



# IS DONGSEO

Investor Relations 2020

[www.isdongseo.co.kr](http://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.

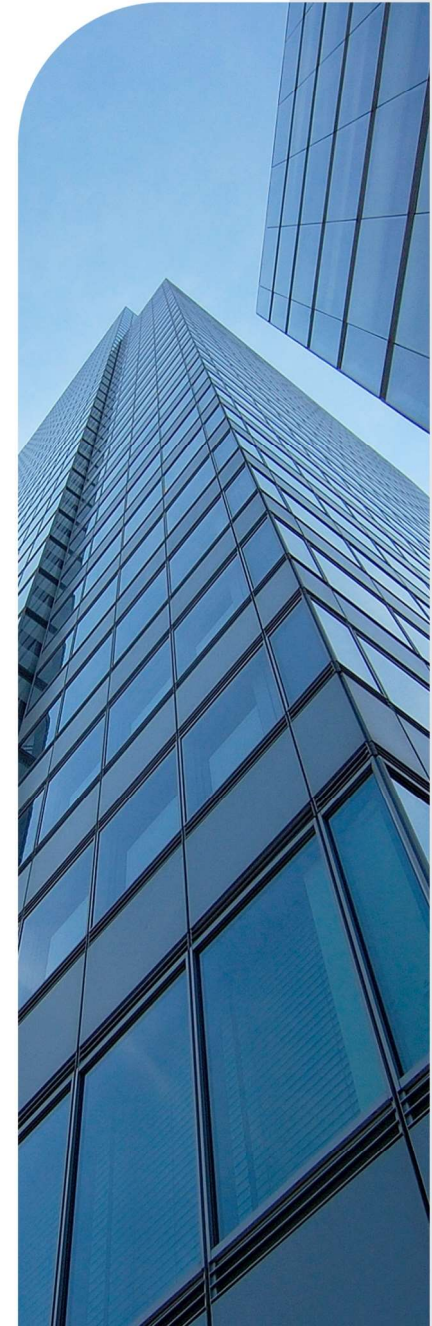
The attendance at this presentation will be deemed as an agreement to comply with the above restrictions, and violations of the restrictions shall be treated as being equivalent to the violation of related securities transaction laws.

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

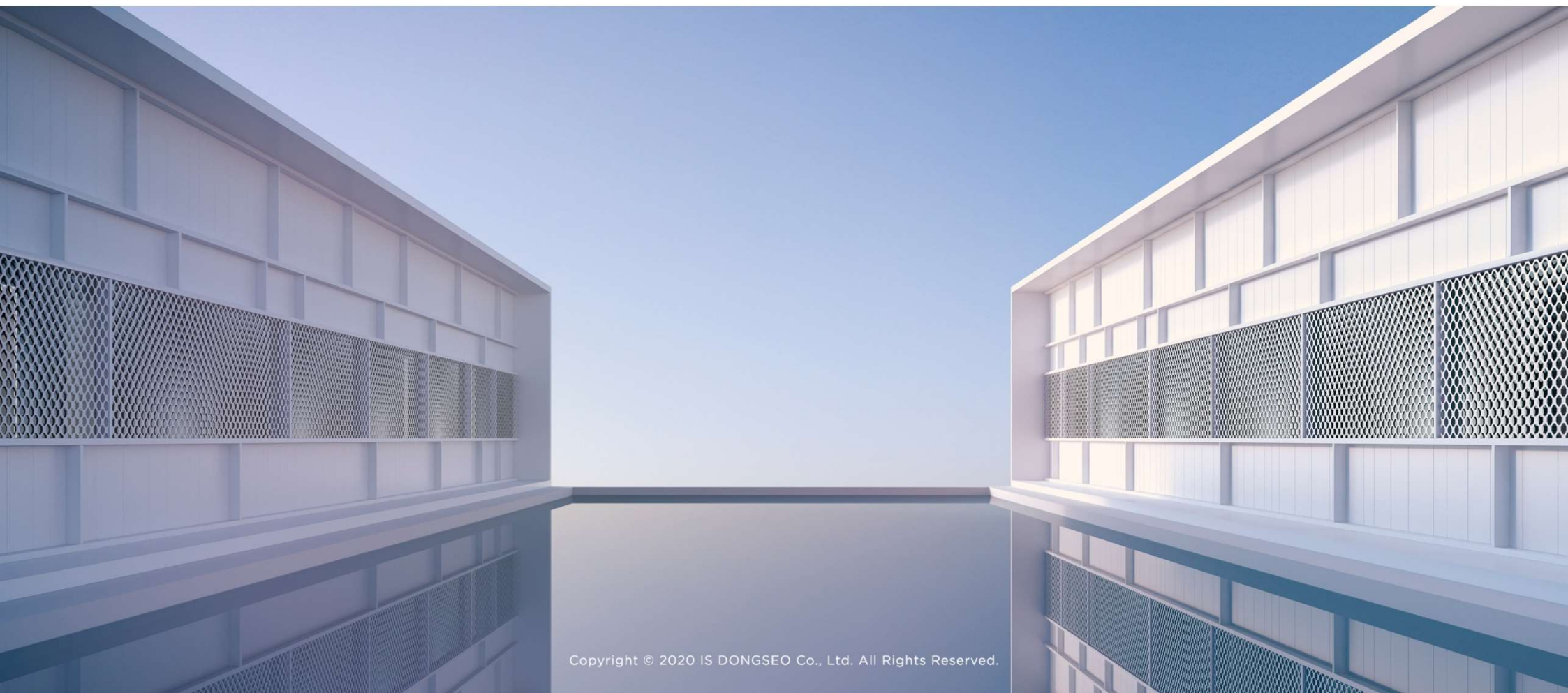
IS DONGSEO Co., Ltd.  
INVESTOR RELATIONS  
2020

