

# SHIHLIN DEVELOPMENT COMPANY LIMITED (SDC, #5324)

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12/26, 2024

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# CATALOG

- ✕ Company Profile
- ✕ Financial Summary
- ✕ Business Summary
  - + The restaurant and hotel industry
  - + Readily Available Houses
  - + Constructing Houses
  - + Project Houses
  - + Real Estate Market Outlook
- ✕ Conclusion



# COMPANY PROFILE AND MILESTONES

- ✖ Established in 1984 Jan.
- ✖ Listed in 1996 Nov.(No.5324)
- ✖ Capital : NTD 2,263 million
- ✖ Director : Hsu, Yu-Shan
- ✖ President : Lin, Hsin-Cheng
- ✖ Operating items : Real estate development 、 Club 、 Hotel and Restaurant.

# COMPANY PROFILE AND MILESTONES

- The Company is a developer of real estate and the origin at Tianmu.
- The subsidiary of the Company, amba Hotels and Resorts, the three branches are located on Zhongshan North Road, Ximending, and Songshan Railway Station. A new generation of design hotels combining the concepts of hotels and resorts.





# COMPANY PROFILE AND MILESTONES



- ✖ Tianmu— SHISHIA-2003
- ✖ Tianmu— SHITIE-2005
- ✖ SOGO Tianmu -2009
- ✖ Tianmu —Zitein-2012
- ✖ Neihu—Trui Tsan Tsan-2012
- ✖ Tianmu—Mulan-2016



# COMPANY PROFILE AND MILESTONES

- ✦ Completed in 2021-  
Linyi Ruozhuo
- ✦ **Completed in 2024-**  
Tianmu Jing'an Tree Language 、  
Shihpai Yangming Zhiyuan
- ✦ Pre-sale Houses :  
Jinxi St, Chengde Rd intersection -  
Radiant City Center  
Neihu Rd, Gangqian Rd intersection -  
Green Lake



# FINANCIAL SUMMARY

Financial report as of the third quarter of 2024.

- Current ratio = 165%
- The issue of domestic secured corporate bonds in the third quarter of 2024, total issue amount is NTD 600,000 thousand dollars, coupon rate is 2.15%.
- There are projects launched by the Company and the price of the pre-sale and finished housing sales contracts signed with the customers , Price of the signed sales contract is NTD 5,880 million °
- Land Development Business: The Tianmu Jing'an Tree Language 、 Shihpai Yangming Zhiyuan projects have been completed in September 2024,the property is transferred to a customer and revenue recognition began, contributing to profits.
- Restaurant and Hotel Business: Entering the traditional peak season in Q4, profitability is anticipated.



# BUSINESS SUMMARY

Unit: NTD thousand

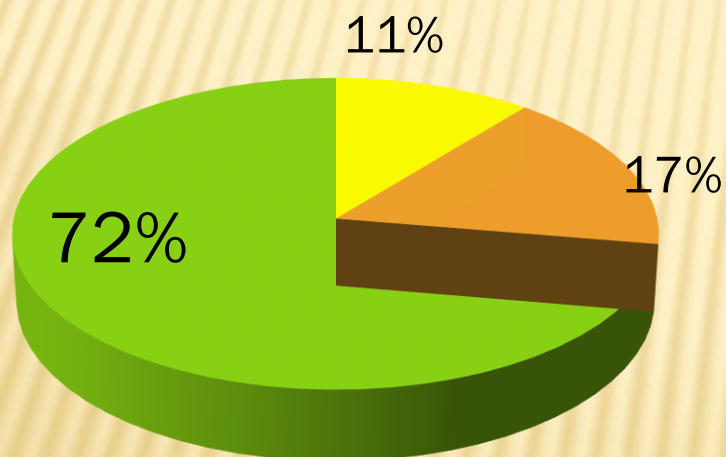
	113(1-9)	112(1-9)	112年
Operating income	1,264,400	413,670	609,213
Operating costs	842,601	221,428	305,387
Gross profit	421,799	192,242	303,826
Gross profit margin	33%	46%	50%
Operating expenses	352,624	263,439	359,123
Net operating profit/loss	69,175	-71,197	-55,297
Non-operating income and expenses	-39,821	-44,006	-57,614
Net profit/loss for the period	27,522	-115,826	-114,897
Owners of the parent company	26,540	-113,364	-119,308
Non-controlling interests	982	-2462	4,411
Basic profit/loss per share	0.12	-0.5	-0.53

