



IS DONGSEO

Investor Relations 2021

www.isdongseo.co.kr



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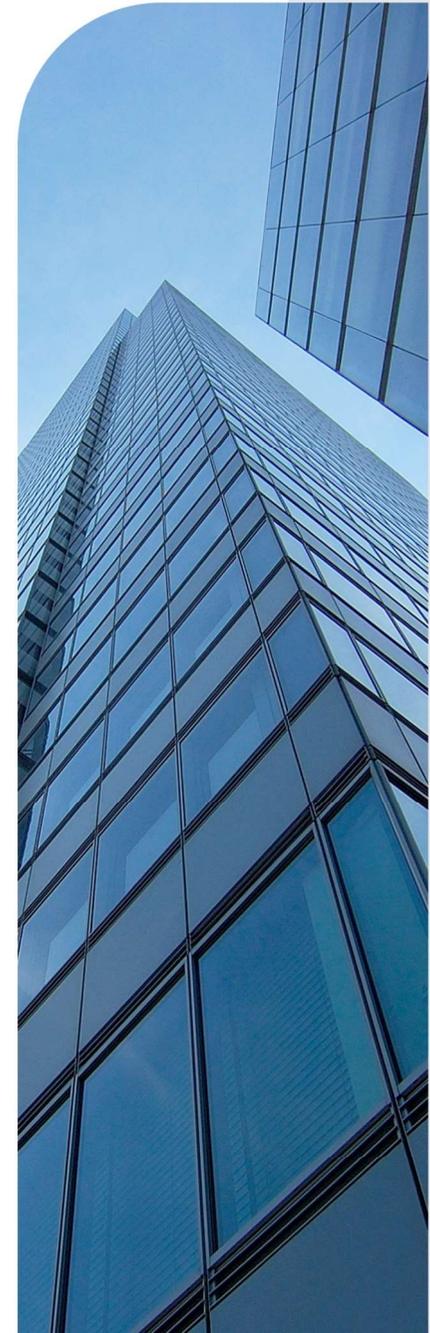
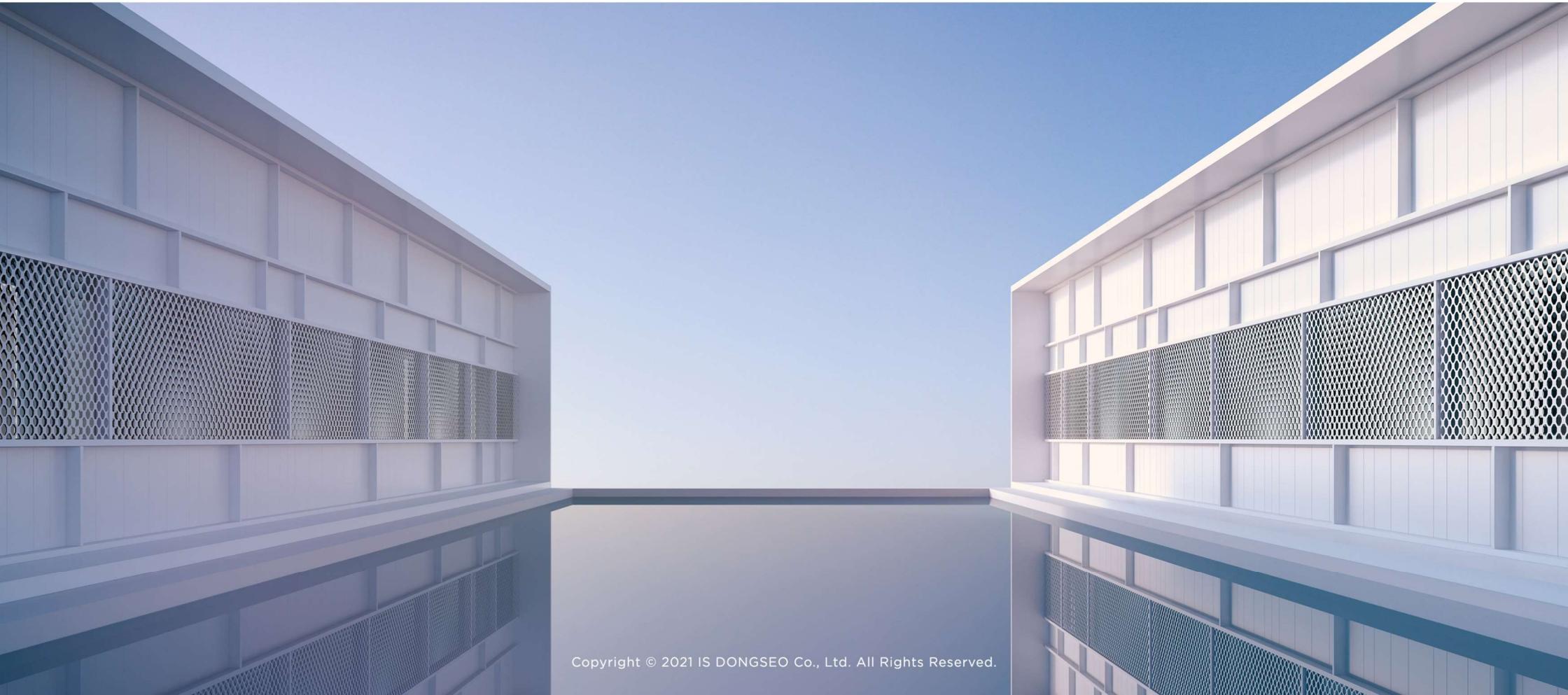


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2021

- 01 Company Introduction
- 02 Investment Highlights
- 03 Performance by Business Divisions
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01 Company Introduction

- 01 Organization chart
- 02 Business Areas

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INVESTOR
RELATIONS
2021

Leading the industry by standing up to **challenges** and creating **innovation**

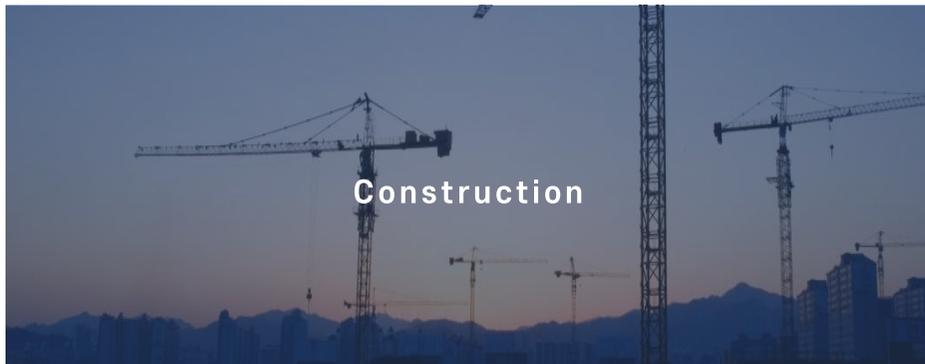


IS Dongseo Co., Ltd.

