



廣豐實業股份有限公司

KWONG FONG INDUSTRIES CORPORATION

Institutional Investor Conference

-1416-

2020



Disclaimer

- Contents within this report are based on the company's predictions of future operations and are prospective descriptions that contain elements of risks and uncertainty. Hence the actual results of business operations might differ to the descriptions in this report.
- With the exception of law regulations, the company is exempt from any responsibilities on new information, future occurrences or other means mentioned within the contents of this report.



Corporate Introduction

Kwong Fong Industries Corporation

Establishment Date : 24th June 1968

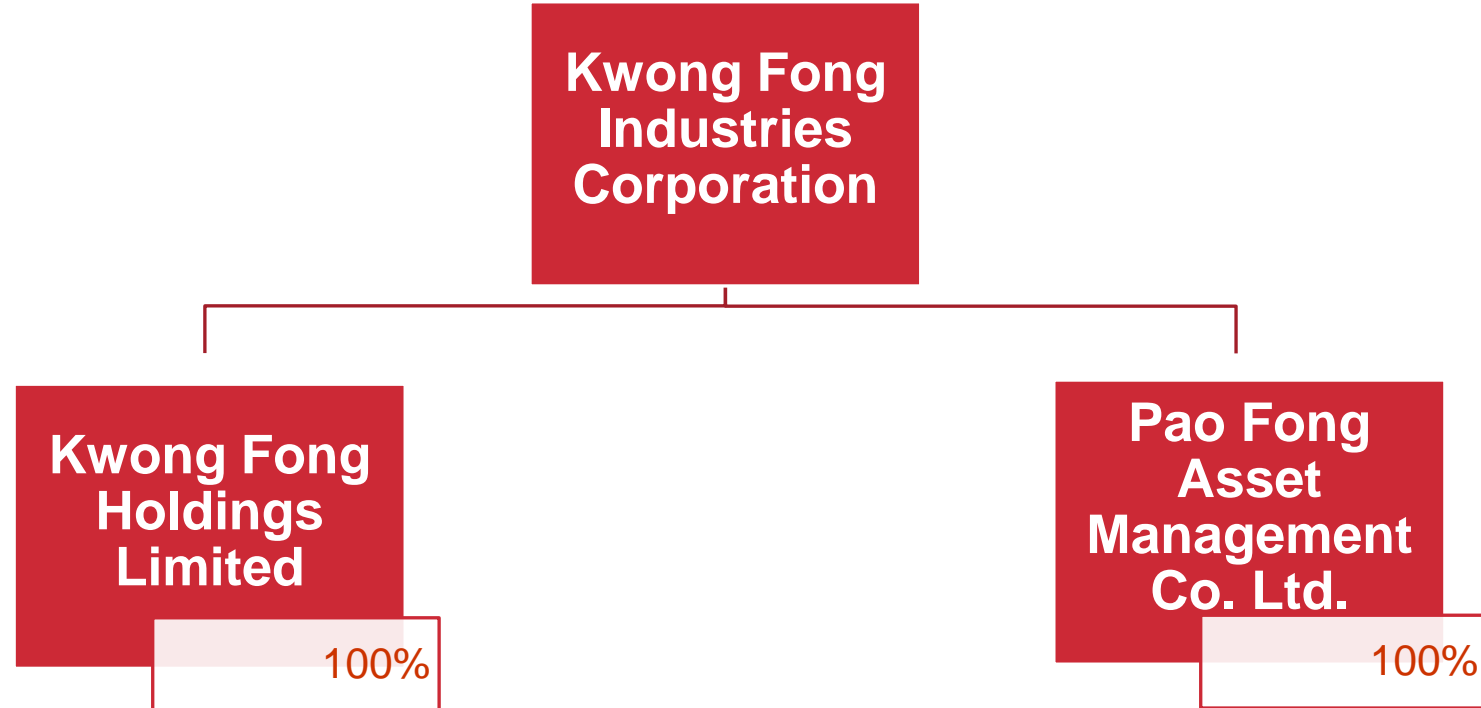
Floatation Date : April 1976

Paid-in Capital : 1,853,421,680 NTD

Chairperson : Chiu Wen Da

Main Business : Property Development, Housing Construction,
Mall Management

Affiliated Companies



Company Name	Est. Date	Paid-in Capital (Thousand NTD)	Main Business or Manufacturing Product
Kwong Fong Holdings Limited	81.06.19	US\$ 17,800	Investment of different assets
Pao Fong Asset Management Co. Ltd.	87.02.04	NT\$ 1,100,000	Asset Management, Real-estate Development, Housing Construction, Mall Management

Mall – Location



The Commercial area benefits over a million citizens from both Taoyuan City and New Taipei City.