# BUSINESS SUMMARY

Unit: NTD thousand

2024(Jan-Sep)	Construction and development	Leisure and recreation	Catering and hotel	Total
Operating income	801,877	63,779	398,744	1,264,400
Percentage	63%	5%	32%	100%

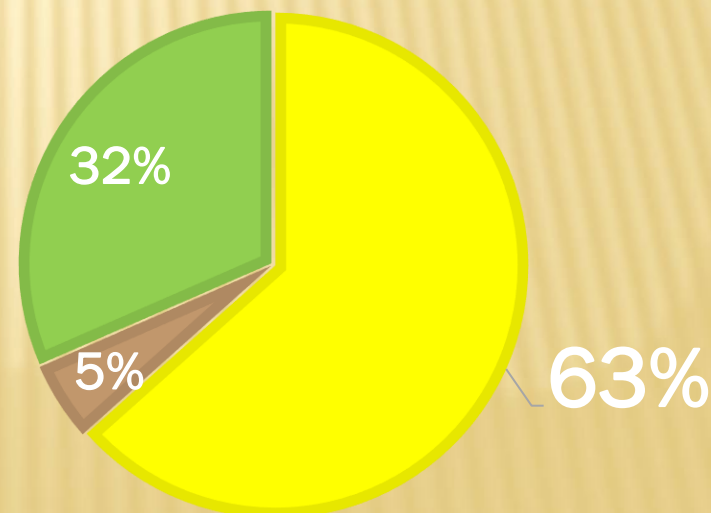
Operating income of 2023



■ Construction and development ■ Leisure and recreation ■ Catering and hotel

Operating income of 2024(Jan-Sep)

■ Construction and development ■ Leisure and recreation ■ Catering and hotel





# CATERING AND HOTEL SUMMARY

Unit: NTD thousand

	Operating income of 2024(Jan-Sep)	Operating income of 2023(Jan-Sep)	Growth rate
Hotel	288,031	238,559	21%
Restaurant	105,645	111,058	(5%)
Others	5,068	2,193	131%
Total	398,744	351,810	13%

# 2024 FIRST TAIPEI NICE STAY SUSTAINABLE AWARDS

- Amba Taipei Songshan won the gold medal in the general hotel industry group.
- Amba Taipei Zhongshan operations manager Zhang Yi won the gold medal of management supervision in the individual group.

## 「2024第一屆臺北永續旅宿金獎」獲獎名單 (依筆劃順序)

組別	序號	名稱
團體組 (共 11 名)	觀光旅館業	1 台北君品大酒店
		2 台北遠東香格里拉
		3 晶華酒店
		4 圓山大飯店
	一般旅館業	1 大地酒店
		2 大地清旅
		3 台北六福萬怡酒店
		4 台北松山意舍酒店
		5 南港老爺行旅
		6 捷絲旅西門町店
		7 凱達大飯店
	管理督導組	1 江佩如 ( 路徒 PLUS 行旅-站前館 )
		2 徐碩亨 ( 洛基大飯店新仕界 )
		3 翁繪嵐 ( 大地清旅 )
		4 張毅曾 ( 台北中山意舍酒店 )
		5 彭天生 ( 兄弟大飯店 )
		6 廖國秀 ( 晶華酒店 )
個人組 (共 12 名)	基層員工組	1 余婉青 ( 大地清旅 )
		2 陳宇彤 ( 晶華酒店 )
		3 郭金蘭 ( 春天酒店 )
		4 張珮筠 ( 宜津美侖大飯店 )
		5 梁紫綺 ( 神旺商務酒店 )
		6 康毓容 ( 台北萬豪酒店 )



➤ Taipei City business premises good health independent management.