## 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

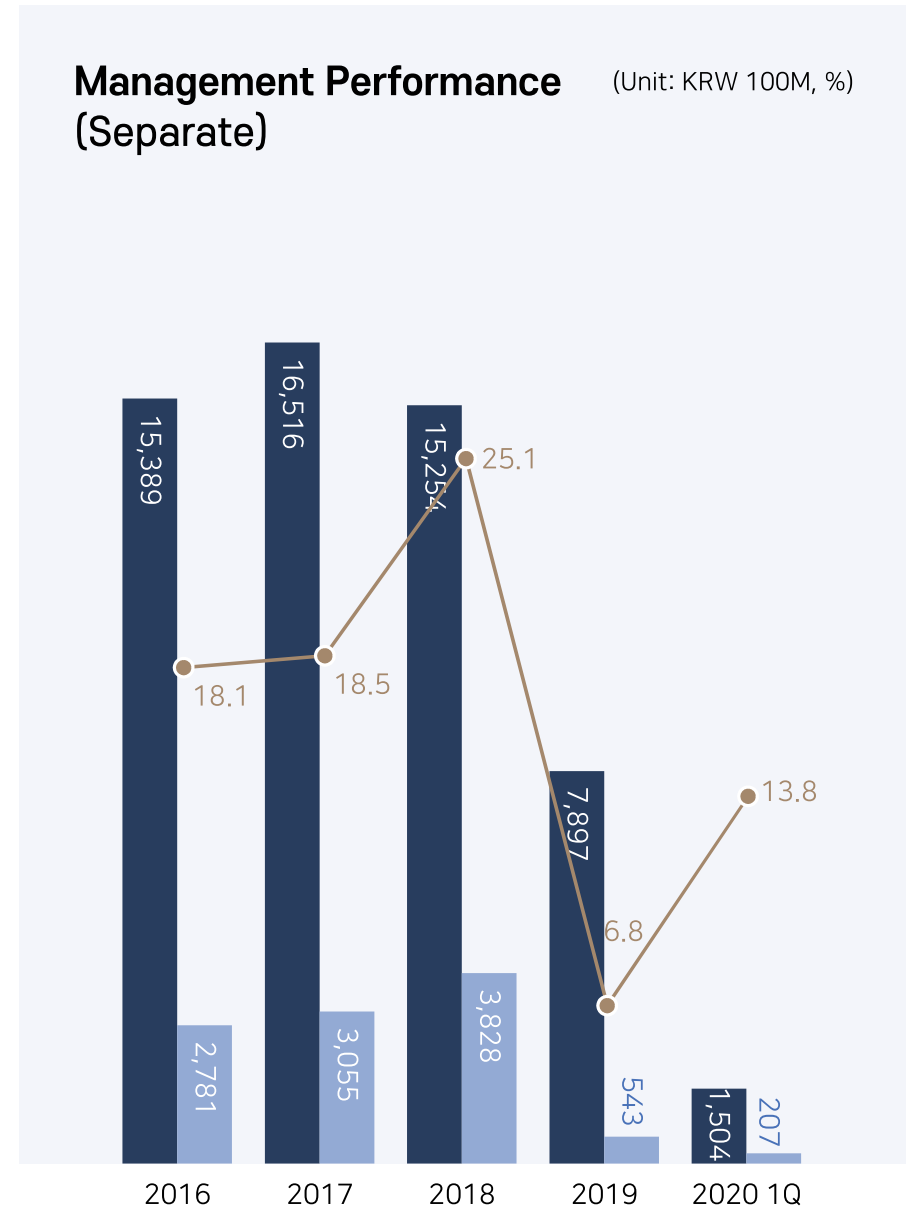
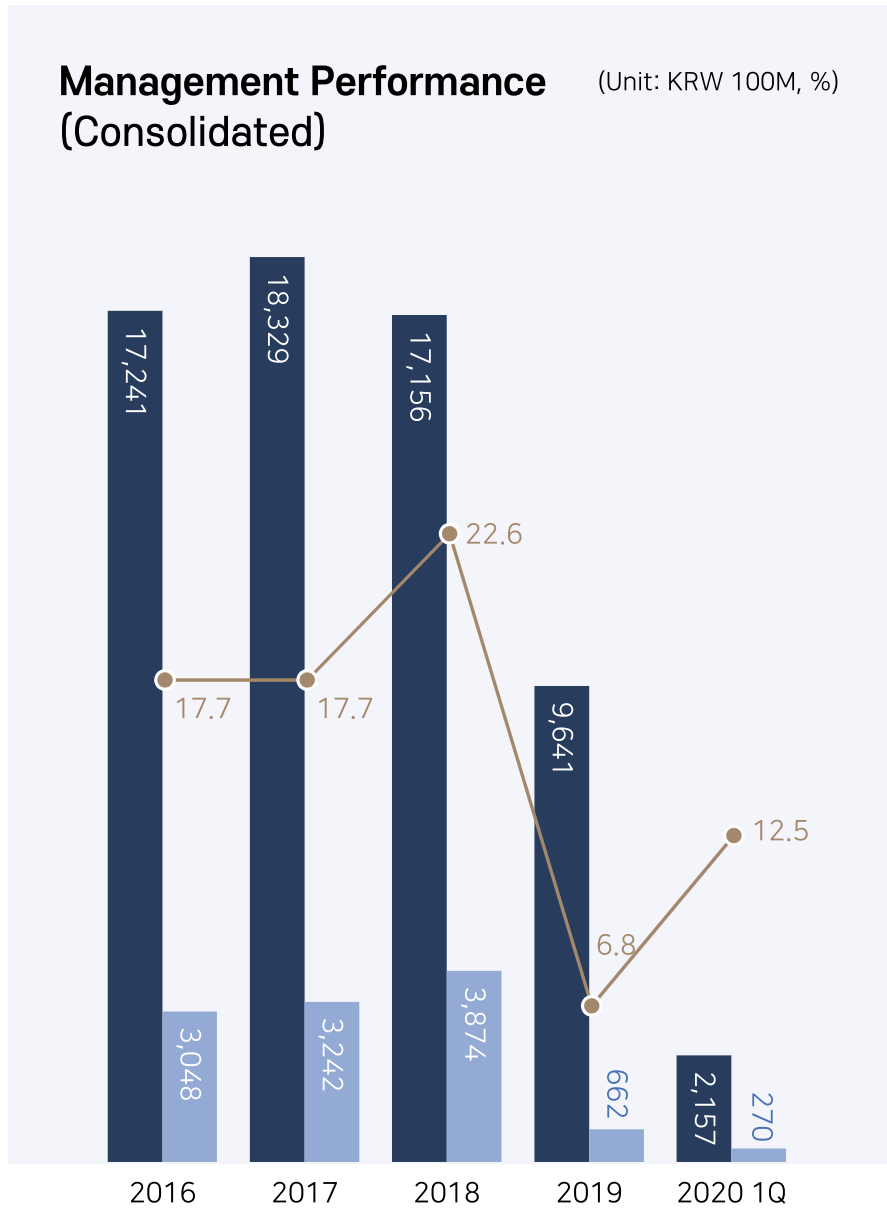
- 01 Management Performance
- 02 Summarized Financial Statement  
(Consolidated/Separate)
- 03 Key Financial Indicators

