



WE & WIN DIVERSIFICATION CO., LTD.

Stock code: 4113

WE&WIN

Diversification Co., Ltd.

2022 Investor Conference

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Agenda

Content

| WE&WIN Diversification Co., Ltd.
| Introduction and Business Philosophy

| Sales Report & Future Proposal Plan

| Financial Statements

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



Establish Date: February 11, 1998



Chairman: Yung-Yi Su



Shares Issued: NT\$2,111.382 million (2Q22)

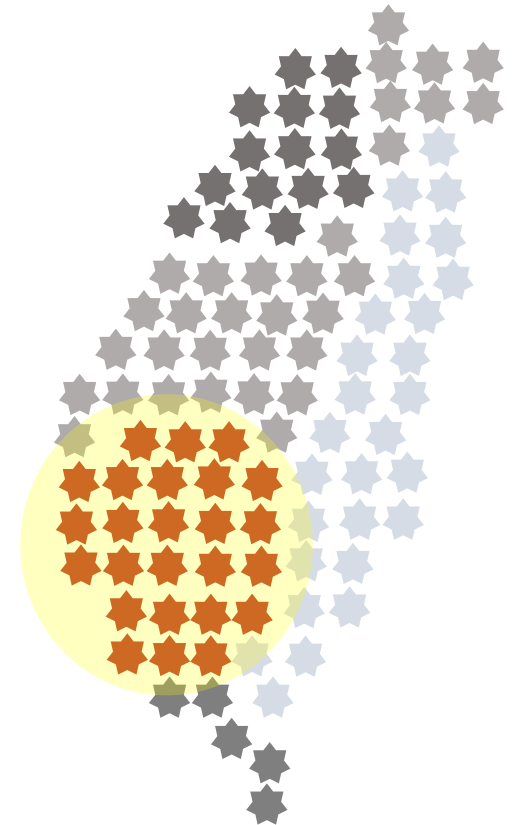


Listed on Taipei Exchange: July 22, 2003

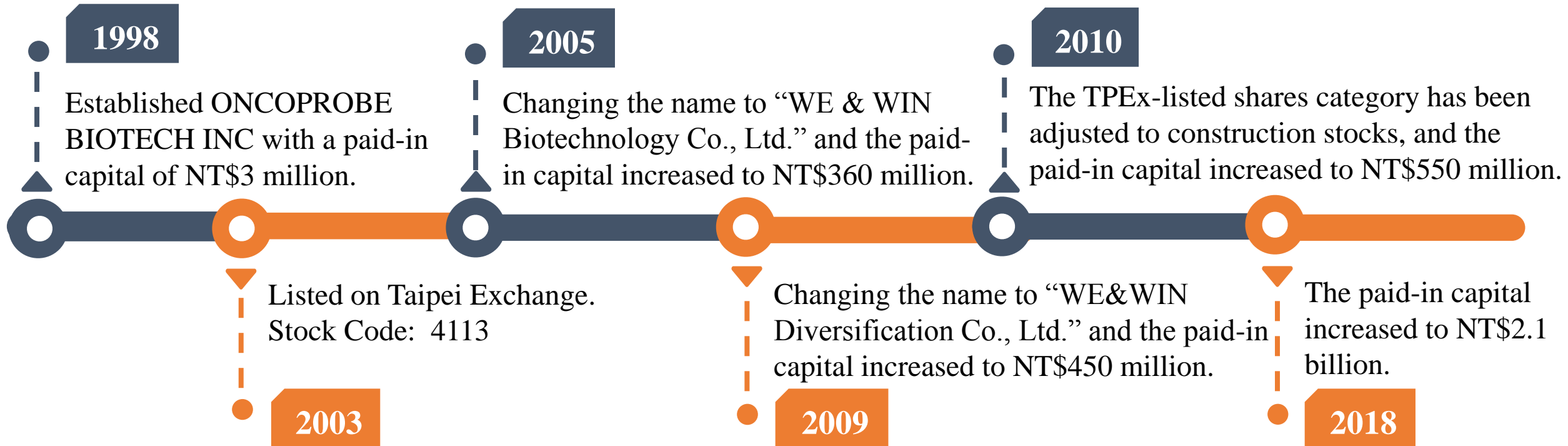


Address of Headquarter:

