



東南水泥股份有限公司
SOUTHEAST CEMENT CORPORATION

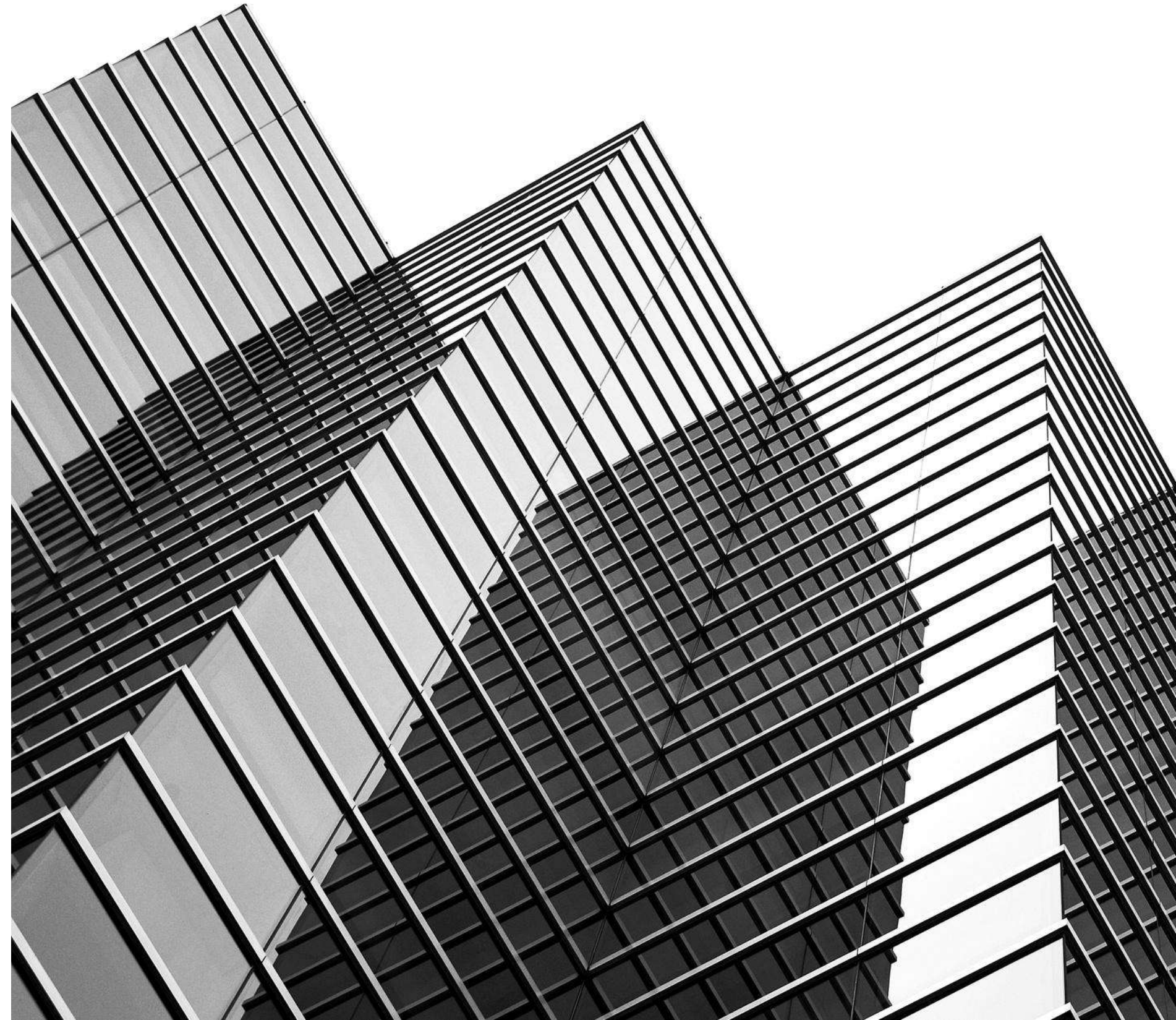
2025 Q2 INVESTOR SEMINAR

Stock ID : 1110

DISCLAIMER

The contents discussed in this briefing and in the conferences are prepared based on existing information. Some of the financial or business-related information may contain descriptions about the Company's future prospects. These descriptions are prone to risks and uncertainties, and may lead to outcomes that are different from those described in this briefing.

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CONTENT



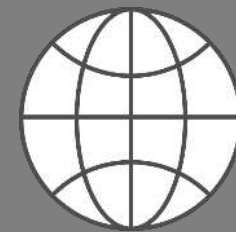
Company
Highlights



Operating
Highlights



Financial
Highlights



Corporate
sustainability



Q&A

Company Highlights



December 1956

Founded
Southeast Cement
Co., Ltd.

1

2

October 1994

Shares listed on
TWSE for trading.

