WWW

Operational Highlights

WE & WIIW DIVERSIFICATION CO.,LTD.

Operational Overview

Completed Sales Status

Region	Project Name	Number of Units	Estimated Total Sales	Units Sold	Sales Rate	Revenue Recognition Rate	Building Plan
Kaohsiung region	WE&WIN Boli	253 units (252 Residential + 1 Shop)	NT\$2.18 billion (Unsold units total sales approx. NT\$900 million)	184	73%	100%	B6/15F 66 ~ 93 m ²
	WE&WIN WE	222 units (216 Residential + 6 Shop)	NT\$2.2 billion (Unsold units total sales approx. NT\$180 million)	217	98%	100%	B3/15F 72 ~ 152 m ²
Tainan region	WE&WIN Hitang	419 units (417 Residential + 2 Shop)	NT\$4 billion (Unsold units total sales approx. NT\$500 million)	405	97%	100%	B5/29F 72 ~ 238 m ²

* Date as of October 31, 2025 *

Pre-sales Status

Region	Project Name	Number of Units	Estimated Total Sales	Units Sold	Sales Rate	Building Plan	Estimated Completion
Tainan region	WE&WIN Cambridge	549 units (532 Residential + 17 Shop)	NT\$4.4 billion	549	100%	B4/22F 66 ~ 126 m ²	2026



WE & WIN DIVERSIFICATION CO., LTD.

Operational Overview

Pre-sale Projects Scheduled for Public Launch in H2 2025

Region	Plan Name	Number of Units	Estimated Total Sales	Building Plan	Estimated Completion
Kaohsiung region	WE&WIN World Extreme	232 units (224 Residential + 8 Shop)	NT\$3 billion	B3/15F	2028
	WE&WIN Sagawa	100 units (100 Residential + 0 Shop)	NT\$ 2.8 billion	B5/26F	2029
	WE&WIN Core City	273 units (269 Residential + 4 Shop)	NT\$4 billion	B6/29F	2029
Tainan region	WE&WIN Plenary Court	262 units (252 Residential + 10 Shop)	NT\$4.5 billion	B4/15F	2028

* Date as of October 31, 2025 *



WE & WIN DIVERSIFICATION CO.,LTD.



Operational Overview - Land Inventory

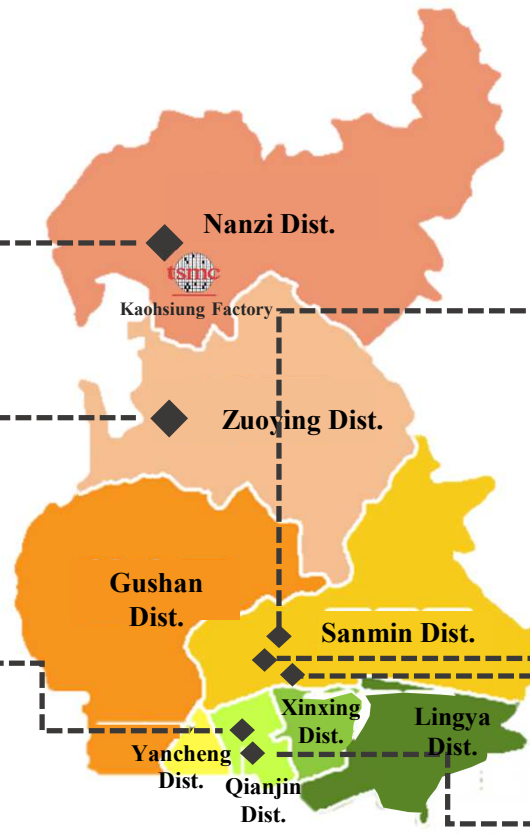
Land Inventory

Approximately **52,900 m²** of premium land reserves, and still expanding aggressively.

