



廣豐實業股份有限公司

KWONG FONG INDUSTRIES CORPORATION

-1416-

OPERATING REPORT

2017.SEP.

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

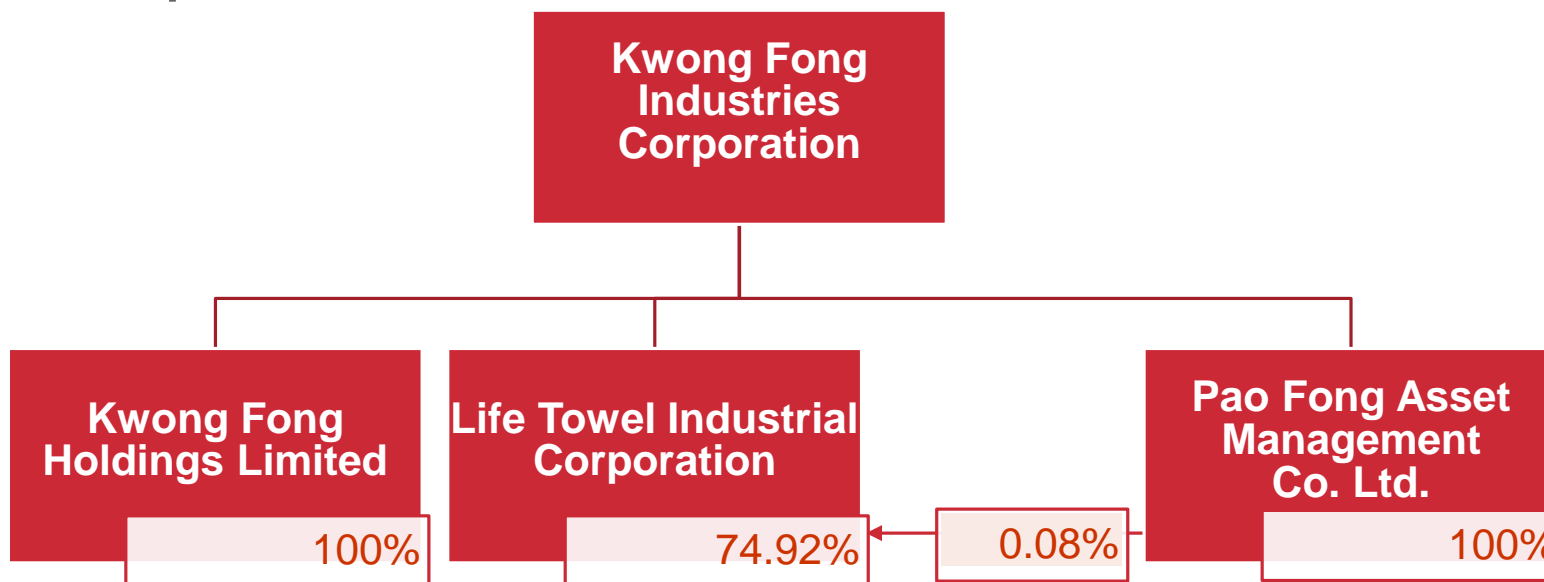
Paid-in Capital : 1,853,421,680 NTD

Chairperson : Chiu Wen Da

Main Business : Sale & Manufacture of household fabrics, Property Development, Housing Construction, Mall Management

1968	1992	1998	2009	2014	2016	2017
Founder and Chairman, Mr. Ho Ying Tsai established "Kwong Fong Industries Corp." and the "Life" trademark with paid-in capital of 20 million NTD.	Invested in the establishment of Kwong Fong Overseas Development Ltd.	Invested in the establishment of Pao Fong Investment Ltd; and later renamed as Pao Fong Asset Management Co. Ltd.	The completion of Kwong Fong redevelopment zone at Bade Dist., Tao Yuan City. District. (previous location of Kwong Fong Taoyuan Factory)	Initiation date of the construction of Kwong Fong Plaza.	Acquired use permit for Kwong Fong Plaza	Official Opening of "Kwong Fong Plaza"

Affiliated Companies



Company Name	Est. Date	Paid-in Capital (Thousand NTD)	Main Business or Manufacturing Product
Kwong Fong Holdings Limited	1992.06.19	US\$ 17,800	Investment of different assets
Pao Fong Asset Management Co. Ltd.	1998.02.04	NT\$ 1,000,000	Asset Management, Real-estate Development, Housing Construction, Mall Management
Life Towel Industrial Corporation	2007.07.04	NT\$ 84,000	Manufacture and Sale of Towels and Household Fabrics

