

宏普建設股份有限公司

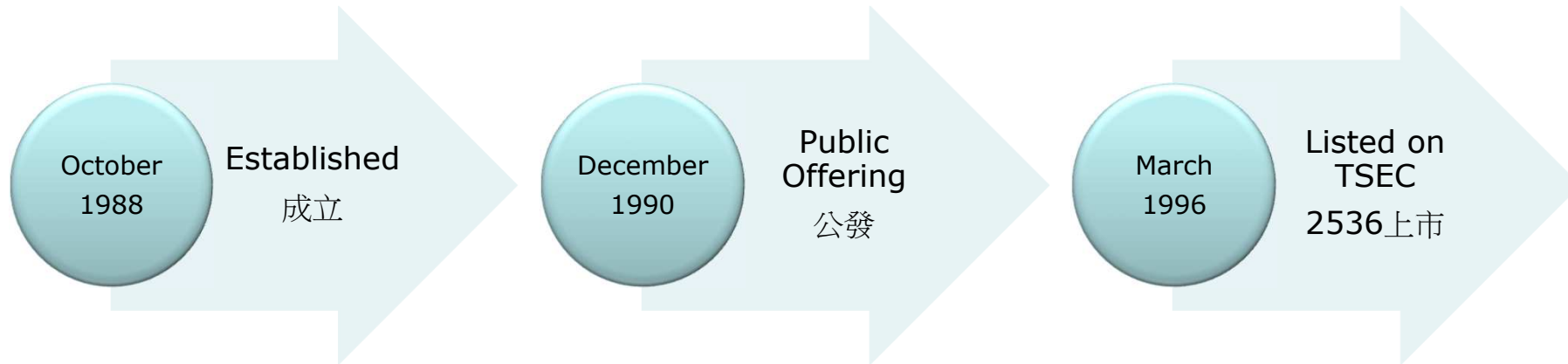
Hong Pu Real Estate Development Corp.