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

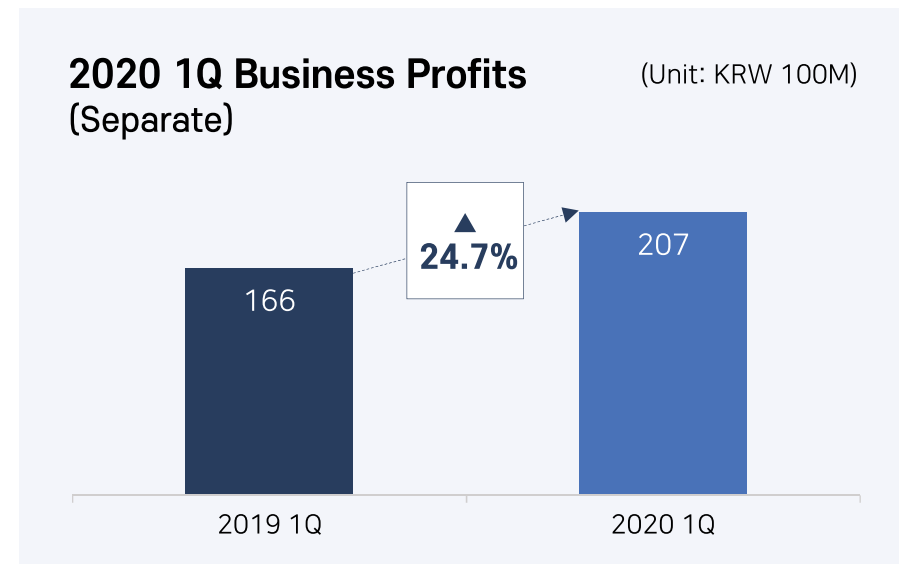
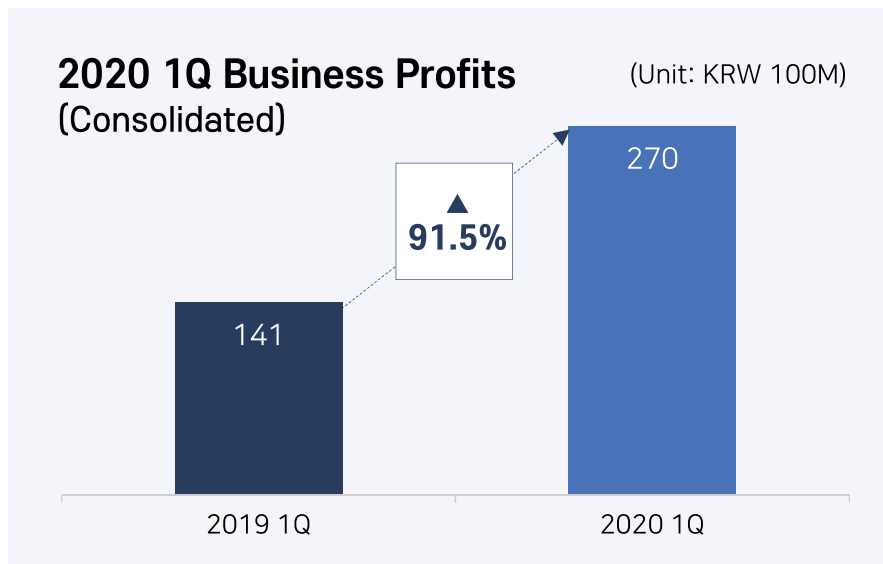
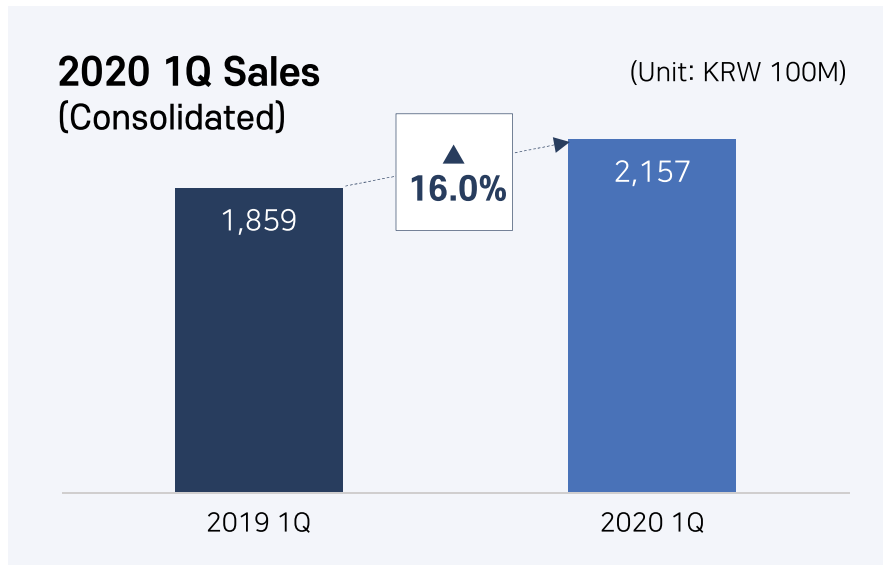
**IS**  
IS DONGSEO

INVESTOR  
RELATIONS  
2020

■ Sales ■ Business Profits — Business Profits (%)



## 2020 1Q – Sales & Business Profits



## Financial Statement

(Unit: KRW 100M, %)

Type	2019 1Q	YOY	2020 1Q
Liquid Assets	12,776	47.2	18,810
Non-Liquid Assets	10,048	4.5	10,501
<b>Assets Total</b>	<b>22,824</b>	<b>28.4</b>	<b>29,311</b>
Liquid Liabilities	7,819	24.7	9,747
Non-Liquid Liabilities	4,113	71.8	7,065
<b>Liabilities Total</b>	<b>11,932</b>	<b>40.9</b>	<b>16,812</b>
Capital	154	-	154
Earned Surplus	6,306	5.0	6,624
<b>Capital</b>	<b>10,891</b>	<b>14.8</b>	<b>12,498</b>
<b>Earned Surplus</b>	<b>22,824</b>	<b>28.4</b>	<b>29,311</b>

## Comprehensive Income Statement

(Unit: KRW 100M, %)

Type	2019 1Q	YOY	2020 1Q
Sales	1,859	16.0	2,157
Sales Cost	1,416	11.4	1,577
<b>Gross Profit</b>	<b>442</b>	<b>31.2</b>	<b>580</b>
Sales & Administrative Expenses	301	3.0	310
<b>Business Profits</b>	<b>141</b>	<b>91.5</b>	<b>270</b>
Net Profit before Income Tax Expenses	221	4.5	231
<b>Net Profit</b>	<b>187</b>	<b>-28.9</b>	<b>133</b>

## Financial Statement

(Unit: KRW 100M, %)

Type	2019 1Q	YOY	2020 1Q
Liquid Assets	12,024	46.6	17,626
Non-Liquid Assets	8,135	-8.5	7,446
<b>Assets Total</b>	<b>20,160</b>	<b>24.4</b>	<b>25,072</b>
Liquid Liabilities	6,767	28.8	8,718
Non-Liquid Liabilities	3,123	88.2	5,877
<b>Liabilities Total</b>	<b>9,890</b>	<b>47.6</b>	<b>14,595</b>
Capital	154	-	154
Earned Surplus	6,101	4.9	6,402
<b>Capital</b>	<b>10,269</b>	<b>2.0</b>	<b>10,477</b>
<b>Earned Surplus</b>	<b>20,160</b>	<b>24.4</b>	<b>25,072</b>