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



Company Profile

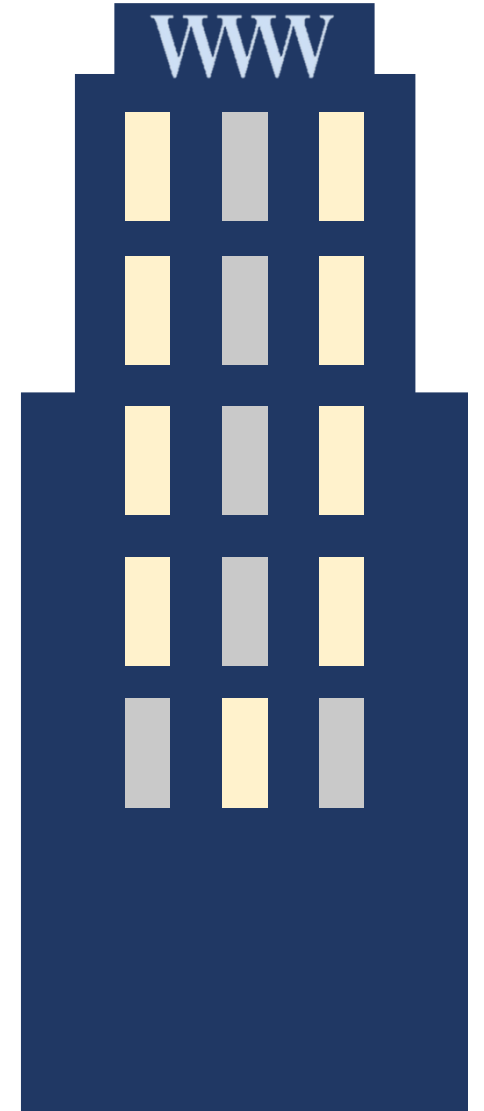


Business Philosophy

About VVVVV

Adhering to the **5 Values of Location / Aesthetics / Legacy / Lifestyle / Safety**, we have achieved great architecture.

- Location** | Grasp the trends of urban development to gain the first opportunity intensively cultivate characteristic land, and create the value of the location.
- Aesthetics** | Artistic infusion creates visual stunning and conveys value with aesthetics.
- Legacy** | Each building is a collectible work of art, allowing the work to create value.
- Lifestyle** | People-oriented, attention on details, practice the ideal of living, and add value to life.
- Safety** | Constructing the safest buildings and proving the value eternally.



Sales performance

Online case

There are 6 cases located in the essential areas of Kaohsiung City and Tainan City, with 3 cases in Kaohsiung and 3 cases in Tainan.

The average sales rate is more than 90%, and several cases benefit from the industries stationed in Kaohsiung have been sold out.

Nearly 2,000 households with a total sales amount of 15.2 billion.

WE&WIN V1
112 households & 2 storefronts
Total sales NT\$1.3 billion
Sales 98%

WE&WIN Boli
252 households & 1 storefront
Total sales NT\$1.5 billion
Closed

WE&WIN WE
216 households & 6 storefronts
Total sales NT\$2.1 billion
Sales 98%

WE&WIN WE



WE&WIN W1
202 households & 35 storefronts
Total sales NT\$2.1 billion
Sales 94%

WE&WIN Hitang
417 households & 2 storefronts
Total sales NT\$3.8 billion
Sales 95%

WE&WIN Cambridge
532 households & 17 storefronts
Total sales NT\$4.4 billion
Sold Out

WE&WIN Cambridge



WE&WIN Hitang



Future Promotional Projects

Future Case

In-depth and diversified development of southern Taiwan: Urban renewal, urban unsafe and old buildings and investees.

The land inventory in prime location of future development cases cover an area of about 40 thousand sq. meters.

Extending the territory to commercial real estate development and stationing the prime commercial district of Kaohsiung.