宏普建設股份有限公司
**Hong Pu Real Estate
Development Corp.**



Profile



Founder and Chairman

- 段津華
- Tony Tuan

Shares issued

- 發行股數 332,808,652 shares
- 股本 Capital NT3,328,086,520 dollars

Address

- 台北市敦化南路二段71號21樓
- 21 F, No. 71, Sec. 2, Tunhwa South Road, Taipei, Taiwan

Portfolio Location and Value

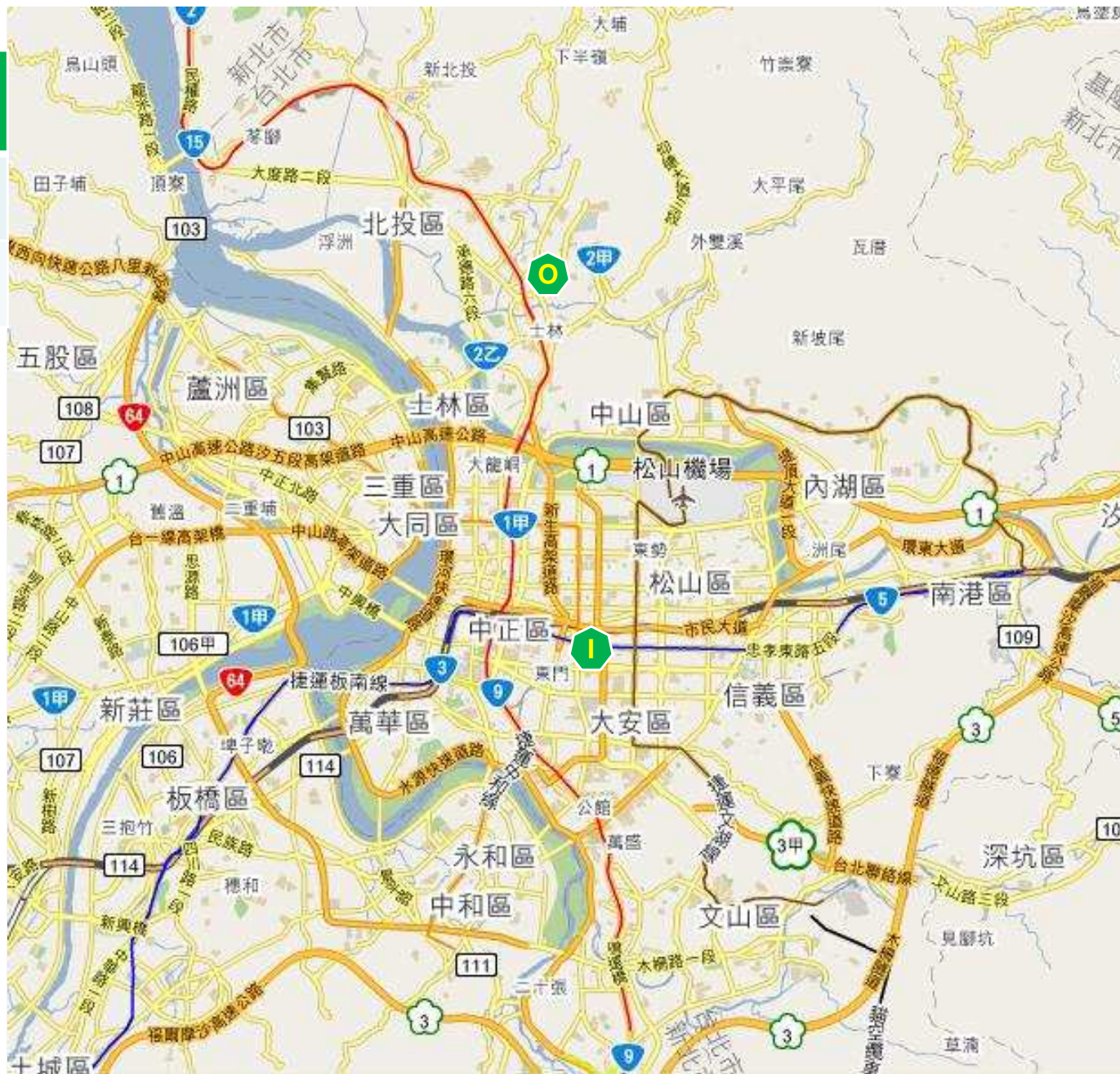
Unit : NT\$ Million 單位 : 新台幣百萬元



Construction Completed
已完工

O 世貿 Office
ShihLin#633

I 三井花園飯店 Hotel
ZhongXiao



Portfolio Profile

-Construction Completed 已完工



Unit : NT\$ Million單位：新台幣百萬元

Item	Name	Land Size (ping)	Land Cost	Product	Units 戶數	Project Value 案量	Revenue before 2023	Revenue Year
O	世貿 ShihLin#633 World Trade Plaza	436	916	15F/B4	20		1,735	Rental Office
I	三井花園飯店 ZhongXiao MGH Mitsui Garden Hotel	444	1,295	17F/B5	300		-	Rental Hotel
	Sub Total	880	2,211					