## Comprehensive Income Statement

(Unit: KRW 100M, %)

Type	2019 1Q	YOY	2020 1Q
Sales	1,713	-12.3	1,503
Sales Cost	1,336	-16.2	1,120
<b>Gross Profit</b>	<b>377</b>	<b>1.6</b>	<b>383</b>
Sales & Administrative Expenses	211	-16.6	176
<b>Business Profits</b>	<b>166</b>	<b>24.7</b>	<b>207</b>
Net Profit before Income Tax Expenses	224	-28.1	161
<b>Net Profit</b>	<b>183</b>	<b>-52.5</b>	<b>87</b>



## Management Performance - Consolidated

**ROE**

(Unit: %)



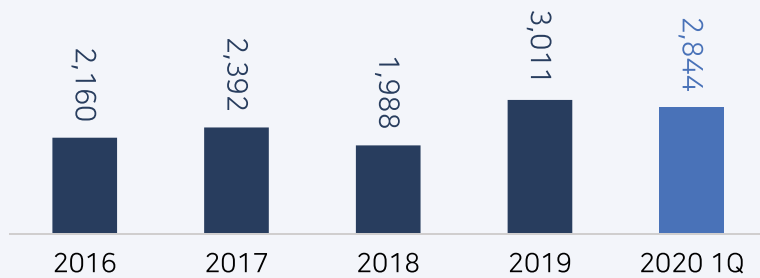
**Debt Ratio**

(Unit: %)



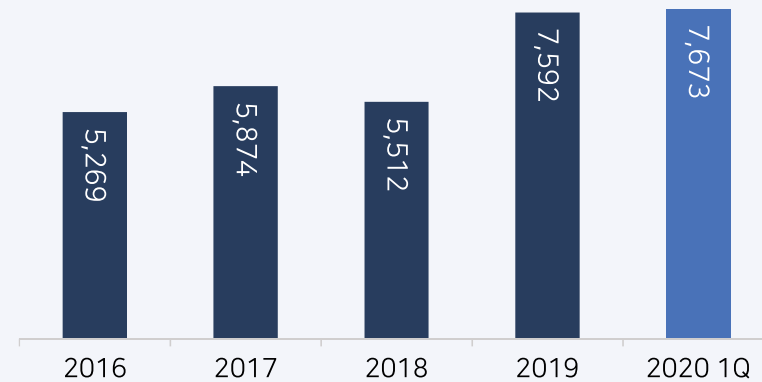
**Cash & Cashable Assets**

(Unit: KRW 100M)



**Net Loan**

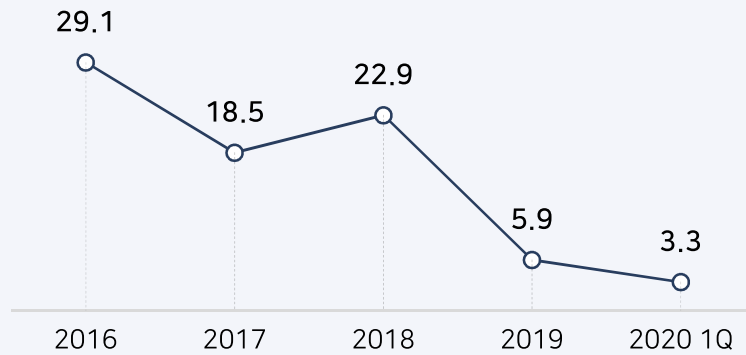
(Unit: KRW 100M)



## Management Performance - Separate

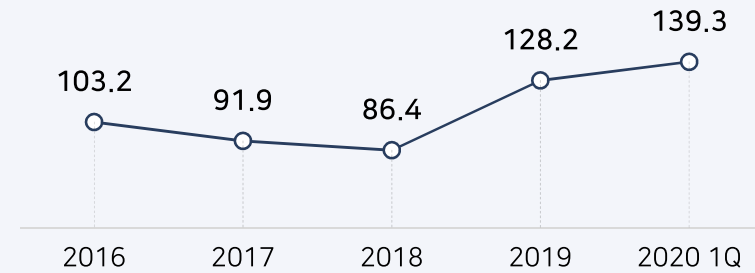
ROE

(Unit: %)



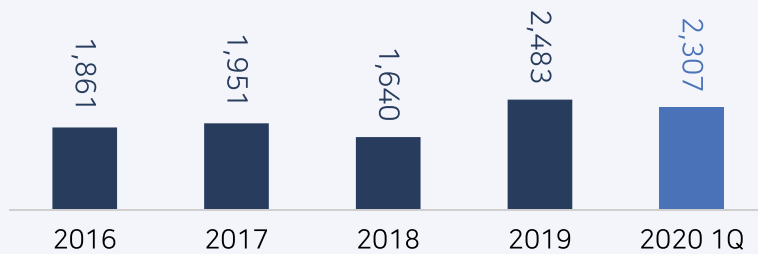
Debt Ratio

(Unit: %)



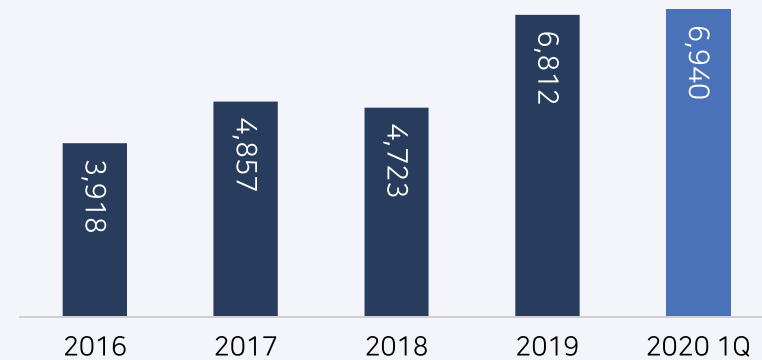
Cash & Cashable Assets

(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.

