



IS DONGSEO

Investor Relations 2022

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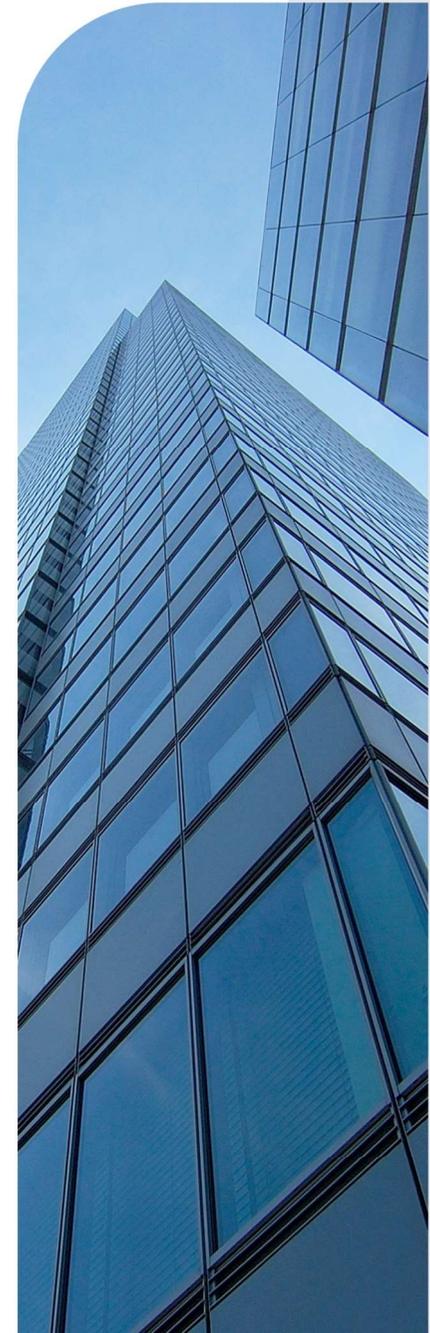


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INVESTOR RELATIONS
2022

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01 Company Introduction

- 01 Organization chart
- 02 Business Areas

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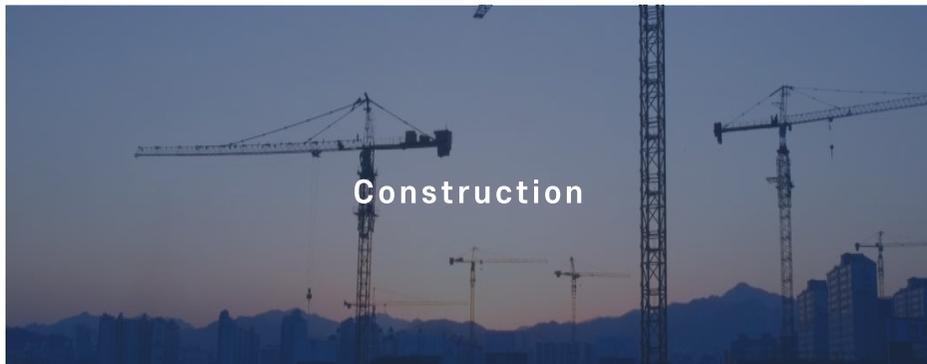
IS
IS DONGSEO

INVESTOR
RELATIONS
2022

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



IS Dongseo Co., Ltd.



Construction



Concrete



*28 subsidiaries and partners in addition to those below
(2021.09.30)