There are only six top-rated hotels in all of Taipei—two of which are amba Hotels, with one additional receiving an excellent rating.

臺北市府衛生局  
臺北市營業場所衛生優良自主管理分級認證業者名冊【旅館業】

編號	報名類別	業者名稱	營業場所地址	評核結果	認證有效日期
1	旅館業	雲品國際酒店股份有限公司台北分公司	大同區承德路1段3號	特優	116年12月31日
2	旅館業	福容大飯店台北一館	大安區建國南路一段266號	特優	116年12月31日
3	旅館業	群欣置業股份有限公司中山分公司 (台北中山意舍酒店)	中山北路二段57-1號	特優	116年12月31日
4	旅館業	群欣置業股份有限公司松山分公司 (台北松山意舍酒店)	南港區市民大道七段8號17樓	特優	116年12月31日
5	旅館業	晶華國際酒店股份有限公司	中山區中山北路一段39巷3號	特優	116年12月31日
6	旅館業	臺北錢華商旅敦北館 (Simple+ Hotel 錢華敦北館)	松山區敦化北路4巷52號	特優	116年12月31日
7	旅館業	丹迪旅店股份有限公司(丹迪旅店天母店)	士林區中山北路六段728巷2號1-7樓	優	116年12月31日
8	旅館業	柯達大飯店敦南店 (柯達大飯店台北敦南)	大安區敦化南路二段238號	優	116年12月31日
9	旅館業	良晨股份有限公司 (怡品商旅)	大安區忠孝東路四段87號14F	優	116年12月31日
10	旅館業	金慶實業股份有限公司中山分公司 (台北中山九昱希爾頓逸林酒店)	中山區中山北路一段123號	優	116年12月31日
11	旅館業	老爺大酒店股份有限公司 (老爺大酒店)	中山區中山北路二段37-1號	優	116年12月31日
12	旅館業	台北錢華商旅股份有限公司 (台北錢華商旅松江館)	中山區一江街3號	優	116年12月31日
13	旅館業	丹迪實業股份有限公司(丹迪旅店天津店)	中山區天津街70號	優	116年12月31日
14	旅館業	花園飯店股份有限公司(喜瑞飯店)	中山區長安東路一段64號	優	116年12月31日
15	旅館業	洛基實業股份有限公司南京東路分公司	中山區南京東路三段8號	優	116年12月31日
16	旅館業	洛基實業股份有限公司建國北路分公司	中山區建國北路一段140號	優	116年12月31日
17	旅館業	洛基大飯店舞衣新宿南京館	中山區南京東路2段163號2樓	優	116年12月31日
18	旅館業	洛基實業股份有限公司山水閣分公司	中山區中山北路二段181號	優	116年12月31日
19	旅館業	洛基實業股份有限公司林森分公司	中山區林森北路617號	優	116年12月31日
20	旅館業	台灣糖業股份有限公司 (台糖台北會館)	中正區中華路一段39號	優	116年12月31日
21	旅館業	雅齊旅館股份有限公司 (北行旅 N hotel)	中正區重慶南路一段86號3-5樓	優	116年12月31日
22	旅館業	洛基實業股份有限公司花華分館分公司	中正區漢口街一段36號	優	116年12月31日
23	旅館業	新驛旅店	中正區懷寧街7號	優	116年12月31日
24	旅館業	摩天廣場股份有限公司 (首都大飯店松山館)	松山區八德路4段658號	優	116年12月31日
25	旅館業	聖雄商旅 (小隱居商旅)	松山區基隆路一段8號17-18樓	優	116年12月31日
26	旅館業	洛基實業股份有限公司三貝茲分公司	松山區八德路4段16號	優	116年12月31日
27	旅館業	錦昌旅館股份有限公司 (錦昌行旅)	信義區松南路88號	優	116年12月31日
28	旅館業	群欣置業股份有限公司武昌分公司 (台北西門町意舍酒店)	萬華區武昌街2段77號1樓及5樓至10樓	優	116年12月31日
29	旅館業	華麗大飯店企業股份有限公司 (華麗大飯店)	萬華區康定路11號	優	116年12月31日
30	旅館業	東驛商務旅館股份有限公司 (東驛商務旅館)	萬華區昆明街76號8樓	優	116年12月31日
31	旅館業	宏都金殿大飯店	大安區安和路二段100號2-9樓	良	116年12月31日
32	旅館業	北門文旅	大同區長安西路145巷3號	良	116年12月31日
33	旅館業	敦謙國際智能股份有限公司雀客旅館台北車站分公司 (雀客快捷台北車站)	大同區太原路64號	良	116年12月31日
34	旅館業	大員盛實業有限公司 (旅樂序精品旅館 站前三館 Hotel Relax 3)	中正區懷寧街34號	良	116年12月31日
35	旅館業	諾帝克商務國際股份有限公司 (艾捷天麗大飯店)	松山區南京東路四段156號	良	116年12月31日