3

March 2019

Established
Southeast Topgood
Resources Recycling
Co., Ltd. as a circular
economy subsidiary.

4

September 2023

Kaohsiung Port
Terminal officially
opened,
transitioning into
a cement logistics
hub.



Southeast cement Co., Ltd.

Subsidiary

Southeast Investment Co., Ltd.

Southeast Paper Manufacturing Co., Ltd.

Dong Nai Construction Co., Ltd.

Southeast Topgood Resources Recycling Co., Ltd.

Southeast Milo International Co., Ltd.

Dayang Construction Co.,Ltd



Affiliated companies

Southeast Construction Co., Ltd.

Nan Hsia Timber Co., Ltd.

Taiwan Machinery Shipyard Co. ,Ltd.

CHC Resources Corporation



中聯資源

Unit:ton

	Production/Buy-in		Sales	
Type	Cement	Slag	Cement	Slag
2025/1-2025/6	327,251	74,497	335,256	77,493
2024/1-2024/6	196,354	79,649	229,982	80,759
Differential discrepancy	66.66%	-6.47%	45.77%	-4.04%

SOUTHEAST CEMENT
CEMENT AND FURNACE SLAG BUSINESS
Operating Highlights

- ★ All 27 townhouses at Southeast Dafu were completely sold out in 2024.
- ★ Zongtu · Dalian (Pingtung City, Pingtung) — 140 condos, 5% sold
- Dongni Dayuan (Dongshan District, Tainan) — 41 townhouses, 20% sold

Under construction

20 Townhouses in Wufu Section, Chaozhou Township, Pingtung County

Occupancy permit expected in the first quarter of 2026.

Planning cases

16 roadside townhouses and 128 condominium units in Xinhougang West Section, Renwu District, Kaohsiung City

Construction is scheduled to begin in the first quarter of 2026.

DONG NAI CONSTRUCTION
LAND DEVELOPMENT BUSINESS
Operating Highlights

Planning cases

144 Condominium Units in Fuchun Section,
Chaozhou Township, Pingtung County

Project set to begin construction in the second
quarter of 2026.

A 5-story condominium building in Qingshui
Section, Gangshan District, Kaohsiung City

Building permit application planned for 2026.

DONG NAI CONSTRUCTION

LAND DEVELOPMENT BUSINESS

Operating Highlights



Costco (on the side of Fuxing Road)

Development Progress

Structural and exterior works were completed in the third quarter of 2025, with landscaping scheduled to begin in the fourth quarter of 2025. The project remains on schedule.



Southeast Milo Plaza (on the side of Chenggong Road)

Development Progress

Foundation works are done, with the rest of the project moving forward as planned.

Business Attraction Results

Premium banquet halls, renowned hot pot and barbecue brands, and a specialty duck cuisine supplier have been successfully introduced, creating a high-spending culinary destination.

SOUTHEAST MILO
INTERNATIONAL
LAND DEVELOPMENT BUSINESS

Operating Highlights

Kaohsiung Factory

Unit : cubic meter

	Production	Sales
Type	Ready-mix Concrete	
2025/1-2025/6	123,990	124,341
2024/1-2024/6	125,944	125,173
Differential discrepancy	-1.55%	-0.66%

SOUTHEAST TOPGOOD
RESOURCES RECYCLING
READY-MIX CONCRETE
BUSINESS

Operating Highlights

Dafa Factory

- ♦ The facility receives general industrial waste and converts it into recycled concrete aggregates through resource recovery, supplying them to concrete and cement industries for use in admixtures and CLSM backfill.
- ♦ With adaptable processing capabilities, the product can be customized to meet CNS standards for use in CLSM and various cement products, including cement bricks and Jersey barriers.
- ♦ Approval for trial operation was obtained in mid-July 2025, after which trial operation commenced and material feeding began.
- ♦ Formal operating permit is expected to be obtained in October 2025, after which full-scale operations will commence.

SOUTHEAST TOPGOOD
RESOURCES RECYCLING
CIRCULAR ECONOMY
BUSINESS

Operating Highlights

Financial Highlights

CONSOLIDATED BALANCE SHEET

Unit: thousand dollars

	2025/1- 2025/6	%	2024/1- 2024/6	%	percentage change
Cash and cash equivalents	591,978	4.6%	266,127	2.1%	122.44%
Notes and accounts receivable	899,458	6.9%	698,800	5.6%	28.71%
Inventory	1,290,252	9.9%	1,344,427	10.8%	(4.03)%
Current assets	3,127,184	24.1%	2,736,307	22.1%	14.28%
Total assets	12,983,642	100.0%	12,404,924	100.0%	4.67%
Short-term borrowing	1,363,672	10.5%	1,220,000	9.8%	11.78%
Accounts payable	381,357	2.9%	252,399	2.0%	51.09%
Current liabilities	2,276,923	17.5%	2,066,813	16.7%	10.17%
Non-current liabilities	1,170,309	9.0%	1,116,406	9.0%	4.83%
Total shareholders' equity	9,536,410	73.5%	9,221,705	74.3%	3.41%