Household Fabric Business



Towel Products

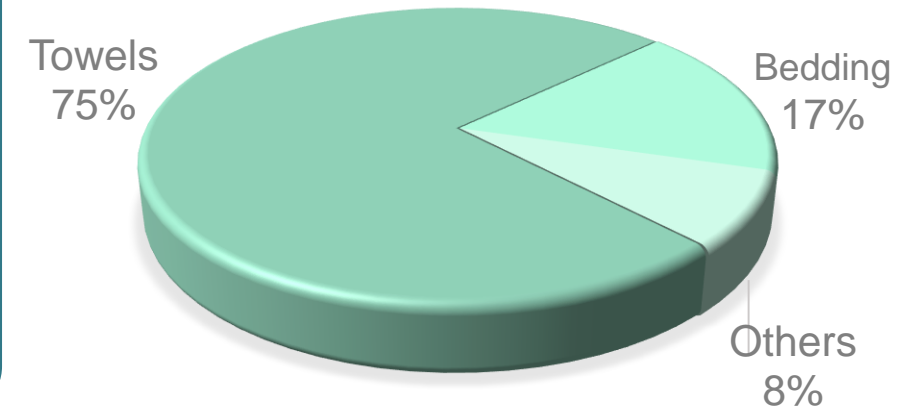
- Kerchiefs | Hand Towels | Bath Towels | Towel Blankets | Pillow Towels | Shower Mats | Bath Robes
- The recent years, the company has been focusing on the refinement of products, the development of fashionable designs, the achievement of innovative competitiveness and established itself as the leader in home textile branding and technology.



Bedding Products

- Blanket Covers| Pillow Case | Bed Sheets| Bedspreads | Mattress Protectors | Memory Foam Pillow/Feather Pillow/Ultra Thin Fiber Pillow| Thick Blankets/Thin Blankets/Feather Blankets| Lamb Wool Blankets/Flannel Blankets
- Supplier of bath towels, sheets, blanket covers, feather pillows etc. for multiple 4/5-star hotels, hypermarkets and corporate purchase across Greater China .

Revenue Breakdown



Construction - Main Construction Projects

Project Name	Kwong Fong Park No. 1	Kwong Fong Park No.2	Kwong Fong Park No.3	Kwong Fong Plaza
Construction Time Span	2011~2014	2012~2015	2013~2016	2013~2016
Site Area	7,139m ²	10,160m ²	5,410m ²	28,552m ²
Building Type	Residential Building 23F/B2	Residential Building 21F/B2F	Residential Building 18F/B2F	Commercial Building 6F/B4
	Townhouse 4F/B1F			
Number of Households	Building 87 households Townhouse 19 households	200 households	136 households	1building
Unit Size	208~512 m ²	208~370m ²	182~218m ²	107,413m ²
Total Sales By Project	18 billion NTD	34 billion NTD	18 billion NTD	
				

Industry and Commerce District – Mall Management

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.



Industry and Commerce District – Mall Management

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

千坪
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	LuWei
	Taoyuan	Yang Mei
	Zhongli	Long Tan
	Pingzhen	Gui Shan
	Daxi	
New Taipei City→	Sanxia	Shulin
	Yingge	