干坪
綠色休憩區

全台最大
戶外生態及
綠地購物商場

桃園
最新式影城

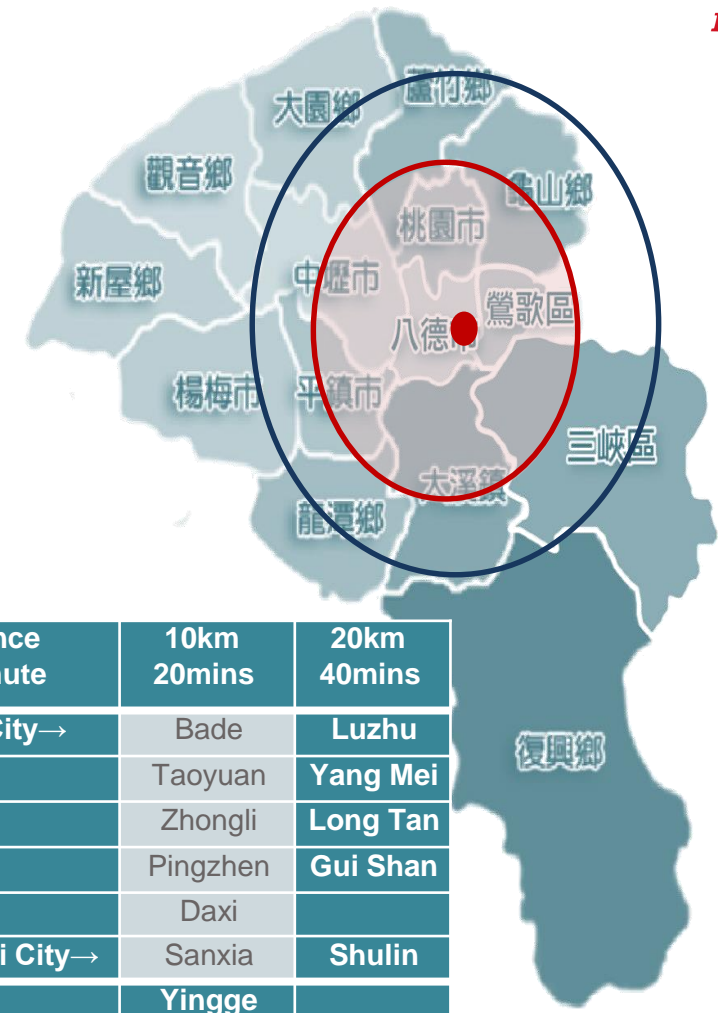
桃園最新式
八德區唯一
影城入駐

桃園
最大運動店

桃園最大
單一運動品
專賣店-迪卡儂

八德
新生活中心

居民圖書館
餐飲、運動
綠地



Mall – Site planning



Kwong Fong Plaza

- Adopting the Grand Cruise ship as an inspiration, Kwong Fong Plaza implements a spacious commerce plaza through the design concept of a city gateway. The vertical green landscape on the west side leads to the third floors "Sky Podium", naturally blending in the 5,000 ping/16,525m² ecological landscape scenery of Kwong Fong Park and establishing itself as the new landmark of Bade District.
- Combines with Taoyuan Public Library -Taoyuan City Children's Museum of Art to create the ultimate incubator for local youth.
- Shopping, Leisure, Recreation, Gourmet and Culture, 5 Functions in one, satisfying daily needs and family leisure. It is also a mall with complementary the largest outdoor environmental park in Taiwan.



Mall – Operation



This “Premium Power Center” is composed of the 4 major mega stores including a hypermarket, sporting retail, cinema and banquet hall together with a variety of selected gourmet restaurants.

