



TONLIN DEPARTMENT STORE CO.,LTD.

Investor Conference

November 18, 2025

TONLIN(Company Code: 2910)

Conference Agenda

- About Tonlin
- Rental Business in Taipei
- Retailing Business in Taoyuan Tonlin Plaza
- Real Estate Development Business
- Finance Summary

About Tonlin

- Established : 1982
- Capital : NT\$1,754,030,000
- Business Overview :
 - Commercial Rental Business in Taipei
 - Retailing Business in Taoyuan Tonlin Plaza
 - Real Estate Development Business : Yangmingshan & Jiaoxi



統領

電影館 24H

02-8771-0852

OMNI NIGHTCLUB
萬象包廂 · 極緻體驗
重新定義亞洲頂級娛樂標準
f OMNI

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WORLD GYM
STARBUCKS COFFEE

ZARA

ZARA

ZARA

商務旅館

3F

din

北安集品

Taipei

A. Eastern District of Taipei

- a. New Shopping Malls in Taipei create competition.
(Mainly: Xinyi / Nangang / Taipei Dome Business District)
- b. Rent in Eastern District decline slowly.
- c. Because of the long term lease in Taipei commercial property, there has no significant influence currently.

Taipei

B. Major Tenants

a. ZARA



b. World Gym



c. Starbucks





Taoyuan Tonlin Plaza

A. Retailing Market in Taoyuan

Area	Type	Department Store	Mall
North Taoyuan		FEDS 、 SKM 、 Tonlin	Taimall
South Taoyuan		SOGO	Metro Walk 、 Gloria Outlets

Taoyuan Tonlin Plaza

B. Taoyuan Tonlin Plaza

- a. Opening Date : November. 1996
- b. Refurbishment opening Date : October. 3. 2018
- c. Merchandise Categories :
 - ★ FASHION
 - ★ BEAUTY
 - ★ LIFE STYLE
 - ★ CAFE & RESTAURANT



樓層簡介

12F

威秀影城 14-21廳

10F

威秀影城 售票處 06-13廳

9F

威秀影城 售票處 01-05廳 幸運之星電子遊戲場

8F

海底撈 bb.q CHICKEN Oh my! 原燒 兩餐 韓國年糕火鍋吃到飽

7F

果然匯 茶自點 複合式餐飲 橫濱牛排 自助吧無限吃到飽

6F

Mo-Mo-Paradise 饗泰多 湯明茶樓 默爾 Pasta & Pizza

5F

銀座杏子日式豬排 北村豆腐家 聚 日式鍋物 敝姓鍋 個人火鍋專賣 義賢屋 花月嵐 燒井 坐著做・海鮮丼飯專門店 燒桶子 韓食烤肉 喜魚 酸菜魚・金椒麵

4F

誠品書店 誠品生活 expo 誠品生活文創平台 Game休閒館 樂玩多 i color

3F

2nd STREET 流行服飾 泳裝內衣 3 C 配件 微樂客 WillMusic 莫凡彼咖啡館

2F

ABC - MART 流行服飾 流行配件 手機周邊

1F

NIKE 桃園體驗店 1F&B1 STUDIO A 潮流運動 機能戶外 時尚配件
流行服飾 香氛保養 館外美食走廊 特色手搖飲料・外帶美食點心

B1

NIKE 桃園體驗店 1F&B1 唐吉訶德 DON DON DONKI

日本零售連鎖店：
生鮮蔬果 / 肉品 / 熟食 / 冷藏冷凍 /
生活家用 / 美妝 / 酒品 / 日本可愛商品

B2

汽車停車場

B3

汽車停車場 大型重型機車停車區

B4

汽車停車場



免費WiFi
B1~8F



AED
6F



輪椅租借
6F



親子廁所
B2 | 5F



大型重型
機車停車位
B3



哺乳室
7F



TAX
REFUND
6F



ATM
5F



無障礙廁所
B2 | 2F
6F | 8F | 9F



無障礙停車位
B2 | B3 | B4



服務台
6F



嬰兒車租借
6F



寄物櫃
B2



電動汽車充電
專用停車位
B2



孕婦、育有六歲
以下兒童之停車位
B2 | B3 | B4

FASHION



1F

plain-me

KlassiC.

BONNY & READ

crocs™

MISS 21

2F

LAKING

QUEEN SHOP

#CACO

AIR SPACE

SEOUL MATE

nōrns

ROBINMAY

TOYSELECT

3F

OB 嚴選

2nd STREET

felicity

AIR SPACE +

WAVE SHINE

LIFE STYLE



B1F

DON DON DONKI

1F

THE BODY SHOP

L.A.F.A.

NOZLAB.

LENS

STUDIO A

THE NORTH FACE

VICXX GALLERY

Nike

new balance

CONVERSE

POP MART

Oolab 良杯製所

2F

ABC-MART

3F

Life8

24hrs.