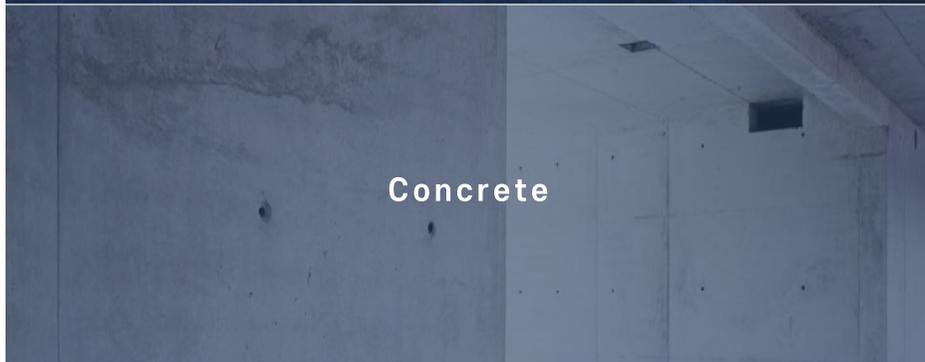


* 54 subsidiaries and partners in addition to those below
(2021. 03. 31)

Key Subsidiaries



Construction



Concrete



Insun E&T

Percentage of Shareholding
45.0%



YOUNG POONG FILE

Percentage of Shareholding
100%



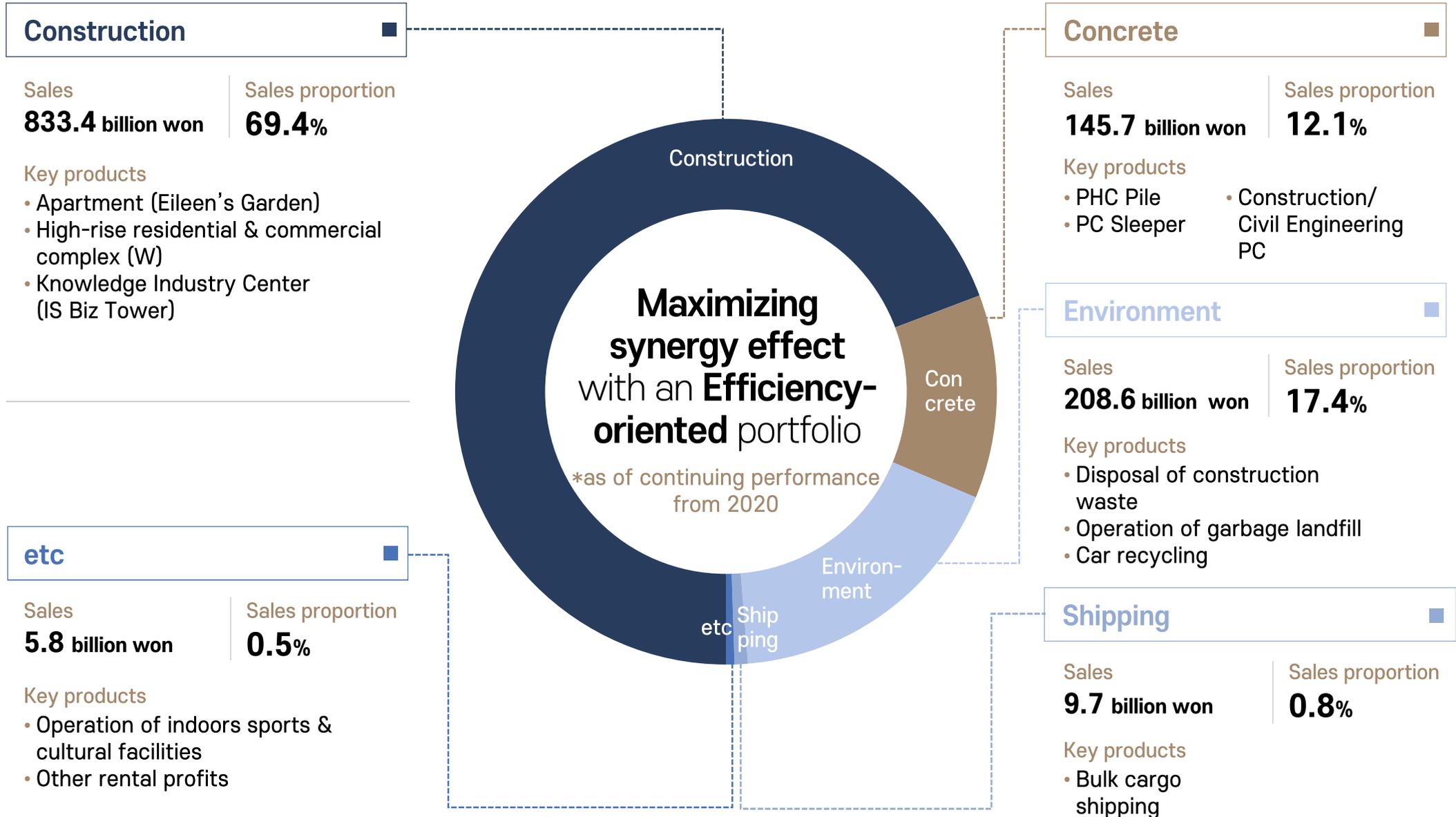
IS Shipping

Percentage of Shareholding
100%



Vavance

Percentage of Shareholding
100%



02

Investment Highlights

- 01 Management Performance
- 02 Summarized Financial Statement
(Consolidated / Separate)
- 03 Key Financial Indicators
- 04 Growth Engine
- 05 Aggressive M&A

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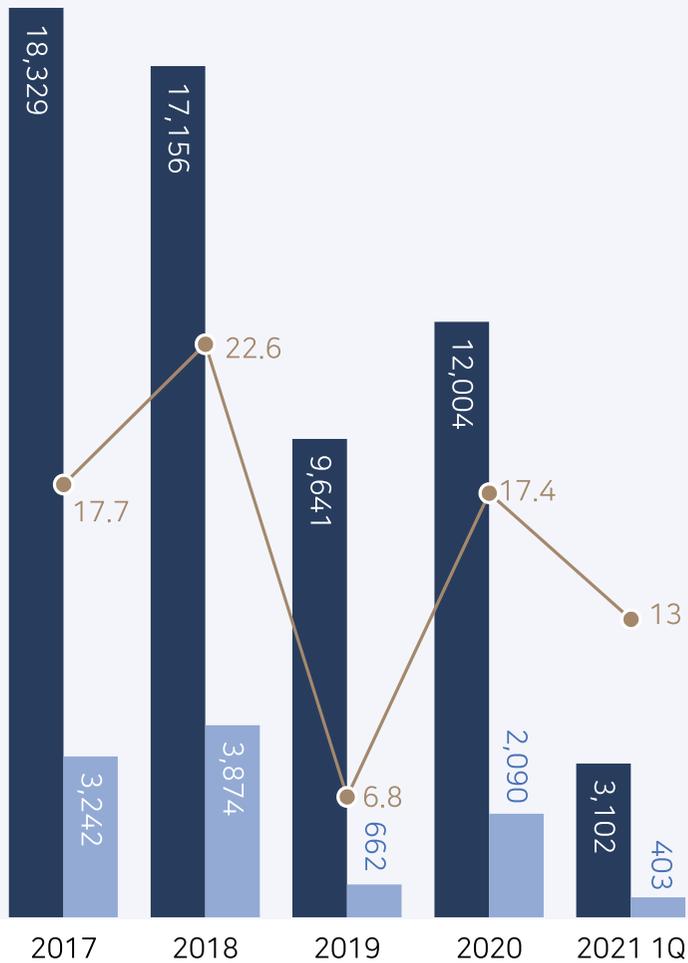


