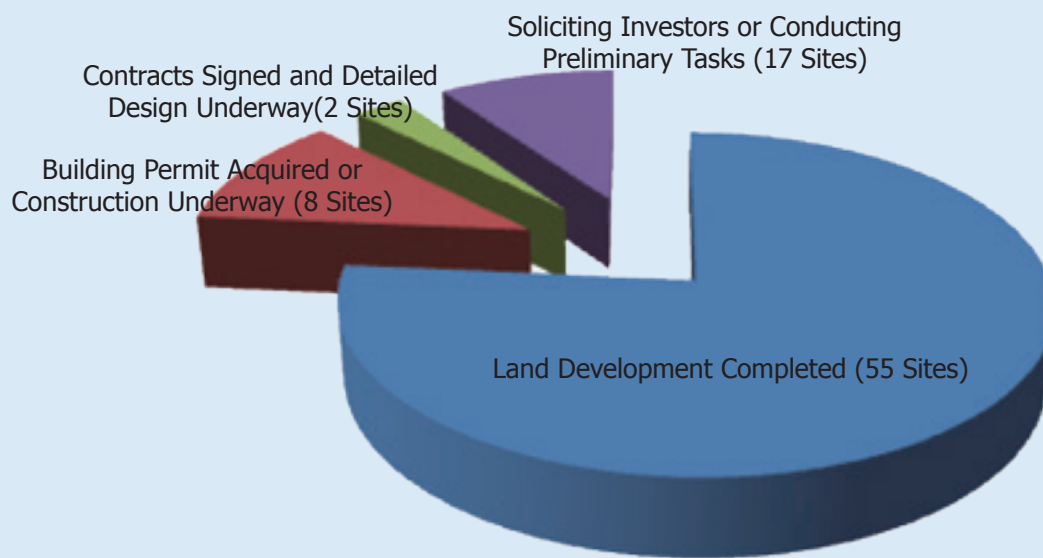


Land Development and Land Acquisition

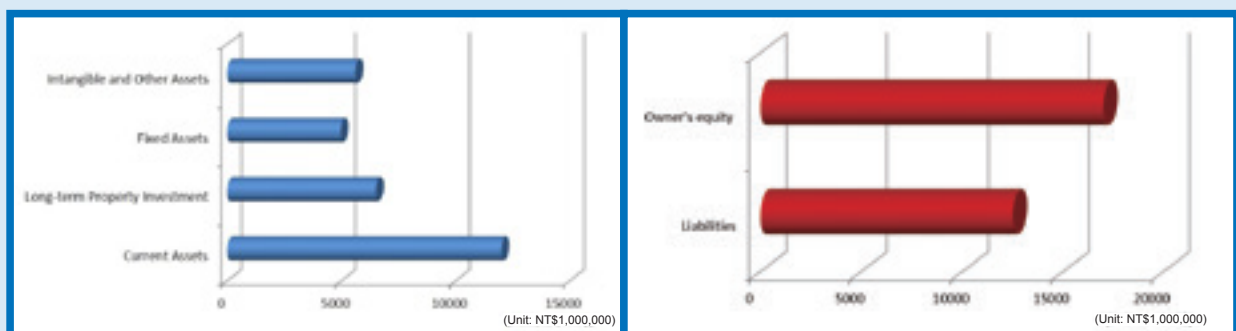
An Overview of Land Development

1. The following chart shows 82 station sites approved for land development. Urban rezoning on another 15 sites (including three sites on the Xinyi eastern extension and 12 sites on the Wanda line) was underway.



2. MRT Land Development Fund Status

Fund Status: As of December 2014, performance of total assets amounting to more than NT\$34,641,000,000 (including the Taipei-Sanchong section of the Taiwan Taoyuan International Airport Line) was as follows:



Sites in Construction Stage

Seven sites under construction: Xinhai Station (T10), Neihu Station (T11), Dapinglin Station (M8), Zhongshan Station (M1), Zhongshan Station (M2), Xinyi Anhe Station (M5), and Luzhou Station (M6).