Urban renewal

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



- Land area: 18,866.18 m²
- Location: Next to YongRen High School in Yongkang District, the south side is T.S. Mall and Pinshin Redevelopment Zone, and the north side is the Yongkang Bridge and Tainan Public Library.
- Progress: The urban renewal business plan has been approved. The construction licenses of each base will be obtained one after another. The development will be staged in the future.
- Planning: The high-rise building with nearly 1,100 households residences.
- Estimated total sales: More than NT\$10 billion



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Development base

Zuosi Sec.
2,188 m ²
B4/29F
Estimated total sales of NT\$3.5 billion

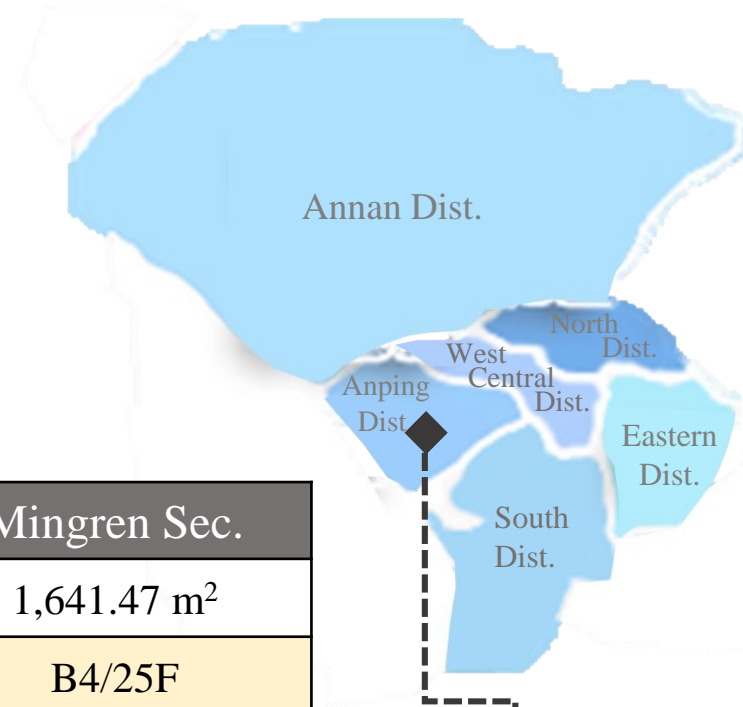
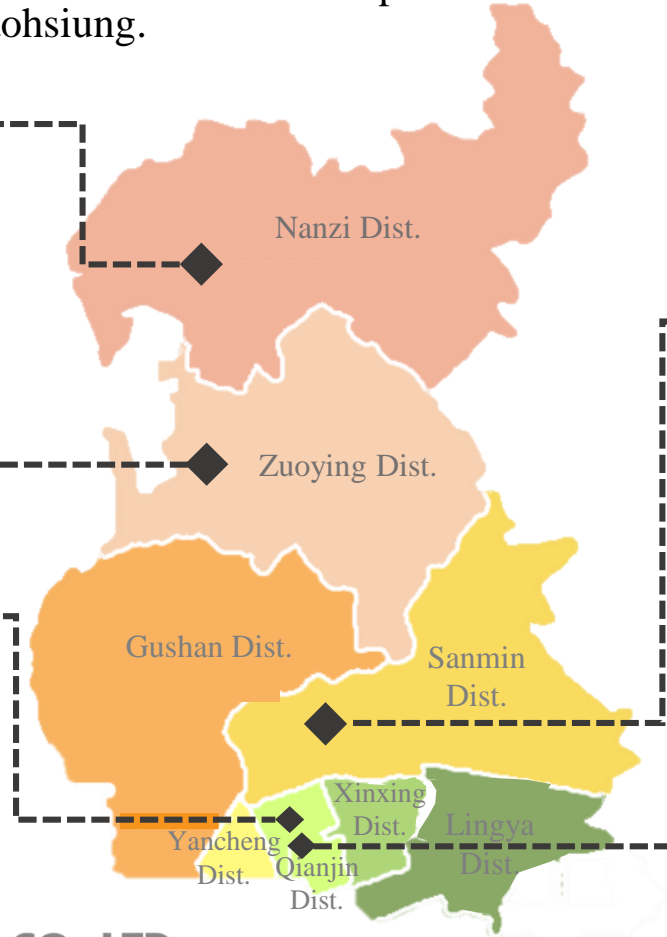
Jiachang Sec.
3,704 m ²
B3/15F
Estimated total sales of NT\$2.5 billion

Wufu Case
1,377 m ²
B6/15F
Estimated total sales of NT\$3 billion

Mingren Sec.
1,641.47 m ²
B4/25F
Estimated total sales of NT\$2 billion

Minsheng Sec.
1,197 m ²
Integrating

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



Commercial Real Estate

Kaohsiung Essence Area
Development of A-class Office and Commercial District

- Land 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 superficies 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 years establishment of superficies development project.