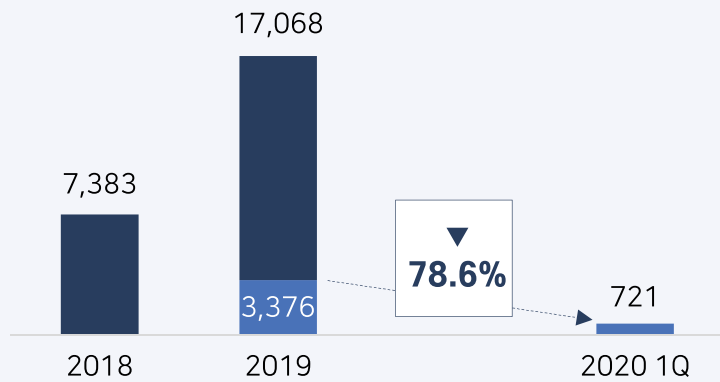
**IS**  
IS DONGSEO

INVESTOR  
RELATIONS  
2020

### New Orders

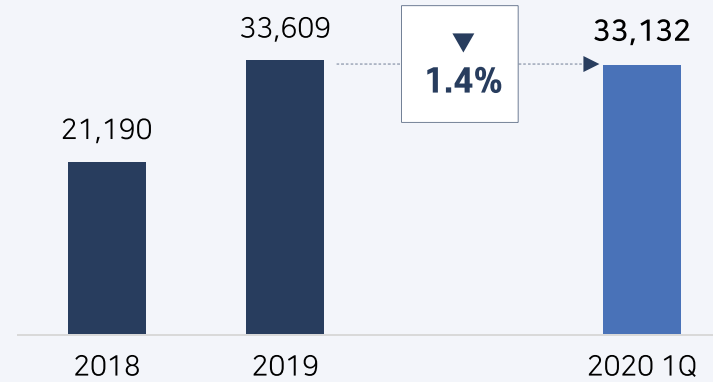
(Unit: KRW 100M)

■ 1Q



### Order Backlog

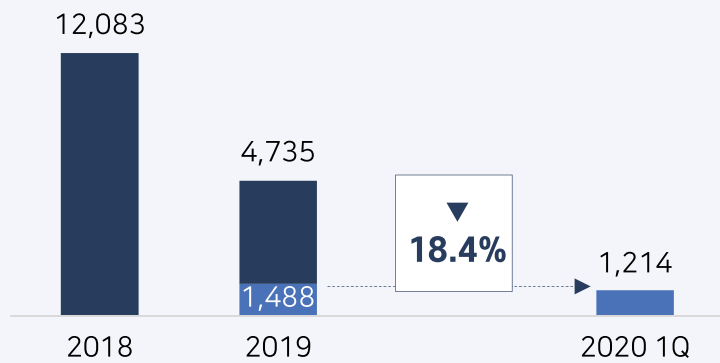
(Unit: KRW 100M)



### Sales

(Unit: KRW 100M)

■ 1Q



### Business Profits

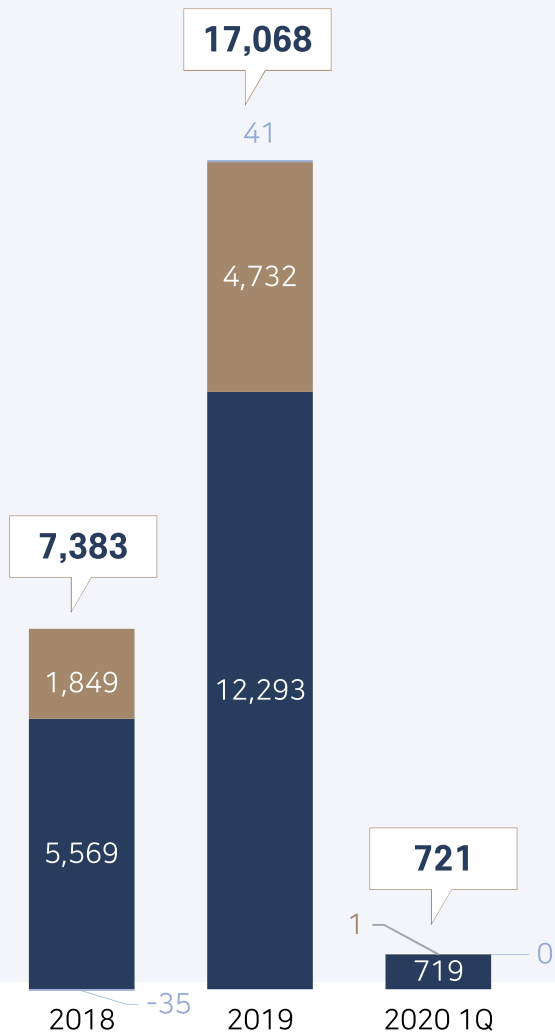
(Unit: KRW 100M)

■ 1Q

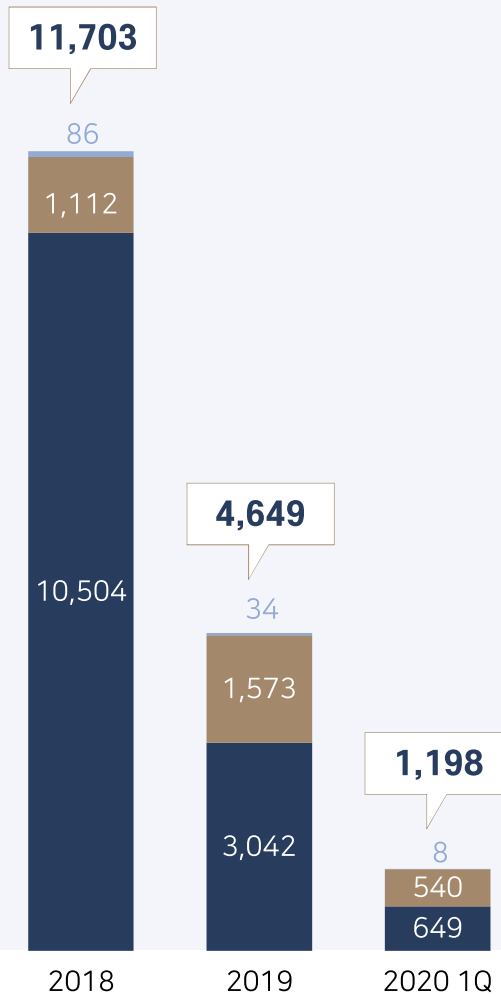


Own Construction Civil Engineering

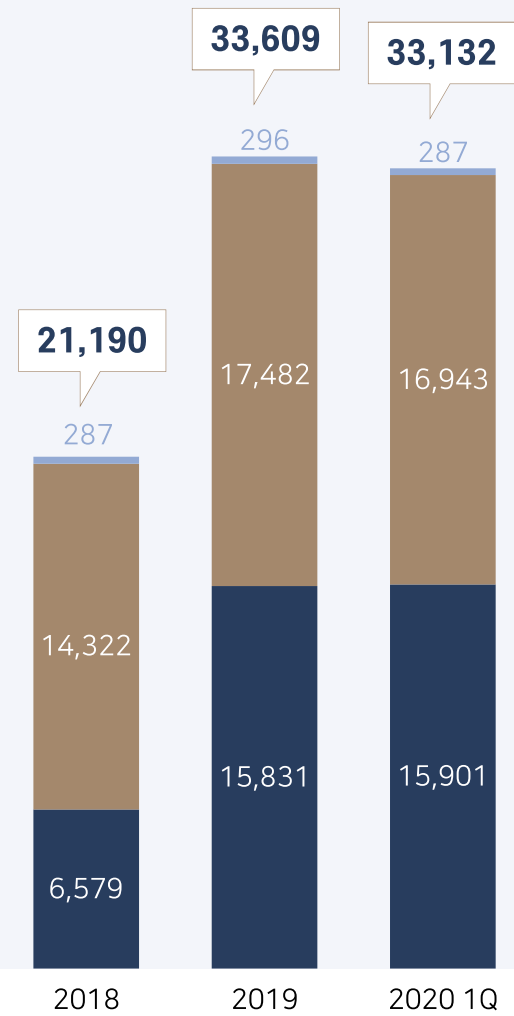
**New Order Trend by Sectors** (Unit: KRW 100M)