1. Xinhai Station (T10): As of December 2014, the project was 76.02% complete.



Rendering of Xinhai Station (T10) JD project



Xinhai Station (T10) JD project under construction

2. Neihu Station (T11): As of December 2014, the project was 99.83% complete.



Rendering of Neihu Station (T11) JD project



Neihu Station (T11) JD project under construction

3. Dapinglin Station (M8): As of December 2014, the project was 97.04% complete.



Rendering of Dapinglin Station (M8) JD project



Dapinglin Station (M8) JD project under construction

4. Zhongshan Station (M1): As of December 2014, the project was 6.67% complete.



Rendering of Zhongshan Station (M1) JD project



Zhongshan Station (M1) JD project under construction

5. Zhongshan Station (M2): As of December 2014, the project was 46.71% complete.



Rendering of Zhongshan Station (M2) JD project



Zhongshan Station (M2) JD project under construction

6. Luzhou Station (M6): As of December 2014, the project was 96.9% complete.



Rendering of Luzhou Station (M6) JD project



Luzhou Station (M6) JD project under construction

7. Xinyi Anhe Station (M5): Groundbreaking commenced on July 1, 2014, and preparatory work prior to construction was underway.



Rendering of Xinyi Anhe Station (M5) JD project



Xinyi Anhe Station (M5) JD project under construction

Sale by Open Tender of Publicly Owned Property Acquired from MRT Land Development

DORTS' Land Acquisition Office was commissioned to conduct sale by open tender of property the government gained from JD projects. A total of 196 units valued at NT\$3,469,323,056 were sold in 2014. Results are as follows:

Performance of Sale by Open Tender of Property the Government Gained from JD Projects

Completion Date	Site	Results
February 17, 2014	Nanshijiao Station, Zhonghe Line (M6)	A total of 33 units were successfully auctioned off after opening 48 bids at the 3 rd open tender.
May 26, 2014	Xindian Station (M24-27), Xindian Line	A total of 28 units were successfully auctioned off after opening 51 bids at the 1 st open tender.
June 9, 2014	Zhongxiao Xinsheng Station (M14), Xinzhuang Line	A total of 5 units were successfully auctioned off after opening 6 bids at the 1 st open tender.
June 16, 2014	Dingxi Station (M3), Zhonghe Line	A total of 85 units were successfully auctioned off after opening 95 bids at the 1 st open tender.
August 25, 2014	Xindian Station (M24-27), Xindian Line	A total of 7 units were successfully auctioned off after opening 23 bids at the 2 nd open tender.
October 27, 2014	Nanshijiao Station (M6), Zhonghe Line	A total of 38 units were successfully auctioned off after opening 62 bids at the 4 th open tender.

Operation and Management of Publicly Owned MRT Land Development Property — for Rent

Rent status at each development building was as follows:

MRT Route	JD Building	Number of Offices	Number of Stores	Number of Shopping Malls	Number of Parking Spaces (for Rent Individually)	Total (Including Parking Spaces for Rent Individually)	Number of Units Rented	Number of Units for Rent
Tamsui Line	Taipei Main Station (T1)	9				9	9	0
Wenhu Line	Technology Building Station (T7)	4	1		14	19	14	0
	Daan Station (T6)	7				7	7	0
	Gangqian Station (M9)			4		4	1	3
	Zhongxiao Fuxing Station (T4, 10)			1		1	1	0
Bannan Line	Yongchun Station (T19)		3			3	3	0
	Yongchun Station (T21)		1			1	1	0
	Houshanpi Station (T24)	1	1			2	2	0
	Houshanpi Station (T25)		3			3	3	0
	Jiangzicui Station (M1)	2				2	2	0
	Longshan Temple Station (T1)						0	11
Xindian Line	Guting Station (T14)	4				4	3	1
	Guting Station (T15)	5	2			7	4	1
	Taipower Building Station (T13)	4				4	4	0
	Gongguan Station (T11)	27		4		31	19	2
	Wanlong Station (T6,7)	1	1			2	2	0
	Jingmei Station (T3)	1				1	0	1
	Jingmei Station (T4)	3				3	3	0
	Qizhang Station (M10, 11)			4		4	0	3
	Xindian District Office Station (M22)	25				25	9	16
	Xindian Depot	673					0	673
Zhonghe Line	Dingxi Station (M2)	11				11	6	1
	Dingxi Station (M3)			2		2	0	1
	Jingan Station (M5)							4