1 ping= 3.3058 m²=35.58 sqft

Portfolio Location and Value

Unit : NT\$ Million 單位 : 新台幣百萬元



Projects under Construction 興建中

D 中央公園 \$1,000
XinDian #70
Central Park

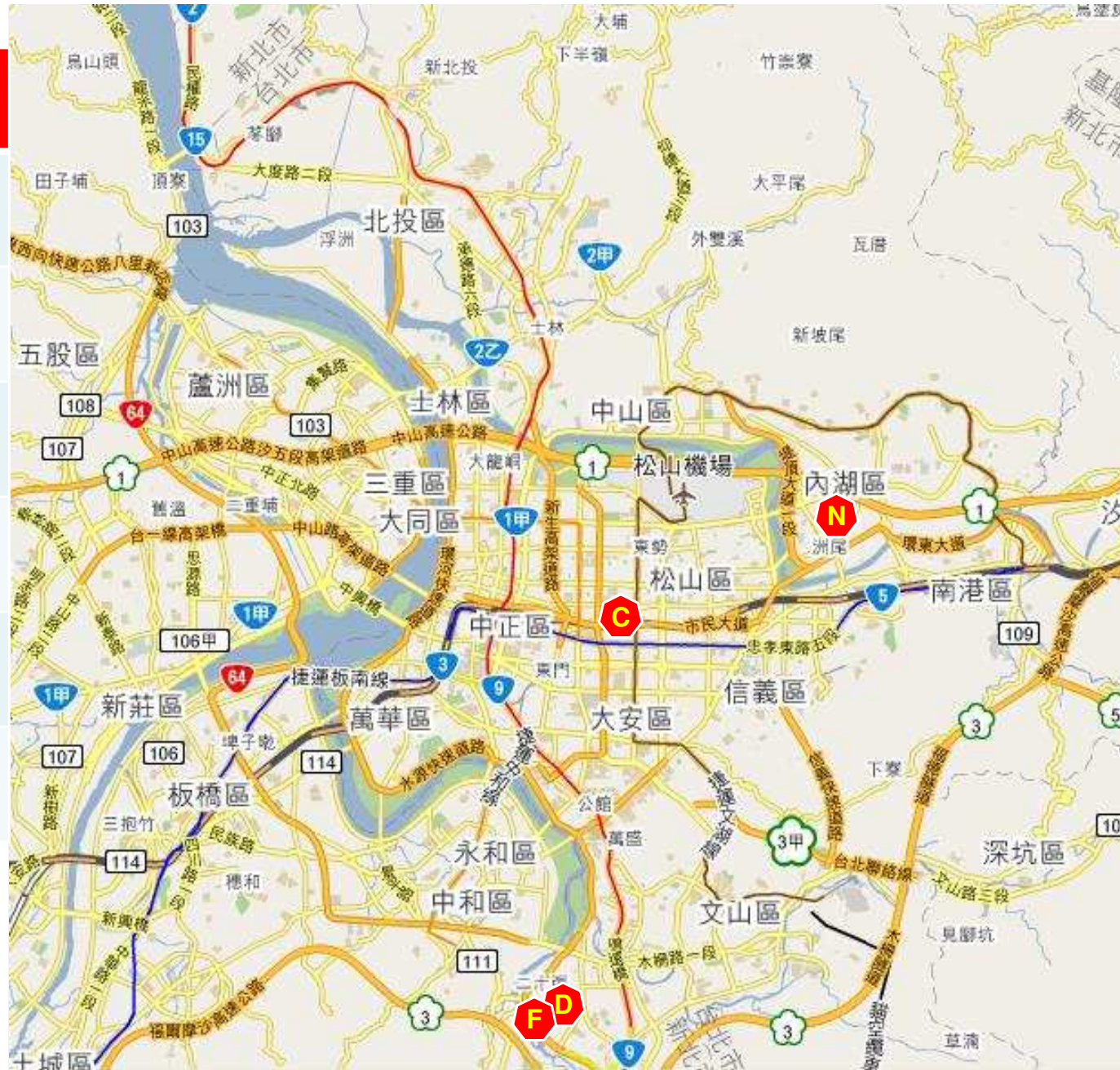
C 頤和 \$2,400
ZhongShan #696-1
Palace Forever

F 中央公園2 \$7,000
XinDian #28
Garden Park

E 時代苑 \$3,100
ZhongLi #412
New Era Garden 1

H 時尚苑 \$2,500
ZhongLi #378
New Era Garden 2

N 舊宗段 \$4,080
NeiHu #54-11
Office



Portfolio Profile

-Projects under Construction 興建中

Unit : NT\$ Million單位：新台幣百萬元



Item	Name	Land Size (ping)	Land Cost	Product	Units 戶數	Project Value 推案量	Revenue before 2023	Revenue Year
D	中央公園 XinDian#70 Central Park	J.V.		23F/B4		1,000	-	24
C	頤和 ZhongShan#696-1 Palace Forever	258	850	20F/B4		2,400	-	23,24
F	中央公園2 XinDian#28 Garden Park	1,938	3,069	24F/B3		7,000	-	25,26
E	時代苑 ZhongLi#412 New Era Garden 1	938	863	14F/B4		3,100	-	24,25
H	時尚苑 ZhongLi#378 New Era Garden 2	1,363	931	11F/B3		2,500	-	24,25
N	舊宗段#54-11 NeiHu#54-11 Office	1,265	1,095	8F/B4		4,080	-	24,25
	Sub Total	5,762	6,808			20,080		