**Sales Weight Trend by Sectors** (Unit: KRW 100M)



**Order Backlog Trend by Sectors** (Unit: KRW 100M)



**PROJECT  
IN PROGRESS**

Type	Site Name	Construction Period	Progress	No. of Households	Contract/Subcontract Amount	Rev. Recognition
Own	Eileen-Garden, Suseong Beomeo, Daegu	2018.06 - 2021.04	54.4%	719	4,589	In Progress
	IS BIZ Tower, Misa, Hangang	2018.04 - 2020.05	92.3%	-	1,282	Transferred
	IS BIZ Tower, Gasan, Seoul	2018.11 - 2021.01	50.7%	-	123	Transferred
	Eileen-Garden, Dongdaegu, Daegu	2019.01 - 2021.10	27.1%	705	3,221	Transferred
	IS BIZ Tower Central, Anyang	2019.03 - 2022.01	15.7%	-	2,522	In Progress + Transferred
	Opera W, Daegu Station, Daegu	2019.10 - 2023.04	0%	1,088	5,298	TBD
	Eileen-Garden, DMC, Deokeun, Goyang	2019.10 - 2022.06	0%	206	1,404	Transferred
Subtotal				2,718	18,439	
Sub contract	Eileen-Garden, Bongnae, Busan	2015.03 - 2021.03	57.6%	1,216	2,377	In Progress
	Eileen-Garden, Gwangan, Busan	2018.11 - 2021.03	69.8%	225	534	In Progress
	W, Suseong Beomeo, Daegu	2019.05 - 2023.12	4.1%	1,868	6,802	In Progress
	Eileen-Garden, Jungsan Megok, Ulsan	2019.04 - 2021.10	19.1%	851	1,386	In Progress
Subtotal				4,160	11,099	
<b>Total</b>				<b>6,878</b>	<b>29,538</b>	

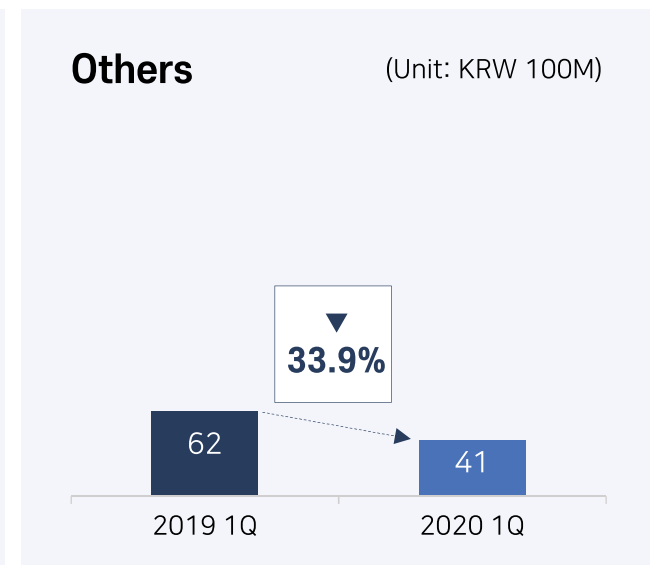
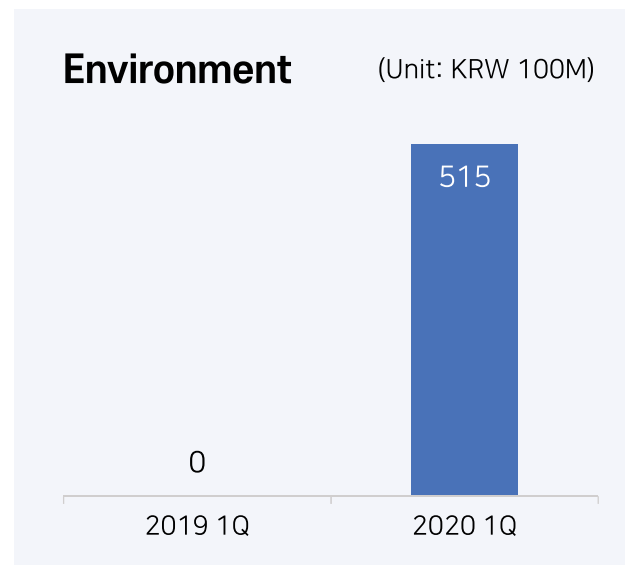
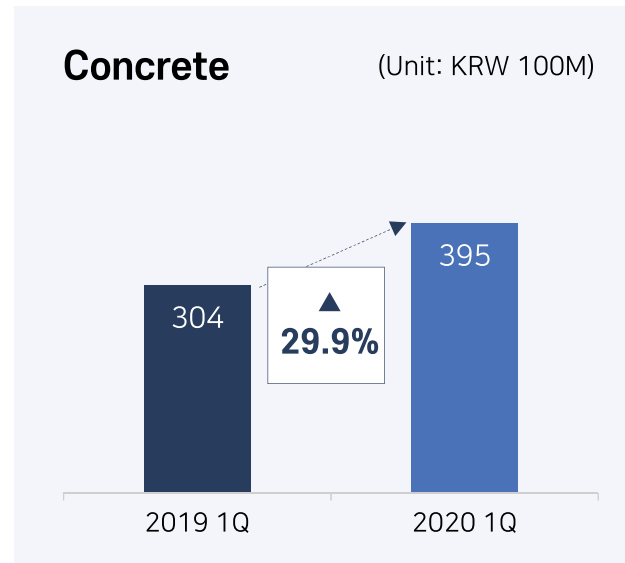
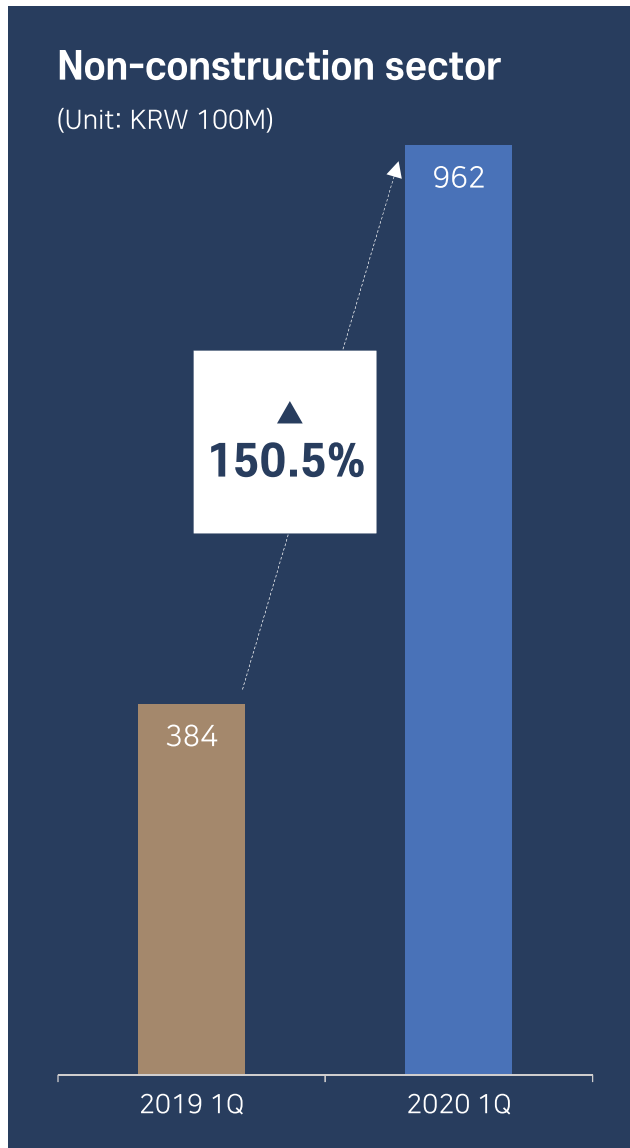