Jiachang Project
3,704 m ²
B3/15F
Estimated total sales of NT\$ 3 billion

Zuosi Project
2,188 m ²
B4/29F
Estimated total sales of NT\$ 4 billion

Wufu Project
1,377 m ²
B6/15F
Estimated total sales of NT\$ 3.5 billion



Mingren Project
1,641.47 m ²
B5/26F
Estimated total sales of NT\$ 2.8 billion

Dagang Project
1,234 m ²
Under Planning & Design

Minzu & Jianguo Project
2,088 m ²
B6/34F
Estimated total sales of NT\$ 6.6 billion

Minsheng Project
1,197 m ²
Integrating



WE & WIV DIVERSIFICATION CO.,LTD.

Operational Overview - Land Inventory

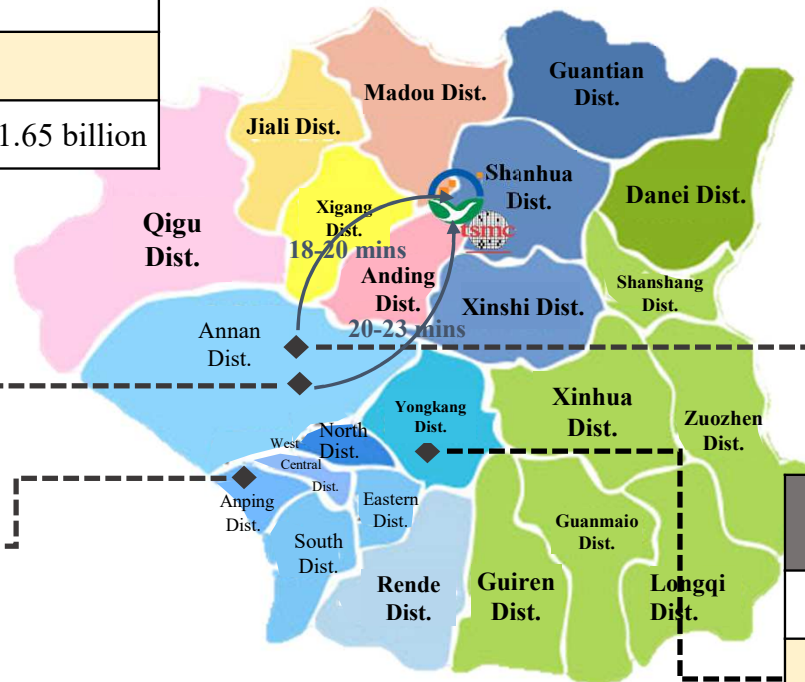
Land Inventory

Approximately **52,900 m²** of premium land reserves, and still expanding aggressively.

Haibei Sec.
4,790.61 m ²
B3/15F
Estimated sales of NT\$ 1.65 billion

Xyixin Sec.
6,670 m ²
Under Planning & Design

Gubao Sec.
11,038.85 m ²
B2/27F
In urban renewal progress



Jingzhong Commercial Zone 2 Site
3,712.87 m ²
B4/15F
Estimated total sales of NT\$ 4.5 billion

Jingzhong Residential Zone 3 Site
12,782.38 m ²
B3/21~23F
Estimated total sales of NT\$ 13.5 billion



WE & WIV DIVERSIFICATION CO.,LTD.

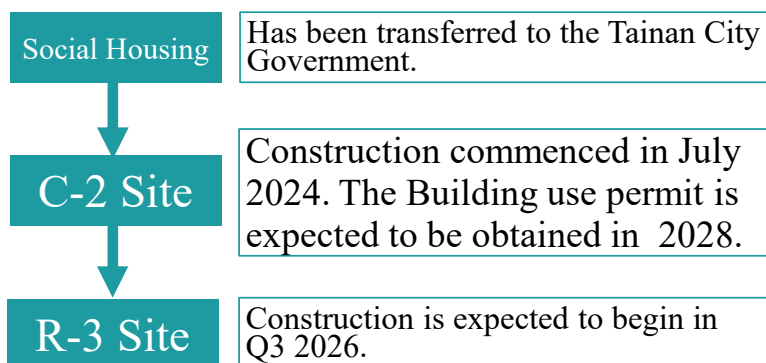
Operational Overview - Urban Renewal

【Southern Roots, Diverse Growth: Renew, Rebuild, Revitalize】

Urban Renewal

Jingzhong 2nd Vil., Yongkang Dist., Tainan City
Village Reformed Land Urban Renewal

