



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

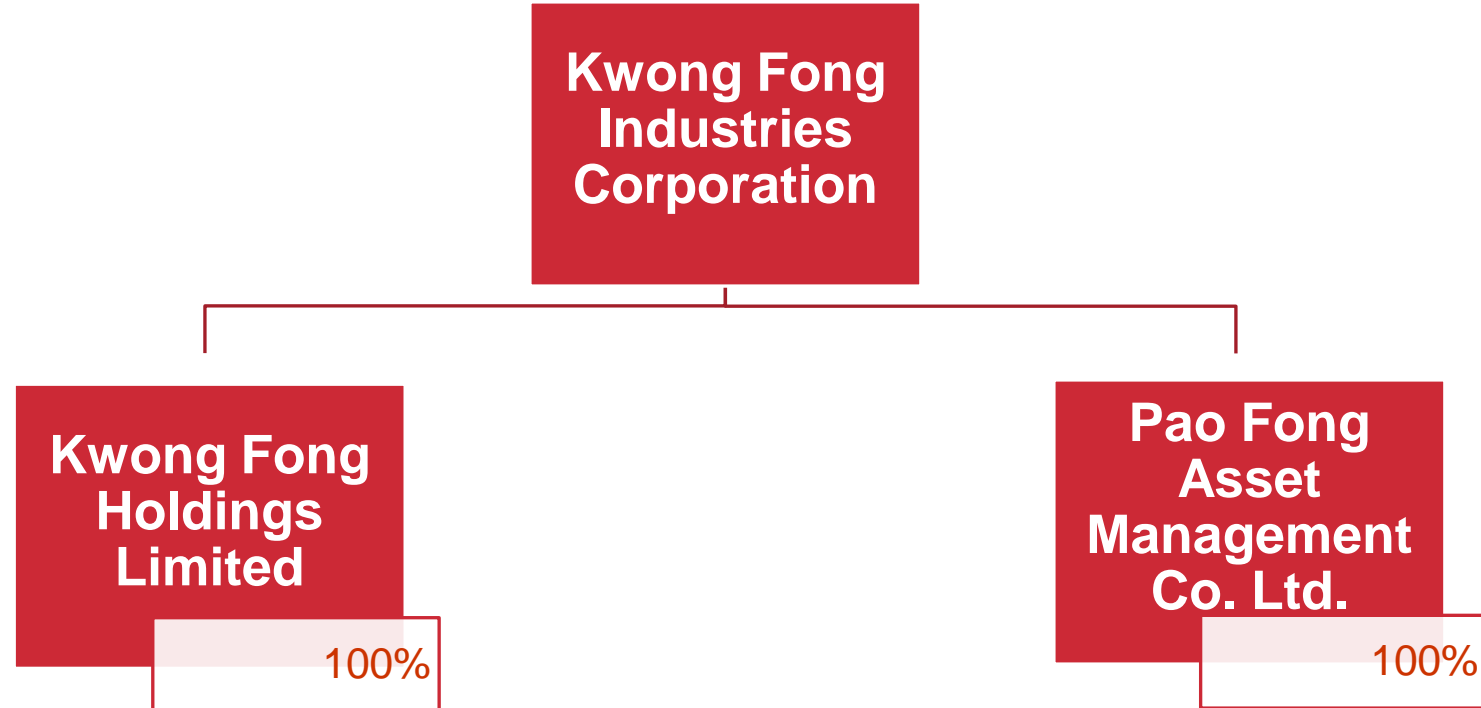
Floatation Date : April 1976

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

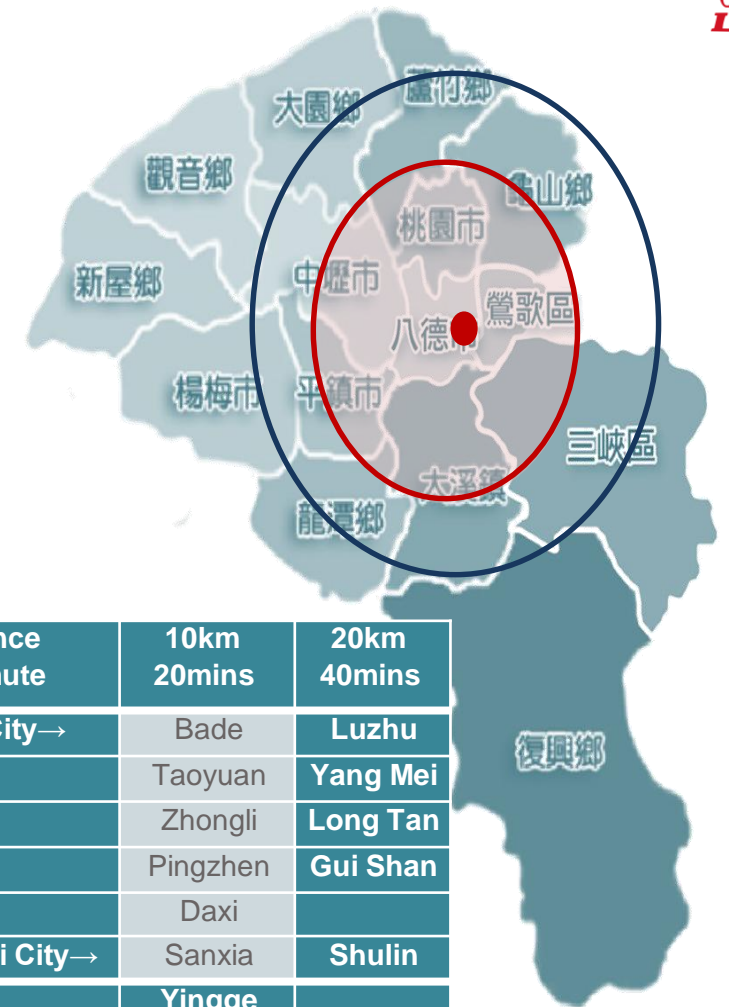
桃園
最大運動店

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

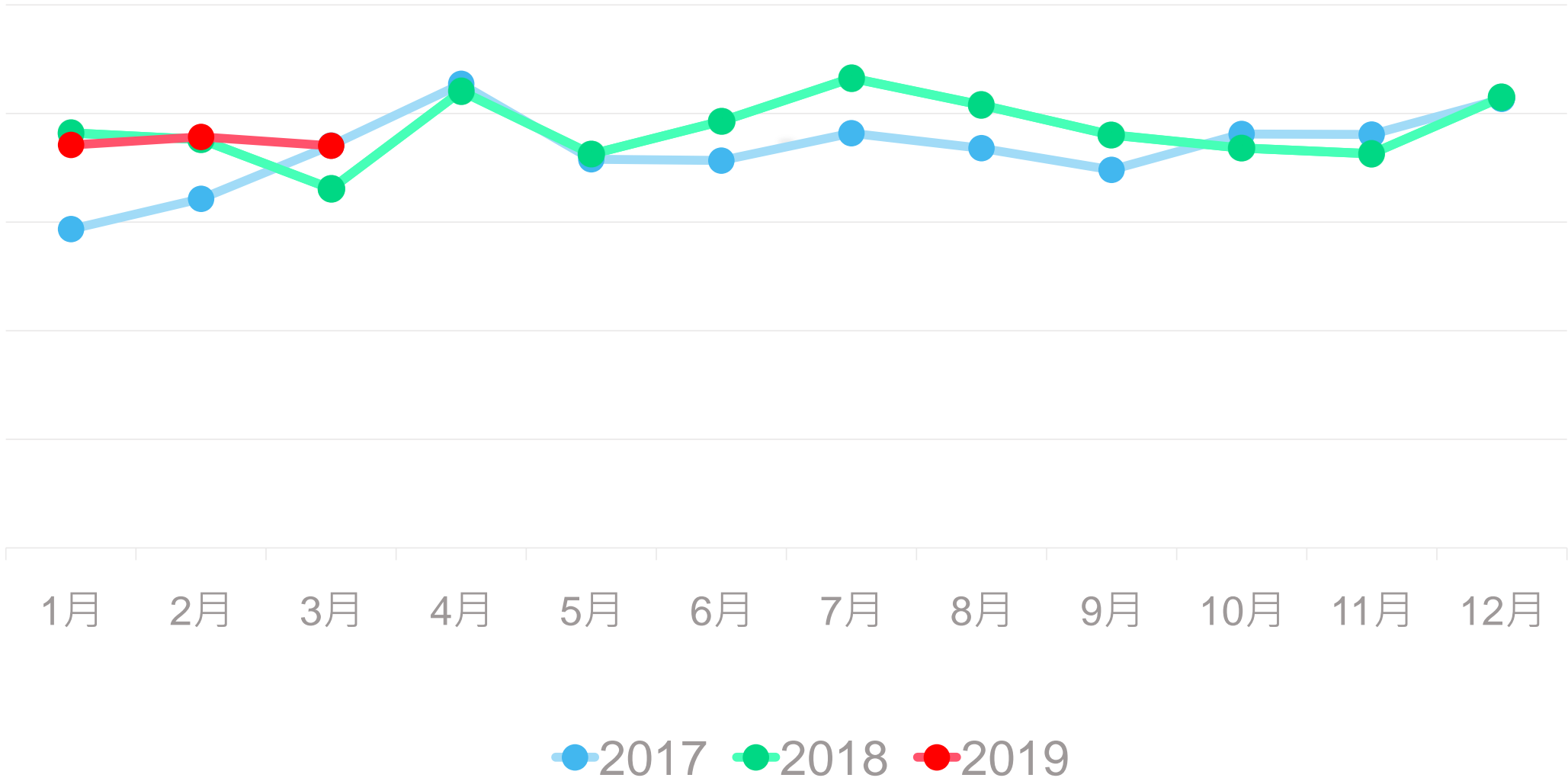


This “Premium Power Center” is composed of the 4 major mega stores including a hypermarket, sporting retail, cinema and banquet hall together with a variety of selected gourmet restaurants.

RESTAURANT 餐廳簡介			
1F/ 銀座杏子 日式鐵板 講究豬排和採用有機蔬菜，使用熟成台灣豬肉，搭配日本醬料與麵包粉，讓顧客感受道地日式豬排口味。 訂位專線 03-3613159	1F/ 魔法咖哩 健康、自然、美味是魔法咖哩代名詞，融合印度特有 MASALA 辛香料，獨創一格新派咖哩，使您沉浸在咖哩美食的溫度！ 訂位專線 03-4683386	1F/ STARBUCKS COFFEE 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。同時塑造咖啡家風的獨特口感。 訂位專線 03-4683386	B2/ 定食8 8款日式主餐，搭配菜碗蒸、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。 訂位專線 03-4683386
