



廣豐實業股份有限公司

KWONG FONG INDUSTRIES CORPORATION

-1416-

2018



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

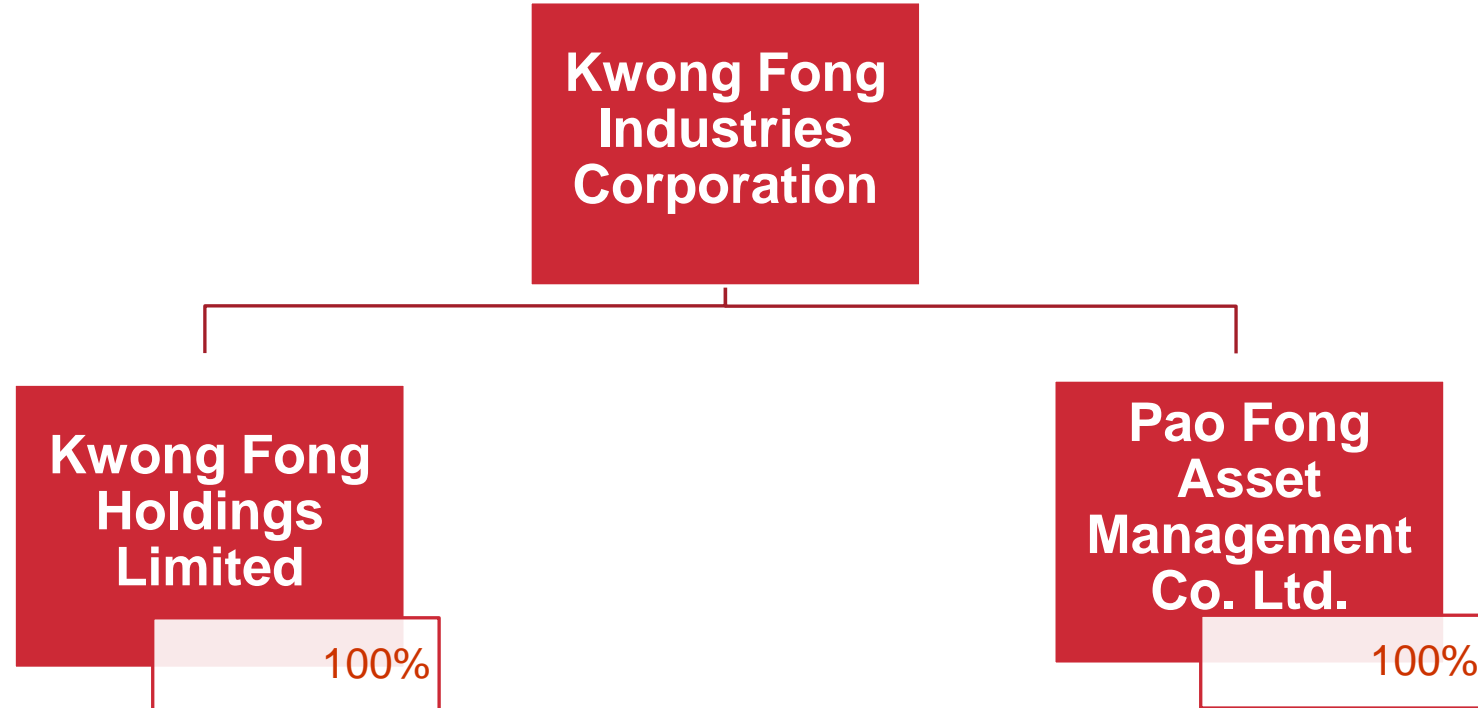
Floatation Date : April 1976

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 – 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 – 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