- **Base Area : 18,866.18 m². Delivery of approximately 1,000 units.**
(excluding social housing)
- **Location :** Near Yongren High School in Yongkang District, to the south is T.S. Dream Mall and Ping Shi Camp Area, to the north is Yongkang Bridge and Tainan Main Public Library.
- **Progress :**



Base	Base Area	Building Plan		Estimated Total Sales
Commercial Zone 2 Site	3,712.87 m ²	B4/15F	262 units (252 Residential + 10 Shop)	NT\$4.5 billion
Residential Zone 3 Site	12,782.38 m ²	B3/21~23F	712 units (698 Residential + 14 Shop)	NT\$13.5 billion
		Total	974 units	Approximately NT\$18 billion



WE & WIV DIVERSIFICATION CO.,LTD.

Operational Overview - Land Consolidation & Development

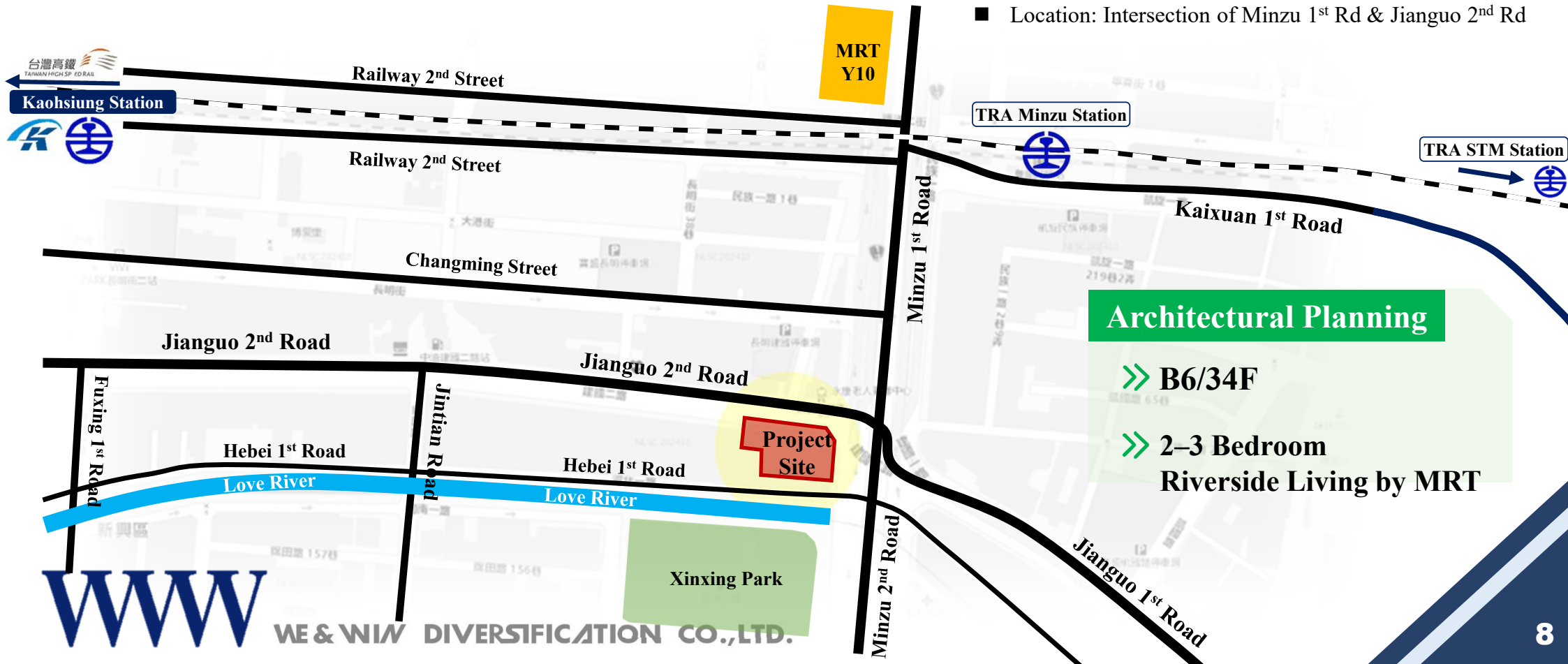
【Southern Roots, Diverse Growth: Integrated Land Development】

