



廣豐實業股份有限公司

KWONG FONG INDUSTRIES CORPORATION

-1416-

2019



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

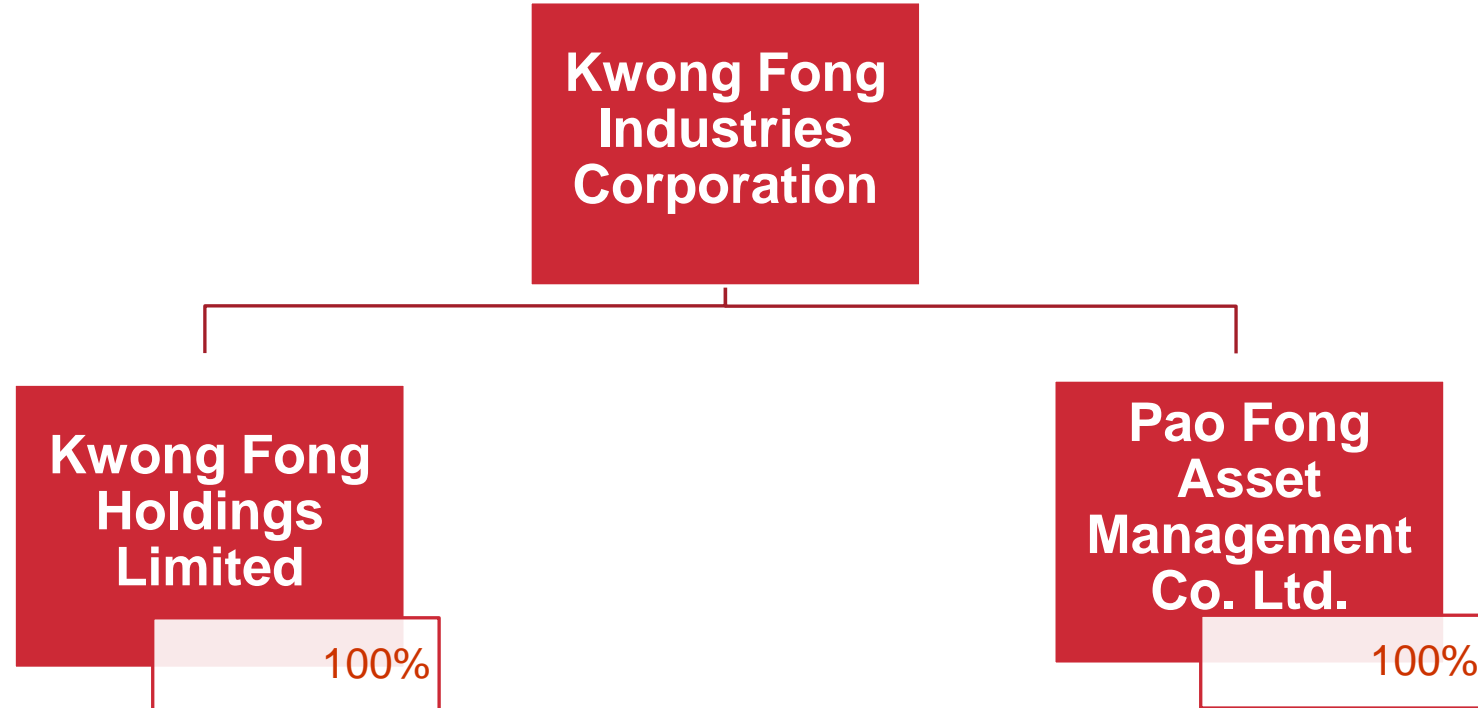
Floatation Date : April 1976

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

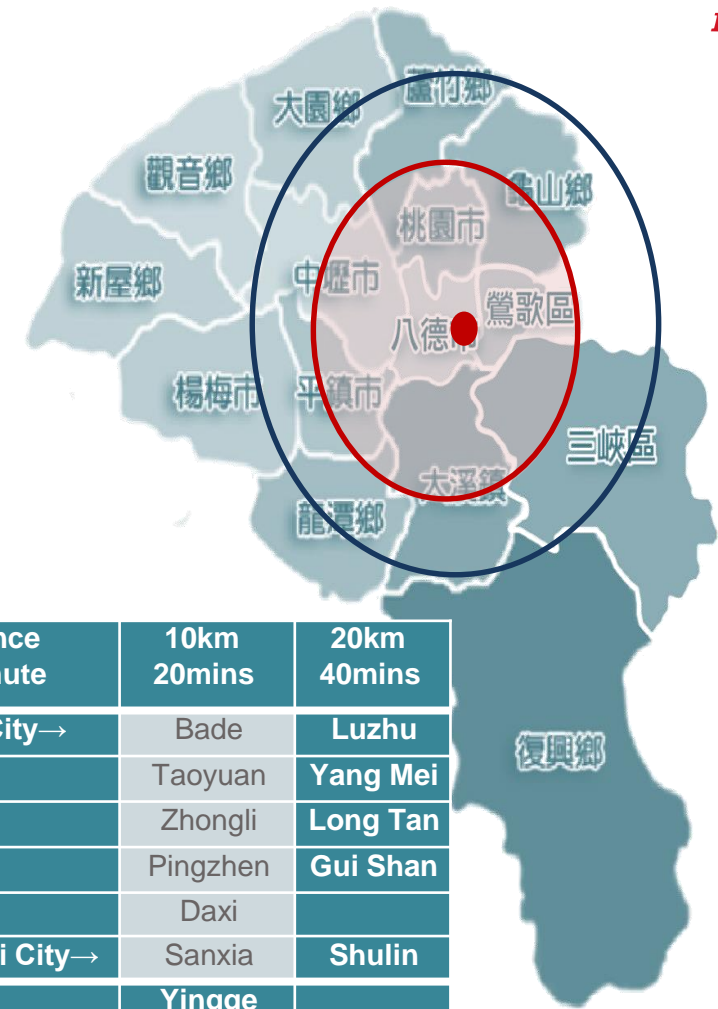
桃園最新式
八德區唯一
影城入駐

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



Distance Commute	10km 20mins	20km 40mins
Taoyuan City →	Bade	Luzhu
	Taoyuan	Yang Mei
	Zhongli	Long Tan
	Pingzhen	Gui Shan
	Daxi	
New Taipei City →	Sanxia	Shulin
	Yingge	

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



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

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.