**PROJECT  
IN PLAN**

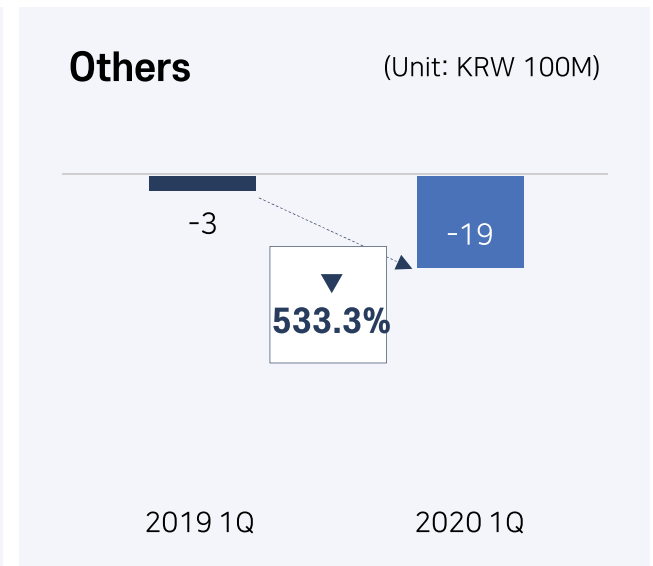
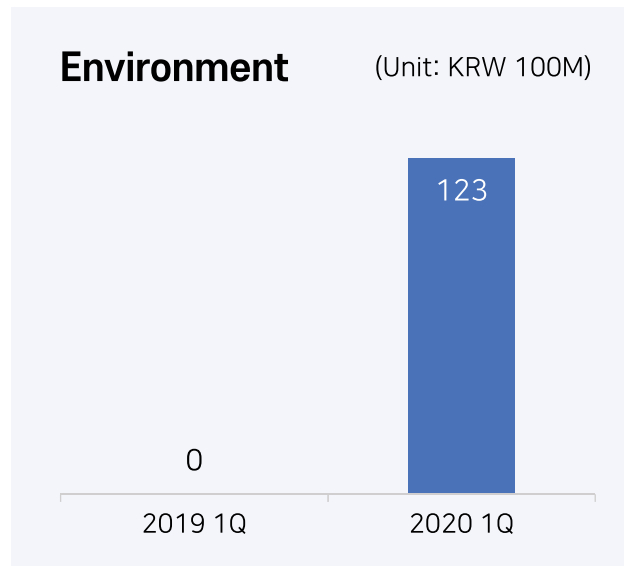
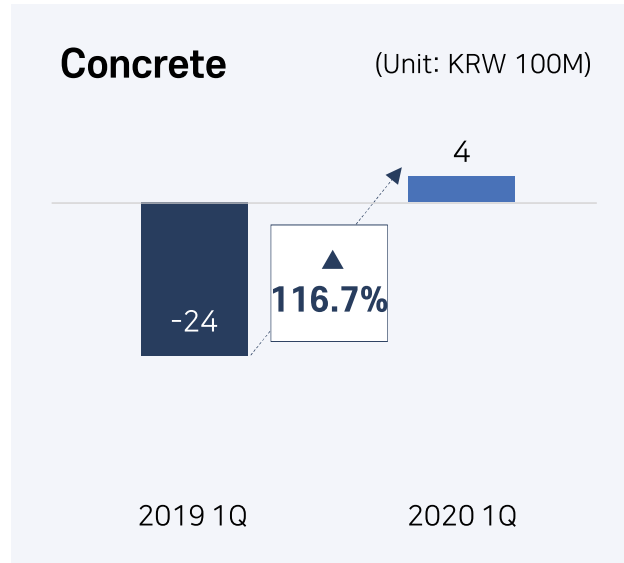
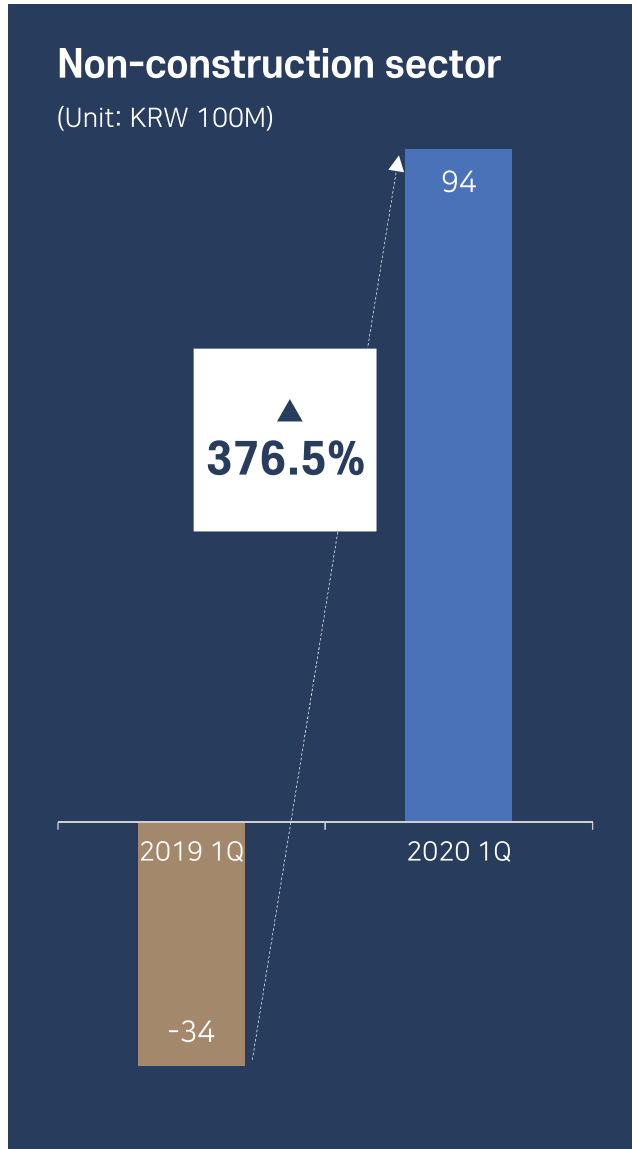
Lotting-out Period	Site Name	No. of Households/pyeong	Contract/Subcontract Amount	Own/Subcontract
2020	Geumo District 1, Uijeongbu, Gyeonggi	847	1,324	Subcontract
	Dongsam District 2, Busan	1,264	2,181	Subcontract
	Munsu-ro, Ulsan	384	660	Subcontract
Subtotal		2,495	4,165	
2021	Dewon District 3, Changwon	1,470	3,054	Subcontract
	Yongdu-dong District 2, Daejeon	798	1,418	Subcontract
Subtotal		2,268	4,472	
2022	Hongdo-dong District 2, Daejeon	483	905	Subcontract
	Subtotal		483	905
TBD	Knowledge Industrial Center, Deokeun, Goyang	Land area around 15,000py	TBD	Own
	Jungsan District, Gyeongsan	Land area around 32,160py	TBD	Own
	Deokha District, Ulsan	Land area around 24,000py	TBD	Own
<b>Total</b>		<b>5,246</b>	<b>9,542</b>	