Integrated Land Development

6-minute walk to Kaohsiung Station (Three-Rail Hub)
3-minute walk to MRT Yellow Line Y10 Station

Dagang Sec. Subsec. 5 Project

- Site Area: 2,088 m²
- Location: Intersection of Minzu 1st Rd & Jianguo 2nd Rd



Architectural Planning

- B6/34F
- 2-3 Bedroom
Riverside Living by MRT

WWW

WE & WIV DIVERSIFICATION CO., LTD.

Operational Overview - MRT Joint Development

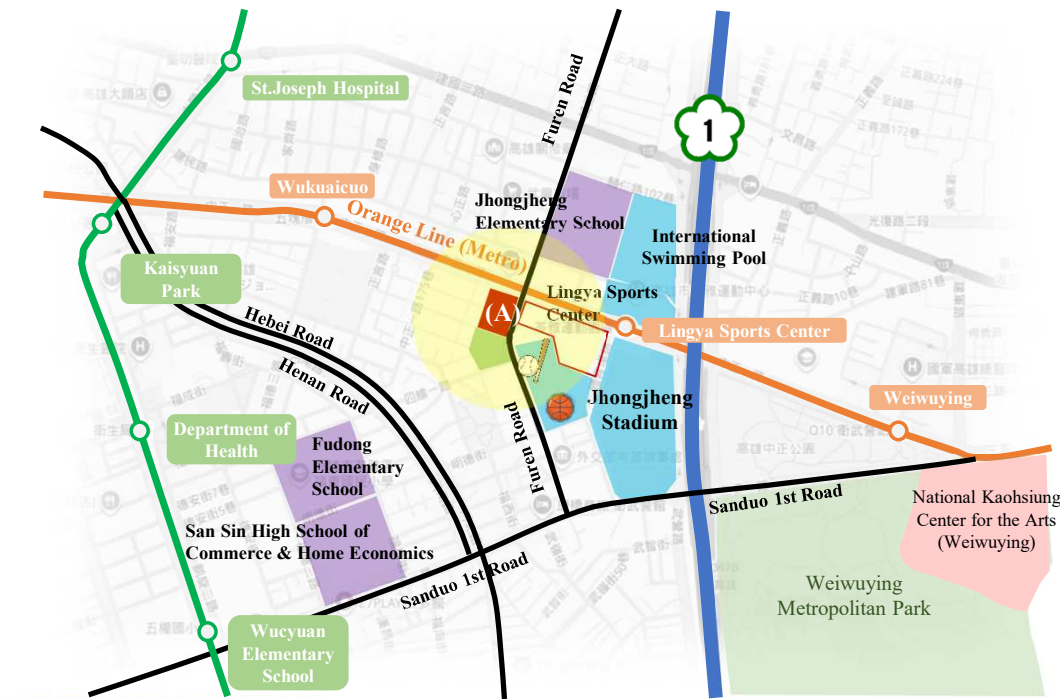
【Southern Roots, Diverse Growth: MRT Joint Development Project】