# CELEBRATE NEW YEAR'S EVE PARTY



## Songshan

### Celebrate New Year's Eve Fluorescence Party

- ◆ Fluorescence Party/ DJ LIVE Show
- ◆ Unlimited sparkling red and white wines paired with party snacks.
- ◆ 100 people

<https://www.amba-hotels.com/tc/songshan/offers/content/new-years-eve-countdown-party>

### Celebrate New Year's Eve Party: Night of casino

- ◆ Casino Style/ DJ LIVE Show
- ◆ Party-exclusive signature cocktails and snacks.
- ◆ 70 people

## Zhongshan



## Ximending

### Celebrate New Year's Eve Party: Party: Disco Style.

- ◆ Disco Style/ The only outdoor party in the West District.
- ◆ Choose any three drinks and enjoy party snacks.
- ◆ 150 people



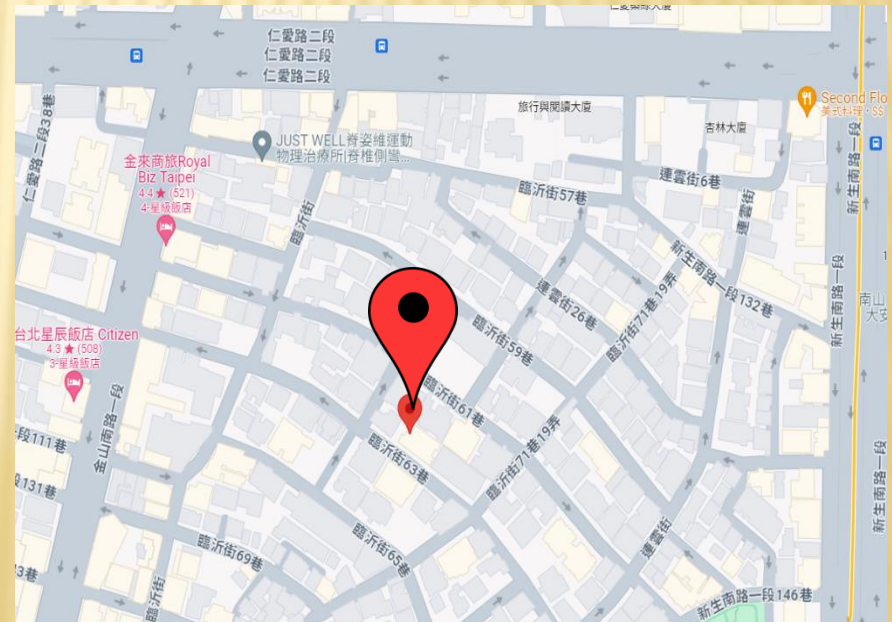
# REAL ESTATE FOR SALE- LINYI RUOZHUO



Lot Area: 131 ping (approx.  
433 square meters)

