



IS DONGSEO

Investor Relations 2020

www.isdongseo.co.kr



Disclaimer

This material was prepared by IS DONGSEO Co., Ltd. (herein after referred to as the “company”) for the purpose of providing information at the presentation for institutional investors and general investors. Please be noted that it is prohibited to take out, copy, and/or redistribute the material to others.

The attendance at this presentation will be deemed as an agreement to comply with the above restrictions, and violations of the restrictions shall be treated as being equivalent to the violation of related securities transaction laws.

All information related to the company’s management performance and financial performance contained in this material is prepared in accordance with the corporate accounting standards. The “forecast information” contained in this material are information that have not gone through individual verification processes. These are related to future events, not past, and refer to the expected management status and financial performance of the company in the future, and the descriptions include the words, such as ‘forecast’, ‘outlook’, ‘plan’, ‘expectation’, ‘(E)’, and etc..

The above “forecast information” is influenced by changes in the future business environment, and inherently includes uncertainty. Due to this uncertainty, a significant difference may occur between the actual future performance and what is stated or implied in the “forecast information”. In addition, the future outlooks are based on the current date of the presentation with the considerations of current market conditions and the company’s management directions and may be changed in accordance with future market environment changes and changes in strategy without a separate notice.

Please be noted that the company and the executives are not responsible for any losses incurred from the use of this material (including negligence and other cases).

This material does not consist of a recommendation on an offer, sale, and/or subscription of the shares, and no part of this material can be the basis or grounds for related contracts, agreements, and/or investment decisions. All investment decisions related to share purchasing shall only be based on the information provided through the securities reports and/or investment prospectus submitted to the Financial Services Commission.

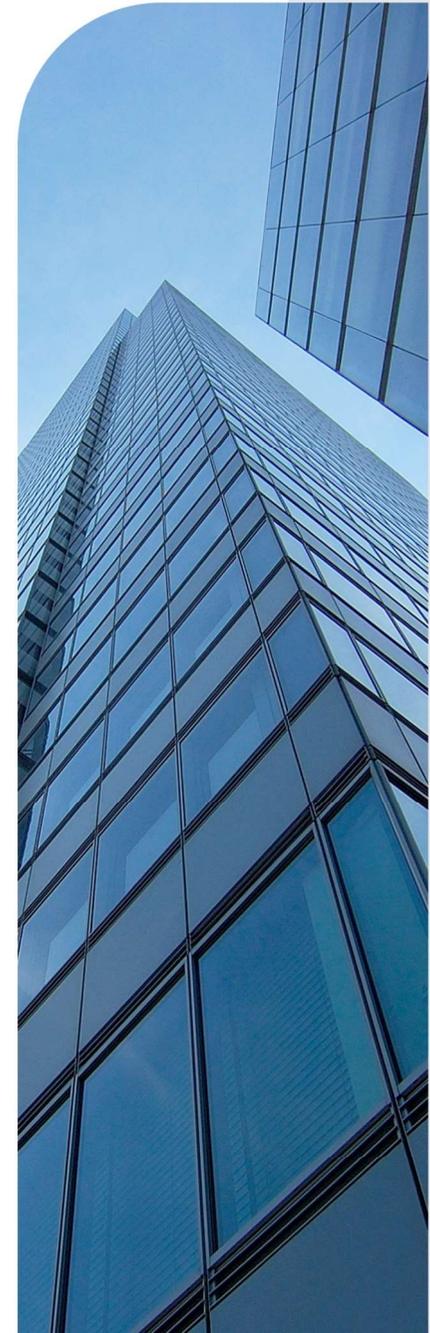


TABLE OF CONTENTS

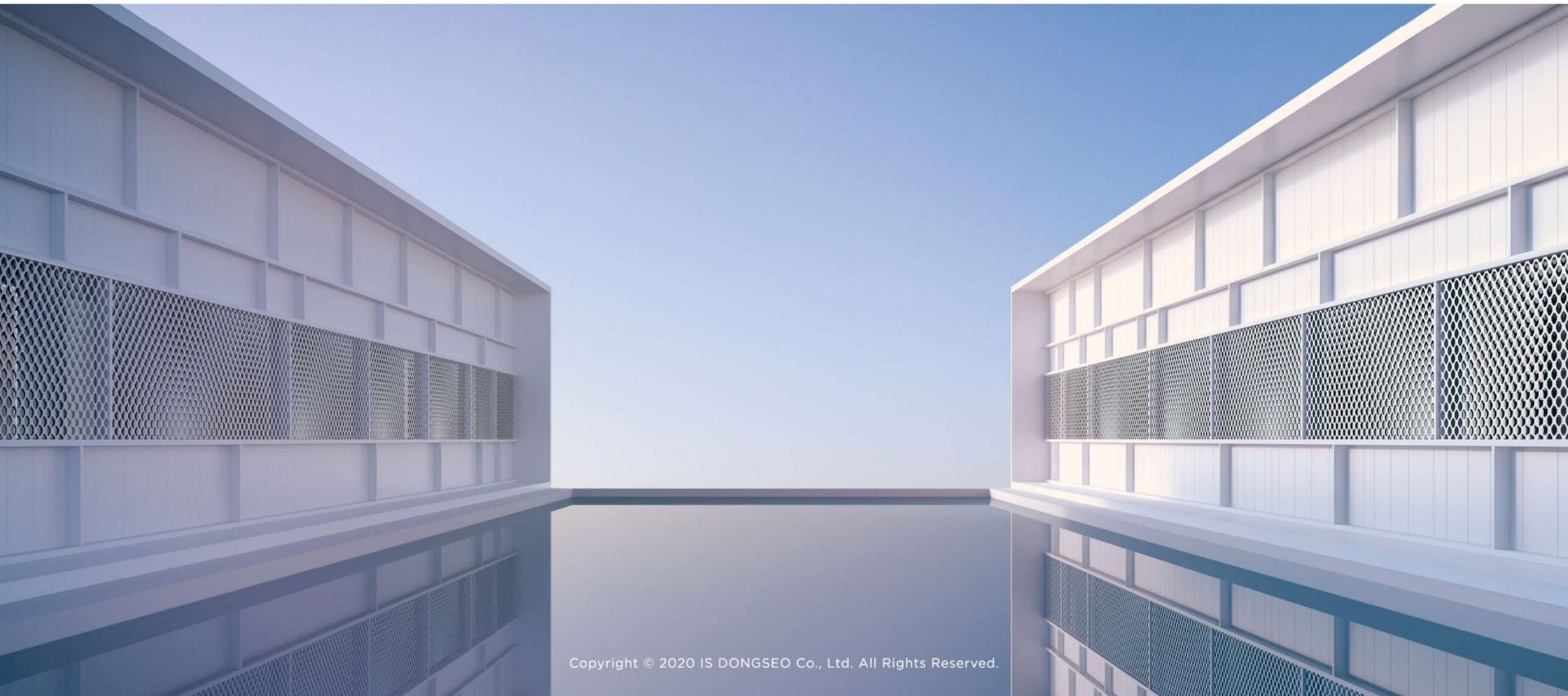
IS DONGSEO Co., Ltd.
INVESTOR RELATIONS
2020