MRT Joint Development

Kaohsiung MRT Orange Line O9 Station (A) Land Development Project

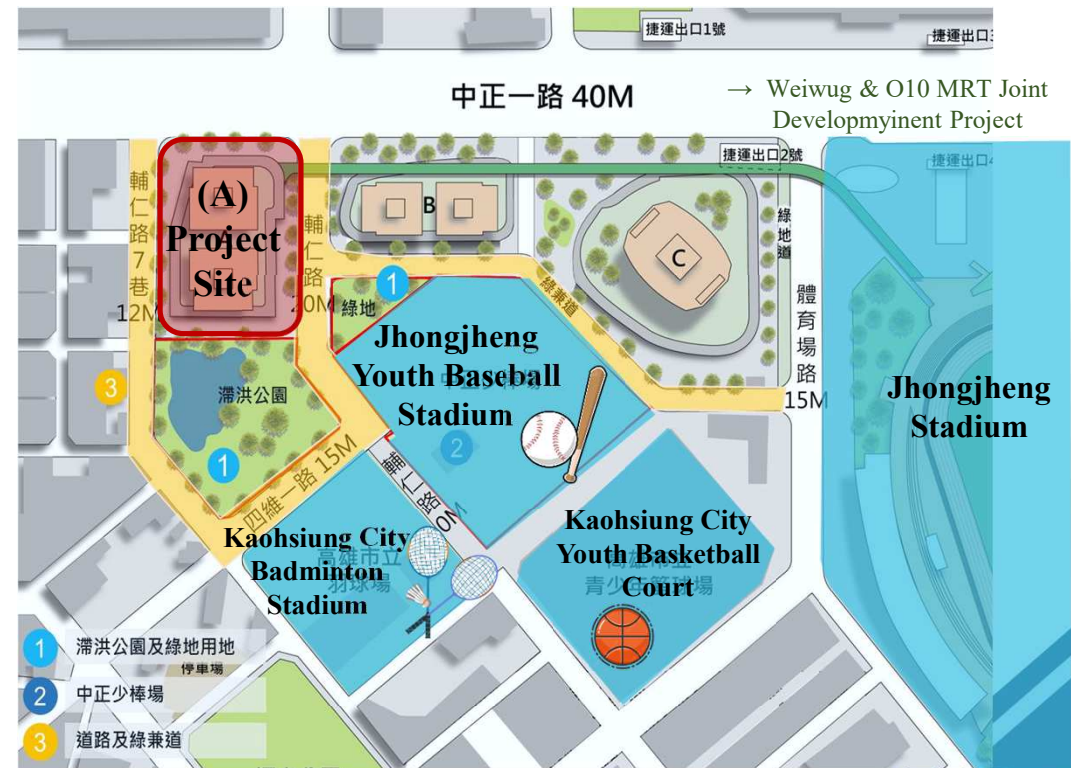
Sports Core × Art Hill - Dual Gateways

- **Jhongjheng 1st Road & Furen Road ,Site area: 5,193 m²,**
estimated to provide over 600 residential units.



WE & WIIW DIVERSIFICATION CO.,LTD.

**Lingya Sports Center &
International Swimming Pool**



Operational Overview - MRT Joint Development

【Southern Roots, Diverse Growth: MRT Joint Development Project】

MRT Joint Development

Kaohsiung MRT Orange Line O9 Station (A)
Land Development Project

» Site area: 5,193 m²

» Public amenities

Public Childcare Center &
Parent-Child Center

» B6/22F

» 2–3 Bedroom
Metro-Accessible TOD
Residences

» Silver-Level Green Building
Silver-Level Smart Building

» Total floor area is approximately 75,700 m²



WE & WIV DIVERSIFICATION CO.,LTD.