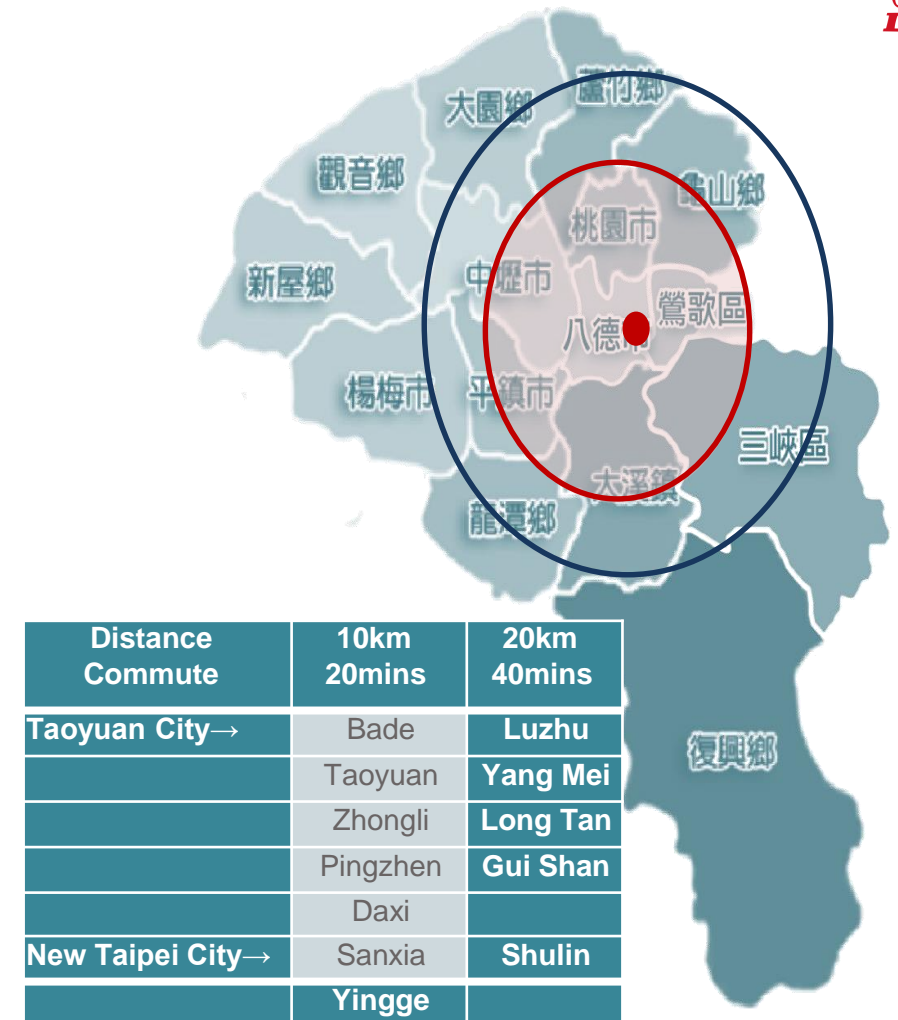
桃園最新式
八德區唯一
影城入駐

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 – 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饒度！</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。</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>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>

Enjoy your day at KWONG FONG PLAZA

3Q '18 Financial Results Highlights



in NT\$ thousands	3Q '18	2Q '18	Diff	%
Net revenue	94,963	61,057	33,906	56%
Gross profit	74,755	60,682	14,073	23%
Net income(Loss)	(4,612)	(28,146)	23,534	-84%
EPS (Loss) (in NT\$)	(0.02)	(0.15)	0.13	-87%
Total Assets	8,382,932	8,611,428	(228,496)	-3%
Total Liabilities	4,290,932	4,523,416	(232,484)	-5%
Total Equity	4,092,000	4,088,012	3,988	0.1%
NAVPS (in NT\$)	22.08	22.06	0.02	0.1%