Carrefour
4800 ping New Concept Mall Highly comfortable, High product diversity

Ambassador Theatre
High Tier Cinema with 8 movie halls Exclusively equipped with D-box Seating

Peng Yuan Banquet Hall
1800 ping, 7 meter high ceiling 4 different style of banquet halls

Decathlon
1500 ping wholesale store Outdoor Basketball Court Experiencing Area for over 60 forms of sports

RESTAURANT

餐廳簡介

<p>1F/ 魔法咖哩 訂位專線 03-4683386</p> <p>健康、自然、美味是魔法咖哩代名詞，融合印度特有 MASALA 等香料，獨創一格新歐風咖哩，使您沉浸在咖哩美食的國度！</p>	<p>1F/ STARBUCKS COFFEE 訂位專線 03-4683386</p> <p>從原產地的咖啡樹，最終成為手中的一杯咖啡，為咖啡的故事做最佳的註解。同時邂逅咖啡家風的獨特口感。</p>	<p>B2/ 定食8 訂位專線 03-4683386</p> <p>8款日式主餐，搭配茶碗蒸、味噌湯、日式漬物及甜點的套餐均一價180元，份量十足卻不失日式料理精緻的一面。</p>	
<p>1F/ 銀座杏子 訂位專線 03-3613159</p> <p>講究豬種和採用有機蔬菜，使用熟成台灣豬肉，搭配日本醬料與麵包粉，讓顧客感受地道日式豬排口味。</p>	<p>1F/ 野宴 訂位專線 03-4683386</p> <p>以嶄新的風貌帶給您更優質的用餐環境！菜色隨季節更迭而變換，精挑當季盛產食材，野宴絕對是燒肉王道！</p>	<p>1F/ Mister Donut 訂位專線 03-4683386</p> <p>堅持每日新鮮出爐，口味多樣化的甜甜圈、北海道派與日式經典糖子，搭配優質咖啡，讓享受甜點的每一刻都是最幸福體驗。</p>	
<p>1F/ 饗泰多 訂位專線 03-3630483</p> <p>彙集泰國各地特色料理，呈現精彩多元的味蕾體驗。讓您在泰國各地特色美食時，也能輕鬆了解泰國的料理文化。</p>	<p>1F/ 秋風軒 訂位專線 03-4683386</p> <p>一輩子，最值得品味的日式鍋物！堅持食材本味，精選高檔主餐，佐上獨家自製沾醬，留住食材鮮美本味。</p>	<p>1F/ J's Café 訂位專線 03-4683386</p> <p>打造一個城市綠洲，提供舒適空間好品質。莊園咖啡、原片好茶，挑動您的味蕾，許一個身心全然的放鬆、鬆。</p>	
<p>1F/ 古拉爵 訂位專線 03-3630483</p> <p>溫暖的歐洲鄉村風格，浪漫與溫馨，「親切的服務與效率」是貫徹的理念；「美味與健康的食材」是堅持的品質。</p>	<p>1F/ Mr.Onion 天蔥牛排 訂位專線 03-4683386</p> <p>溫婉的歐洲鄉村風格，浪漫與溫馨，「親切的服務與效率」是貫徹的理念；「美味與健康的食材」是堅持的品質。</p>	<p>B2/ 石二鍋 訂位專線 03-364-3369</p> <p>對麵條口感的堅持，讓吃過的人都讚賞。而多樣化的天婦羅，展現點點作，隨時可以嚐到香、酥、脆的新鮮風味。</p>	
<p>1F/ 港點大師 訂位專線 03-3631759</p> <p>秉持著「傳統、天然、品質」的理念，樸實的純手作點心有著料理人的溫暖，絕無品類，再再讓您重新品味的感動！</p>	<p>1F/ 劉震川 訂位專線 03-4683386</p> <p>改良韓式傳統料理烹飪方式，獨創無油料理。火烤煎肉，不使用重組肉，每一口都能吃的到我們滿滿的用心。</p>	<p>B2/ TAMOYA 太盛16 訂位專線 03-4683386</p> <p>對麵條口感的堅持，讓吃過的人都讚賞。而多樣化的天婦羅，展現點點作，隨時可以嚐到香、酥、脆的新鮮風味。</p>	
<p>B2/ 爭鮮 訂位專線 03-4683386</p> <p>超過80款盤盤精彩的壽司與小菜，透過壽司與小菜，實現與美食零距離。均一價30元的親民價格，使大家愛上壽司。</p>			<p>Enjoy your day at KWONG FONG PLAZA</p>