Sports Core × Art Hill - Dual Gateways

Operational Overview - Equity Investments

【Southern Roots, Diverse Growth: Equity Investments】

Investment
Business

Commercial Real Estate

**Prime Area in Kaohsiung.
A-Class Office & Commercial Space Development Project.**

- Base Area : 8,375.8 m²
- It is located in No. 16 Agricultural Land Special Administrative District, and next to the well-known restaurant Buffet & Banquet Kaohsiung and the superfacies case of Fubon Life, near two major department stores, Hanshin Arena and E Sky Mall. It is the most anticipated commercial development district in Kaohsiung.
- **Planning: A-class office zone, shopping mall**
- 50-year plus 20-year development project of Build-Operate-Transfer.
- Scheduled for completion in Q2 2026.



WE & WII/ DIVERSIFICATION CO.,LTD.



WWW

Financial Overview

WE & WIV DIVERSIFICATION CO.,LTD.

Statements of Comprehensive Income

Items \ Year	2025Q3		2024		2024Q3	
	Amount	%	Amount	%	Amount	%
Operating revenue	\$ 572,679	100	\$ 5,715,260	100	\$ 4,407,753	100
Operating costs	(461,749)	(81)	(4,197,534)	(74)	(3,091,613)	(70)
Gross profit	110,930	19	1,517,726	26	1,316,140	30
Operating expenses	(95,756)	(16)	(472,994)	(8)	(352,591)	(8)
Operating income	15,174	3	1,044,732	18	963,549	22
Non-operating income & expenses	(52,398)	(9)	(80,499)	(2)	(69,012)	(2)
Profit(Loss) before tax	(37,224)	(6)	964,233	16	894,537	20
Tax expense	(267)	-	(193,421)	(3)	(191,096)	(4)
Net Income(Loss)	\$ (37,491)	(6)	\$ 770,812	13	\$ 703,441	16
EPS (NT\$)	\$ (0.16)		\$ 3.55		\$ 3.31	
ROE (%)	-0.85%		20.18%		18.59%	



Balance Sheets 【 Asset 】

Items	Year	September 30, 2025		December 31, 2024		September 30, 2024	
		Amount	%	Amount	%	Amount	%
Buildings & land held for sale		\$ 739,047	5	\$ 1,200,694	9	\$ 2,303,651	17
Land held for construction site		5,180,308	34	2,545,862	19	3,102,154	23
Construction in progress		7,150,203	46	6,542,164	50	5,557,862	40
Prepaid land & building		54,443	-	274,123	2	156,904	1
Inventories		13,124,001	85	10,562,843	80	11,120,571	81
Incremental costs to obtain a contract		200,070	1	224,096	2	286,441	2
Cash & other current assets		757,579	5	1,540,332	11	1,400,458	10
Long-term investment		97,523	1	77,550	1	77,550	1
right-of-use asset		57,866	-	52,243	-	48,056	-
Other non-current assets		1,187,899	8	745,343	6	795,380	6
Total Assets		\$ 15,424,938	100	\$ 13,202,407	100	\$ 13,728,456	100

Balance Sheets 【 Liability & Equity 】

Items	Year	September 30, 2025		December 31, 2024		September 30, 2024	
		Amount	%	Amount	%	Amount	%
Short-term financing		\$ 8,012,088	52	\$ 5,488,290	41	\$ 5,686,417	42
Contract Liabilities		816,046	5	925,372	7	1,236,873	9
Other current liabilities		850,518	6	781,525	6	770,123	5
Bonds payable		1,398,126	9	1,396,931	11	1,496,528	11
Lease liabilities		60,264	-	54,346	-	50,066	-
Other non-current liabilities		312	-	31,412	-	31,534	-
Total Liabilities		11,137,354	72	8,677,876	65	9,271,541	67
Common stock		2,311,382	15	2,311,382	18	2,311,382	17
Capital surplus		1,248,614	8	1,248,614	10	1,248,614	9
Retained earning		727,588	5	964,535	7	896,919	7
Total Equity		4,287,584	28	4,524,531	35	4,456,915	33
Liabilities & Equity		\$ 15,424,938	100	\$ 13,202,407	100	\$ 13,728,456	100
Book value per share (NT\$)		\$ 18.55		\$ 19.58		\$ 19.28	