IS DONGSEO

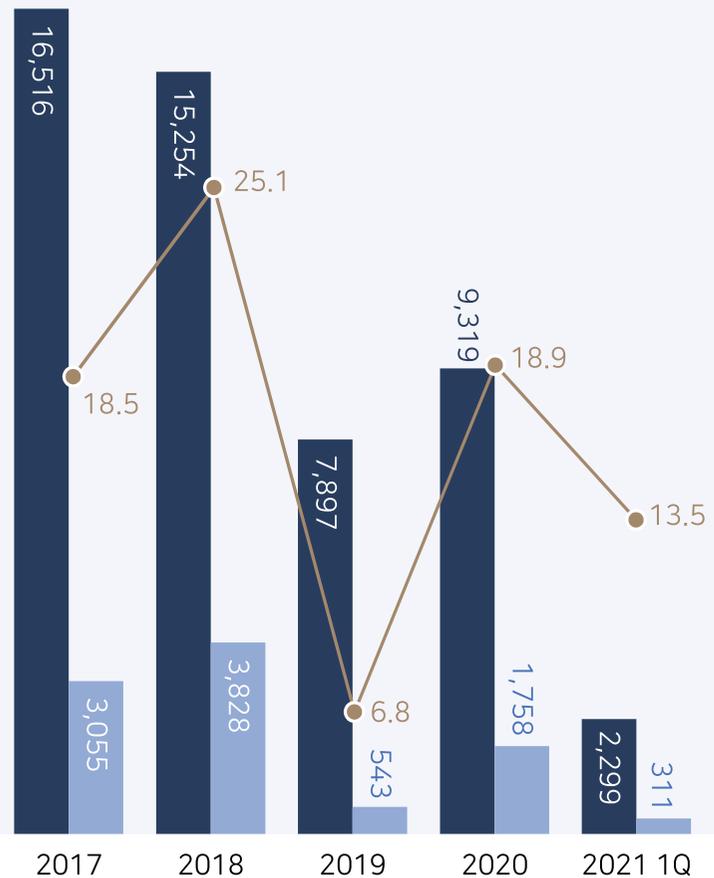
INVESTOR
RELATIONS
2021

■ Sales ■ Business Profits —●— Business Profits (%)

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

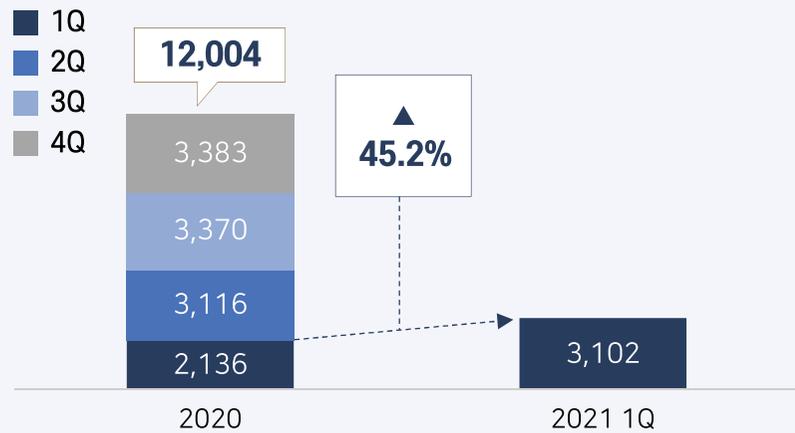


Management Performance (Separate) (Unit: KRW 100M, %)



2021 1Q - Sales & Business Profits

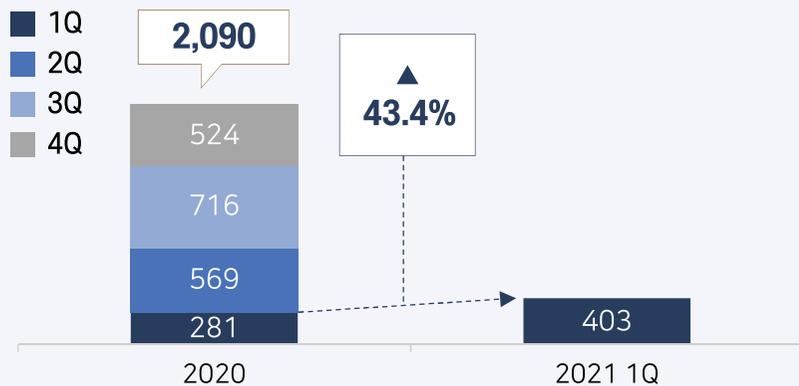
2021 Sales (Consolidated) (Unit: KRW 100M)



2021 Sales (Separate) (Unit: KRW 100M)



2021 Business Profits (Consolidated) (Unit: KRW 100M)



2021 Business Profits (Separate) (Unit: KRW 100M)



Financial Statement

(Unit: KRW 100M, %)

Type	2020 1Q	YOY	2021 1Q
Liquid Assets	18,810	27.7	24,014
Non-Liquid Assets	10,501	33.8	14,046
Assets Total	29,311	29.9	38,061
Liquid Liabilities	9,747	66.4	16,216
Non-Liquid Liabilities	7,065	14.7	8,107
Liabilities Total	16,812	44.7	24,323
Capital	154	-	154
Earned Surplus	6,624	14.6	7,593
Capital	12,498	9.9	13,737
Earned Surplus	29,311	29.9	38,061

Comprehensive Income Statement (Unit: KRW 100M, %)

Type	2020 1Q	YOY	2021 1Q
Sales	2,135	45.3	3,102
Sales Cost	1,577	47.4	2,324
Gross Profit	559	39.4	779
Sales & Administrative Expenses	278	35.3	376
Business Profits	281	43.4	403
Net Profit before Income Tax Expenses	243	-23.9	185
Net Profit	133	7.5	143

Financial Statement

(Unit: KRW 100M, %)

Type	2020 1Q	YOY	2021 1Q
Liquid Assets	17,626	26.4	22,283
Non-Liquid Assets	7,446	48.0	11,017
Assets Total	25,072	32.8	33,299
Liquid Liabilities	8,718	72.8	15,068
Non-Liquid Liabilities	5,877	17.0	6,874
Liabilities Total	14,595	50.3	21,942
Capital	154	-	154
Earned Surplus	6,402	15.0	7,363
Capital	10,477	8.4	11,357
Earned Surplus	25,072	32.8	33,299

Comprehensive Income Statement (Unit: KRW 100M, %)

Type	2020 1Q	YOY	2021 1Q
Sales	1,504	52.9	2,299
Sales Cost	1,120	54.2	1,727
Gross Profit	383	49.3	572
Sales & Administrative Expenses	176	48.3	261
Business Profits	207	50.2	311
Net Profit before Income Tax Expenses	162	-16.0	136
Net Profit	87	29.9	113

Management Performance - Consolidated

ROE (Unit: %)



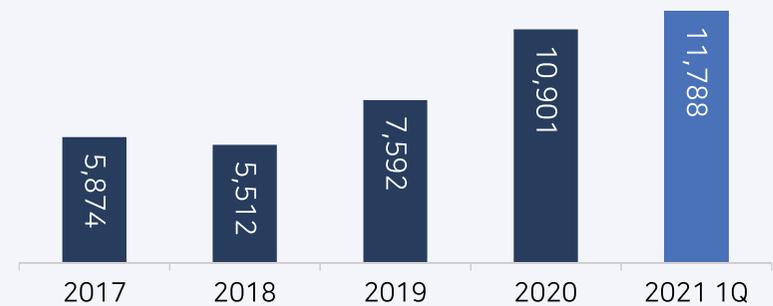
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)

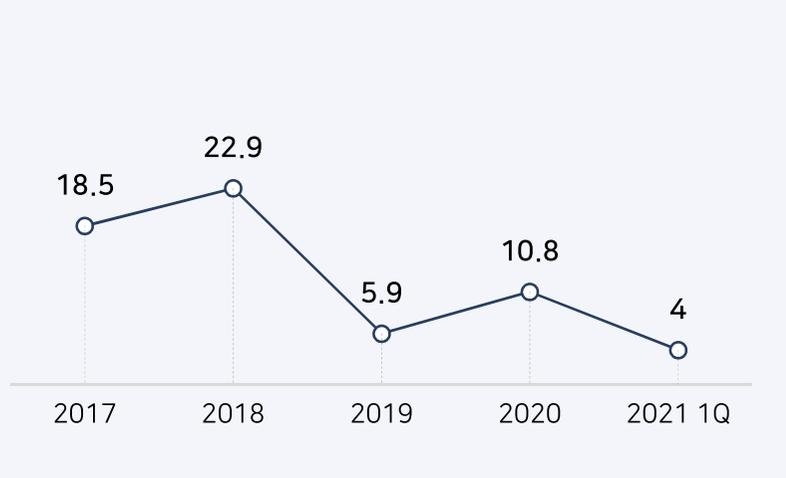


Net Loan (Unit: KRW 100M)