Consolidated Income Statement



in NT\$ thousands	3Q '18	3Q '17	Diff	%		1-3Q '18	1-3Q '17	Diff	%
Net revenue	94,963	108,347	(13,384)	-12%		212,640	2,150,050	(1,937,410)	-90%
Cost of revenue	20,208	37,431	(17,223)	-46%		20,931	1,531,921	(1,510,990)	-99%
Gross profit	74,755	70,916	3,839	5%		191,709	618,129	(426,420)	-69%
Marketing Exp.	64,397	69,958	(5,561)	-8%		188,093	391,566	(203,473)	-52%
General and administrative Exp.	12,046	9,242	2,804	30%		44,850	77,125	(32,275)	-42%
Income(Loss) from operations	(1,688)	(8,284)	6,596	-80%		(41,234)	149,438	(190,672)	-128%
Non-operating income and expenses	1,363	(17,251)	18,614	-108%		111,145	7,824	103,321	1321%
Pretax profit (Loss)	(325)	(25,535)	25,210	-99%		69,911	157,262	(87,351)	-56%
Tax	(4,287)	(17,124)	12,837	-75%		(21,229)	(2,105)	(19,124)	909%
Net income(Loss)	(4,612)	(42,659)	38,047	-89%		48,682	155,157	(106,475)	-69%
EPS (Loss) (in NT\$)	(0.02)	(0.21)	0.19	-90%		0.26	0.77	(0.51)	-66%

Consolidated Balance Sheet

in NT\$ thousands



	Sep 2018	%	Dec 2017	%	Diff	%
Total current assets	1,918,028	23%	1,885,121	22%	32,907	2%
Cash and cash equivalents	342,006	4%	569,064	7%	(227,058)	-40%
Unfinished Construction /Property for sale	867,694	10%	887,554	10%	(19,860)	-2%
Non-current Assets Held for Sale	483,634	6%	224,608	3%	259,026	115%
Others	224,694	3%	203,895	2%	20,799	10%
Total noncurrent assets	6,464,904	77%	6,731,687	78%	(266,783)	-4%
Investments accounted for using equity method	1,788,354	21%	1,731,778	20%	56,576	3%
Property, plant and equipment	4,407,290	53%	4,738,435	55%	(331,145)	-7%
Others	269,260	3%	261,474	3%	7,786	3%
Total Assets	8,382,932	100%	8,616,808	100%	(233,876)	-3%
Total current liabilities	1,314,949	16%	1,337,743	16%	(22,794)	-2%
Short-term bank loans	1,234,863	15%	1,004,741	12%	230,122	23%
Others	80,086	1%	333,002	4%	(252,916)	-76%
Total noncurrent liabilities	2,975,983	35%	3,055,279	35%	(79,296)	-3%
Long-term bank loans	2,599,987	31%	2,704,895	31%	(104,908)	-4%
Deferred income tax liabilities	340,194	4%	315,241	4%	24,953	8%
Others	35,802	0%	35,143	0%	659	2%
Total Liabilities	4,290,932	51%	4,393,022	51%	(102,090)	-2%
Total Equity	4,092,000	49%	4,223,786	49%	(131,786)	-3%

Consolidated Cash Flows Statement



in NT\$ thousands	1-3Q '18	1-3Q '17
Net cash generated by /used in operating activities	(165,047)	1,218,813
Pretax profit	69,911	157,262
Depreciation & amortization expense	63,293	66,828
Gain on disposal of investment	(125,771)	0
Decrease in Unfinished Construction/Inventory		1,197,038
Others	(172,480)	(202,315)
Net cash generated by /used in investing activities	36,325	(137,635)
Proceeds from disposal investment	162,441	0
Capital expenditures	(127,546)	(262,717)
Other financial assets		121,327
Others	1,430	3,755
Net cash generated by /used in financing activities	(96,752)	(427,634)
Increase in short-term loans	125,000	168,141
Cash dividends	(222,411)	(617,807)
Others	659	22,032
Effect of exchange rate changes	(1,584)	(23,796)
Net increase (Decrease) in cash and cash equivalents	(227,058)	629,748
Cash and cash equivalents, end of period	342,006	942,823



Thank You.