Dividend Policy

Year	EPS	Cash Dividend	Stock Dividend	Cash Dividend Yield ^(Note1)	Dividend Payout Ratio ^(Note2)
2025Q3	(0.16)	*The dividend policy for the year 2025 will be based on the financial reports and the resolutions of the Board of Directors and the Shareholders' Meeting.			
2024	3.55	0.85		4%	24%
2023	(0.69)				
2022	0.63	0.40		3 %	63 %
2021	(0.50)	0.30		2 %	160 %
2020	(0.68)				

Note1: Refer to the After-Hour Trading Information in Taipei Exchange

Note2: Dividend Payout Ratio = (Cash dividend + Stock dividend) ÷ EPS * 100%



WE & WIV DIVERSIFICATION CO.,LTD.

WWW

Future Development Plans

WE & WIA DIVERSIFICATION CO.,LTD.

Operation Overview - Future Development Plans

Year (Based on Expected Completion Year)	Project Name	Number of Units	Estimated Total Sales	Building Plan	Construction Start Date
2026	WE&WIN Cambridge	549 units (532 Residential + 17 Shop)	NT\$4.4 billion	B3/15F	2020.03
	WE&WIN Boli	253 units (252 Residential + 1 Shop)	NT\$2.18 billion (Unsold units total sales approx. NT\$900 million)	B6/15F	Completed
	WE&WIN WE	222 units (216 Residential + 6 Shop)	NT\$2.2 billion (Unsold units total sales approx. NT\$180 million)	B3/15F	Completed
	WE&WIN Hitang	419 units (417 Residential + 2 Shop)	NT\$4 billion (Unsold units total sales approx. NT\$500 million)	B5/29F	Completed



2027	Wufu Project	164 units (163 Residential + 1 Shop)	NT\$3.5 billion	B6/15F	2023.08
------	--------------	---	-----------------	--------	---------



WE & WIN DIVERSIFICATION CO.,LTD.

Operation Overview - Future Development Plans



Year (Based on Expected Completion Year)	Project Name	Number of Units	Estimated Total Sales	Building Plan	Construction Start Date
2028	WE&WIN World Extreme	232 units (224 Residential + 8 Shop)	NT\$3 billion	B3/15F	2024.07
	WE&WIN Plenary Court	262 units (252 Residential + 10 Shop)	NT\$4.5 billion	B4/15F	2024.07



2029	WE&WIN Sagawa	100 units (100 Residential + 0 Shop)	NT\$2.8 billion	B5/26F	2024.01
	WE&WIN Core City	273 units (269 Residential + 4 Shop)	NT\$4 billion	B6/29F	2023.08



WE & WIN DIVERSIFICATION CO.,LTD.

Operation Overview - Future Development Plans



Year (Based on Expected Completion Year)	Project Name	Number of Units	Estimated Total Sales	Building Plan	Construction Start Date
2030 ~ 2031	Haibei Project	291 units (280 Residential + 11 Shop)	NT\$1.65 billion (Co-development)	B3/15F	Exp. Q2 2027 (BL app. In progress)
	Jingzhong R-3 Project	712 units (698 Residential + 14 Shop)	NT\$13.5 billion	B3/21~23 F	Exp. Q3 2026



2032	O9(A) Project	639 units (630 Residential + 9 Shop)	NT\$4.55 billion (Co-development)	B6/22F	Exp. Q4 2027
	Dagang Sec. Subsec. 5 Project	501 units (494 Residential + 7 Shop)	NT\$6.6 billion	B6/34F	Exp. Q1 2028 (UR incentive app. in progress)



WE & WIV DIVERSIFICATION CO.,LTD.

2026 → 2032 [Total over NT\$50 billion]

Thank you for listening

The End



Website : <http://kh.vvvvv.com.tw>



Contact us : 07-5575242

WE & WIV DIVERSIFICATION CO.,LTD.

WWW