Management Performance - Separate

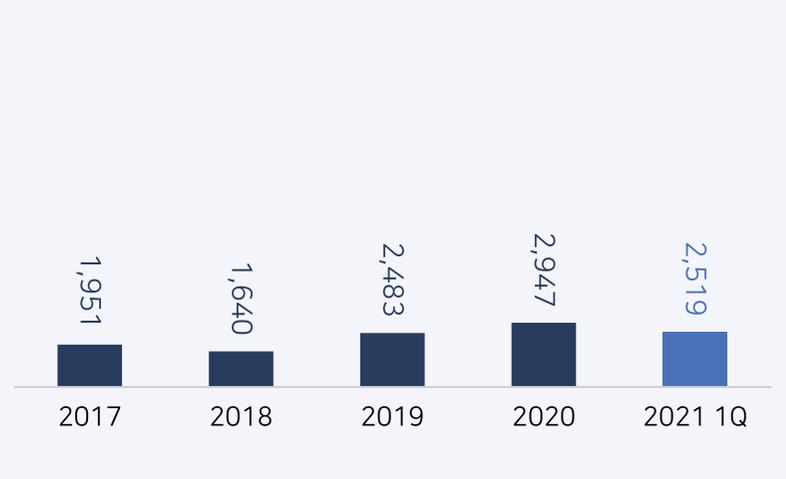
ROE (Unit: %)



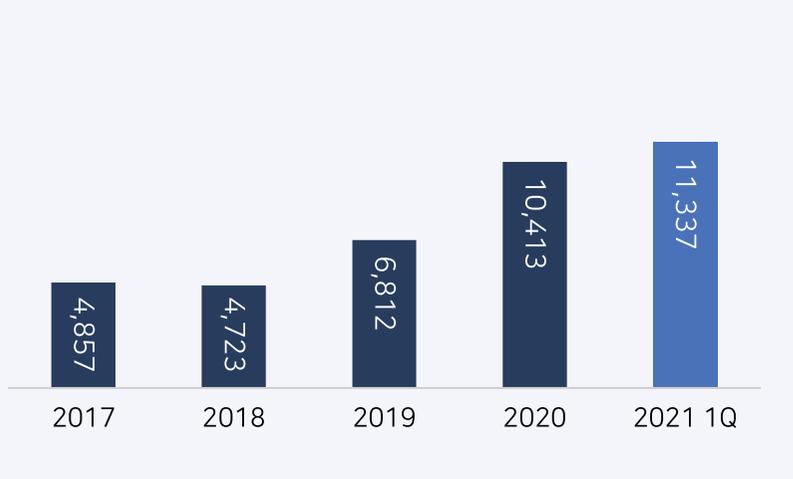
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)

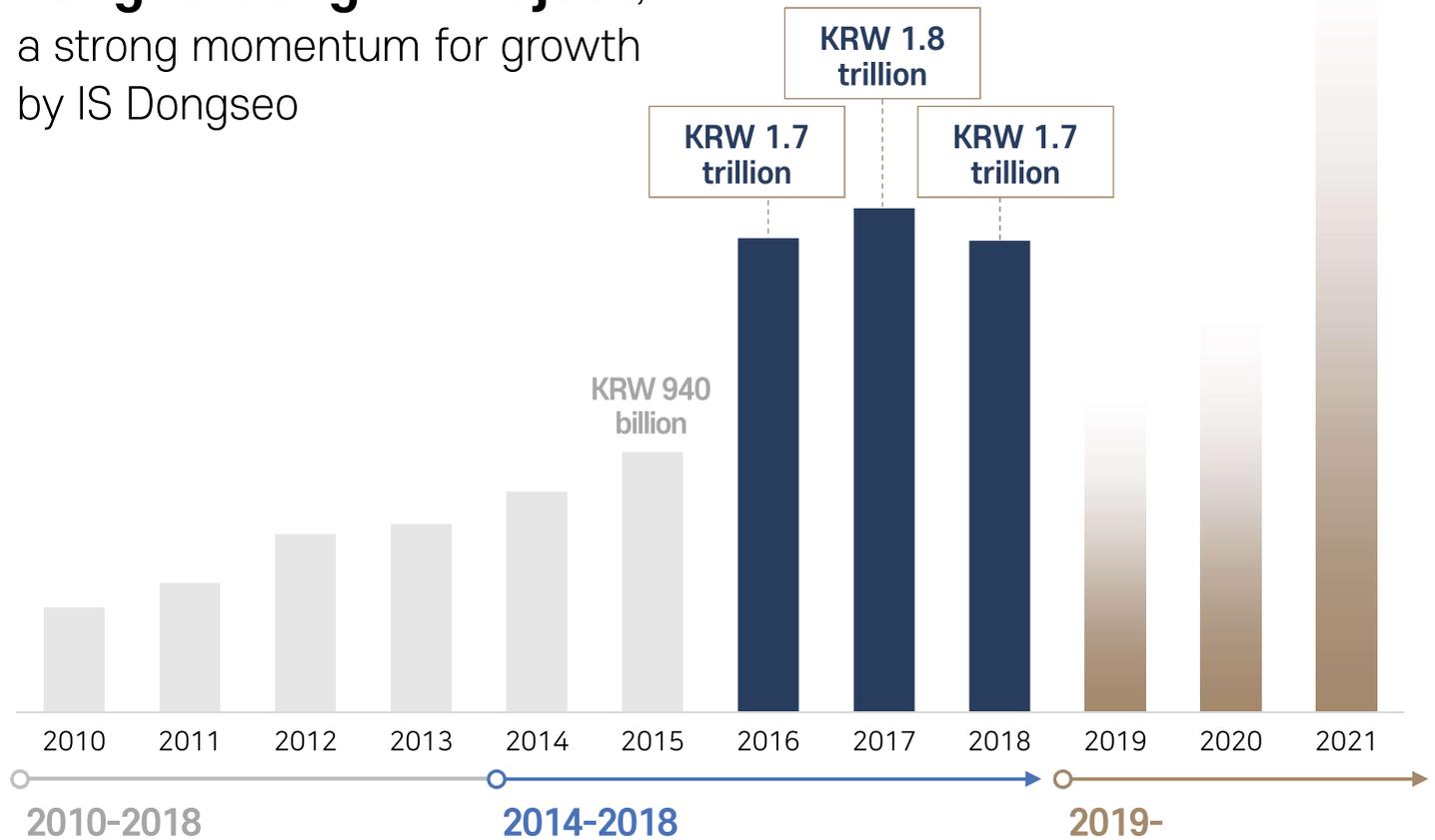


Net Loan (Unit: KRW 100M)





Yongho-dong W Project, a strong momentum for growth by IS Dongseo



Yongho-dong W Project,

Date of Construction	2014.03
Date of Completion	2018.04
Construction scale	High-rise residential & commercial complex with 1,488 households, supermarkets, stores, and cultural facilities
Parcel price Approximately	KRW 1,500 billion
Net profit	KRW 400 billion

Targeting construction market and building a foundation for stable growth with the private brand Eileen's Garden

Rapid growth since the successful completion of the Yongho-dong project

Numerous apartments in the metropolitan area, including Cheongra of Incheon, sold

Preparing for the next leap with new investments

- Expanding new project investment by securing liquidity
- Increased brand awareness more orders
- Virtuous cycle with increased profits