1 ping= 3.3058 m²=35.58 sqft

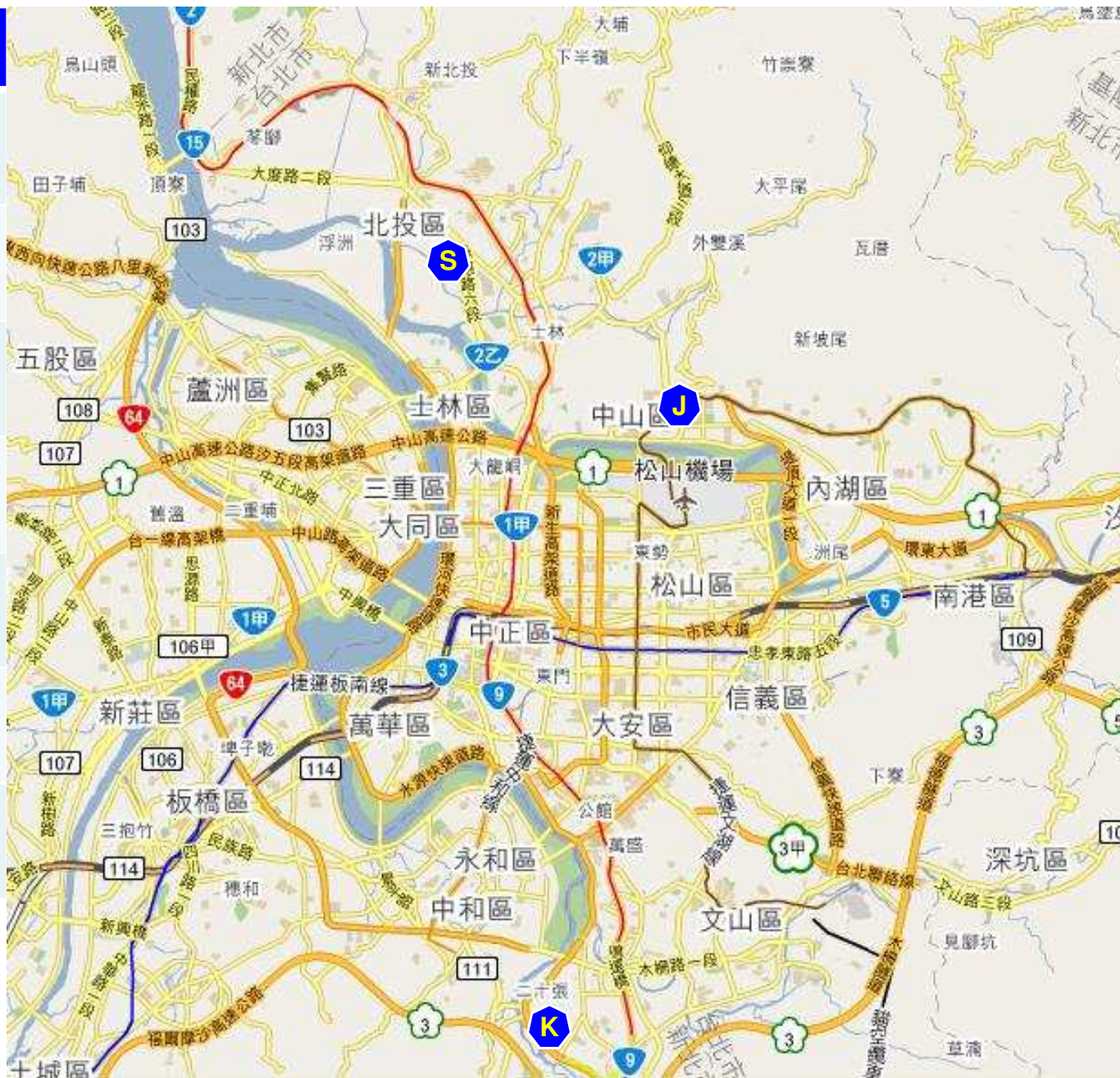
Portfolio Location and Value

Unit : NT\$ Million單位：新台幣百萬元



Land Bank

- J** 金泰段
TaChih
- S** 陽明 \$4,500
BeiTou B
Yang Ming
- G** 時晴苑 \$3,500
ZhongLi#408
New Era Garden 3
- K** 中央公園3 \$6,000
XinDian#40
Grand Park
- M** 平道#89 \$8,000
YongKang#89
in Tainan City
- P** 青芝段 \$7,000
ZhongLi#146
in Taoyuan City
- Q** 序時代 \$12,000
ZhongLi#137
Beginning of New Era



Portfolio Profile

-Land Bank 土地庫存



Unit : NT\$ Million單位：新台幣百萬元

Item	Name	Land Size (ping)	Land Cost	Product	Units	Project Value	Pre-sale Launch Date
J	金泰段TaChih	2,640	3,142				
S	陽明BeiTou B#22 Yang Ming	972	799	14F/B4		4,500	2022Q4
G	時晴苑ZhongLi#408 New Era Garden 3	1,044	1,097	14F/B5		3,500	2022Q4
K	中央公園3XinDian#40 Grand Park	1,194	2,107	23F/B4		6,000	2022Q4
M	平道段YongKang#89	4,772	1,790			8,000	
P	青芝段ZhongLi#146	1,739	2,631			7,000	
Q	序時代ZhongLi#137 Beginning of New Era	3,066	3,119	23F/B5		12,000	2023Q4
	Sub Total	15,427	14,685			41,000	