In-depth and diversified development of southern Taiwan: Urban renewal, urban unsafe and old buildings and investees.

Extending the territory to commercial real estate development and stationing the prime commercial district of Kaohsiung.

Investment
Business



Statements of Comprehensive Income

Unit: Thousands of New Taiwan Dollars

Items	2022Q2		2021		2021Q2	
	Amount	%	Amount	%	Amount	%
Operating revenue	\$ 85,897	100	\$ 1,439,191	100	\$ 562,707	100
Operating costs	(59,103)	(69)	(1,074,700)	(75)	(428,757)	(76)
Gross profit	26,794	31	364,491	25	133,950	24
Operating expenses	(38,687)	(45)	(165,297)	(11)	(61,603)	(11)
Operating income	(11,893)	(14)	199,194	14	72,347	13
Non-operating income & expenses	(34,543)	(40)	(64,473)	(5)	(32,360)	(6)
Profit(Loss) before tax	(46,436)	(54)	134,721	9	39,987	7
Tax expense	(1,824)	(2)	(1,072)	-	(669)	-
Net Income(Loss)	\$ (48,260)	(56)	\$ 133,649	9	\$ 39,318	7
EPS (NT\$)	\$ (0.23)		\$ 0.63		\$ 0.19	
ROE (%)	-1.41%		3.87%		1.14%	

Balance Sheets - Asset

Unit: Thousands of New Taiwan Dollars

Items \ Year	June 30, 2022		December 31, 2021		June 30, 2021	
	Amount	%	Amount	%	Amount	%
Buildings & land held for sale	\$ 264,121	2	\$ 317,937	3	\$ 952,280	8
Land held for construction site	3,805,989	29	3,625,459	29	3,544,370	29
Construction in progress	6,534,765	50	5,966,583	47	5,330,743	43
Prepaid land & building	164,819	1	164,819	1	79,784	-
Inventories	10,769,694	82	10,074,798	80	9,907,177	80
Incremental costs to obtain a contract	526,001	4	482,397	4	464,730	4
Cash & other current assets	967,316	8	1,340,212	11	1,531,365	12
Long-term investment	35,095	-	-	-	-	-
right-of-use asset	56,692	-	59,842	-	62,170	1
Other non-current assets	738,484	6	645,095	5	441,593	3
Total Assets	\$ 13,093,282	100	\$ 12,602,344	100	\$ 12,407,035	100

Balance Sheets - Liability & Equity

Unit: Thousands of New Taiwan Dollars

Items	Year		June 30, 2022		December 31, 2021		June 30, 2021		
			Amount	%	Amount	%	Amount	%	
Short-term financing	\$	5,734,482	44	\$	5,272,708	42	\$	5,786,765	47
Contract Liabilities		1,757,245	13		1,651,648	13		1,608,423	13
Other current liabilities		591,613	5		533,129	4		493,022	4
Bonds payable		1,596,919	12		1,596,128	13		998,413	8
Lease liabilities		57,919	-		60,848	-		63,678	-
Other non-current liabilities		623	-		687	-		636	-
Total Liabilities		9,738,801	74		9,115,148	72		8,950,937	72
Common stock		2,111,382	16		2,111,382	17		2,111,382	17
Capital surplus		808,138	6		808,138	6		808,138	7
Retained earning		434,961	4		567,676	5		536,578	4
Total Equity		3,354,481	26		3,487,196	28		3,456,098	28
Liabilities & Equity	\$	13,093,282	100	\$	12,602,344	100	\$	12,407,035	100
Book value per share (NT\$)	\$	15.89		\$	16.52		\$	16.37	



Dividend Policy

Year	EPS	Cash Dividend	Stock Dividend	Cash Dividend Yield ^(Note1)	Dividend Payout Ratio ^(Note2)
2021	0.63	0.4000000		3 %	63 %
2020	(0.50)	0.3000000		2 %	160 %
2019	(0.68)				
2018	0.69	0.3039848		3 %	44 %
2017	0.42	0.1119217	0.2611507	1 %	89 %

Note1: Cash Dividend Yield = (Cash dividend ÷ Stock price before the Ex-dividend date)* 100%

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

Thank you for listening

The End



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