Financial Highlights

CONSOLIDATED INCOME STATEMENT

Unit: thousand dollars

	2025/1-2025/6	2024/1-2024/6	Annual growth (decline)
Operating revenues	1,488,986	1,181,516	26.02%
Gross profit	209,181	195,106	7.21%
Operating profit	130,521	137,077	(4.78)%
Other income/expenses	(35,917)	(247)	(14,441.30)%
Pre-tax profit	94,604	136,830	(30.86)%
Current net income	64,879	114,170	(43.17)%
Other comprehensive income - current	75,638	196,863	(61.58)%
Total comprehensive income - current	140,517	311,033	(54.82)%
Net profits attributable to shareholders of owners of the parent	42,462	87,886	(51.69)%
Net profits attributable to non-controlling interests	22,417	26,284	(14.71)%
Earnings per share	0.07	0.15	(53.33)%
Closing outstanding shares(thousand shares)	572,000	572,000	-

Financial Highlights

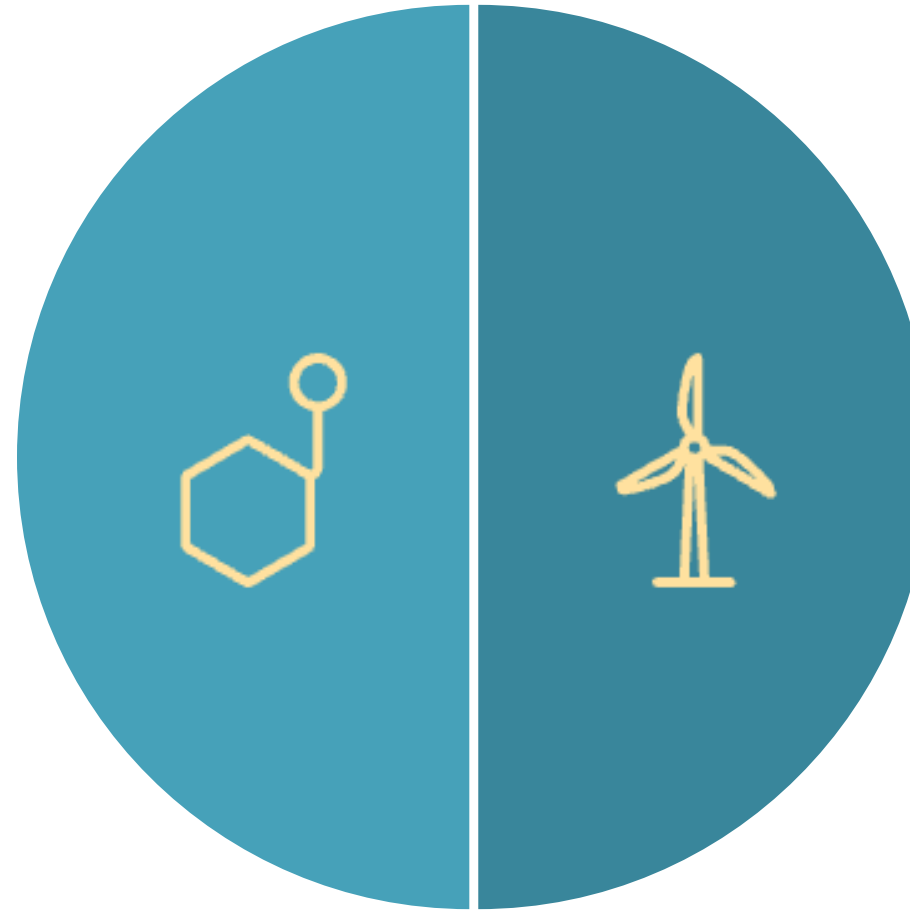
CONSOLIDATED FINANCIAL ANALYSIS FOR THE MOST RECENT YEAR

	2025/1-2025/6	2024/1-2024/6
Debt Asset ratio (%)	26.55%	25.66%
Current Ratio (%)	137.34%	132.39%
Return on Assets (%)	0.5%	0.94%
Return on equity (%)	0.68%	1.25%
Profit margin (%)	4.36%	9.66%
Earnings per share (NTD)	0.07	0.15

Corporate sustainability

CARBON REDUCTION TARGETS

**Carbon Emissions
Reduction Target:
50% by 2025 vs.
Baseline Year.**



GREEN ENERGY APPLICATIONS

**Solar panel capacity
on the factory rooftop
has been expanded to
1,720 kW.**



Q&A
THANKS!