Key Subsidiaries



Insun E&T

Percentage of Shareholding
45.0%



YOUNG POONG FILE

Percentage of Shareholding
100%



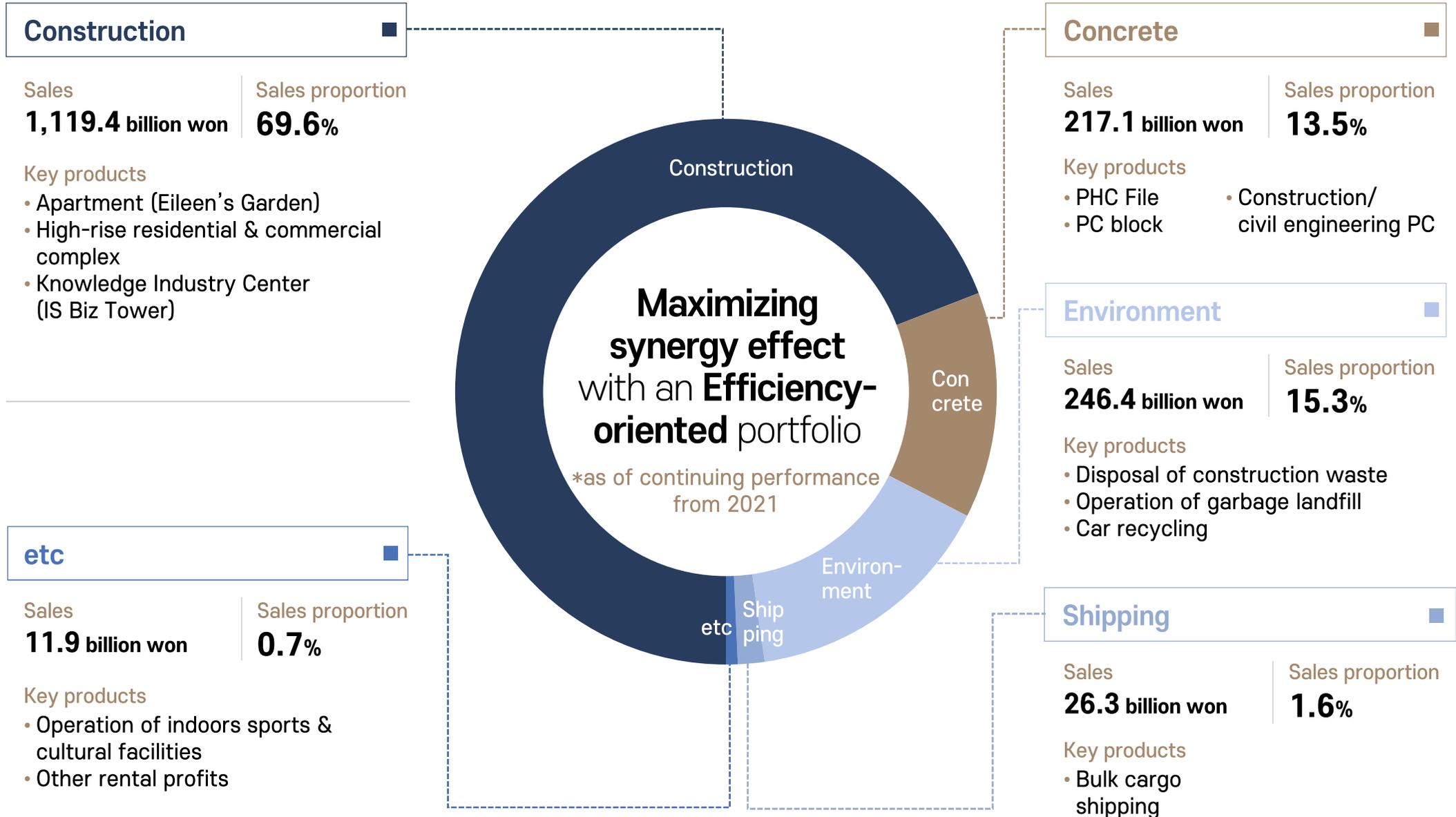
IS Shipping

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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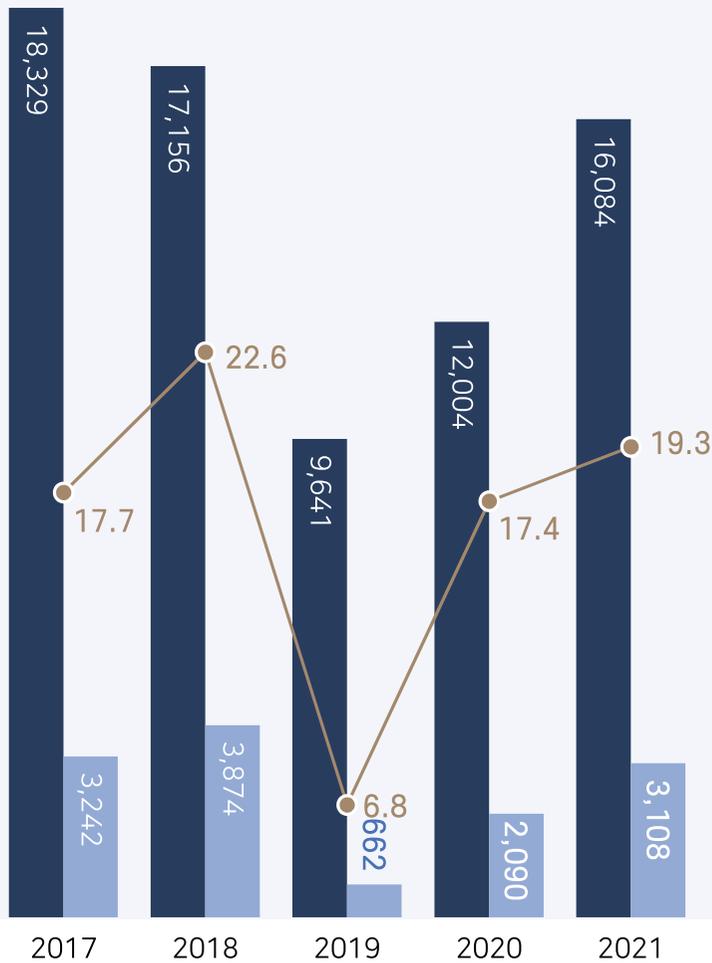