01 Investment Highlights

- Management Performance
- Summarized Financial Statement
(Consolidated/Separate)
- Key Financial Indicators

02 Performance by Business Divisions

- Construction Sector
- Non-Construction Sector



01

Investment Highlights

- 01 Management Performance
- 02 Summarized Financial Statement
(Consolidated/Separate)
- 03 Key Financial Indicators

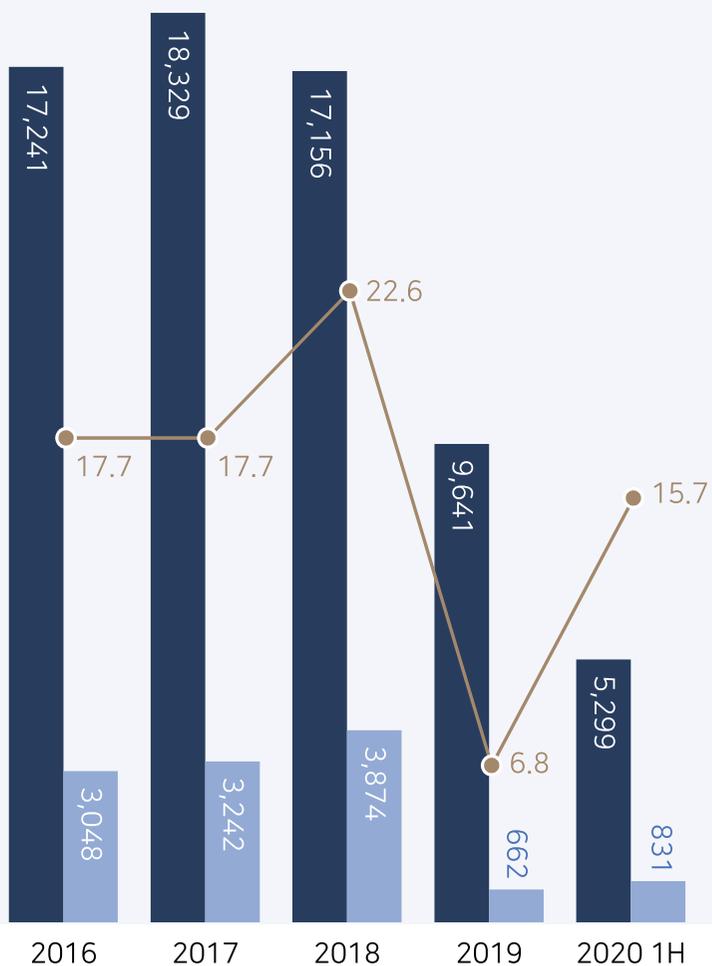
Copyright © 2020 IS DONGSEO Co., Ltd. All Rights Reserved.

IS
IS DONGSEO

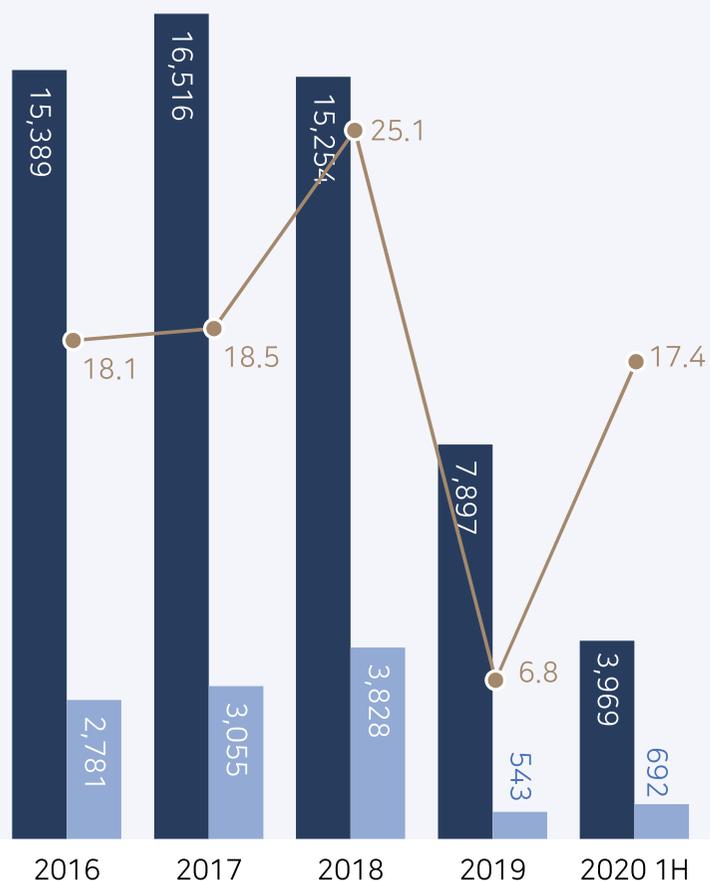
INVESTOR
RELATIONS
2020

■ Sales ■ Business Profits — Business Profits (%)