## Sales Performance



## Business Profits Performance

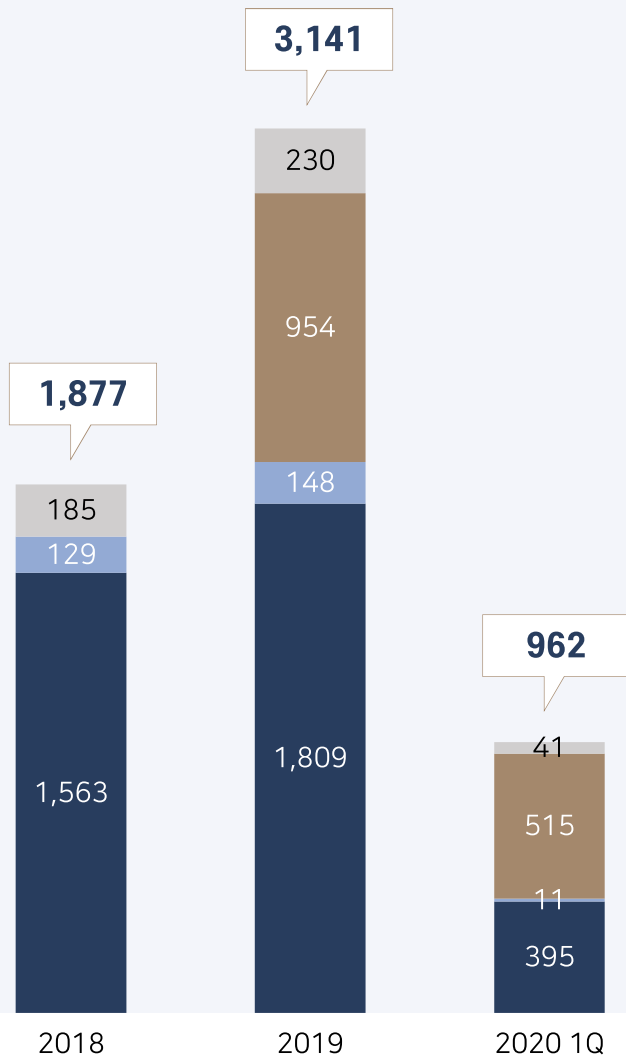




■ Concrete ■ Shipping ■ Environment ■ Others

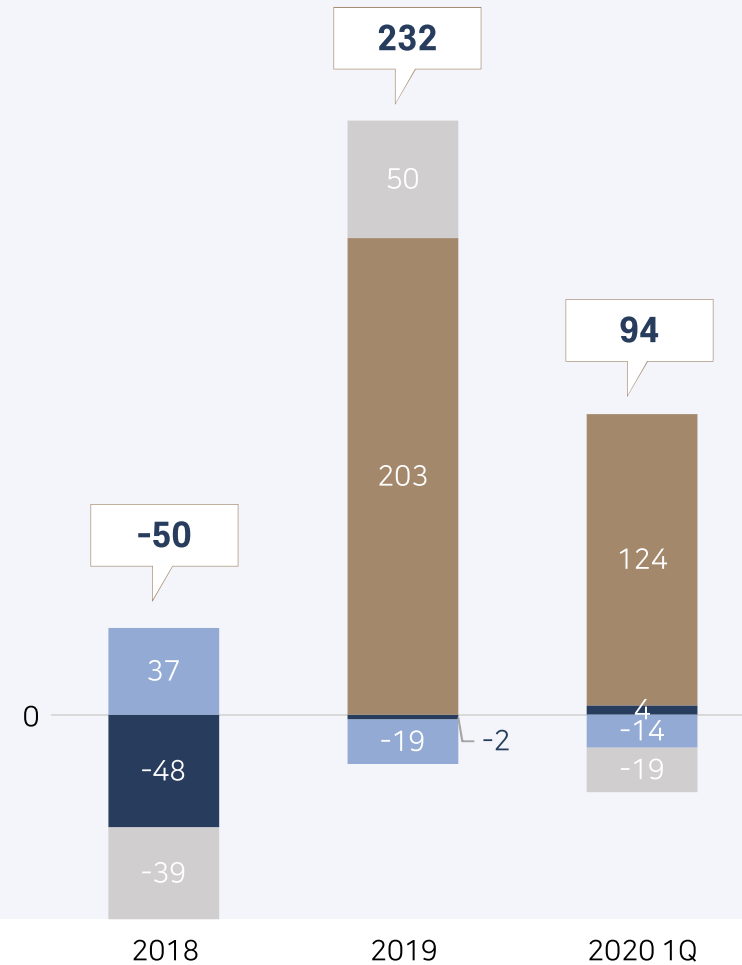
### Sales Trend by Sectors

(Unit: KRW 100M)



### Business Profit Trend by Sectors

(Unit: KRW 100M)





INVESTOR RELATIONS 2020

[www.isdongseo.co.kr](http://www.isdongseo.co.kr)