Increasing competitiveness and identifying new opportunities with strategic M&A



03

Performance by Business Divisions

- 01 Construction Sector
- 02 Non-Construction Sector

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RELATIONS
2021

New Orders

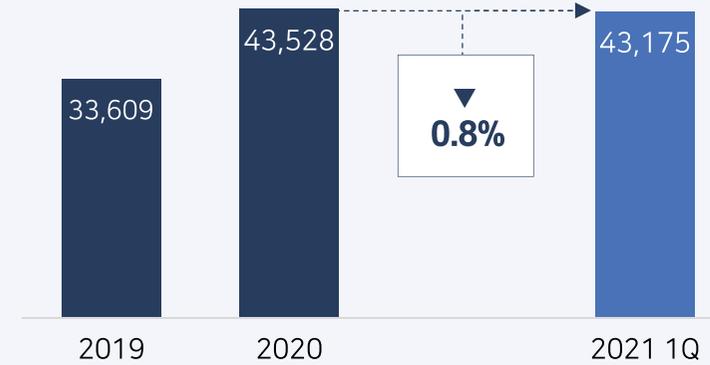
(Unit: KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q



Order Backlog

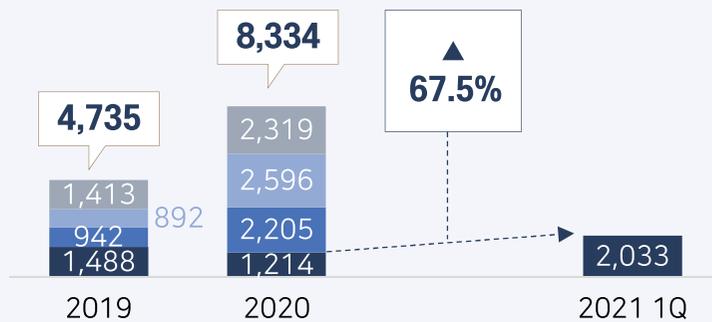
(Unit: KRW 100M)



Sales

(Unit: KRW 100M)

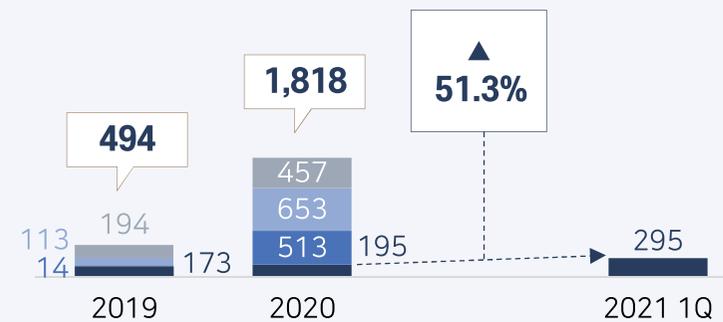
■ 1Q ■ 2Q ■ 3Q ■ 4Q



Business Profits

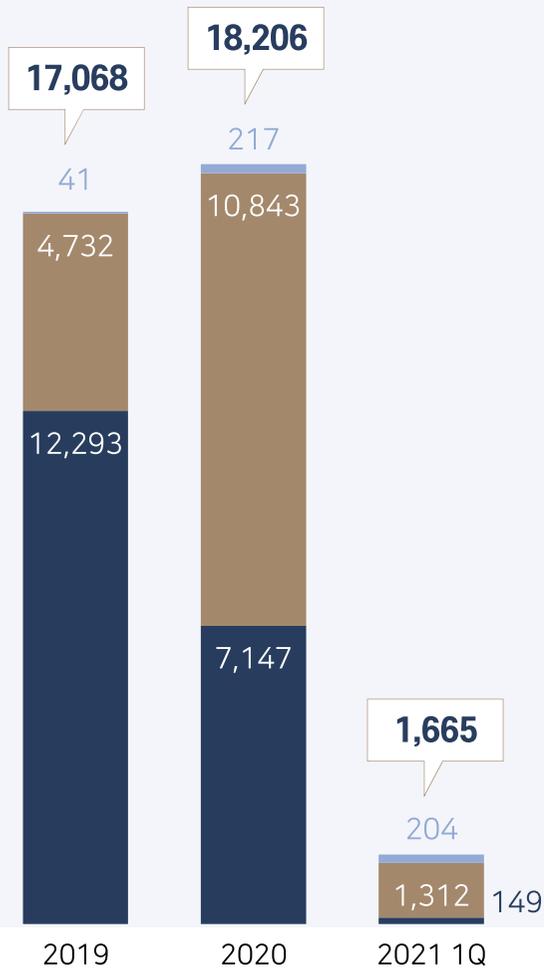
(Unit: KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

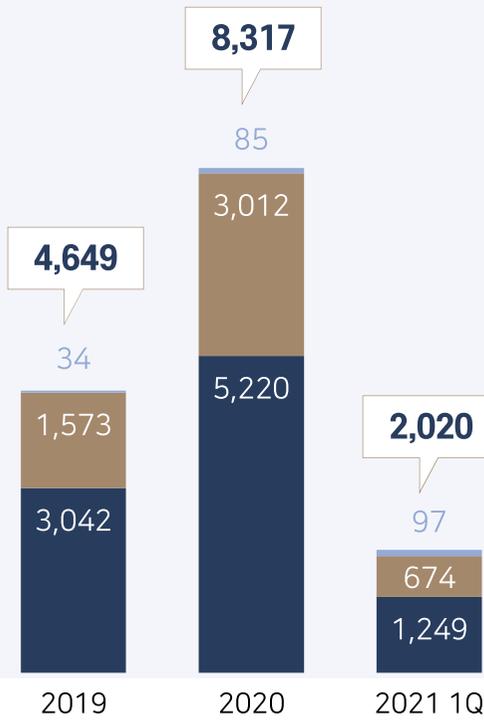


■ Own ■ Construction ■ Civil Engineering

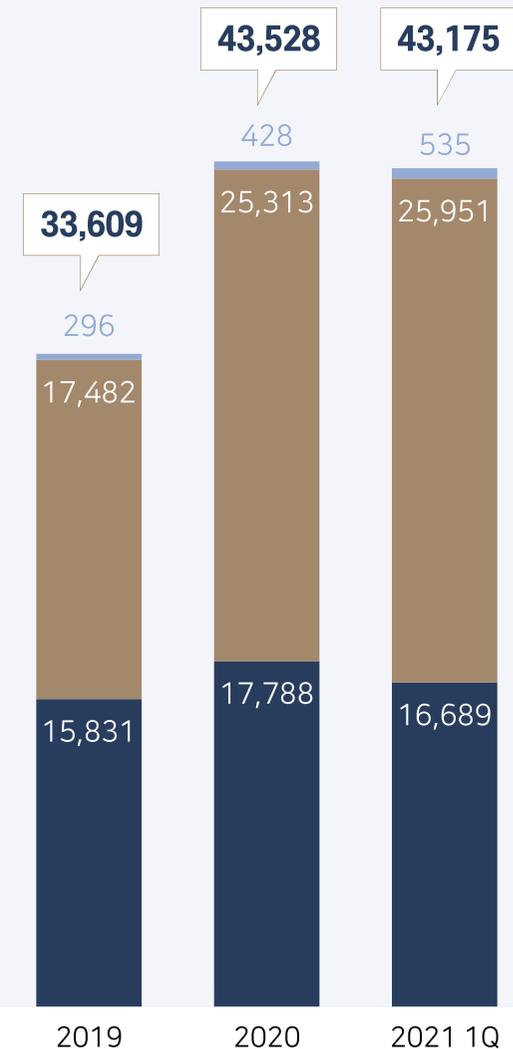
New Order Trend (Unit: KRW 100M)
by Work type