MRT Route	JD Building	Number of Offices	Number of Stores	Number of Shopping Malls	Number of Parking Spaces (for Rent Individually)	Total (Including Parking Spaces for Rent Individually)	Number of Units Rented	Number of Units for Rent
Xinlu Line	Zhongxiao Xinsheng Station (M14)	13				13	12	0
	Xingtian Temple Station (M5)	12	1			13	12	2
	Xingtian Temple Station (M7)	4				4	3	0
	Dongmen Station (M1)	4				4	4	0
	Taipei Bridge Station (M2)						0	327
Xinyi Line	Daan Station (M3)							1
	Total	810	13	15	14	179	124	1,047

Unified management at each development building was as follows:

Site	Commissioned Unified Management Period	Notes
Zhongxiao Fuxing Station (T4, 10)	December 29, 2006 - June 29, 2016	
Tamsui Station (Triangle Square)	November 17, 2012 - May 16, 2026	Operation contract will be suspended as investors failed to pay three months of rentals. Lawyers will be entrusted to conduct compensation and restitution.
St. Ignatius High School Station (M1)	March 2, 2012 – present	

Taipei Main Station District Parcel C1 and D1 Joint Development Project

On October 14, 2014, Taipei City Government announced termination of the fifth open tender for the Taipei Main Station Twin Towers development project. For subsequent implementation, a joint task force, consisting of municipal agency representatives, will conduct overall planning and investor solicitation. The development method will depend on evaluation results.

Commissioning of Urban Renewal for City-owned Land

1. DORTS was commissioned to conduct urban renewal on six sites.

Solicitation of investors and signing of contracts was completed.

2. Progress of the six sites:

- (1) Urban renewal business of city-owned military dormitory land and adjacent land on Roosevelt Road, Wenshan District, Taipei: 44 city-owned units were handed over to buyers. It was the first such project conducted by Taipei City Government.

- (2) Urban renewal business consisting of six plots on Land No. 107-2, Subsection 2, Yixian Section, Xinyi District, Taipei: Construction permits issued by Taipei City Government were received.
- (3) Urban renewal project on Land No. 781, Nanshan Section, Zhonghe District, New Taipei City and urban renewal project on Land No. 140, Xinhe Section, Zhonghe District, New Taipei City: Review of rights exchange plan was underway.
- (4) Urban renewal project consisting of eight plots on Land No. 580, Subsection 4, Zhongshan Section, Zhongshan District, Taipei: Urban renewal business plan review was underway.
- (5) Urban renewal project consisting of 38 plots on Land No. 623, Subsection 3, Muzha Section, Taipei: Urban renewal business plan review was underway.

Land Development Fund Implementation Results in 2014

1. Reduction in Land Expropriation Costs and Smooth Acquisition of Land for MRT Use

Among 46 sites on the initial network, publicly and privately held land that took part in land development programs and completed contract signing accounted for 31.31% of the total land development sites, saving NT\$17.7 billion in land acquisition costs. For the subsequent network, apart from Songjiang Nanjing Station (M9) on the Xinzhuang line, which was expropriated as city-owned land, negotiation for the remaining 25 sites saved a total of NT\$22.3 billion in acquisition costs. Benefits are as follows:

- (1) Internal Benefits: Contracts were signed and usage permits were acquired at 52 sites. The private sector invested NT\$80 billion and provided more than 550,000 pings of floor area for commercial and residential use.
- (2) External Benefits: To facilitate transfer between transportation modes, transfer facilities established at nine sites provided 839 parking spaces for cars, 1,165 spaces for scooters, and 736 spaces for bikes. Taipei City Government also established YouBike facilities near MRT station entrances/exits to provide an accessible and convenient green transportation mode.