Industry and Commerce District – Mall Management

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

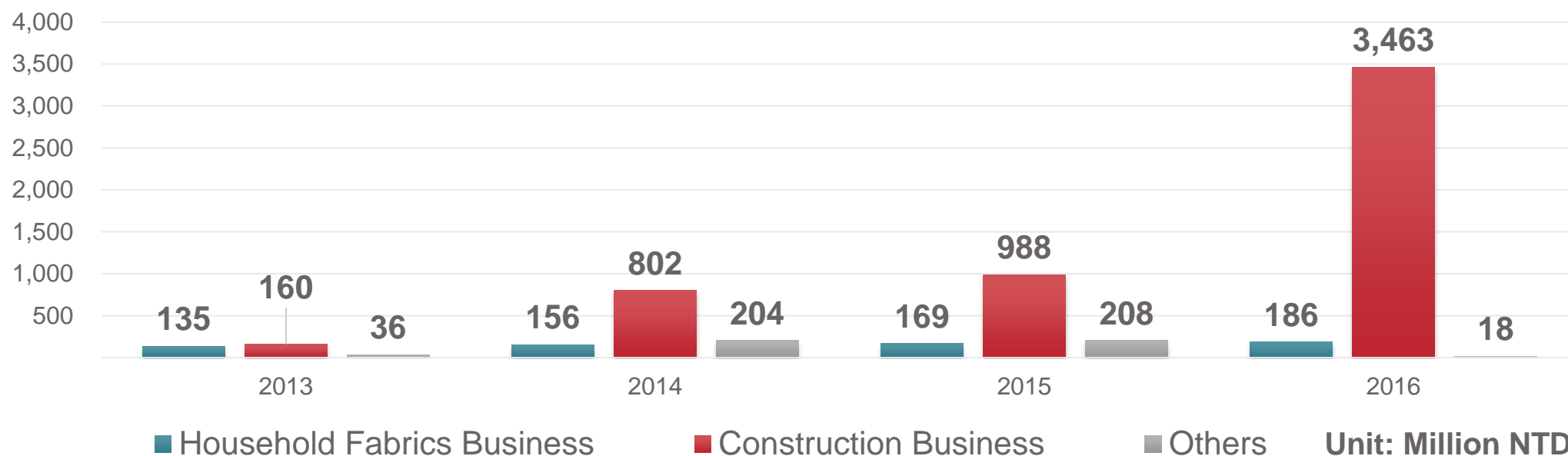


This “Premium Power Center” is composed of the 4 major mega stores including a hypermarket, sporting retail, cinema and banquet hall together with a variety of selected gourmet restaurants.

RESTAURANT 餐廳簡介	
1F/ 魔法咖哩 健康、自然、美味是魔法咖哩代名詞。融合印度特有 MASALA 等香料，獨創一格新派咖哩，讓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。同時營造咖啡家居的獨特口感。 訂位專線 03-4683386
1F/ 銀座杏子 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，讓顧客感受道地日式豬排口味。 訂位專線 03-3613159	1F/ 野宴 以嶄新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，精挑當季產食材，對宴絕對是燒肉王道！ 訂位專線 03-4683386
1F/ 饗泰多 集泰國各地特色料理，呈現精彩多元的味蕾體驗。讓你饗盡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 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/ 古拉爵 各種義大利麵與自家配製的適地適地拿波里比薩，外酥內Q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 天蔥牛排 溫暖的歐洲鄉村風格，浪漫且溫馨。「親切服務與效率」是我們的理念；「美味與健康的食材」是堅持的品質。 訂位專線 03-4683386
1F/ 港點大師 秉持著「傳統、天然、品質」的理念，懷著純熟的點心師傅，用心有實料理人的溫暖，繼續品嚐，再再讓您重溫原味的感動！ 訂位專線 03-4683386	1F/ 劉家川 改良傳統川式料理，獨創無油料理，火烤無油，不使用蠔油，每一口都能吃的到我們滿滿的用心。 訂位專線 03-4683386
B2/ 定食8 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。 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/ 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，搭配優質咖啡，讓享受甜點的每一刻都是最幸福體驗。 訂位專線 03-4683386	1F/ J's Café 打造一個城市綠洲，提供好座空間好品質。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，花蓮新館遊台品嚐後大讚的美食，自此成為饕客來台必嚐料理，邀您共賞氣燒美味！ 訂位專線 03-4683386	B2/ 石二鍋 堅守好安心、好開胃的品牌承諾，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 太盛16 對饕餮口味的堅持，讓吃過的人都讚賞。而多樣化的天婦羅，展現現代化，隨時可以嚐到香、酥、脆的新鮮風味。 訂位專線 03-4683386	B2/ 爭鮮 超過80款精緻的壽司與小菜，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，使大眾愛上壽司。 訂位專線 03-4683386