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	100.0%	719	4,583	In Progress
	IS BIZ Tower, Misa, Hangang	2018.04 - 2020.04	100.0%	-	1,639	Transferred
	IS BIZ Tower, Gasan, Seoul	2018.11 - 2021.01	100.0%	-	598	Transferred
	Eileen-Garden, Dongdaegu, Daegu	2019.01 - 2021.10	68.0%	705	3,221	Transferred
	IS BIZ Tower Central, Anyang	2019.03 - 2022.01	58.9%	-	4,677	In Progress +Transferred
	Opera W, Daegu Station, Daegu	2019.10 - 2023.05	21.6%	1,088	5,305	In Progress
	Eileen-Garden, DMC, Deokeun, Goyang	2019.10 - 2022.07	38.8%	206	1,405	Transferred
	New Centro Eileen-Garden, Gyeongju	2020.12 - 2023.05	0.0%	795	3,598	TBD
Subtotal				3,513	25,026	
Sub contract	Eileen-Garden, Bongnae, Busan	2015.03 - 2021.04	97.9%	1,216	2,377	In Progress
	Eileen-Garden, Gwangan, Busan	2018.11 - 2021.02	100.0%	225	564	In Progress
	W, Suseong Beomeo, Daegu	2019.05 - 2023.12	17.9%	1,868	6,802	In Progress
	Eileen-Garden, Jungsan Megok, Ulsan	2017.11 - 2021.10	70.1%	851	1,387	In Progress
	Oceanlife Eileen-Garden, Busan	2017.11 - 2023.06	11.2%	1,228	2,478	In Progress
	Munsu-ro, Ulsan	2020.02 - 2023.03	8.9%	384	695	In Progress
Subtotal				5,772	14,303	
Total				9,285	39,329	

**PROJECT
IN PLAN**

(Unit: KRW 100M)

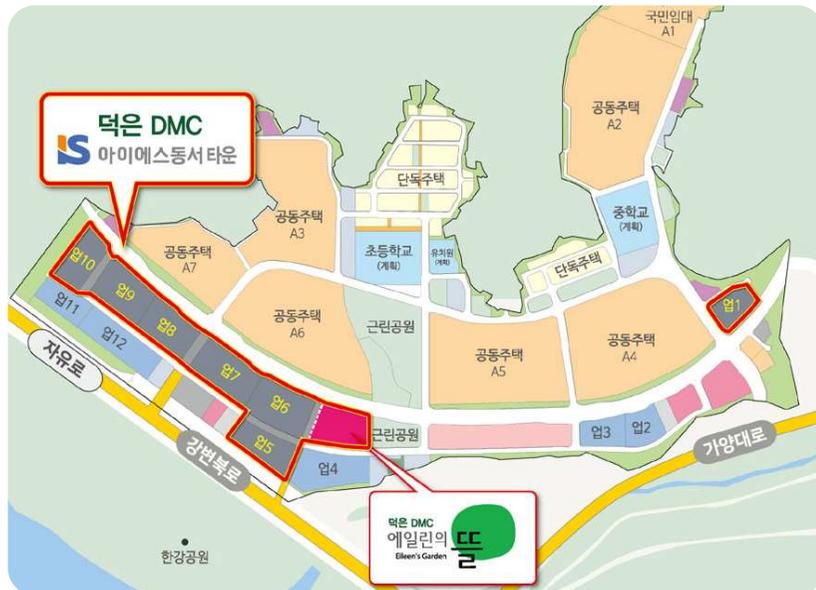
Lotting-out Period	Site Name	No. of Households /pyeong	Contract/ Subcontract Amount	Own/Subcontract
2021	Ulsan New City Eileen's Garden No. 1	803	TBD	Own
	Ulsan New City Eileen's Garden No. 2	1,144	TBD	Own
	Jukjeon District 3, Daegu	959	2,285	Subcontract
	Dewon District 3, Changwon	1,470	3,054	Subcontract
	Street Housing Maintenance Project, Yaeumje District 1	191	448	Subcontract
	Local housing cooperative in Yongwon-dong, Changwon	978	1,661	Subcontract
	Local Community Housing Cooperatives, Hakseong-dong, Ulsan	793	1,616	Subcontract
	Housing Redevelopment Maintenance Project, Seobongdeok, Daegu..... NEW	538	1,283	Subcontract
Subtotal		6,876	10,347	
2022	Yongdu-dong District 2, Daejeon	798	1,418	Subcontract
	Housing Redevelopment Maintenance Project, B-14 District, Nam-gu, Ulsan	1,529	2,987	Subcontract
	Dongseo Town Small-scale Reconstruction Project	210	421	Subcontract
	Small-scale Construction Project, Lucky 5th, Bokhyeon-dong, Daegu	175	383	Subcontract
	Small-scale Reconstruction Project, Hyeopjin Apt., Bockhyeon-dong, Daegu	161	343	Subcontract
Subtotal		2,873	5,552	
2023	Hongdo-dong District 2, Daejeon	483	905	Subcontract
	Subtotal		483	905
TBD	Jungsan District, Goyang	Land area around 15,000py	TBD	Own
	Jungsan District, Gyeongsan	Land area around 32,160py	TBD	Own
Total		10,232	16,804	

Foundation for fast growth that transcends the Yongho-dong W Project
The framework has been laid for speedy growth of future sales and high profits!

Development project in Dukeun region, Goyang-si

Great public interest for its proximity to Seoul

Land area	Land ownership	Development type
approximately 15,000 pyeong	7 industrial complexes	Knowledge industrial center



Development project in Jungsan region, Gyeongsan

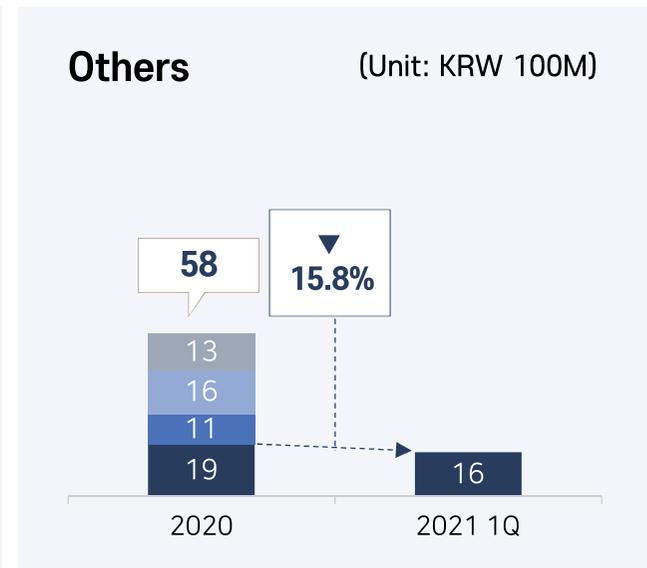
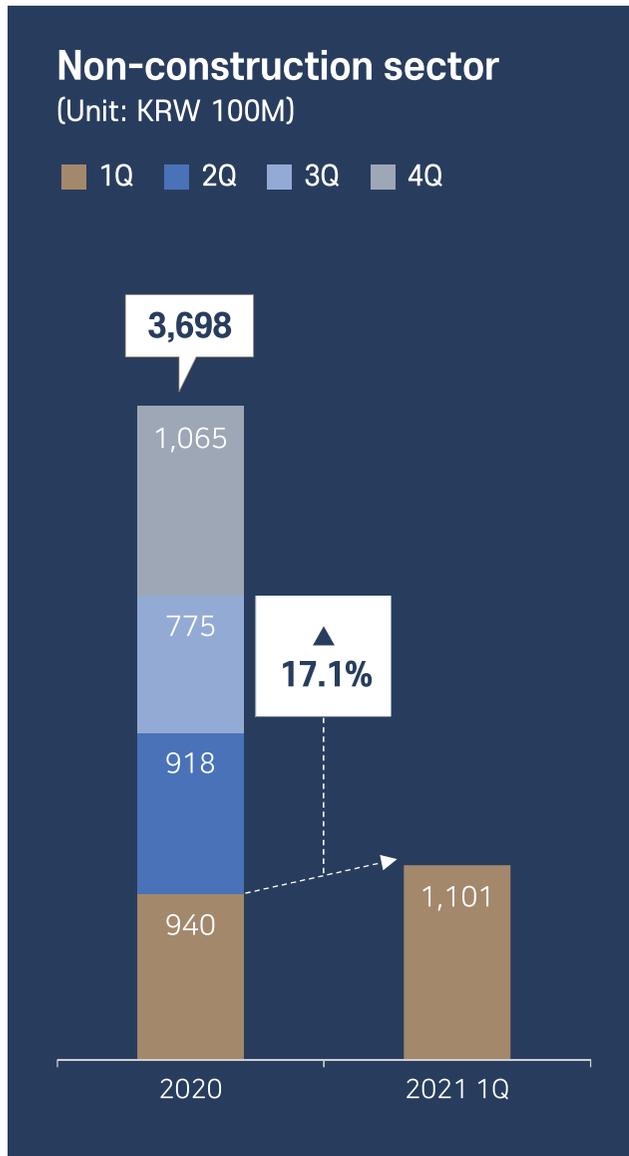
The best location in Yeongnam area in terms of transportation, education, culture, convenient facilities