1F/ 銀座杏子 日式鐵板 講究豬排和採用有機蔬菜，使用熟成台灣豬肉，搭配日本醬料與麵包粉，讓顧客感受道地日式豬排口味。 訂位專線 03-3613159	1F/ 野宴 日式炭火燒肉二代主理 以新穎的風格提供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！ 訂位專線 03-4683386	1F/ Mister Donut 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，搭配優質糖漿，讓享受甜點的每一刻都是最幸福體驗。 訂位專線 03-4683386	B2/ 卡布里喬莎 提供歡樂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。 訂位專線 03-374-9559
1F/ 饗泰多 泰式風味餐廳 彙集泰國各地特色料理，呈現精彩多元的味蕾體驗。讓你饗泰國各地特色美食時，也能輕鬆了解泰國的料理文化。 訂位專線 03-3630483	1F/ 秋風軒 日本鐵板 SHABU 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。 訂位專線 03-4683386	1F/ J's Café 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。 訂位專線 03-4683386	B2/ 凱林鐵板燒 台灣第一家百貨美食街鐵板燒，花蓮節慶台品禮後大調的美食，自此成為轉人來台必經料理，邀您共賞美味！ 訂位專線 03-4683386
1F/ 古拉爵 義式餐廳 各種義大利麵與自家配製的在地拿坡里比薩，外觀內心的餅皮，搭配豐富食材，讓顧客如臨義大利當地的體驗。 訂位專線 03-3631759	1F/ Mr.Onion 天麗牛排 溫暖的歐洲鄉村風格，浪漫與溫馨，「親切的服務與效率」是貴族的理念；「美味與健康的食材」是堅持的品質。 訂位專線 03-4683386	B2/ 石二鍋 堅守好安心、好調味的品牌承諾，並以「一鍋一會」的概念，珍惜與顧客「一鍋」的緣分，提供「安心」用餐體驗。 訂位專線 03-364-3369	B2/ TAMOYA太露16 和風屋 對麵橋口城的堅持，讓吃過的人都說讚。而多樣化的天婦羅，展現點現作，隨時可以嚐到香、酥、脆的新鮮風味。 訂位專線 03-4683386
1F/ 港點大師 秉持著「傳統、天然、品質」的理念，懷舊的純手作點心有粵式港人的溫暖、細緻品嚐，再再讓您重溫原味的感動！ 訂位專線 03-3631759	1F/ 劉震川 日韓大食館 改良韓式傳統料理烹飪方式，獨創無油料理。火烤無油，不使用重組肉，每一口都能吃的到我們滿滿的用心。 訂位專線 03-4683386	B2/ 爭鮮 迴轉壽司 超過80款盤盤精彩的壽司與小菜，透過迴轉台呈現，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。 訂位專線 03-4683386	B2/ 爭鮮 迴轉壽司 超過80款盤盤精彩的壽司與小菜，透過迴轉台呈現，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。 訂位專線 03-4683386



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



	2019.3.31		2018.12.31		2018.3.31	
in NT\$ thousands	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.