

TOTAL TAIWAN REPORT

Report Date: May 27, 2020

GIVEN INFORMATION

Order ID: SAMPLE
 Given Name: SAMPLE CONSTRUCTION CO., LTD.
 Remark: See report for subject's correct English name.
 Given Address: 高雄市三民區建國一路***號**樓 TAIWAN
 Remark: Given address is actual operating office address.
 Given telephone number: 07-780****
 Remark: The given telephone number is used by the actual operating address.

NEGATIVE NEWS OVERVIEW

Chattel Mortgage Record	0
Dishonored Account Record	0
Dishonored Account Record of Chief Executive	0
Forbidden Bidder Record	0
Litigation Record	0

FINANCIAL INDICATION OF INDUSTRY

Industrial Code: 590100 (REAL ESTATE INVESTMENT)

Item	THE MAJOR FINANCIAL RATIOS	2018 MEDIAN
Financial Structure Analysis	Debt to Assets (%)	49.58
	Long Term Funds To Fixed Assets (%)	9,214.72
Liquidity Analysis	Current Ratio (%)	195.05
	Quick Ratio (%)	37.32
	Interest Coverage Ratio (Times)	7.52
Operating Performance Analysis	Receivable Turnover (Times)	18.50
	Average Collection Period	19.55
	Inventory Turnover (Times)	0.26
	Average Days to Sell Inventory	1,410.45
	Fixed Assets Turnover (Times)	19.52
	Total Assets Turnover (Times)	0.17
	Payable Turnover (Times)	5.04
	Average Payment Period	72.00
	Equity turnover(%)	0.34



Return On Investment Analysis	Return On Total Assets (%)	2.47
	Return On Net Worth (%)	5.07
	Operating Income Ratio (%)	11.69
	Income Before Tax To Paid up Capital (%)	9.42
	Net Income Ratio(%)	12.86
	Gross profit margin(%)	25.74
Cash Flow Analysis	Cash Flow Ratio (%)	2.06
	Cash Reinvestment Ratio (%)	-0.57

The above information is based on the data from General Corporation Financial Analysis in Taiwan in 2019.

BASIC INFORMATION

Chinese Name:	N/A
English Name:	SAMPLE CONSTRUCTION CO., LTD.
Registered Address:	**F, No. *, Lane ***, Zhenglong St., Sanlong Village, Daliao District, Kaohsiung City, Taiwan, R.O.C.
Communication Address:	**F, No. ***, Jianguo *** Rd., Sanmin District, Kaohsiung City, Taiwan, R.O.C.
URL:	www.sample.com
Tel.:	07-780-****
Fax:	07-777-****
Company Status:	Active
Registration No.:	2894****
Registered Authority:	Kaohsiung City Government
Paid-in Capital:	TWD 100,000 (UNIT: TWD 1,000)
Legal Representative:	LU, ****_****
No. of Employees:	N/A
Established:	Mar. **, 20**
Business Type:	Service Industry (REAL ESTATE INVESTMENT)
NACE CODE :	4110(Development of building projects)
SIC CODE :	6552(Land Subdividers and Developers, Except Cemeteries)
Business Size:	Medium enterprise
Legal Form:	Limited liability company

FACTORY OR BRANCH OFFICE

Operating address



Address: **F, No. ***, Jianguo *** Rd., Sanmin District, Kaohsiung City, Taiwan, R.O.C.
Tel: 07-780-****
Fax: 07-777-****

MAJOR AFFILIATE(S)

SAMPLE INDUSTRIAL CO., LTD.

Registration No.: 0751****
Person-in-Charge: LU, ****_****
Major Business Activities: Residence and building development, rental and sales

*SAMPLE URBAN LAND CONSOLIDATION CO., LTD.

Registration No.: 1627****
Person-in-Charge: LU, ****_***
Major Business Activities: Agency of urban renewal, non-urban land planning/development; real estate development, rental and sales; reforestation

*SAMPLE LEISURE BUSINESS CO., LTD.

Registration No.: 5313****
Person-in-Charge: LU, ****_**
Major Business Activities: Hotel and leisure business

*SAMPLE LAND CONSOLIDATION CO., LTD.