Land area	Development type
approximately 32,160 pyeong	Other than residential & Commercial complex



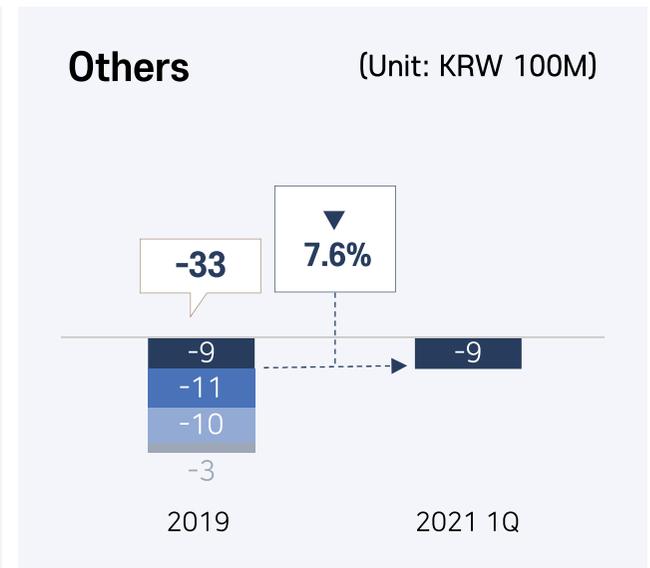
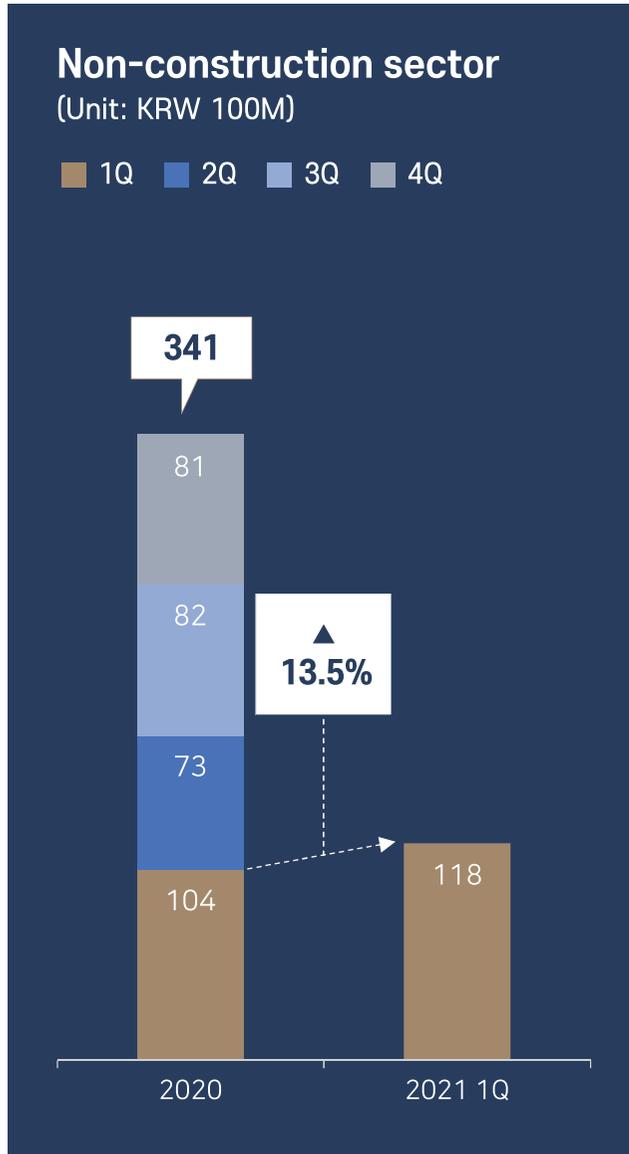
Sales Performance