Building Plan: 7F/B1 Address:  
No. 16, Lane 63, Linyi Street,  
Daan District, Taipei City

Now on sale





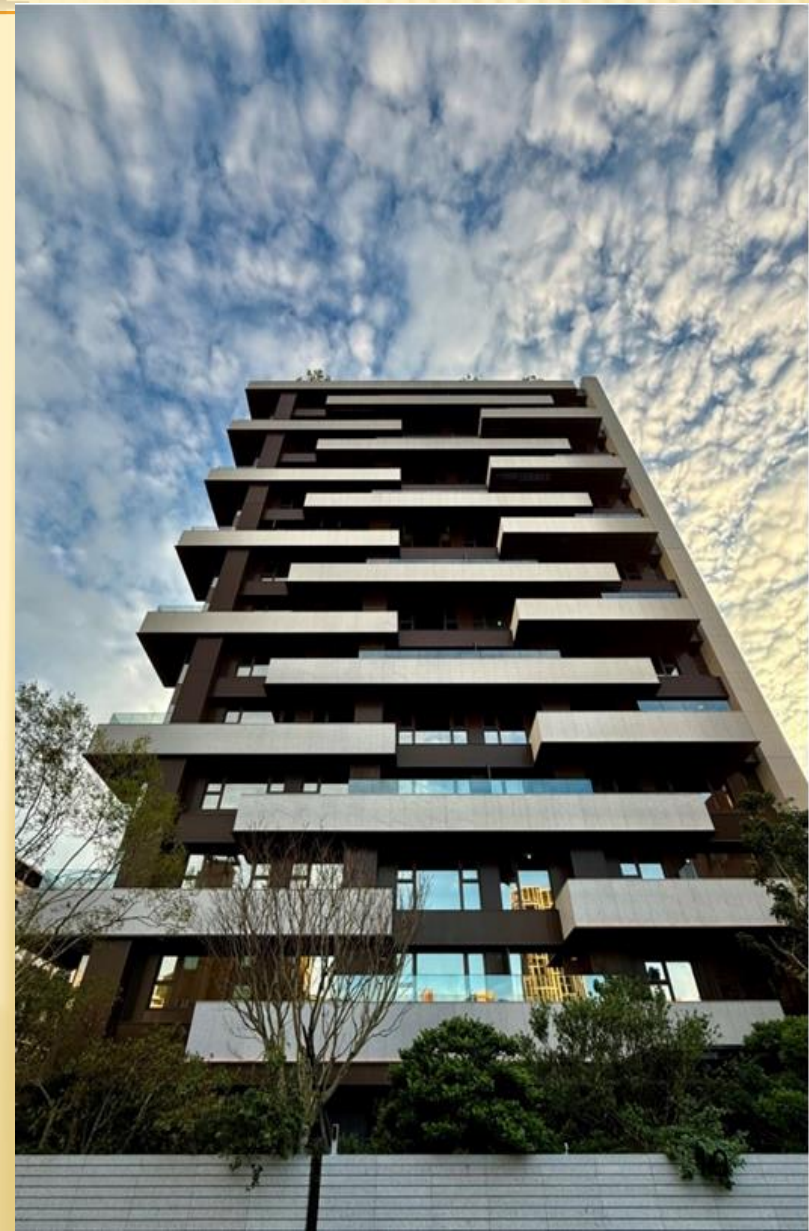
# REAL ESTATE FOR SALE- JING'AN TREE LANGUAGE

Lot Area: 504 ping

Building Plan: 14F/B2

Address: Aly. 7, Ln. 98, Sec. 2, Zhongcheng Rd., Shilin Dist., Taipei City

All the property was transferred to customers in October 2024.



# Profit of Jingan Tree Language

Unit: NTD thousand

Operating income		958,475
Operating costs		719,786
Gross profit		238,689
Gross profit margin		25%
Operating expenses		52,245
Net profit		186,444
Net profit margin		19%

Note : Self-Assessed Income on November 2024.