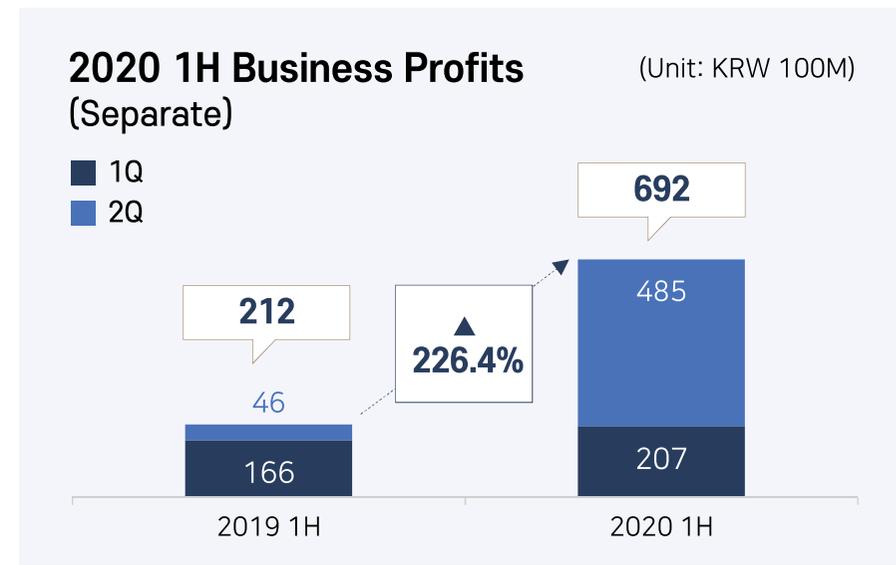
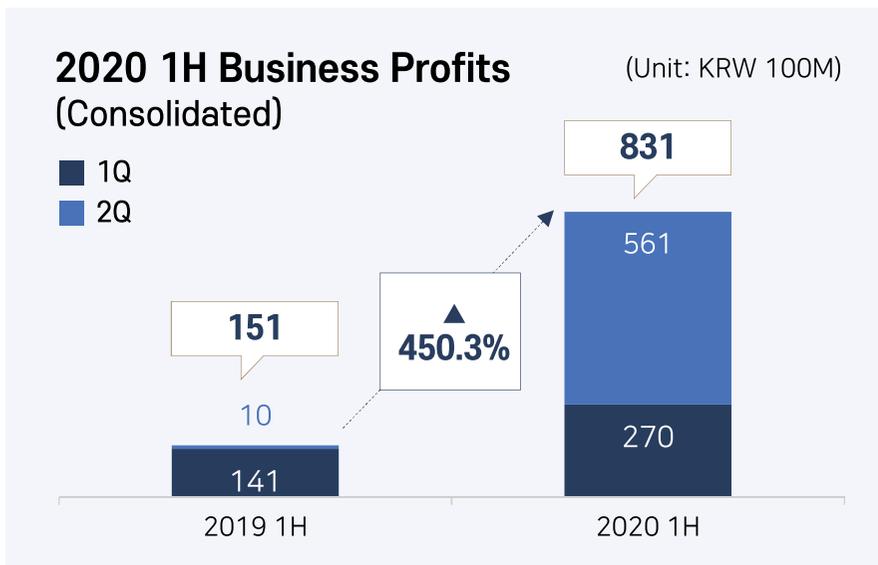
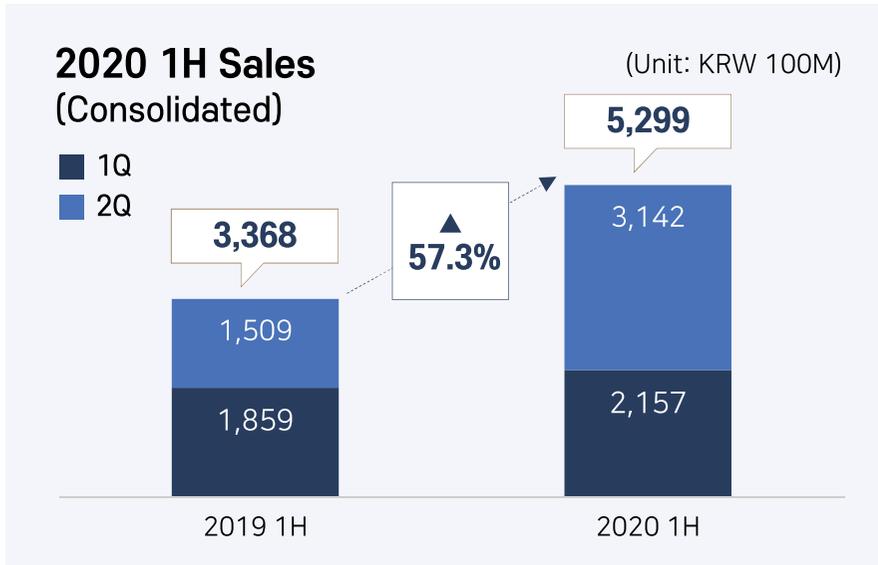
Management Performance (Consolidated) (Unit: KRW 100M, %)



Management Performance (Separate) (Unit: KRW 100M, %)



2020 1H – Sales & Business Profits



Financial Statement

(Unit: KRW 100M, %)

Type	2019 1H	YOY	2020 1H
Liquid Assets	14,050	42.1	19,967
Non-Liquid Assets	13,280	-18.6	10,809
Assets Total	27,330	12.6	30,776
Liquid Liabilities	8,078	47.7	11,929
Non-Liquid Liabilities	6,829	-10.8	6,093
Liabilities Total	14,907	20.9	18,022
Capital	154	-	154
Earned Surplus	6,469	5.4	6,816
Capital	12,423	2.7	12,755
Earned Surplus	27,330	12.6	30,776