■ 1Q ■ 2Q ■ 3Q ■ 4Q



Business Profits Performance

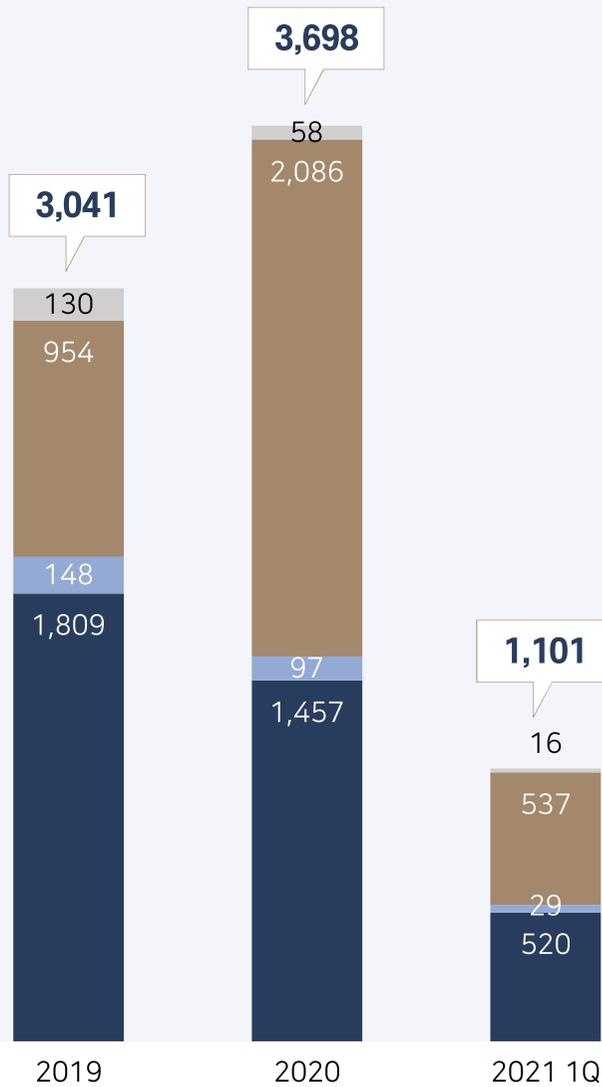
■ 1Q ■ 2Q ■ 3Q ■ 4Q



■ Concrete ■ Shipping ■ Environment ■ Others

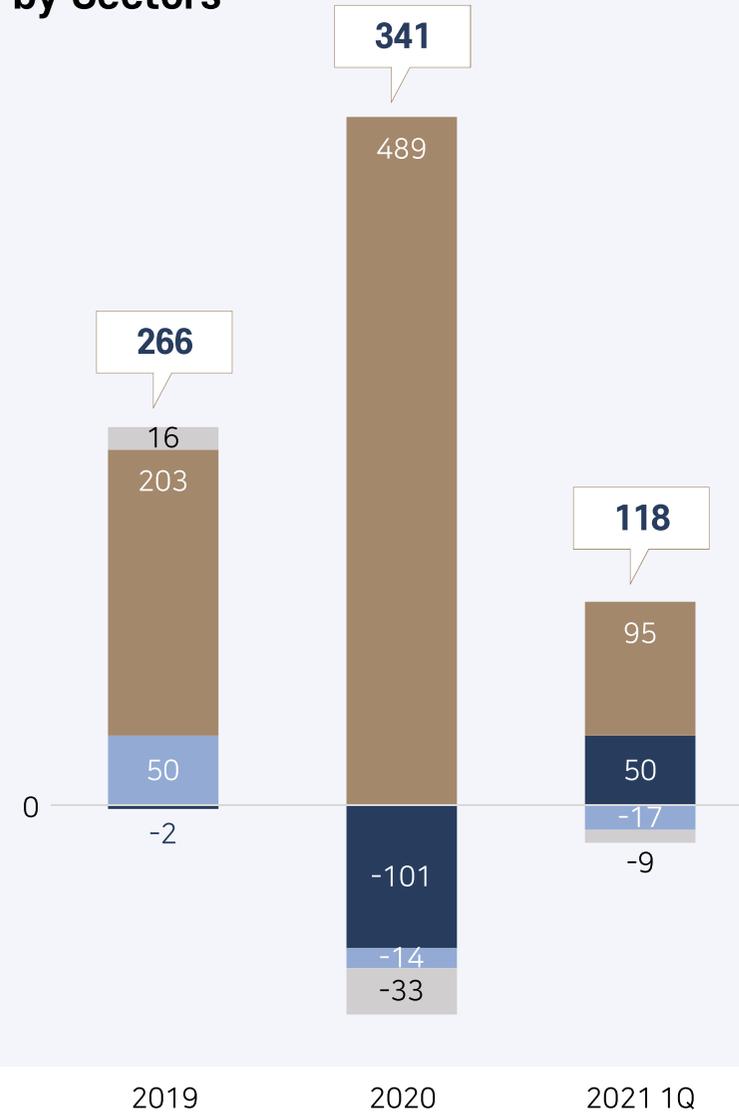
Sales Trend by Sectors

(Unit: KRW 100M)



Business Profit Trend by Sectors

(Unit: KRW 100M)



04

Appendix

- 01 Company Overview & Shareholders
- 02 Summarized Financial Statement
(Consolidated / Separate)
- 03 Production Infrastructure

At the center of global attention

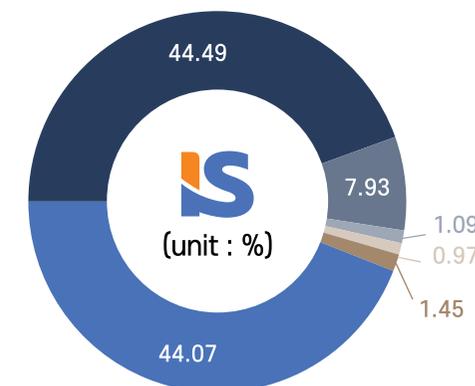
Global Leader IS Dongseo

IS Dongseo is Korea's only company to bring consistency in construction and materials. It joined the KOSPI 200 in April 2010 and the KRX 300 in February, 2018. It is recognized as a leader in the industry for its strong performance. It is going beyond Korea to become a global leader.

Company Name	IS Dongseo Co., Ltd.
CEO	Huh Seok-Heon, Jeong Won-Ho, Kim Gap-Jin
Date of foundation	1989. 03. 07
Capital	15.4 billion won (as of March 31, 2021)
Number of Employees	670 (as of March 31, 2021)
Key Business	Total construction, concrete product manufacturing
Address	741, Yeongdong-daero, Gangnam-gu, Seoul, Republic of Korea
WEB	www.isdongseo.co.kr

Shareholder

- IS Holdings Ltd.
- Kwon Hyuk-woon
- Bae Han-seon
- Munam Scholarship & Culture Foundation
- Treasury share
- Other shareholders



Name	Number of shares	Percentage of Shareholding (%)
IS Holdings Ltd.	13,743,443	44.49
Kwon Hyuk-woon (Special partner)	2,449,512	7.93
Bae Han-seon (Special partner)	337,314	1.09
Munam Scholarship & Culture Foundation	300,000	0.97
Treasury share	447,941	1.45
Other shareholders	13,614,396	44.07
Total	30,892,606	100.00

* as of March 31, 2021

Financial Statement

(Unit: KRW 100M, %)

Type	2019	2020	2021 1Q
Liquid Assets	17,017	22,685	24,014
Non-Liquid Assets	11,821	13,530	14,046
Assets Total	28,838	36,215	38,061
Liquid Liabilities	8,525	11,568	16,216
Non-Liquid Liabilities	7,577	10,747	8,107
Liabilities Total	16,102	22,315	24,323
Capital	154	154	154
Earned Surplus	6,757	7,793	7,593
Capital	12,736	13,900	13,737
Earned Surplus	28,838	36,215	38,061

Comprehensive Income Statement (Unit: KRW 100M, %)

Type	2019	2020	2021 1Q
Sales	7,706	12,004	3,102
Sales Cost	5,835	8,569	2,324
Gross Profit	1,871	3,435	779
Sales & Administrative Expenses	1,156	1,345	376
Business Profits	715	2,090	403
Net Profit before Income Tax Expenses	716	1,565	185
Net Profit	743	1,416	143

Financial Statement

(Unit: KRW 100M, %)

Type	2019	2020	2021 1Q
Liquid Assets	15,830	20,991	22,283
Non-Liquid Assets	8,723	10,424	11,017
Assets Total	24,553	31,415	33,299
Liquid Liabilities	7,392	10,325	15,068
Non-Liquid Liabilities	6,404	9,536	6,874
Liabilities Total	13,796	19,862	21,942
Capital	154	154	154
Earned Surplus	6,531	7,571	7,363
Capital	10,757	11,553	11,357
Earned Surplus	24,553	31,415	33,299

Comprehensive Income Statement (Unit: KRW 100M, %)

Type	2019	2020	2021 1Q
Sales	6,079	9,319	2,299
Sales Cost	4,670	6,627	1,727
Gross Profit	1,410	2,692	572
Sales & Administrative Expenses	864	934	261
Business Profits	545	1,758	311
Net Profit before Income Tax Expenses	761	1,284	136
Net Profit	637	1,246	113

IS Dongseo is producing high-quality products with its **meticulous quality control** and **technology**.

Icheon Factory

Products manufactured **PC products**
 Production area **147,287m²**
 Production volume **1,500 ton/day**

Eumseong Factory

Products manufactured **PHC Pile**
 Production area **246,006m²**
 Production volume **2,600 ton/day**

Cheonan Factory

Products manufactured **PC Sleeper, segment**
 Production area **70,901m²**
 Production volume **300 ton/day**

Cheongyang Factory

Products manufactured **PHC Pile**
 Production area **120,720m²**
 Production volume **2,500 ton/day**

Changnyeong Factory

Products manufactured **PHC Pile**
 Production area **91,006m²**
 Production volume **1,500 ton/day**





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