1 ping= 3.3058 m²=35.58 sqft

Financials

-Comprehensive Income Statement 綜合損益表(個體)



Unit: NT\$m單位：新台幣百萬元	2018	2019	2020	2021	2022
Net Sales 營業收入	3,918	2,886	3,978	323	685
Cost Of Goods Sold營業成本	(3,267)	(2,126)	(2,999)	(200)	(303)
Gross Profit 營業毛利	651	760	978	123	381
Operating Expenses營業費用	(218)	(192)	(161)	(55)	(79)
Operating Income 營業淨利	433	568	817	68	302
Total Non-Op Income營業外收支	88	114	(68)	(86)	(271)
Pre-tax Income稅前淨利	521	682	749	(18)	31
Income Tax Expense所得稅	(76)	(74)	(134)	(15)	(85)
Net Income 稅後淨利	445	608	614	(33)	(54)
Earning Per Share 每股獲利	1.34	1.83	1.84	(0.10)	(0.16)
Margin Analysis (%)					
Gross profit margin 毛利率	16.62	26.33	24.59	38.08	55.62
Operating margin 營業利潤率	11.05	19.68	20.54	20.05	44.09
Net profit margin淨利率	11.36	21.07	15.44	(10.22)	(7.88)
ROE (%)	3.81	5.15	5.09	(0.28)	(0.46)
Dividend (NT Per Share) 股東股利					
Ex-datedividend 除權息日	2018.8.16	2019.7.29	2020.8.21	2021.8.24	-
Cash 現金股利-前一年度	1.5	1.0	1.2	1.2	0.0
Stock 股票股利-前一年度	-	-	-	-	-

Financials

-Balance Sheet 資產負債表(個體)



Unit: NT\$m單位：新台幣百萬元	2018	2019	2020	2021	2022	%
Current assets流動資產	15,698	19,530	20,239	30,612	34,308	89.99
Property, plant and equipment 不動產、廠房及設備	86	83	83	80	78	0.20
Other assets其他資產	314	162	3,235	3,191	3,740	9.80
Total assets總資產	16,098	19,776	23,557	33,883	38,126	
Current liabilities流動負債	4,442	7,831	11,399	19,098	22,896	60.05
Non-current liabilities非流動負債	7	11	10	3,070	3,568	9.66
Total liabilities總負債	4,449	7,842	11,409	22,167	26,464	69.41
Capital stock股本	3,328	3,328	3,328	3,328	3,328	8.73
Capital surplus資本公積	2,042	2,042	2,042	2,042	2,042	5.36
Retained earnings保留盈餘	6,289	6,564	6,778	6,346	6,292	16.50
Other equity其他權益	-10	-	-	-	-	-
Total equity權益總額	11,649	11,934	12,149	11,716	11,662	30.59
Total equity and liabilities總負債及權益	16,098	19,776	23,557	33,910	38,126	
Book value per share每股淨值	35.00	35.86	36.51	35.20	35.04	

Financials

-Ratios 財務比率(個體)



	2018	2019	2020	2021	2022
-現金及約當現金cash and cash equivalents	611	1,138	867	561	192
-存貨inventories	14,538	17,679	18,137	27,382	30,315
總資產total assets	16,098	19,776	23,557	33,883	38,126
-借款borrowings, CPs, bonds & loans	3,730	6,902	10,632	20,077	22,044
-預收房地款advance real estate receipts	201	465	532	1,676	3,962
負債總計total liabilities	4,449	7,842	11,409	22,167	26,464
-股本common stock@10	3,328	3,328	3,328	3,328	3,328
股東權益total equity	11,649	11,934	12,149	11,716	11,662
槓桿比 net borrowings, CPs, bonds & loans/total equity	26.78%	48.30%	80.37%	166.58%	187.38%
借款存貨比 borrowings, CPs, bonds & loans/inventory	25.66%	39.04%	58.62%	73.32%	72.72%
負債比total debt/total asset	27.64%	39.65%	48.43%	65.42%	69.41%
負債淨值比total debt/total equity	38.20%	65.71%	93.91%	189.20%	226.93%
每股淨值book value per share	35.00	35.86	36.51	35.20	35.04

Financials – Operation Overview in past 5 years



-Charts 財務圖表(個體)