IS DONGSEO

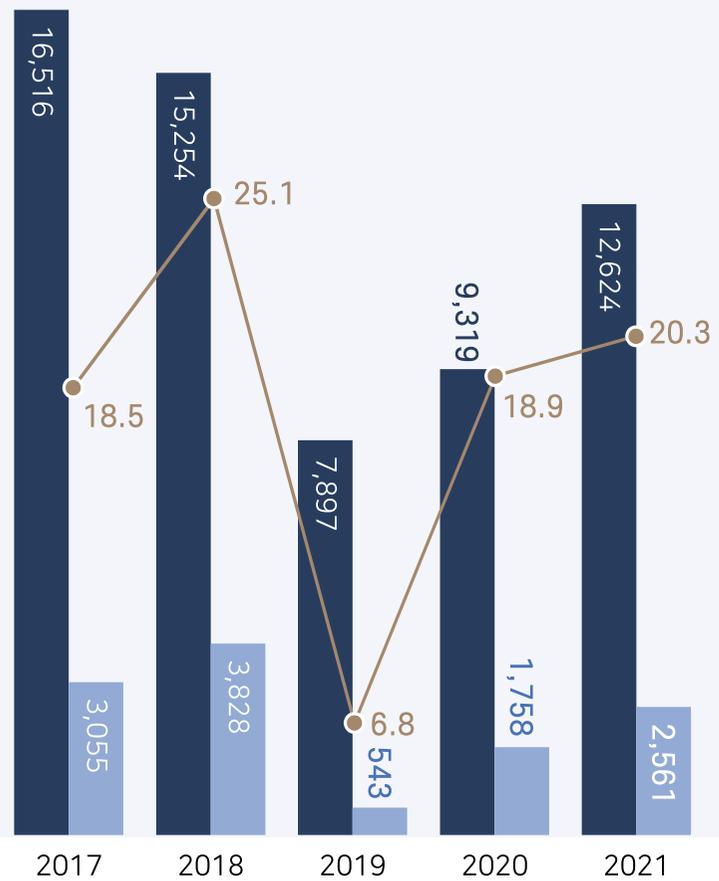
INVESTOR
RELATIONS
2022

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

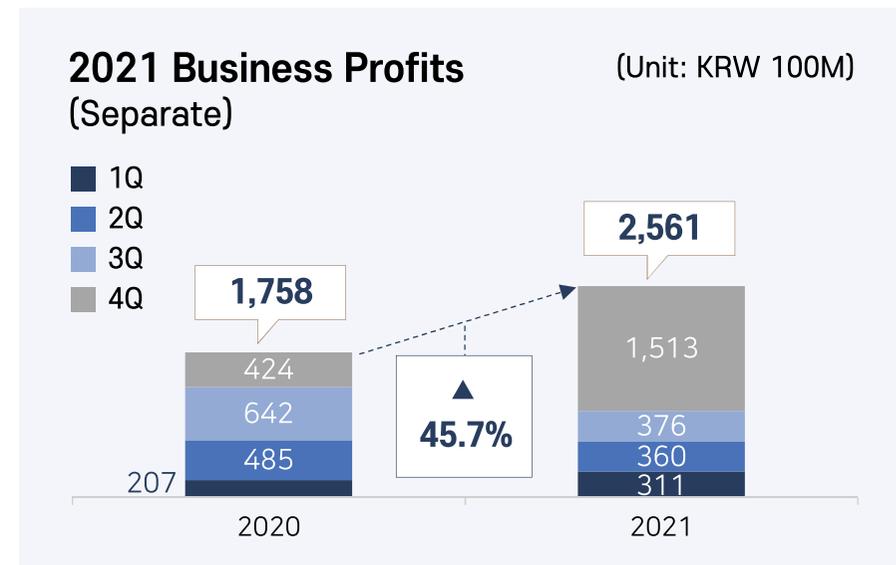
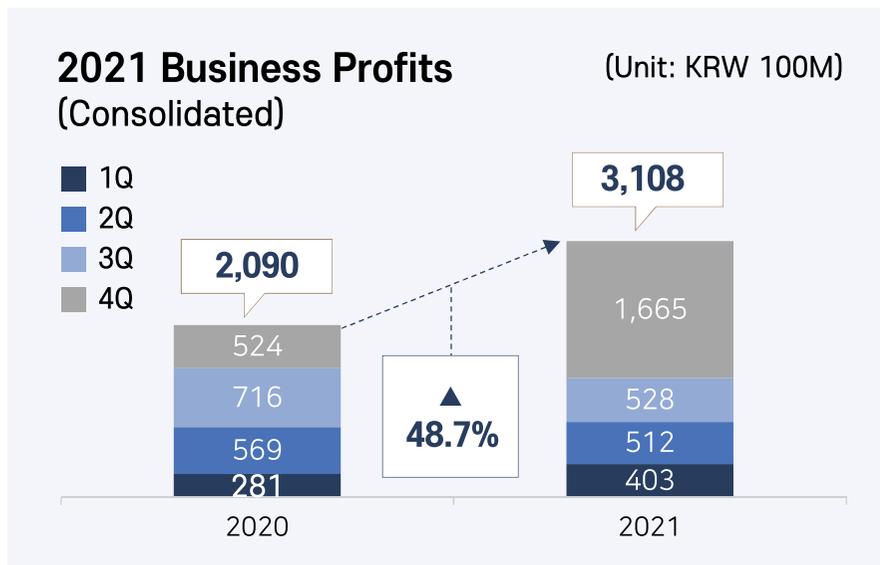
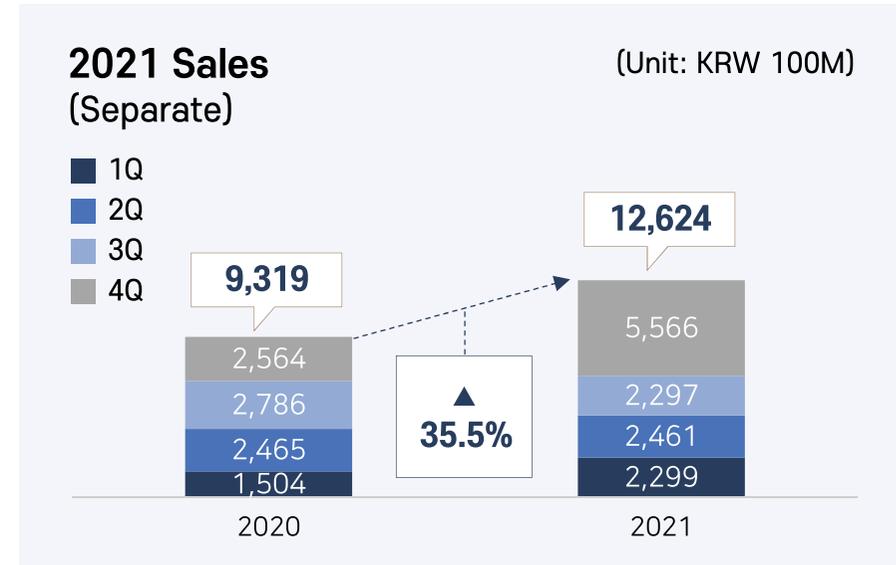
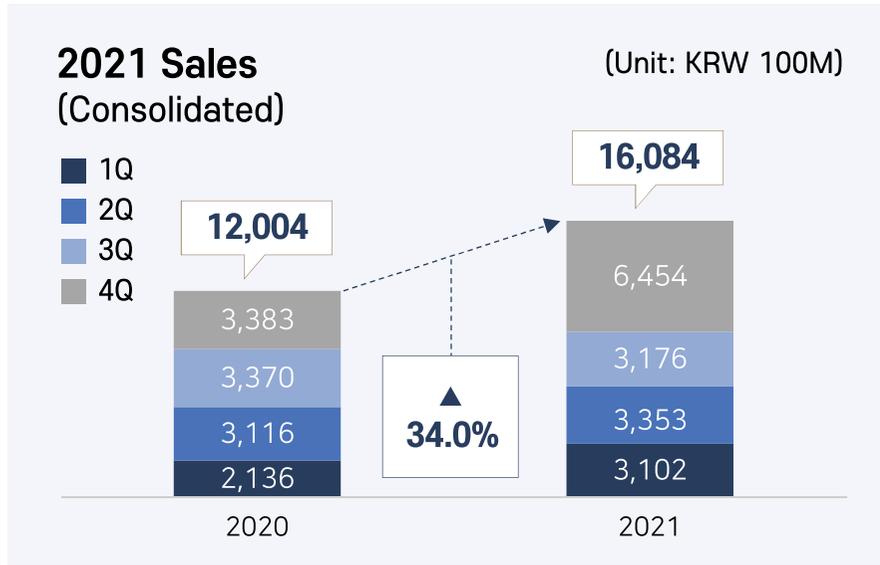
Management Performance (Consolidated) (Unit: KRW 100M, %)



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



2021 – Sales & Business Profits



Financial Statement

(Unit: KRW 100M, %)

Type	2020	YOY	2021
Liquid Assets	22,685	-6.3	21,247
Non-Liquid Assets	13,530	2.4	13,850
Assets Total	36,215	-3.1	35,098
Liquid Liabilities	11,568	29.6	14,997
Non-Liquid Liabilities	10,747	-48.5	5,532
Liabilities Total	22,315	-8.0	20,529
Capital	154	-	154
Earned Surplus	7,793	6.9	8,327
Capital	13,900	4.8	14,569
Earned Surplus	36,215	-3.1	35,098

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

Type	2020	YOY	2021
Sales	12,004	34.0	16,084
Sales Cost	8,569	34.1	11,493
Gross Profit	3,435	33.7	4,591
Sales & Administrative Expenses	1,345	10.3	1,483
Business Profits	2,090	48.7	3,108
Net Profit before Income Tax Expenses	1,565	7.2	1,677
Net Profit	1,416	-21.8	1,107

Financial Statement

(Unit: KRW 100M, %)

Type	2020	YOY	2021
Liquid Assets	20,991	-8.0	19,304
Non-Liquid Assets	10,424	6.1	11,061
Assets Total	31,415	-3.3	30,365
Liquid Liabilities	10,325	32.3	13,662
Non-Liquid Liabilities	9,536	-53.1	4,476
Liabilities Total	19,862	-8.7	18,138
Capital	154	-	154
Earned Surplus	7,571	7.7	8,151
Capital	11,553	5.8	12,227
Earned Surplus	31,415	-3.3	30,365

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

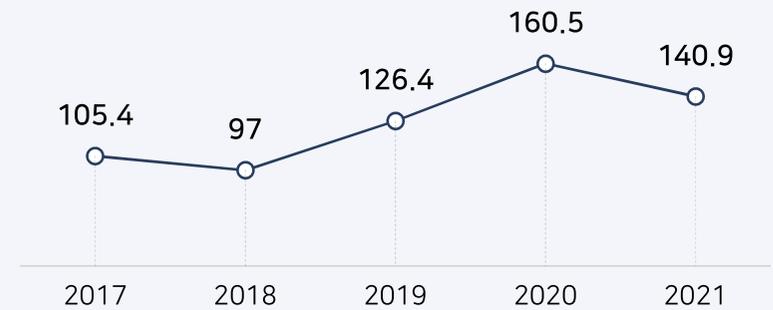
Type	2020	YOY	2021
Sales	9,319	35.5	12,624
Sales Cost	6,627	36.0	9,016
Gross Profit	2,692	34.0	3,607
Sales & Administrative Expenses	934	12.0	1,046
Business Profits	1,758	45.7	2,561
Net Profit before Income Tax Expenses	1,284	17.6	1,510
Net Profit	1,246	-12.0	1,097

Management Performance - Consolidated

ROE (Unit: %)



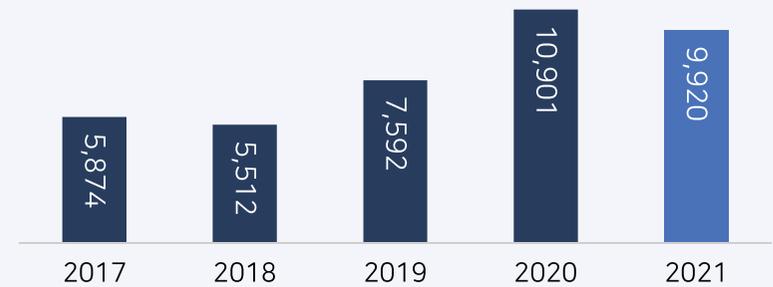
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)