Comprehensive Income Statement

(Unit: KRW 100M, %)

Type	2019 1H	YOY	2020 1H
Sales	3,368	57.3	5,299
Sales Cost	2,615	44.9	3,789
Gross Profit	752	100.8	1,510
Sales & Administrative Expenses	602	12.8	679
Business Profits	151	450.3	831
Net Profit before Income Tax Expenses	342	99.1	681
Net Profit	364	2.2	372

Financial Statement

(Unit: KRW 100M, %)

Type	2019 1H	YOY	2020 1H
Liquid Assets	12,696	40.2	17,805
Non-Liquid Assets	9,289	-16.3	7,778
Assets Total	21,985	16.4	25,583
Liquid Liabilities	6,171	60.4	9,901
Non-Liquid Liabilities	5,315	-5.3	5,031
Liabilities Total	11,486	30.0	14,932
Capital	154	-	154
Earned Surplus	6,271	4.6	6,559
Capital	10,499	1.4	10,651
Earned Surplus	21,985	16.4	25,583

Comprehensive Income Statement

(Unit: KRW 100M, %)

Type	2019 1H	YOY	2020 1H
Sales	3,036	30.7	3,969
Sales Cost	2,368	20.7	2,858
Gross Profit	667	66.6	1,111
Sales & Administrative Expenses	456	-8.1	419
Business Profits	211	228.0	692
Net Profit before Income Tax Expenses	383	38.1	529
Net Profit	356	-31.5	244

Management Performance - Consolidated

ROE

(Unit: %)



Debt Ratio

(Unit: %)



Cash & Cashable Assets

(Unit: KRW 100M)



Net Loan

(Unit: KRW 100M)



Management Performance - Separate

ROE

(Unit: %)



Debt Ratio

(Unit: %)



Cash & Cashable Assets

(Unit: KRW 100M)



Net Loan

(Unit: KRW 100M)



02

Performance by Business Divisions

01 Construction Sector

02 Non-Construction Sector

Copyright © 2020 IS DONGSEO Co., Ltd. All Rights Reserved.

IS
IS DONGSEO

INVESTOR
RELATIONS
2020

New Orders

(Unit: KRW 100M)

■ 1Q ■ 2Q ■ Total



Order Backlog

(Unit: KRW 100M)



Sales

(Unit: KRW 100M)

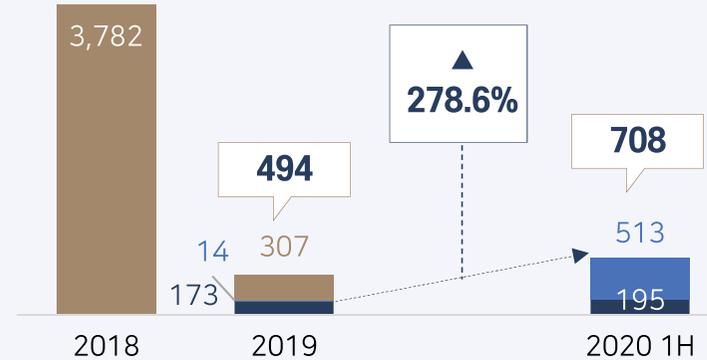
■ 1Q ■ 2Q ■ Total



Business Profits

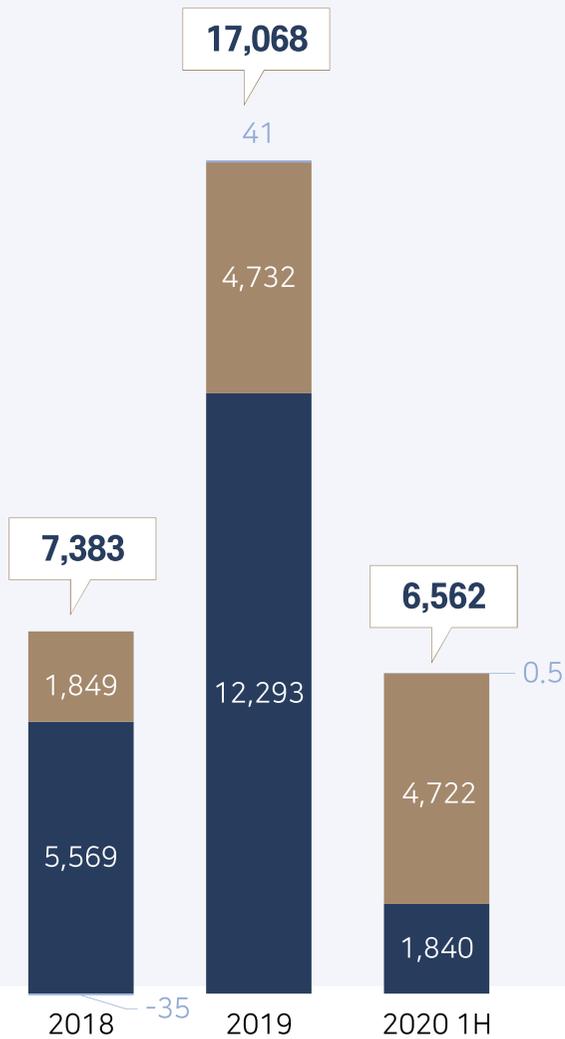
(Unit: KRW 100M)