# REAL ESTATE FOR SALE- YANGMING ZHIYUAN



Lot Area: 487 ping

Building Plan: 14F/B3

Address: No. 112, Sec. 2, Zhiyuan 1st Rd.,  
Beitou Dist., Taipei City

Property was transferred to customers  
in November 2024

Property will expect to complete all  
transferred to customers by the end of  
the year.



# Profit of Yangming Zhiyuan

Unit: NTD thousand

Operating income	555,547
Operating costs	465,431
Gross profit	90,116
Gross profit margin	16%
Operating expenses	19,037
Net profit	71,079
Net profit margin	13%

Note : Self-Assessed Income on November 2024.



# CONSTRUCTING HOUSE- RADIANT CITY CENTER



Lot Area: 1008 ping

Building Plan: 24F/B5

Address: No. 152, Sec. 2, Chengde Rd., Datong Dist., Taipei City

Premium reserved units  
now on sale.





# CONSTRUCTING HOUSE- GREEN LAKE



Lot Area: 927 ping

Building Plan: 30F/B4

Address: No. 685, Sec. 1, Neihu Rd.,  
Neihu Dist., Taipei City

An urban renewal project with  
nearly 200 units.

Construction started on 7/30.

Now on sale.





# AWAITING APPROVAL -XINYI ANHE



Lot Area: 679 ping  
Building Plan: 23F/B4  
Address: No. 13, Sec. 2, Anhe Rd.,  
Da'an Dist., Taipei City  
Applied in September 2023



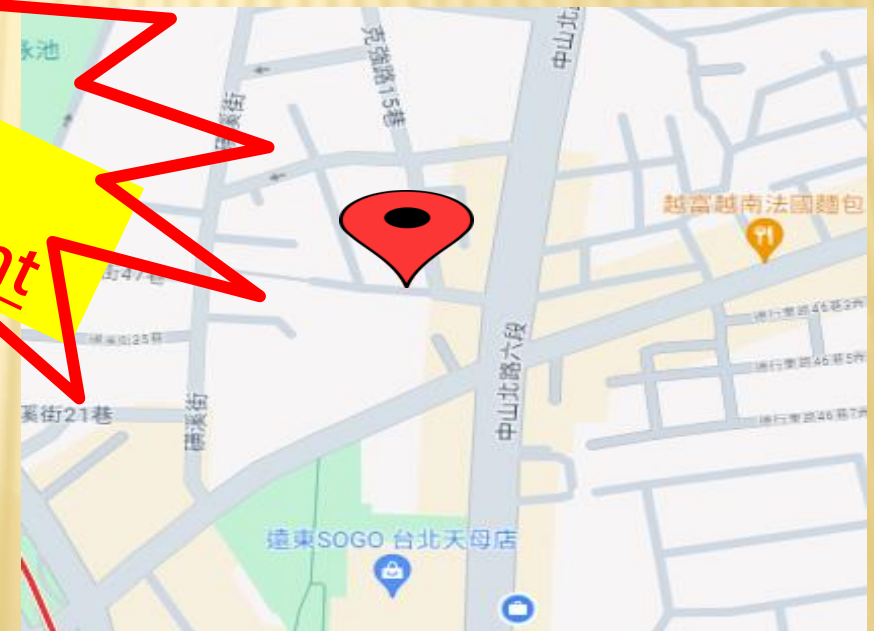
# AWAITING APPROVAL – SDC157



Lot Area: 388 ping  
Building Plan: 11F/B3  
Address: Ln. 157, Sec. 6, Zhongshan N.  
Rd., Shilin Dist., Taipei City

It expected to receive urban renewal  
project approval in early 2025 and  
begin construction.