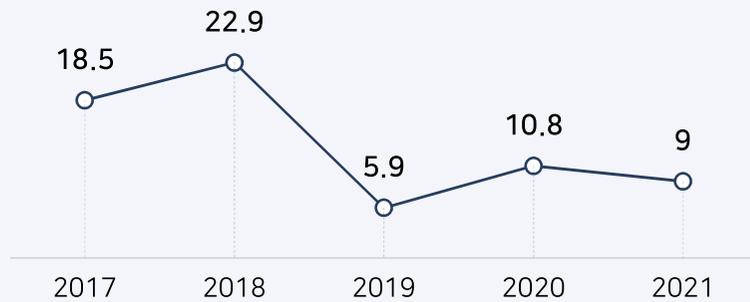


Net Loan (Unit: KRW 100M)



Management Performance - Separate

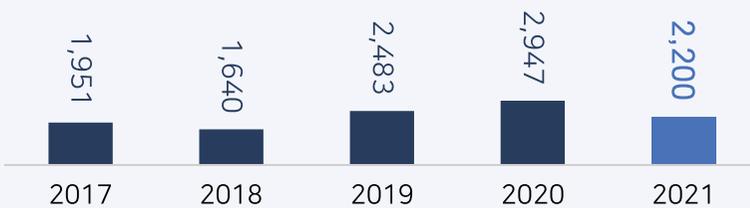
ROE (Unit: %)



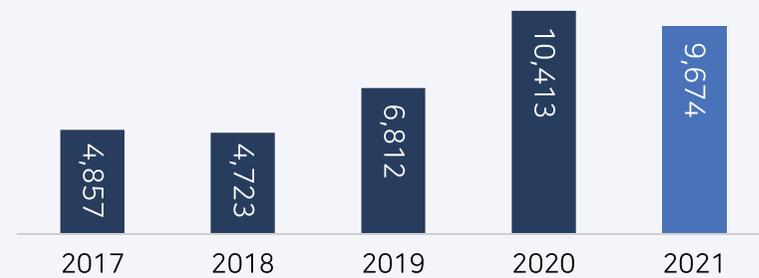
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)

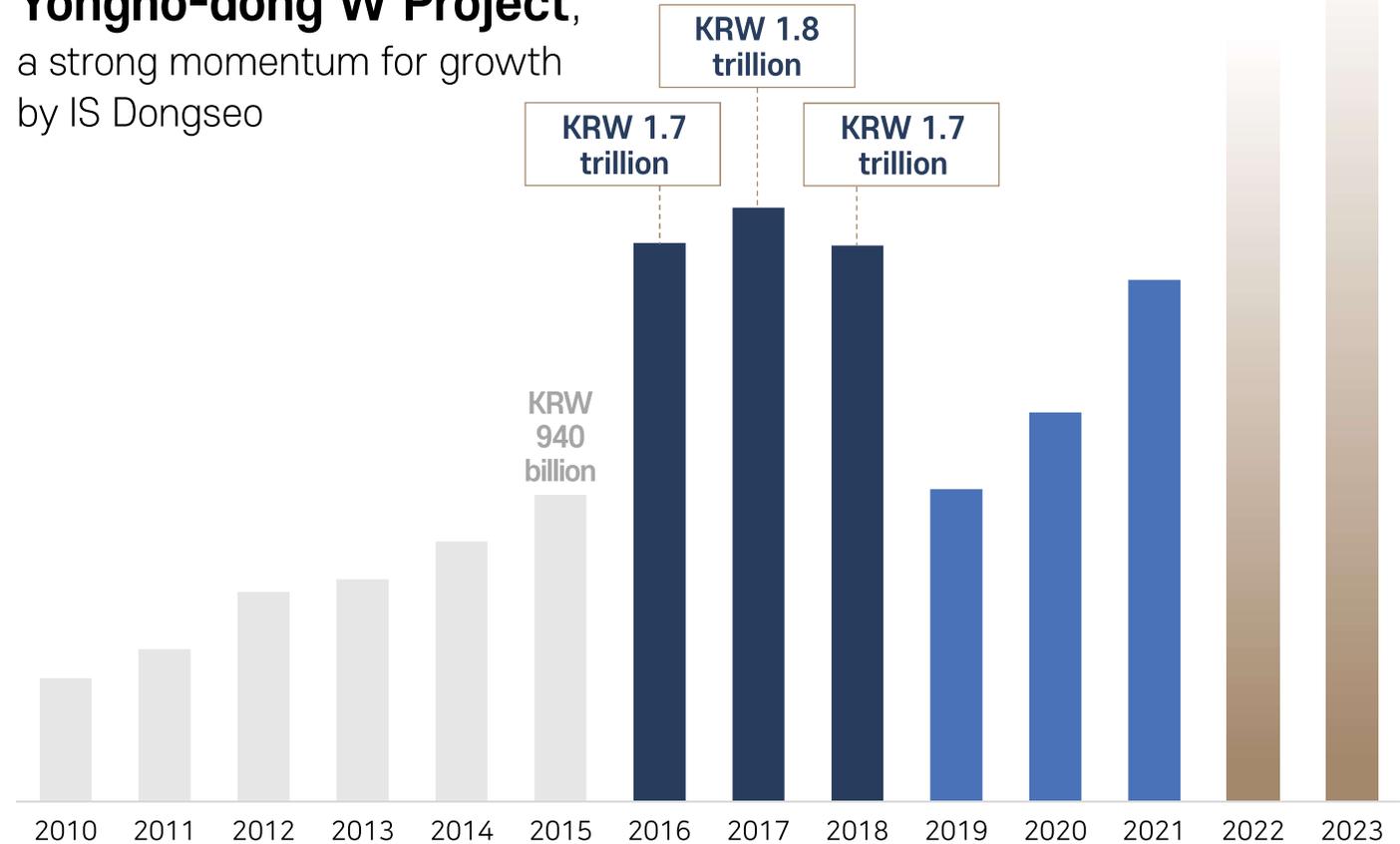


Net Loan (Unit: KRW 100M)





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



2010-2018

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

2014-2018

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

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

2019-

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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IS DONGSEO

INVESTOR
RELATIONS
2022

New Orders

(Unit: KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q



Order Backlog

(Unit: KRW 100M)



Sales

(Unit: KRW 100M)