2020Q3 Consolidated Income Statement



	2020Q3	2019Q3	Diff	%
OPERATING REVENUES	161,477	203,799	(42,322)	-21%
OPERATING COSTS	(66,766)	(20,010)	46,756	234%
GROSS PROFIT	94,711	183,789	(89,078)	-48%
OPERATING EXPENSES	(204,002)	(210,092)	(6,090)	-3%
OPERATING PROFIT	(109,291)	(26,303)	(82,988)	316%
NON-OPERATING INCOME AND EXPENSES	(134,723)	(14,856)	(119,867)	807%
PROFIT BEFORE INCOME TAX	(244,014)	(41,159)	(202,855)	493%
TAX	53,809	1,508	52,301	3468%
NET INCOME	(190,205)	(39,651)	(150,554)	380%
EPS (Loss) (in NT\$)	161,477	203,799	(42,322)	-21%

2020Q3 Consolidated Balance Sheet



in NT\$ thousands	2020.9.30		2019.12.31		2019.9.30	
	Amount	%	Amount	%	Amount	%
Total current assets	1,007,488	15%	1,059,893	14%	1,081,142	15%
Cash and cash equivalents	87,274	1%	81,879	1%	93,684	1%
Unfinished Construction /Property for sale	722,803	11%	786,485	11%	788,695	11%
Other noncurrent assets	197,411	3%	191,529	2%	198,763	3%
Total noncurrent assets	5,596,410	85%	6,083,932	86%	6,215,627	85%
Financial Assets at Fair Value through Other Comprehensive Income	1,101,592	17%	110,802	2%	61,056	0%
Investments accounted for using equity method	27	0%	1,434,424	20%	1,605,653	22%
Property, plant and equipment	4,259,820	64%	4,308,391	61%	4,336,837	60%
Other noncurrent assets	234,971	4%	230,315	3%	212,081	3%
Total Assets	6,603,898	100%	7,143,825	100%	7,296,769	100%
Total current liabilities	815,868	12%	918,413	12%	953,870	13%
Short-term bank loans	754,776	11%	868,743	12%	879,862	12%
Other current liabilities	61,092	1%	49,670	0%	74,008	1%
Total noncurrent liabilities	2,265,293	34%	2,317,407	33%	2,346,445	32%
Long-term bank loans	2,000,000	30%	2,000,000	28%	2,000,000	27%
Deferred income tax liabilities	227,845	3%	277,358	4%	306,246	4%
Others	37,448	1%	40,049	1%	40,199	1%
Total Liabilities	3,081,161	46%	3,235,820	45%	3,300,315	45%
Total Equity	3,522,737	54%	3,908,005	55%	3,996,454	55%

2020Q3 Consolidated Cash Flows Statement



in NT\$ thousands	2020Q3	2019Q3
Cash and cash equivalents, beginning of period	81,879	128,571
Net cash generated/used in by operating activities	130,053	(65,621)
Net cash generated by /used in investing activities	(12,264)	288,508
Net cash generated by /used in financing activities	(110,055)	(258,073)
Effect of exchange rate changes	(2,339)	299
Net increase (Decrease) in cash and cash equivalents	5,395	(34,887)
Cash and cash equivalents, end of period	87,274	93,684

2020 Major Events Digest



The board of directors of Kwong Fong Industries Corp. approved the disposal of “Kwong Fong Plaza” by Bao Fong Asset Management Company, one of its material subsidiaries. **(May 27, 2020)**

Bao Fong Asset Management Company, one of the material subsidiaries of Kwong Fong Industries Corp., entered into a “real estate sales and purchase agreement” with Cathay Life Insurance Co., Ltd. **(Oct. 23, 2020)**

Please refer to the announcement of material information on the website of Market Observation Post System (MOPS, <http://mops.twse.com.tw>).

Future Outlook



1. Future prospects of the Company

Kwong Fong will hold onto operational sustainability. With years of experience in asset revitalization and enterprise Integration, we further introduce new ideas, actively develop strategy and gradually promote investment in different projects. Without the pursuit of rapid growth, we adopt the basic policy that helps to build a management model creating profit.

The profit structure has been adjusted for improving financial health, and it will be the basis of the next long-term operational goal and the growth in the future.

2. Future operational goals

- (1) To dispose of resources with asset concentration
- (2) To identify more business opportunities and to develop strategy for investment



Thank You.