Registration No.: 2854****
Person-in-Charge: LU, ****_****
Major Business Activities: Zone expropriation and urban land readjustment agency

*SAMPLE CO., LTD.

Registration No.: 1619****
Person-in-Charge: LU, ****_****
Major Business Activities: Rental and hotel business

*SAMPLE CONSTRUCTION ENGINEERING CO., LTD.

Registration No.: 1605****
Person-in-Charge: WU, ***_**
Major Business Activities: Comprehensive construction

HISTORY

Subject's name has not been changed since its establishment.

BUSINESS ACTIVITIES AT PRESENT

Residence and building development, rental and sales

VARIATION OF CAPITAL(UNIT: TWD 1,000)

Date	Registered Capital	Paid-in Capital
Jul. 20**	100,000	100,000

COMPANY STRUCTURE

Non-Family Enterprise

DIRECTORS & SUPERVISORS

Position	Name	Investment Amount (UNIT: TWD 1,000)	Percentage of Total
Director	LU, ****_****	10,000	10.00

Shareholder

Name	Position	Investment Amount (UNIT: TWD 1,000)	Percentage of Total
LU, ****_****	Director	10,000	10.00

BUILDING REGISTRATION

Operating address

Building: 917.26 m²
Rented

Note: The above property right information is provided by local land administration authority/indirect sources. For your reference only.

1. The above information excludes building without the first registration of building's ownership.

MORTGAGE OF TANGIBLE ASSETS RECORDS

Subject has been reported no mortgage record on its tangible assets.

Note: The above information is based on the data obtained from the concerned authorities.

BUSINESS RESULTS (UNIT: TWD 1,000)

NA

TRADE REFERENCES: (LOCAL SUPPLIERS)

Construction project

Suppliers: SAMPLE SITE CONSTRUCTION CO., LTD.
Registration No.: 9466****
Payment Terms: Conclusion of contract 100%
Delayed payment record: NA
Percentage of Total Purchase: NA

TRADE REFERENCES: (OVERSEAS SUPPLIERS)

NA

TRADE REFERENCES: (LOCAL CUSTOMERS)

Sales of houses

Customers: GENERAL CONSUMERS
Collection Terms: Conclusion of contract 100%
Delayed collection record: NA
Percentage of Total Sales: NA

Sales of houses

Customers: CORPORATIONS
Collection Terms: Conclusion of contract 100%
Delayed collection record: NA
Percentage of Total Sales: NA

TRADE REFERENCES: (OVERSEAS CUSTOMERS)

NA

BANKS

NA

DISHONORED BANKING RECORD

No dishonored banking record of subject has been found.

No dishonored banking record of subject's Director has been found.

Data Validity: May 22, 2020.

Note: The above information is available only for reference. Given that the dishonored check may be paid off, and the notation of payoff may be completed by subject later, along with restrictions imposed by the information source or update date, the provided information might not be complete.

WATCH LIST

Subject was not found in the Watch List.

The sources are the Dow Jones database and the official websites in various countries. This is for reference only.

BIDDING FORBIDDEN RECORD

Subject has not been listed as a forbidden bidder for government purchases.

Note: The above information is based on the announcement by concerned government authorities such as Public Construction Commission, Executive Yuan, which is for your reference only.

PUBLIC LITIGATION RECORD

Subject has not been reported any court judgment records in the last two years.

Note: The above information is based on the announcement by Judicial Yuan. Only up to 20 latest records are provided for your reference only.

REGISTRATION OF PATENTS

Subject's registration of patents in recent 5 years is as follows:

Granted Inventions						Utility Models						Designs					
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2015	2016	2017	2018	2019	2020/1-5	2015	2016	2017	2018	2019	2020/1-5	2015	2016	2017	2018	2019	2020/1-5

Note: The above information is based on the data obtained from the concerned authorities. The number of registration of patents does not include the data before subject changed name. This is for reference only.

REGISTRATION OF TRADEMARKS :

Subject has no registration of trademarks including those expired.

Note: The above information is based on the data obtained from the concerned authorities. The number of registration of trademarks does not include the data before subject changed name. This is for reference only.