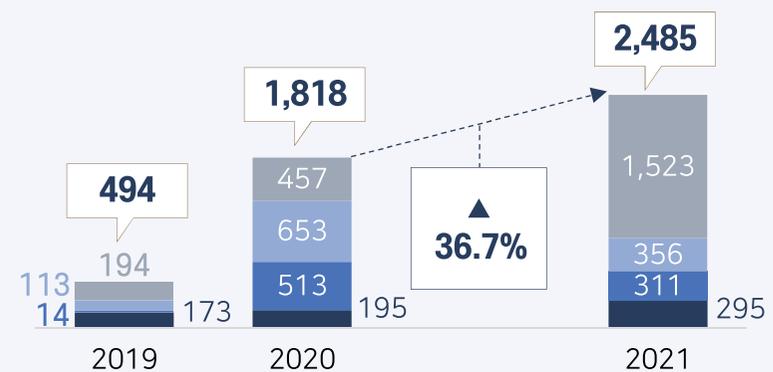
■ 1Q ■ 2Q ■ 3Q ■ 4Q



Business Profits

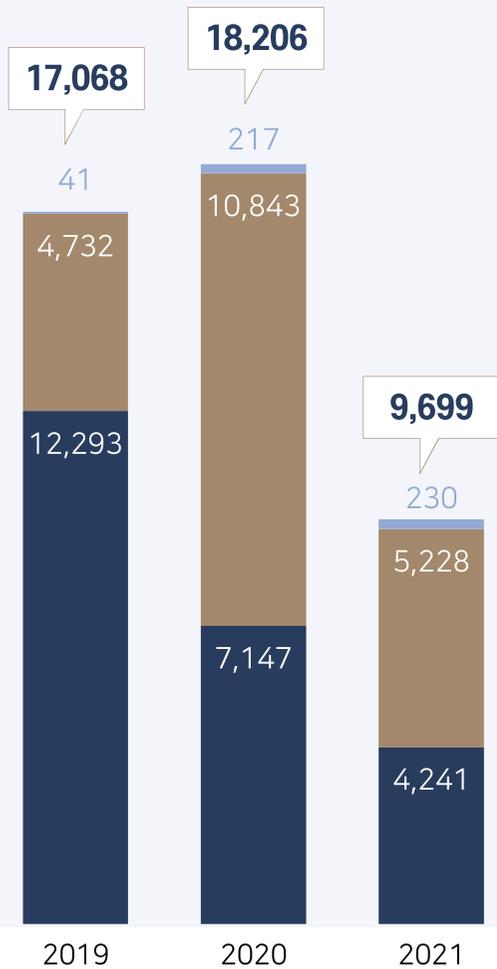
(Unit: KRW 100M)t

■ 1Q ■ 2Q ■ 3Q ■ 4Q

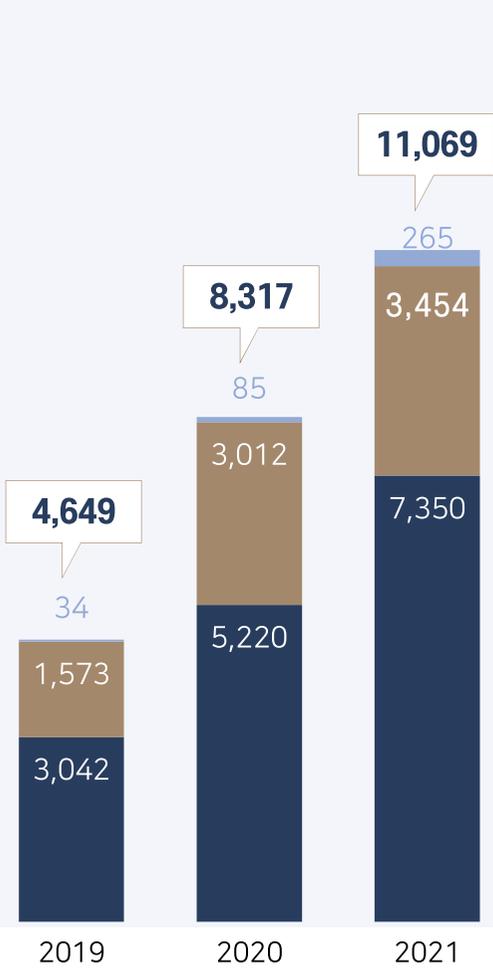


Own Construction Civil Engineering

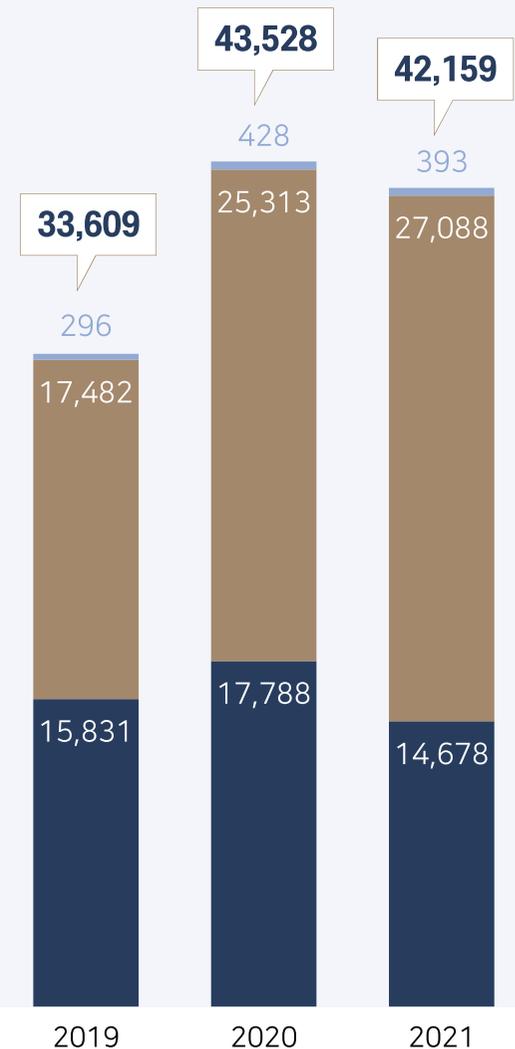
New Order Trend (Unit: KRW 100M)
by Work type



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	IS BIZ Tower, Misa, Hangang, Hanam	2018.04 - 2020.04	100.0%	-	1,701	Transferred
	Eileen-Garden, Dongdaegu, Daegu	2019.01 - 2021.10	100.0%	705	3,216	Transferred
	IS BIZ Tower Central, Anyang	2019.03 - 2022.01	91.7%	-	4,766	In Progress +Transferred
	Opera W, Daegu Station, Daegu	2019.10 - 2023.05	40.3%	1,088	5,305	In Progress
	Eileen-Garden, DMC, Deokeun, Goyang	2019.10 - 2022.07	71.7%	206	1,405	Transferred
	New Centro Eileen-Garden, Gyeongju	2020.12 - 2023.05	23.1%	795	3,608	In Progress
	Ulsan New City Eileen's Garden No. 1	2021.04 - 2024.01	12.1%	803	3,906	In Progress
	Subtotal			3,597	23,907	
Sub contract	W, Suseong Beomeo, Daegu	2019.05 - 2023.12	31.5%	1,868	6,802	In Progress
	Eileen-Garden, Jungsan Megok, Ulsan	2017.11 - 2021.10	100.0%	851	1,393	In Progress
	Oceanlife Eileen-Garden, Busan	2017.11 - 2023.06	33.3%	1,228	2,478	In Progress
	Munsu-ro, Ulsan	2020.02 - 2023.03	40.4%	384	695	In Progress
	Eileen-Garden, Jukjeon Station, Daegu	2021.05 - 2024.03	12.0%	959	2,285	In Progress
	Eileen-Garden, Centeompark, Beonyeong-ro, Ulsan	2021.06 - 2023.10	8.6%	191	442	In Progress
	Eileen-Garden, Centeompark, Changwon	2021.07 - 2024.03	7.7%	1,470	3,190	In Progress
Subtotal			6,951	17,285		
Total			10,548	41,192		

**PROJECT
IN PLAN**

(Unit: KRW 100M)