2. Provision of Land for MRT Facilities and Integrated Construction to Achieve MRT Operational Goals

Construction permits were requested for land development buildings, whether or not they were integrated with MRT facilities. In 1987, the Executive Yuan defined MRT facilities as special buildings that had to be completed prior to the scheduled operation date. Therefore, DORTS typically launched design and construction of integrated structures or MRT facilities prior to investor solicitation.

3. Yielding of MRT Facility Construction at Land Development Sites to Investors to Increase Efficiency and Reduce Interface

In 2014, investors were permitted to launch construction at seven sites: Xinzhuang line's Xingtian Temple Station (M8); Xinyi line's Daan Park Station (M2) and Daan Station (M3); Songshan line's Nanjing Sanmin Station (M9,10), Nanjing Fuxing Station

(M4), and Songjiang Nanjing Station (M10). This practice not only led to efficient implementation and fewer design changes but also reduced disbursement for integrated construction.

Land Acquisition

1. Land Acquisition and Compensation Operations

- (1) Complete compensation procedures for private land for MRT stations built beneath, sections between stations passing above, and piers use on the Circular line Phase I (from Dapinglin Station to Banxin Station). Acquisition status in New Taipei City administrative districts was as follows:
 - a. Xindian District: All landowners agreed to adopt registration of superficies rights. Registration and compensation were completed.
 - b. Zhonghe and Banqiao Districts: Six landowners agreed to yield land for piers use and purchase of land was completed. Two public hearings were held to acquire land for piers use and elevated sections on June 14 and July 30, 2013. Two negotiation meetings were held for purchase of land and registration of superficies rights on May 16 and 21, 2014. DORTS submitted proposals for land superficies rights in Banqiao and Zhonghe districts, and land requisition in Zhonghe District to the Ministry of Interior on September 29, October 3 and 9, 2014, respectively. The Ministry of Interior passed a resolution to permit those requisition at the Land Requisition Review Panel's 69th meeting held on November 12, 2014. Land acquisition status is as follows:

Land Purchased for MRT Use Conducted in 2014

Administrative District	Acquisition Method	Number of Landowner	Number of Land Lots	Shared Land Area (m ²)	Approved Purchase Date
Zhonghe District	Acquisition by Purchase	6	14	105.8926 m ²	June 13, 2014 June 27, 2014 July 15, 2014

MRT Land Requisition Status in 2014

Administrative District	Acquisition Method	Number of Landowner	Number of Land Lots	Shared Land Area (m ²)	Date Approved by the MOTC
Zhonghe District	Acquisition by Requisition	18	19	139.7874 m ²	November 13, 2014

Negotiation for Registration or Requisition of Superficies Rights for MRT Route Passing Above Private Land Conducted in 2014

Administrative District	Acquisition Method	Number of Landowner	Number of Land Lots	Shared Land Area (m ²)	Purchase Date Approved by Taipei City Government and the MOTC	Space Extent of Land Use
Xindian District	Registration	4	10	512.29 m ²	May 23, 2014 May 30, 2014	Space between 10 and 25 meters aboveground; space between 4.5 and 50 meters underground
Zhonghe District	Acquisition by Requisition	25	31	803.71 m ²	November 13, 2014	Space between 18 and 35 meters aboveground
Banqiao District	Acquisition by Requisition	6	3	6.3 m ²	November 13, 2014	Space between 18 and 35 meters aboveground

Compensation Registration for MRT Route Passing Beneath Private Land Conducted in 2014

Administrative District	Number of Land Lots	Number of Landowner	Compensation Amount(NT\$)	Area (m ²)
Xindian District	1	1	8,294,470	85.51 m ²

2. Completion of Purchase of the Land Possessed by Taiwan Railways Administration for construction of the Taiwan Taoyuan International Airport Access MRT System (Sanchong - Taipei Main Station)

Requisition and Taking Over the Land for MRT Use in 2014

Land Use	Acquisition Method	Landowner	Land Management Agency	Number of Land Lot	Shared Land Area (m ²)	Approved Date of Purchase Requisition
Airport Line	Requisition by Purchase	R.O.C.	Taiwan Railways Administration	1	1,190.5 m ²	March 19, 2014