RESTAURANT

餐廳簡介

1F/ 魔法咖哩 訂位專線 03-4683386

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饒度！

1F/ STARBUCKS COFFEE 訂位專線 03-4683386

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。同時迎咖啡家庭的獨特口感。

B2/ 定食8 訂位專線 03-4683386

8款日式主餐，搭配茶碗蒸、味噌湯、日式酒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。

1F/ 銀座杏子 訂位專線 03-3613159

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。

1F/ 野宴 訂位專線 03-4683386

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！

1F/ Mister Donut 訂位專線 03-4683386

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。

B2/ 卡布里喬莎 訂位專線 03-374-9559

提供歡聚放鬆與清新的寬敞空間，以南義料理為主軸，並精心研發軟性飲料供顧客無限暢飲。

1F/ 饗泰多 即將開幕！

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。

1F/ 秋風軒 訂位專線 03-4683386

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。

1F/ J's Café 訂位專線 03-4683386

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。

B2/ 凱林鐵板燒 訂位專線 03-4683386

台灣第一家百貨美食街鐵板燒，花旗龍蝦台品階後大講的美食，自此成為華人台必選料理，邀您共賞美味！

1F/ 古拉爵 訂位專線 03-3630483

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。

1F/ Mr.Onion 天蔥牛排 訂位專線 03-4683386

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B2/ 石二鍋 訂位專線 03-364-3369

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。

B2/ TAMOYA 太盛16 訂位專線 03-4683386

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。

1F/ 港點大師 訂位專線 03-3631759

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，細細品嚐，再再讓您重新品味的感動！

1F/ 劉震川 訂位專線 03-4683386

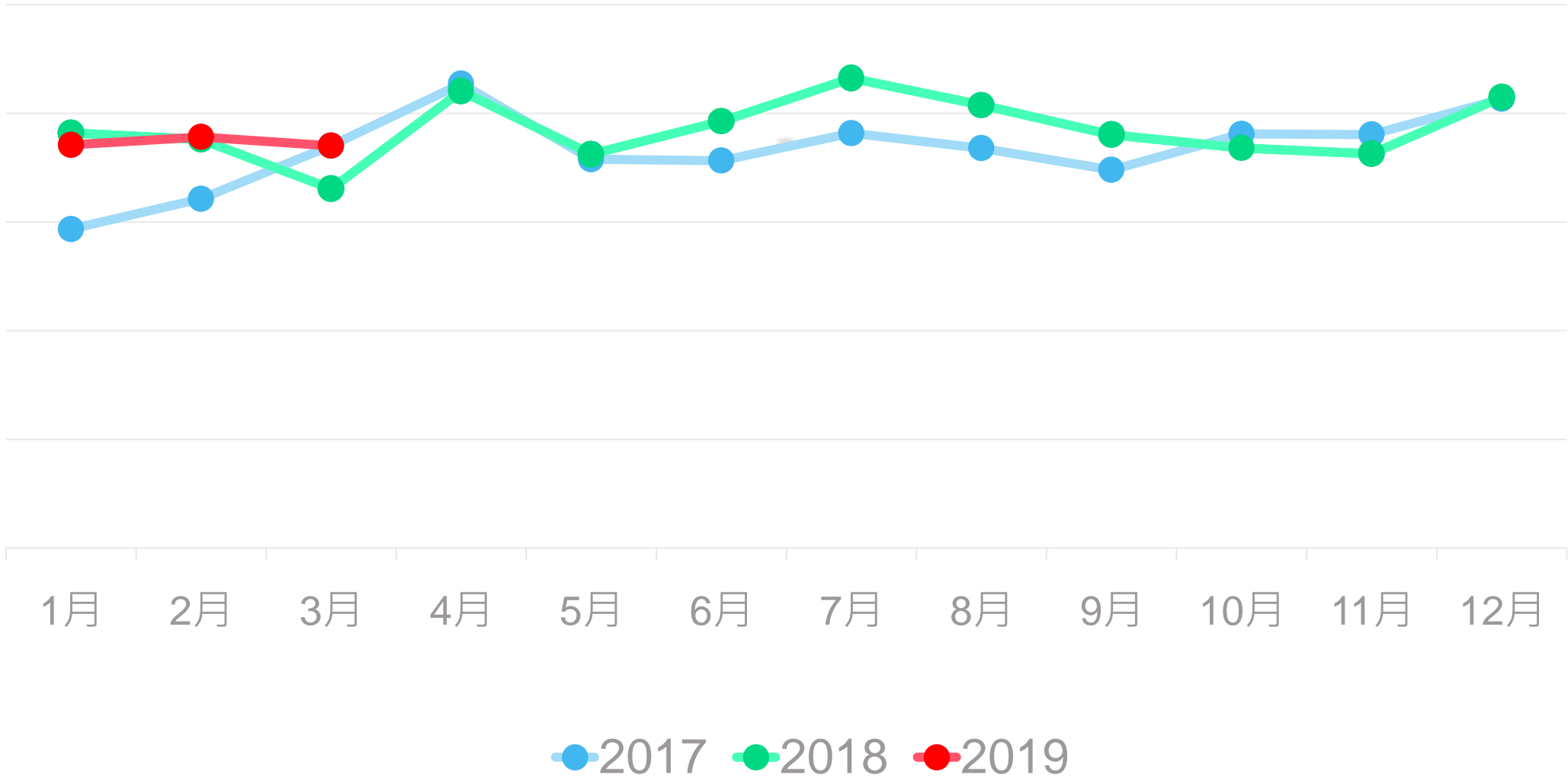
改良韓式傳統料理烹飪方式，獨創無油料理。火烤煎肉，不使用重油，每一口都能吃的到我們滿滿的用心。