■ 1Q ■ 2Q ■ Total

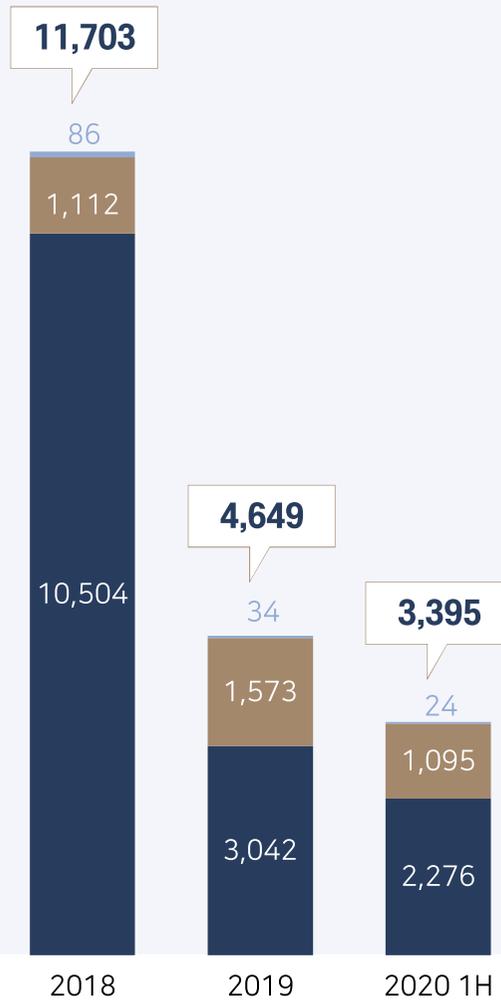


Own Construction Civil Engineering

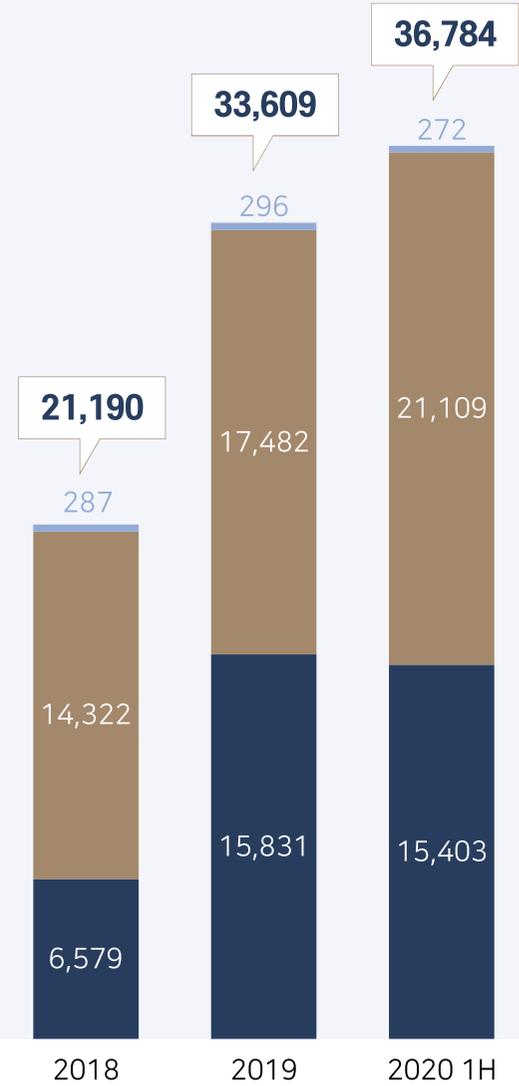
New Order Trend (Unit: KRW 100M)
by Work type



Sales Weight (Unit: KRW 100M)
Trend by Work type



Order Backlog (Unit: KRW 100M)
Trend by Work type



**PROJECT
IN PROGRESS**

(Unit: KRW 100M)

Type	Site Name	Construction Period	Progress	No. of Households	Contract/Subcontract Amount	Rev. Recognition
Own	Eileen-Garden, Suseong Beomeo, Daegu	2018.06 - 2021.04	67.0%	719	4,589	In Progress
	IS BIZ Tower, Misa, Hangang	2018.04 - 2020.05	100%	-	1,372	Transferred
	IS BIZ Tower, Gasan, Seoul	2018.11 - 2021.01	73.8%	-	161	Transferred
	Eileen-Garden, Dongdaegu, Daegu	2019.01 - 2021.10	37.2%	705	3,221	Transferred
	IS BIZ Tower Central, Anyang	2019.03 - 2022.01	24.6%	-	3,522	In Progress + Transferred
	Opera W, Daegu Station, Daegu	2019.10 - 2023.04	9.2%	1,088	5,305	In Progress
	Eileen-Garden, DMC, Deokeun, Goyang	2019.10 - 2022.06	16.3%	206	1,405	Transferred
Subtotal				2,718	19,575	
Sub contract	Eileen-Garden, Bongnae, Busan	2015.03 - 2021.03	68.3%	1,216	2,377	In Progress
	Eileen-Garden, Gwangan, Busan	2018.11 - 2021.03	80.3%	225	534	In Progress
	W, Suseong Beomeo, Daegu	2019.05 - 2023.12	5.2%	1,868	6,802	In Progress
	Eileen-Garden, Jungsan Megok, Ulsan	2019.04 - 2021.10	30.6%	851	1,386	In Progress
Subtotal				4,160	11,099	
Total				6,878	30,674	

**PROJECT
IN PLAN**

(Unit: KRW 100M)

Lotting-out Period	Site Name	No. of Households / m ²	Contract/Subcontract Amount	Own/Subcontract
2020	Oceanlife Eileen-Garden, Busan	1,228	2,477	Subcontract
	Munsu-ro, Ulsan	384	660	Subcontract
	Geumo District 1, Uijeongbu, Gyeonggi	847	1,324	Subcontract
	Jukjeon District 3, Daegu	959	2,285	Subcontract
	Yonghwang District, Gyeongju	874	TBD	Own
Subtotal		4,292	6,746	
2021	Dewon District 3, Changwon	1,470	3,054	Subcontract
	Street Housing Maintenance Project, Yaeumje District 1	191	448	Subcontract
	Yongdu-dong District 2, Daejeon	798	1,418	Subcontract
	Dongseo Town Small-scale Reconstruction Project	210	421	Subcontract
	Deokha District 1, Ulsan	806	TBD	Own
	Deokha District 2, Ulsan	1,148	TBD	Own
Subtotal		4,623	5,341	
2022	Hongdo-dong District 2, Daejeon	483	905	Subcontract
	Subtotal		483	905
TBD	Knowledge Industrial Center, Deokeun, Goyang	Land area around 49,486m ²	TBD	Own
	Jungsan District, Gyeongsan	Land area around 106,128m ²	TBD	Own
Total		5,246	9,542	