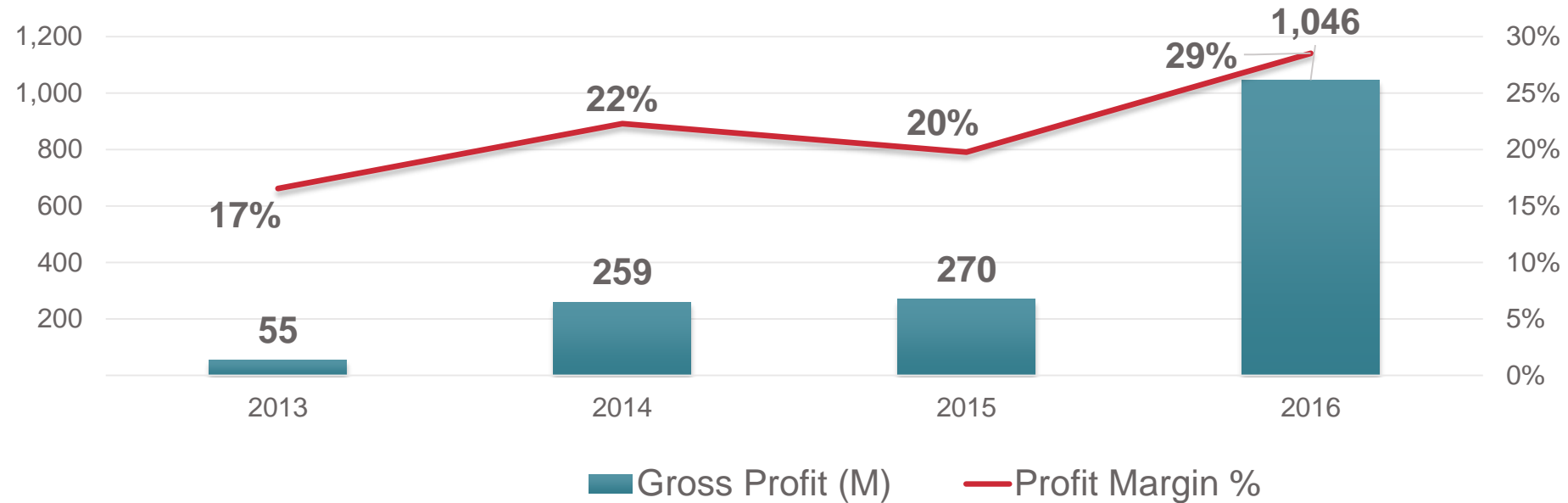


Operational Revenue



Year	2013	2014	2015	2016
Total Revenue (M)	331	1,162	1,365	3,667
Growth Rate	77%	251%	17%	169%

Operating Performance & Dividends



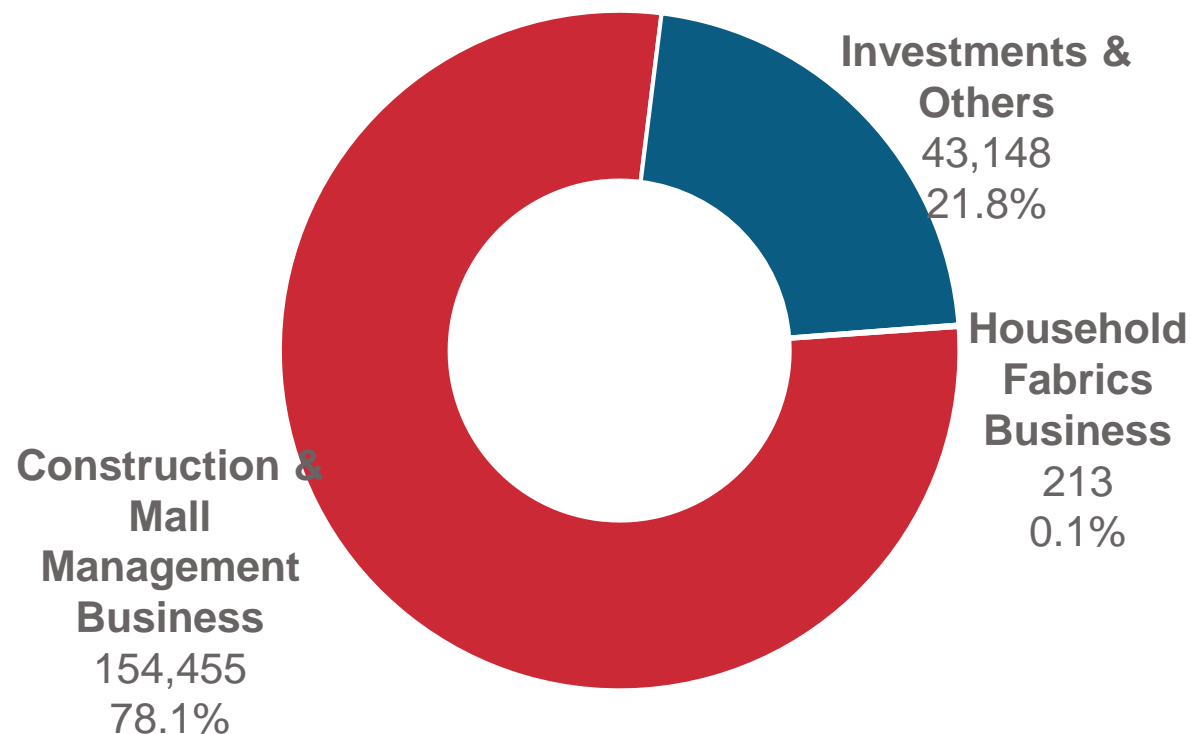
The stock returns of the past 4 years was 107% (cash dividend/earning per share)

Year	2013	2014	2015	2016
Earning Per Share	0.19	1.68	-0.13	4.69
Cash Dividend	2.31	0.3	1.3	3

Income Statement H1.2017



Net Income



Unit: Thousands

Profit & Loss Statement	Jan.-Jun. 2017
Revenue	2,041,703
Gross Profit	547,213
Net Profit	157,722
Net Income	197,816
EPS (NTD)	0.96
Gross Profit Margin	26.80%
Net Profit Margin	7.70%
Net Income Margin	9.70%



Thank You