B2/ 爭鮮 訂位專線 03-4683386

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。

Enjoy your day at KWONG FONG PLAZA

Shopping Mall Revenue



2019Q1 Consolidated Income Statement



	2019Q1	2018Q1	Diff	%
OPERATING REVENUES	56,307	56,620	(313)	-0.60%
OPERATING COSTS	(12)	(348)	(336)	-97%
GROSS PROFIT	56,295	56,272	23	0%
OPERATING EXPENSES	(69,782)	(75,938)	(6,156)	-8%
OPERATING PROFIT	(13,487)	(19,666)	(6,179)	-31%
NON-OPERATING INCOME AND EXPENSES	31,470	115,990	(84,520)	-73%
PROFIT BEFORE INCOME TAX	17,983	96,324	(78,341)	-81%
TAX	(3,601)	(14,884)	(11,283)	-76%
NET INCOME	14,382	81,440	(67,058)	-82%
EPS (Loss) (in NT\$)	0.08	0.44	(0.36)	-82%

2019Q1 Consolidated Balance Sheet



in NT\$ thousands	2019.3.31		2018.12.31		2018.3.31	
	金額	%	金額	%	金額	%
Total current assets	1,426,873	18%	1,323,463	17%	1,787,725	21%
Cash and cash equivalents	228,600	3%	128,571	2%	493,760	6%
Unfinished Construction /Property for sale	808,555	10%	808,555	10%	887,554	11%
Non-current Assets Held for Sale	175,660	2%	186,096	2%	199,740	2%
Other noncurrent assets	214,058	3%	200,241	3%	206,671	2%
Total noncurrent assets	6,308,326	82%	6,324,679	83%	6,694,373	79%
Investments accounted for using equity method	1,651,179	21%	1,642,036	22%	1,687,381	20%
Property, plant and equipment	4,371,655	57%	4,389,793	57%	4,730,175	56%
Other noncurrent assets	285,492	4%	292,850	4%	276,817	3%
Total Assets	7,735,199	100%	7,648,142	100%	8,482,098	100%
Total current liabilities	604,786	8%	532,211	7%	1,271,845	15%
Short-term bank loans	509,983	7%	420,000	6%	1,042,393	12%
Other current liabilities	94,803	1%	112,211	1%	229,452	3%
Total noncurrent liabilities	2,864,635	37%	2,869,342	38%	2,950,501	35%
Long-term bank loans	2,500,000	32%	2,500,000	33%	2,577,351	30%
Deferred income tax liabilities	318,135	4%	321,144	4%	337,103	4%
Others	46,500	1%	48,198	1%	36,047	1%
Total Liabilities	3,469,421	45%	3,401,553	44%	4,222,346	50%
Total Equity	4,265,778	55%	4,246,589	56%	4,259,752	50%

2019Q1 Consolidated Cash Flows Statement



in NT\$ thousands	2019Q1	2018Q1
Cash and cash equivalents, beginning of period	128,571	569,064
Net cash generated/used in by operating activities	(57,274)	(68,880)
Net cash generated by /used in investing activities	67,006	86,292
Net cash generated by /used in financing activities	90,040	(89,096)
Effect of exchange rate changes	257	(3,620)
Net increase (Decrease) in cash and cash equivalents	100,029	(75,304)
Cash and cash equivalents, end of period	228,600	493,760



Thank You.