日本橋 日本橋

微樂客 WillMusic

4F

誠品生活 elite gastronomy

樂玩多 WATTOFUN

icolor

9F

VIESHOW

CAFE&RESTAURANT



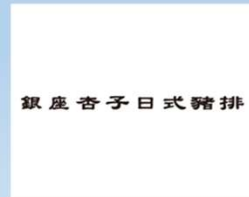
1F



3F



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6F



7F



8F



Real Estate Development Business

A. Real Estate Market

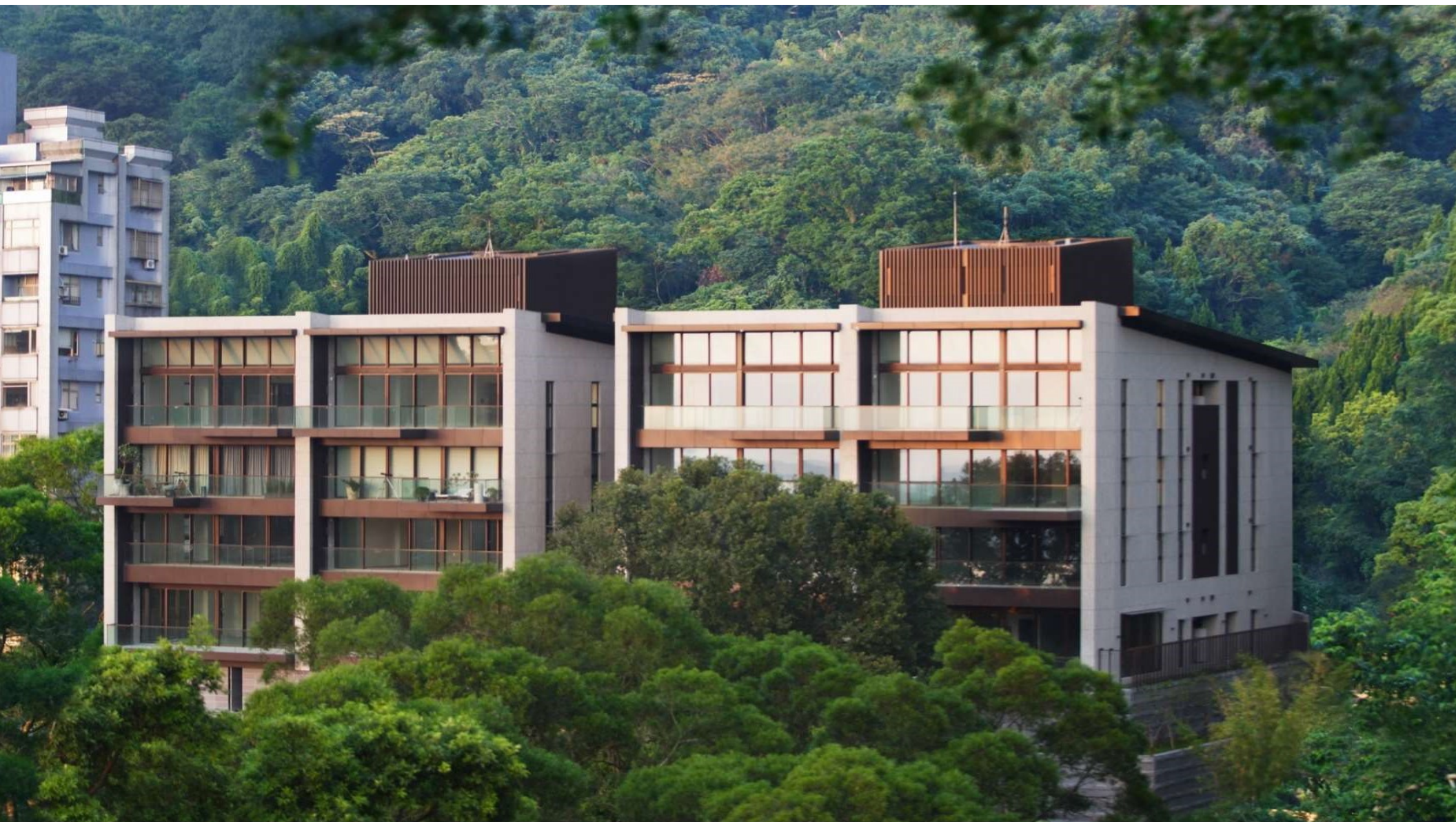
- a. Affected by the government's policy, house prices cannot continue to rise.
- b. Construction cost increases due to inflation.
- c. Anticipate price will be stable.
- d. Rising housing interest rates increase the burden on homebuyers.
- e. Policy : Keep selling company's inventory.
New project depends on the improvement of real estate market in the future.

Real Estate Development Business

B. Existing Real Estate Projects

Location	Project Name
Yangmingshan, Taipei	Yu-Yangming (a mountain resort project)
Jiaoxi, Yilan	Xien Xien (a hot-spring resort)







Finance

A. Income Statement

B. Dividend Policy

a. Majority in Cash Dividend

b. Annual dividend will be decided by EPS and Capital Expenditures

C. Capital Expenditures

There is no significant capital expenditures in 2026.

TONLIN DEPARTMENT STORE CO.,LTD.

Statement of Comprehensive Income

Units: NT\$ thousands

Items	2022		2023		2024		2025 Q1-Q3	
	Amount	%	Amount	%	Amount	%	Amount	%
Operating revenue	711,970	100	684,079	100	606,041	100	388,615	100
Cost of operations	360,518	51	284,357	41	175,011	29	45,300	11
Operating profit	351,452	49	399,722	59	431,030	71	343,315	89
Operating expenses	187,042	26	190,794	28	193,863	32	131,394	34
Income from Operations	164,410	23	208,928	31	237,167	39	211,921	55
Non-operating income and expenses	(49,484)	(7)	23,482	3	37,061	6	(15,091)	(4)
Profit before income tax	114,926	16	232,410	34	274,228	45	196,830	51
Income tax expense	18,531	2	27,501	4	76,293	13	(39,244)	(10)
Net income	96,395	14	204,909	30	197,935	32	157,586	41
Other comprehensive income	(17,726)	(3)	(2,791)	(0)	(7,258)	(1)	(2,703)	(1)
Total comprehensive income	78,669	11	202,118	30	190,677	31	154,883	40