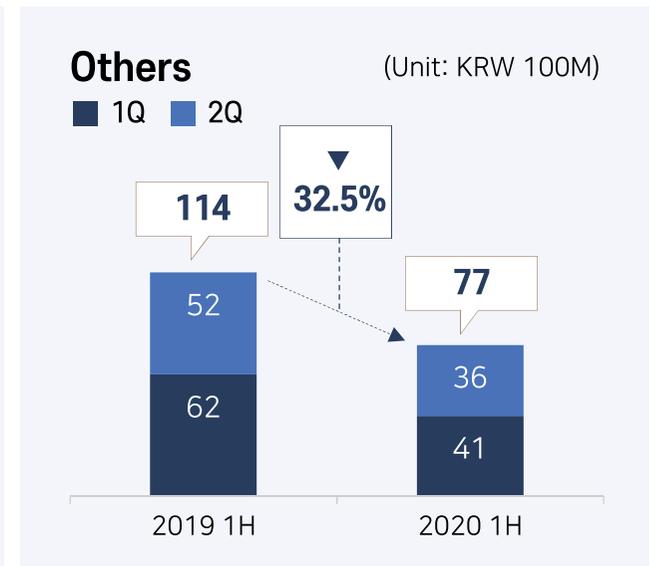
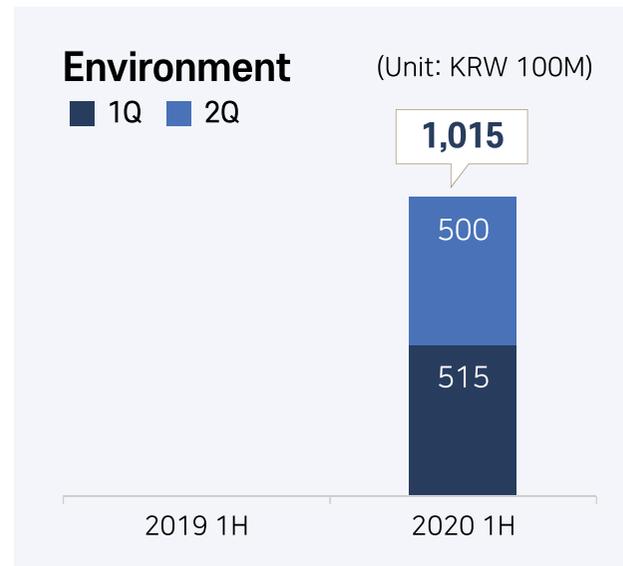
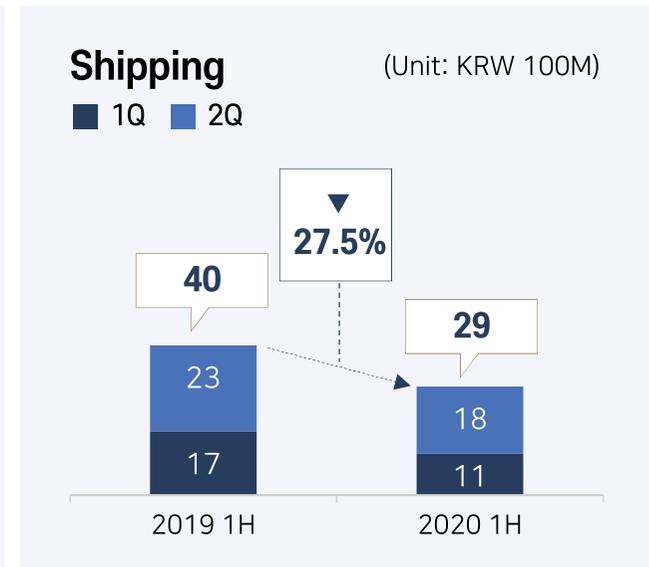
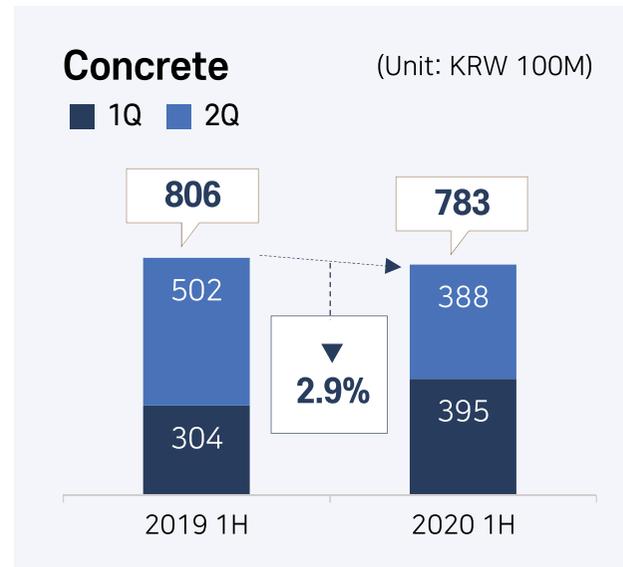
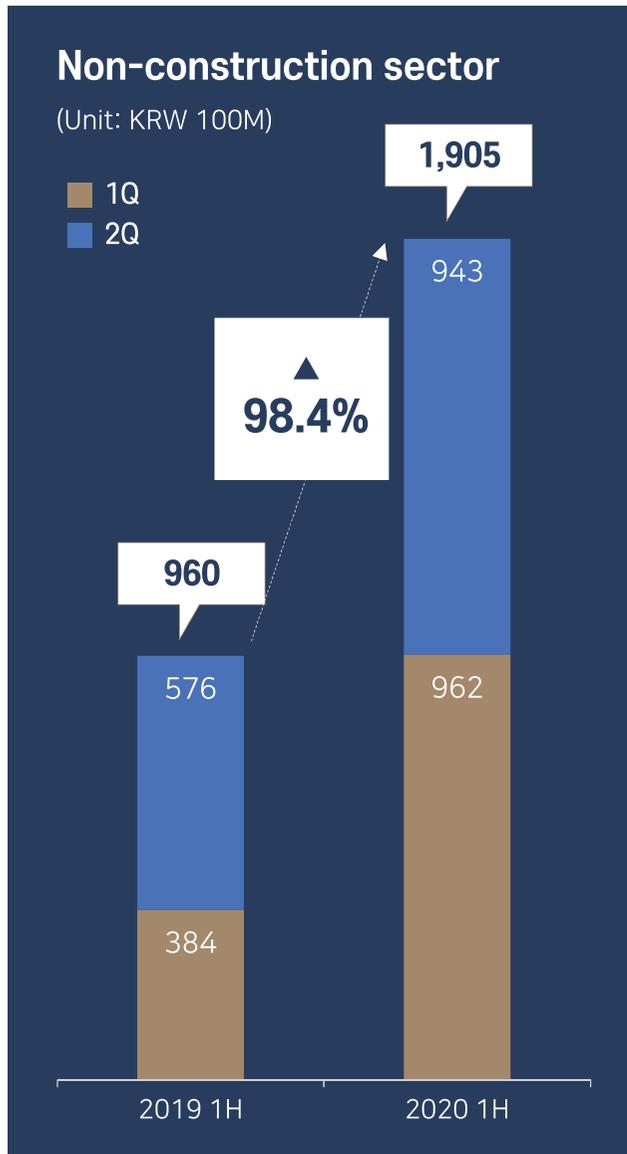