**The 168 project  
with 100% consent**





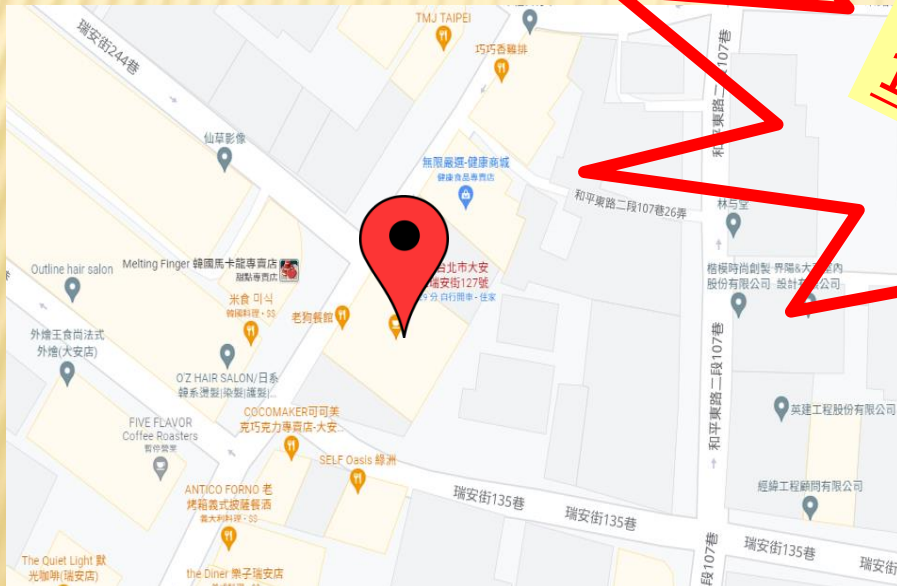
# AWAITING APPROVAL- RUI'AN ST.

Lot Area: 529 ping

Building Plan: 23F/B4

Address: No. 133, Ruian St.,  
Daan Dist., Taipei City

**Applied in April 2024**



**The 168 project with**  
**100% consent**



# SUCCESSFUL INTEGRATION CASE- XINYI SONGDE

- ✘ Address: Ln. 236, Sec. 5, Zhongxiao E. Rd., Xinyi Dist., Taipei City
- ✘ Lot Area: **1,127** ping
- ✘ Total floor area : 8,959 ping
- ✘ Building Plan 24F/B4
- ✘ Number of landowners:  
116 households / 150 people
- ✘ Integration progress:  
Approximately 90% agreement
- ✘ Estimated submission time for urban renewal approval:  
First quarter of 2025.