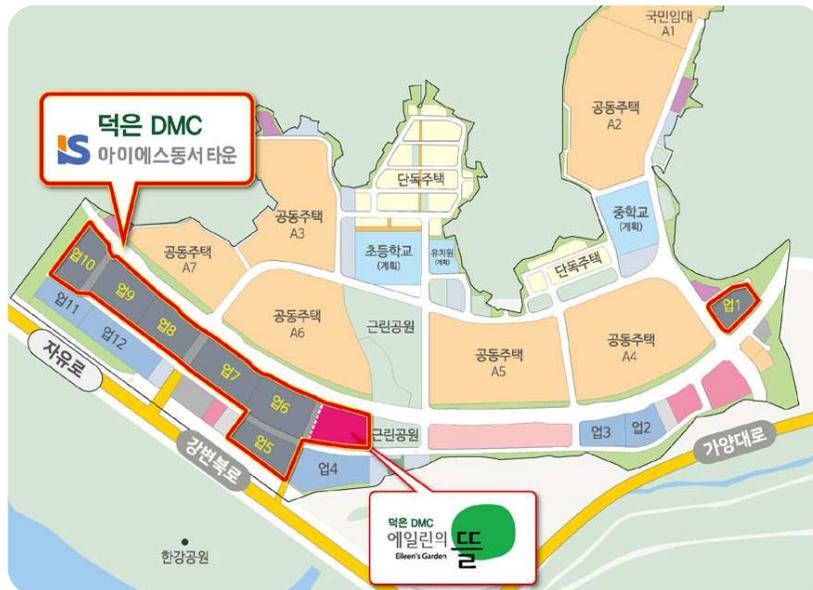
Lotting-out Period	Site Name	No. of Households /pyeong	Contract/Subcontract Amount	Own/Subcontract
2022	Ulsan New City Eileen's Garden No. 2	967	5,761	Own
	Dukeun District, Gyeongsan 8, 9, 10 blocks	Sales Area 59,422py	TBD	Own
	Local Housing Cooperative in Medical County, Busan	762	2,009	Subcontract
	Local Community Housing Cooperatives, Hakseong-dong, Ulsan	793	1,616	Subcontract
	Small-scale Reconstruction Project, Samyoung Apt., Juahn-dong, Incheon	187	367	Subcontract
	Housing Redevelopment Maintenance Project, Seobongdeok, Daegu	538	1,283	Subcontract
	Housing Redevelopment Maintenance Project, B-14 District, Nam-gu, Ulsan	1,529	2,987	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
	Yongdu-dong District 2, Daejeon	798	1,418	Subcontract
Subtotal		5,910	16,167	
2023	Hongdo-dong District 2, Daejeon	483	905	Subcontract
	Dongseo Town Small-scale Reconstruction Project	210	421	Subcontract
	Street Housing Maintenance Project, Nakwon Apt., Jisan-dong, Daegu	169	366	Subcontract
Subtotal		862	1,692	
TBD	Yaeum-dong, Ulsan	520	TBD	Own
	Dukeun District, Gyeongsan 1, 5, 6, 7 blocks	Land area around 8,680py	TBD	Own
	Jungsan District, Gyeongsan	Land area around 32,160py	TBD	Own
Total		7,292	17,859	

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 approximately 15,000 pyeong	Land ownership 7 industrial complexes	Development type Knowledge industrial center
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Development project in Jungsan region, Gyeongsan

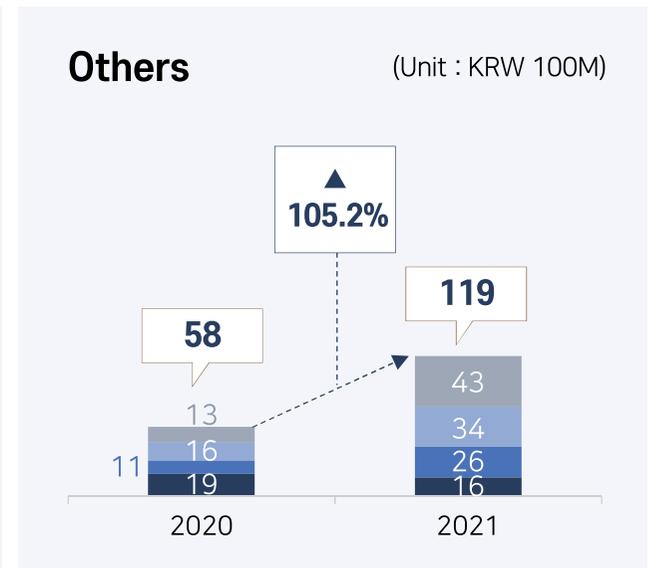
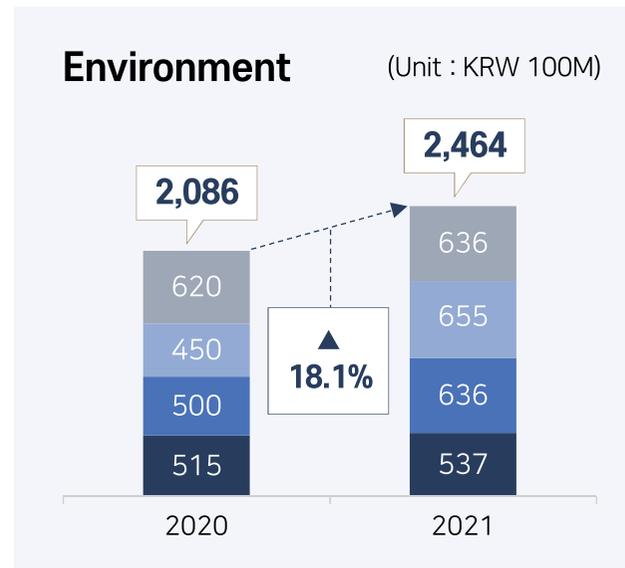
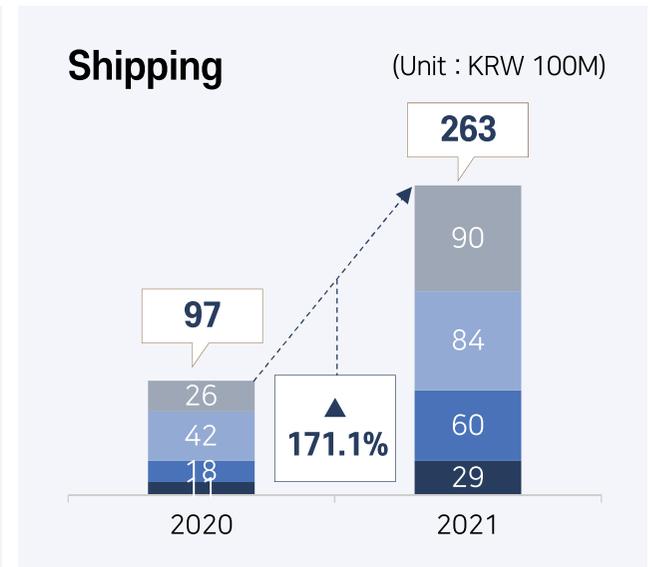
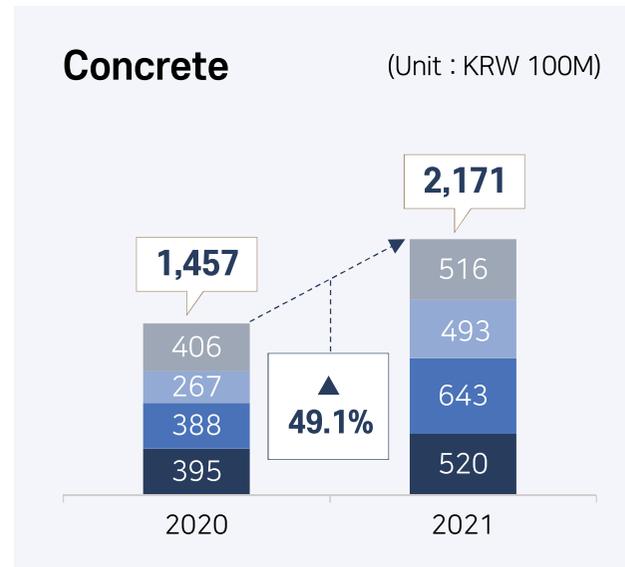
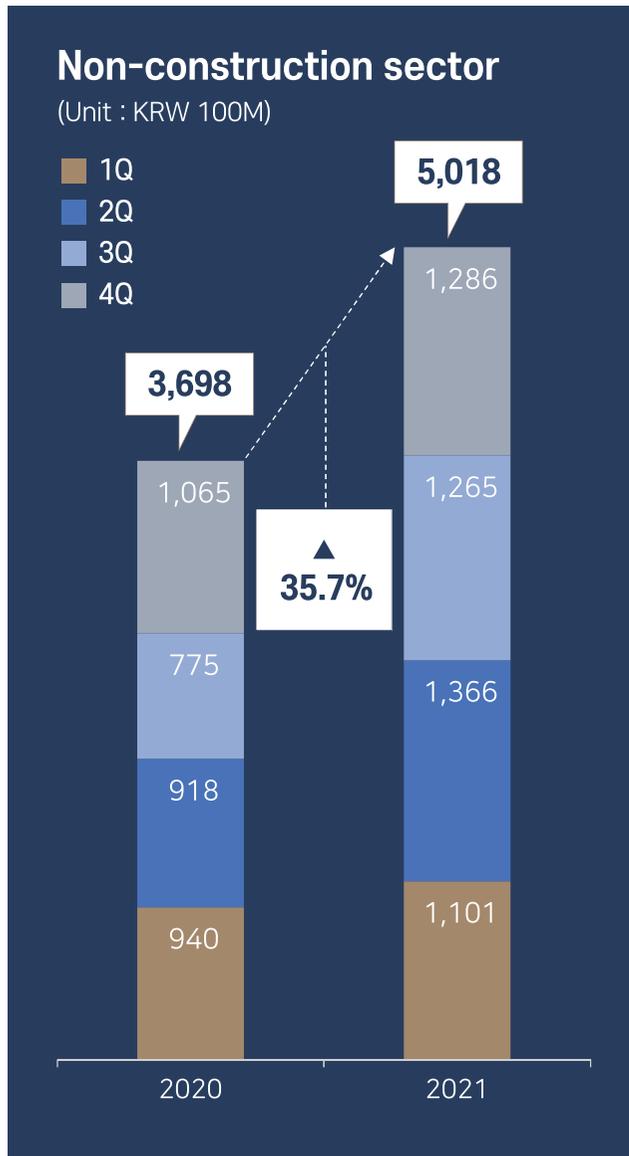
The best location in Yeongnam area in terms of
transportation, education, culture, convenient facilities