Opera W, Daegu Station, Daegu



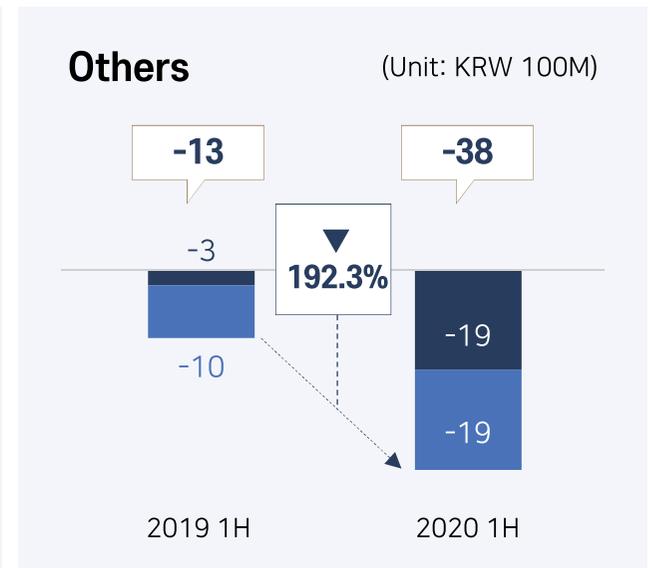
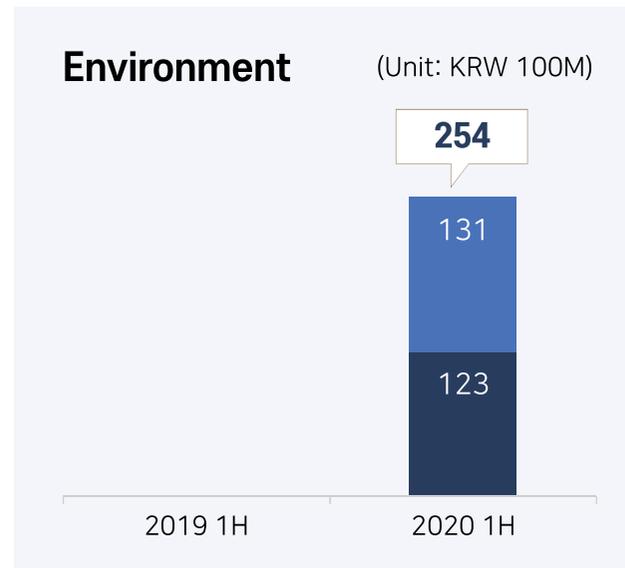
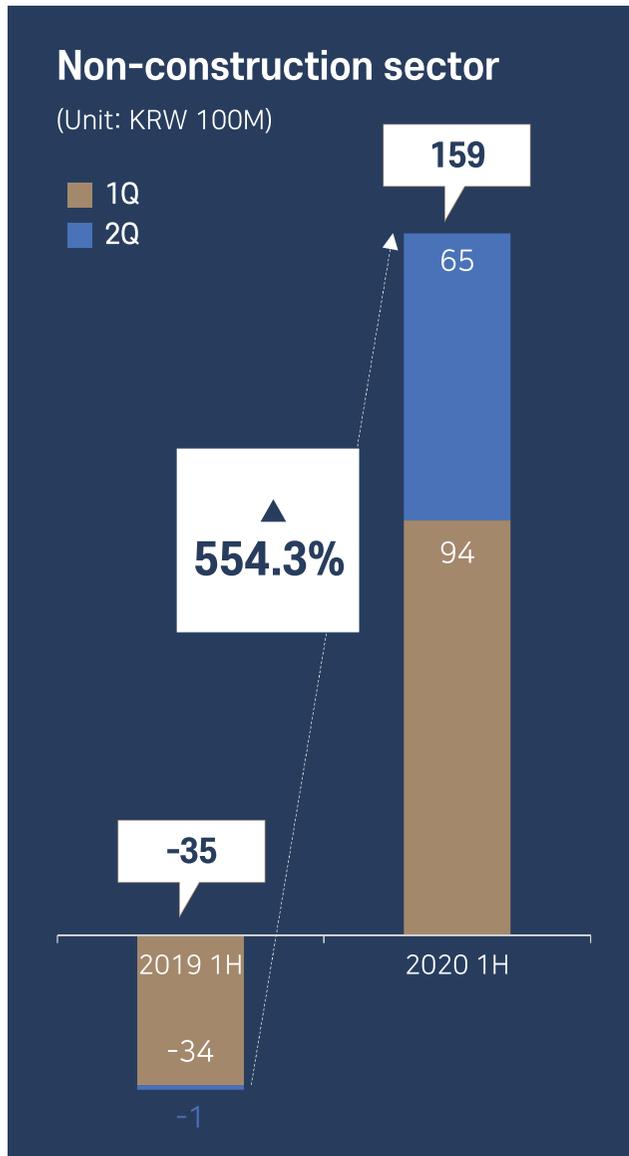
IS BIZ Tower Central, Anyang