IMPORT & EXPORT VALUE

	2019	2018	2017
Export Value (USD 1,000,000)	0	0	0
Import Value (USD 1,000,000)	0	0	0

Note: The above information is from Bureau of Foreign Trade of the Ministry of Economic Affairs.

FINANCIAL PROFILE FOR YEARS: (UNIT: TWD 1,000)

NA

IMPORTANT NEWS FROM THE MEDIA

Sources indicate that no negative news related to subject has been found in the recent two years.

GENERAL INFORMATION

I. INDUSTRIAL TREND

Building

According to research of Chung-Hua Institution for Economic Research and Taiwan Institute of Economic Research, income recognition of construction projects surged due to railway reconstruction, light rail construction, maritime engineering and a homecoming wave of Taiwanese companies which triggers the demand for lands, factory constructions and commercial buildings. According to Taiwan Institute of Economic Research, around 40% of related operators take a rosy outlook on the housing market after the COVID-19 pandemic eased although the real estate market slumped during the COVID-19 outbreak. However, Taiwan Construction Research Institute pointed that the construction industry is highly localized. However, the shipping of sand and stones postpones, and the manpower is short. Hence, the construction cost increases continually. It will affect related work progresses.

II . FINANCIAL AND SOLVENCY STATUS

NA

III. CURRENT OPERATION & PROSPECT

BUSINESS CONTENTS:

Subject is engaged in the residence and building development, rental and sales. At present, construction work is outsourced to SAMPLE SITE CONSTRUCTION CO., LTD., and products are mainly sold to the public and general corporations in Kaohsiung and Tainan.

COMPANY'S FEATURES:

Subject was established by LU, ****-**** (registered person-in-charge) in 20**. LU, ****-****'s family also invests in many affiliates in charge of real estate investment, urban land readjustment and hotel management. Subject and its affiliates are together known as the Sample Group. SAMPLE INDUSTRIAL CO., LTD. of the Group is a listed company in Taiwan. Subject's operating office is rented on **F, No. ***, Jianguo *** Rd., Sanmin District, Kaohsiung City, Taiwan, R.O.C.

PROSPECT:

Subject applied for 2 construction licenses in 20**, indicating it has 2 construction projects in progress. The projects are in S. Dist., Tainan City. However, subject refused to provide any information and financial data, so further knowledge about its operational condition and performance is absent. Only the data above are provided for reference. Caution is needed in transactions with it.

Note: Impacts of COVID-19 on subject's business:

1. Does subject's operation remain normal? Yes.
2. Is subject's business affected by the pandemic? Unknown.
3. Is subject planning to reduce or cancel imports from Mainland China and seek other import regions to diversify risks? Subject has no import business.
4. What kind of support and cooperation does subject expect from suppliers in Mainland China and other countries, such as changes or extension of payment terms? Subject has no import business.
5. Does subject have any plans of layoffs or business downsizing? Unknown.

TOTAL CREDIT'S APPRAISAL

TCA	NR
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Explanatory notes on Total Credit's Appraisal (TCA)

TCA1	Strongly Recommended	Credit or business dealings strongly recommended.
TCA2	Recommended	Credit or business dealings recommended.

TCA3+	Borderline +	Credit or business dealings recommended supported with a regular monitoring basis.
TCA3	Borderline	Credit or business dealings appear acceptable while should be supported with a regular monitoring basis.
TCA3-	Borderline -	Credit or business dealings should be considered upon a close-watch and regular monitoring basis.
TCA4	Caution	Credit or business dealings are advised upon a close-watch and preferably under secured basis.
TCA5	Unacceptable	Credit or business dealings are not advised whereas business dealings, if necessary, should only be upon secured basis.
TCA6	Bankrupt, Liquidation, Deregistration, Dissolution & Business Cessation	Credit or business dealings are not advised due to bankrupt, liquidation, dissolution, deregistration and/or business cessation.
NR	No rating	NR is given where there is insufficient information to facilitate rating. However, it is not to be construed as unfavourable.

Note:	The credit appraisal provides an assessment of the credit worthiness of a company. It takes into account all significant elements of credit including company history, management background & credit record, financial position, payment history & credit record, business performance, overall market conditions, market trend and reputation of the company.
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END OF REPORT