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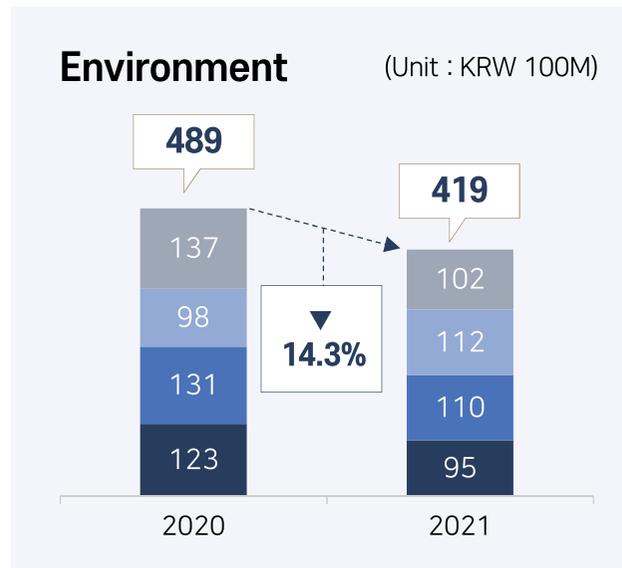
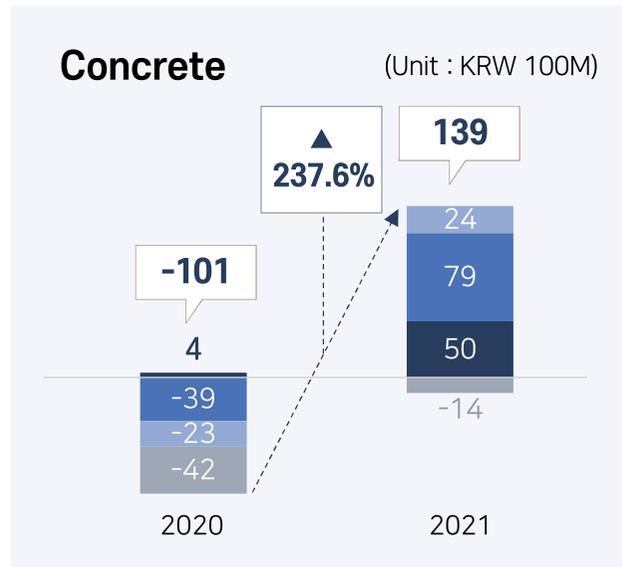
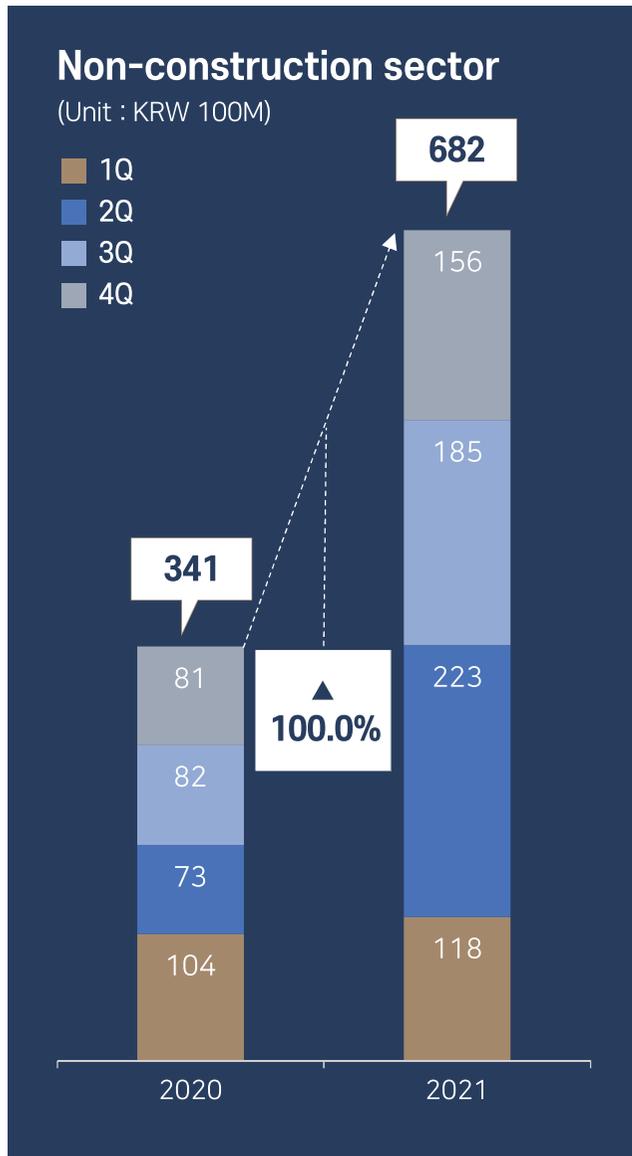
Sales Performance