士林開發  
Shihlin Development

## 經典作品及預推個案



### 大溪隄館 |

天母、磺溪，基地 532 坪，15F/B3F



### 小溪隄館 |

天母、磺溪，基地 201 坪，14F/B1F



### 木蘭居 B 座 |

天母、磺溪，基地 526 坪，15F/B2F



### 木蘭居 C 座 |

天母、磺溪，基地 495 坪，13F/B2F



### 陽明致遠 |

石牌、石牌國小，基地 488 坪，14F/B3F



### 城心曜曜 |

民權西、雙連，基地 1,008 坪，24F/B5F



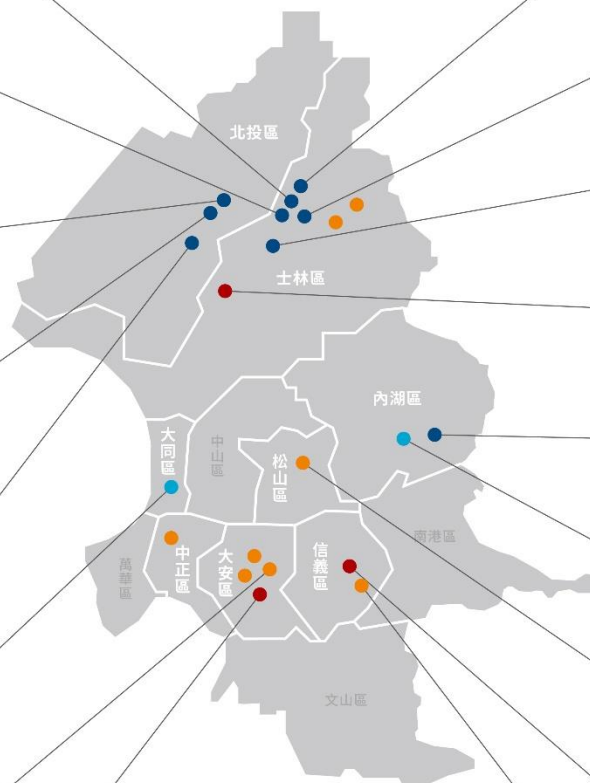
### 東豐街案 |

大安名人巷、仁愛圓環，基地 957 坪，23F/B5F



### 瑞安街案 |

瑞安、大安森林公園，基地 529 坪，23F/B4F



### 溪霞館 |

天母、磺溪，基地 532 坪，13F/B3F



### 靜安樹語 |

天母、士東市場，基地 505 坪，14F/B2F



### 知田 |

天母、芝山，基地 707 坪，14F/B4F



### 仰德 157 |

天母、芝山，基地 388 坪，11F/B3F



### 初羽燦燦 |

內湖、三總，基地 443 坪，14F/B4F



### 碧湖雲景 |

內湖、港墘站，基地 927 坪，30F/B4F



### 富錦街案 |

敦化北路、民生社區，基地 1,110 坪，19F/B4F



### 信義安和案 |

信義安和站，基地 679 坪，24F/B4F



### 信義松德案 |

信義計畫區、松德路，基地 1,130 坪，24F/B4F



● 已完工 ● 興建中 ● 審議中 ● 規劃中

# REAL ESTATE MARKET OUTLOOK

- ◆ In the third quarter of 2024, the number of residential units representing market demand increased by an average of 12% across Taiwan over the past decade. Meanwhile, the ten-year growth rate of residential stock, representing new supply, reached 12.6%, resulting in a gap of **-0.6%**. This indicates that the overall average demand growth in Taiwan has not kept pace with the increase in supply.
- ◆ However, in Taipei City, where the company mainly operates its projects, the difference between the two growth rates is **+12.1%**. This suggests that the demand for residential housing in Taipei City significantly exceeds the supply, marking the highest gap in Taiwan.





## 2024年9月、10月新成屋、預售屋揭露統計

區域	10月件數	9月件數	交易量成長率	10月每坪房價	9月每坪房價	價格成長率
台北市	196	285	-31.22%	129.31萬	119.55萬	8.16%
新北市	1275	1447	-11.88%	59.28萬	61.05萬	-2.89%
桃園市	1201	2201	-45.43%	36.46萬	37.22萬	-2.04%
台中市	1262	1782	-29.18%	42.85萬	41.5萬	3.25%
台南市	590	771	-23.47%	33.5萬	32.34萬	3.58%
高雄市	923	1666	-44.59%	36.06萬	35.25萬	2.29%
合計	5447	8152	-33.18%	--	--	--

10月揭露件數為彙整8月11日至9月10日成交區間（10月21日製表），9月揭露件數則是7月11日至8月10日成交區間（9月27日製表）

資料來源：住展雜誌

製表：記者蔡佩蓉

2024年9月、10月新成屋、預售屋揭露統計。圖 / 住展雜誌

# CONCLUSION:

- ◆ After the pandemic, the restaurant and hotel business has gradually improved, and it is expected to maintain profitability for two consecutive years.
- ◆ The land development business has entered the harvesting phase. This year, two projects have been completed, contributing to revenue, profit, and cash flow.
- ◆ Two ongoing construction projects ("Radiant City Center" and "Green Lake") are also being actively pre-sale.
- ◆ By 2025, two "168" special projects will officially begin construction. Preparations for development projects are continuously being integrated, aiming for multiple simultaneous launches in the future, ensuring stable revenue and profit for the company.
- ◆ Not only developing land, but also caring for the land, caring for the city, and especially caring for the interaction between people and architecture — continuing to explore and understand the city.



Q & A