Sales Performance



Business Profits Performance

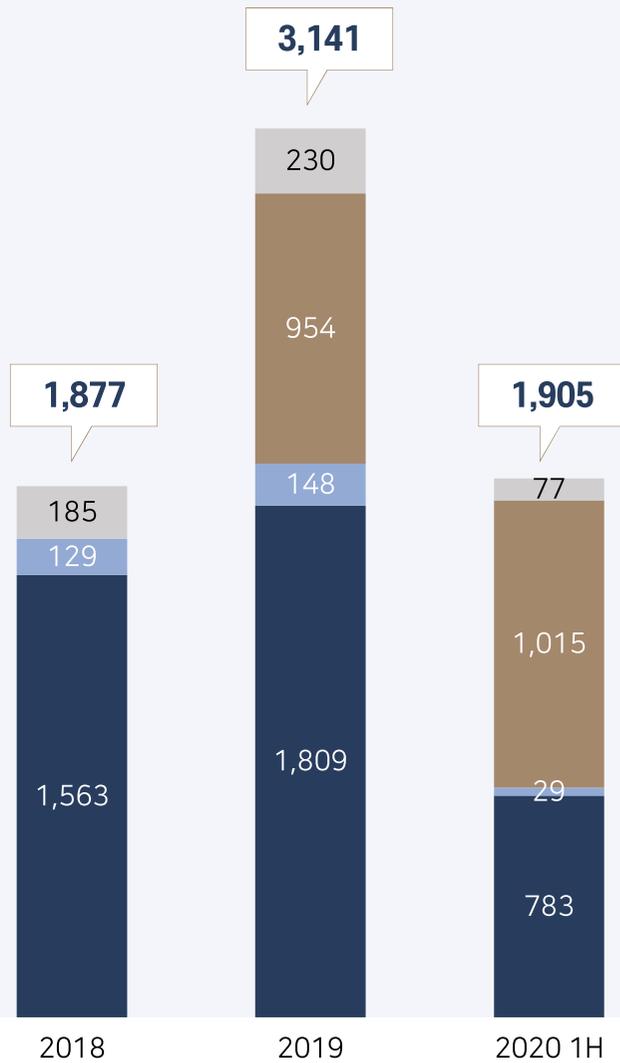
■ 1Q ■ 2Q



■ Concrete ■ Shipping ■ Environment ■ Others

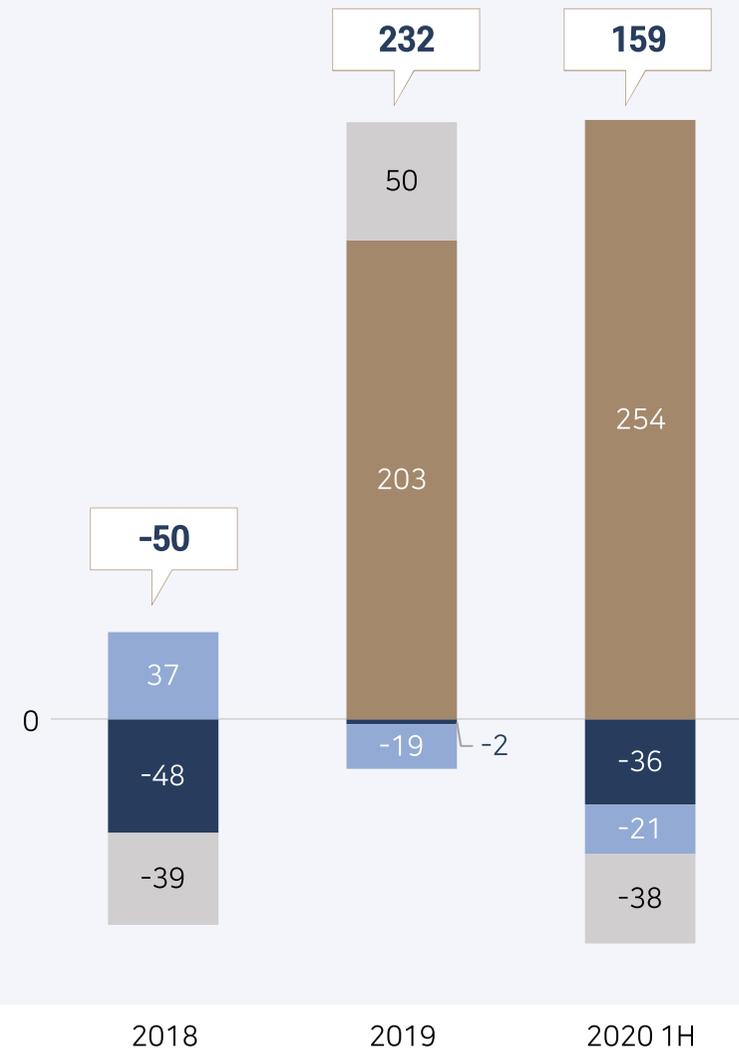
Sales Trend by Sectors

(Unit: KRW 100M)



Business Profit Trend by Sectors

(Unit: KRW 100M)





INVESTOR RELATIONS 2020

www.isdongseo.co.kr