■ 1Q ■ 2Q ■ 3Q ■ 4Q



Business Profits Performance

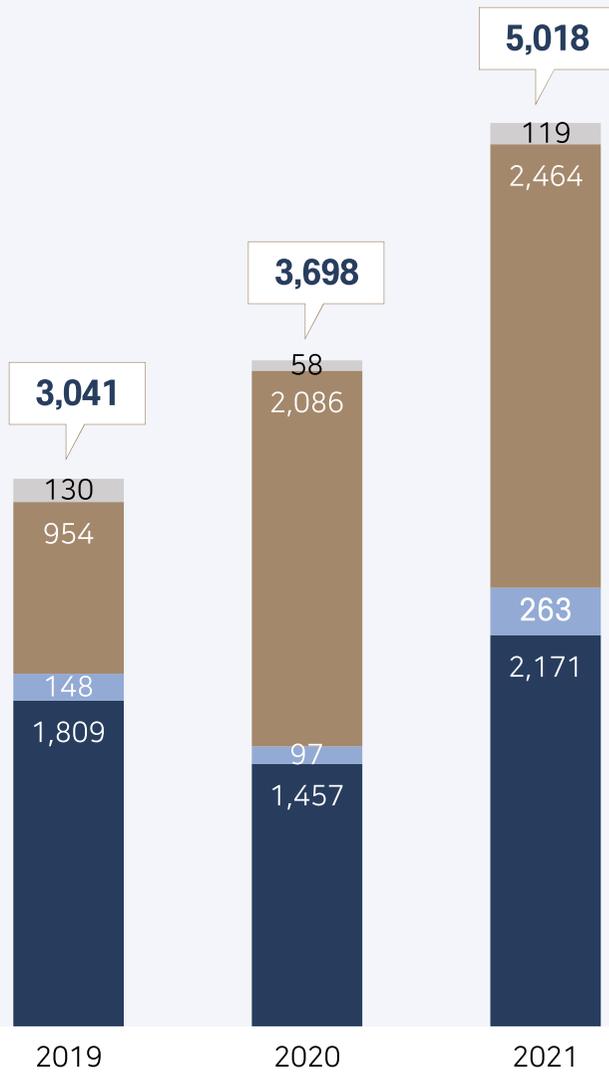
■ 1Q ■ 2Q ■ 3Q ■ 4Q



■ Concrete ■ Shipping ■ Environment ■ Others

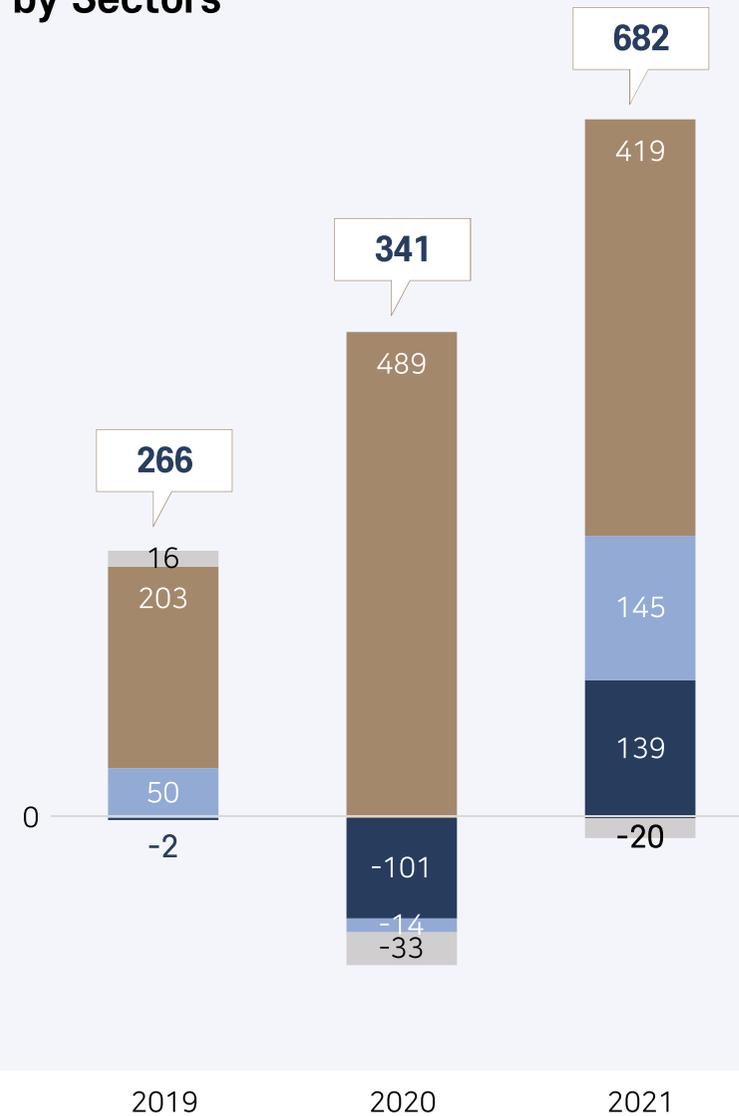
Sales Trend by Sectors

(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

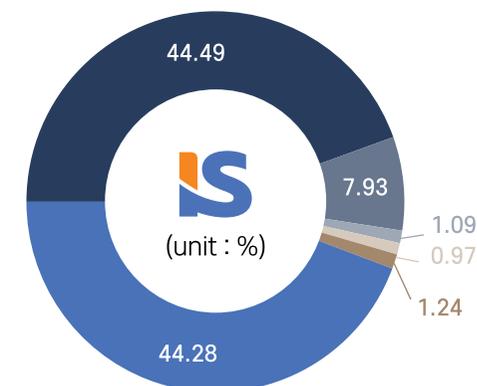
Global Leader IS Dongseo

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 December 31, 2021)
Number of Employees	740 (as of December 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	382,548	1.24
Other shareholders	13,679,789	44.28
Total	30,892,606	100.00

* as of December 31, 2021

Financial Statement

(Unit : KRW 100M, %)

Type	2019	2020	2021
Liquid Assets	17,017	22,685	21,247
Non-Liquid Assets	11,821	13,530	13,850
Assets Total	28,838	36,215	35,098
Liquid Liabilities	8,525	11,568	14,997
Non-Liquid Liabilities	7,577	10,747	5,532
Liabilities Total	16,102	22,315	20,529
Capital	154	154	154
Earned Surplus	6,757	7,793	8,327
Capital	12,736	13,900	14,569
Earned Surplus	28,838	36,215	35,098

Comprehensive Income Statement

(Unit : KRW 100M, %)

Type	2019	2020	2021
Sales	7,706	12,004	16,084
Sales Cost	5,835	8,569	11,493
Gross Profit	1,871	3,435	4,591
Sales & Administrative Expenses	1,156	1,345	1,483
Business Profits	715	2,090	3,108
Net Profit before Income Tax Expenses	716	1,565	1,677
Net Profit	743	1,416	1,107

Financial Statement

(Unit : KRW 100M, %)

Type	2019	2020	2021
Liquid Assets	15,830	20,991	19,304
Non-Liquid Assets	8,723	10,424	11,061
Assets Total	24,553	31,415	30,365
Liquid Liabilities	7,392	10,325	13,662
Non-Liquid Liabilities	6,404	9,536	4,476
Liabilities Total	13,796	19,862	18,138
Capital	154	154	154
Earned Surplus	6,531	7,571	8,151
Capital	10,757	11,553	12,227
Earned Surplus	24,553	31,415	30,365

Comprehensive Income Statement

(Unit : KRW 100M, %)

Type	2019	2020	2021 3Q
Sales	6,079	9,319	12,624
Sales Cost	4,670	6,627	9,016
Gross Profit	1,410	2,692	3,607
Sales & Administrative Expenses	864	934	1,046
Business Profits	545	1,758	2,561
Net Profit before Income Tax Expenses	761	1,284	1,510
Net Profit	637	1,246	1,097

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 t/day

Eumseong Factory

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

Cheonan Factory

Products manufactured	PC block, segment
Production area	70,901m²
Production volume	300 t/day

Cheongyang Factory

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

Changnyeong Factory

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





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