



嘉新企業團
CHIA HSIN CEMENT GROUP

Chia Hsin Cement Corporation 2023 Q2 Investor Presentation

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Introduction of CHC Group

From House to Home X Pursuing Quality of Life



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Transformation Timeline

1954 CHC was founded

1969 Invest in warehousing and logistics business in Taiwan

1991 Invest in cement production plants in China

2009 Invest in the construction of a distribution center at Taipei Port

2014 Invest in A. Roma Hotel, Italy

2016 Strategic partnership with Maternity Center to establish a new type of service system

2020

- Strategic partnership with Maternity Center
- Received WELL Health Building Platinum Certification
- Investment in LDC Hotels & Resorts

2021

- Hotel Collective in Naha City, Okinawa received LEED Building Certification
- Strategic Investment in Jubo Health Technologies to enter the Long-term Care Industry

2023 The results of the transformation of CHC group are gradually showing

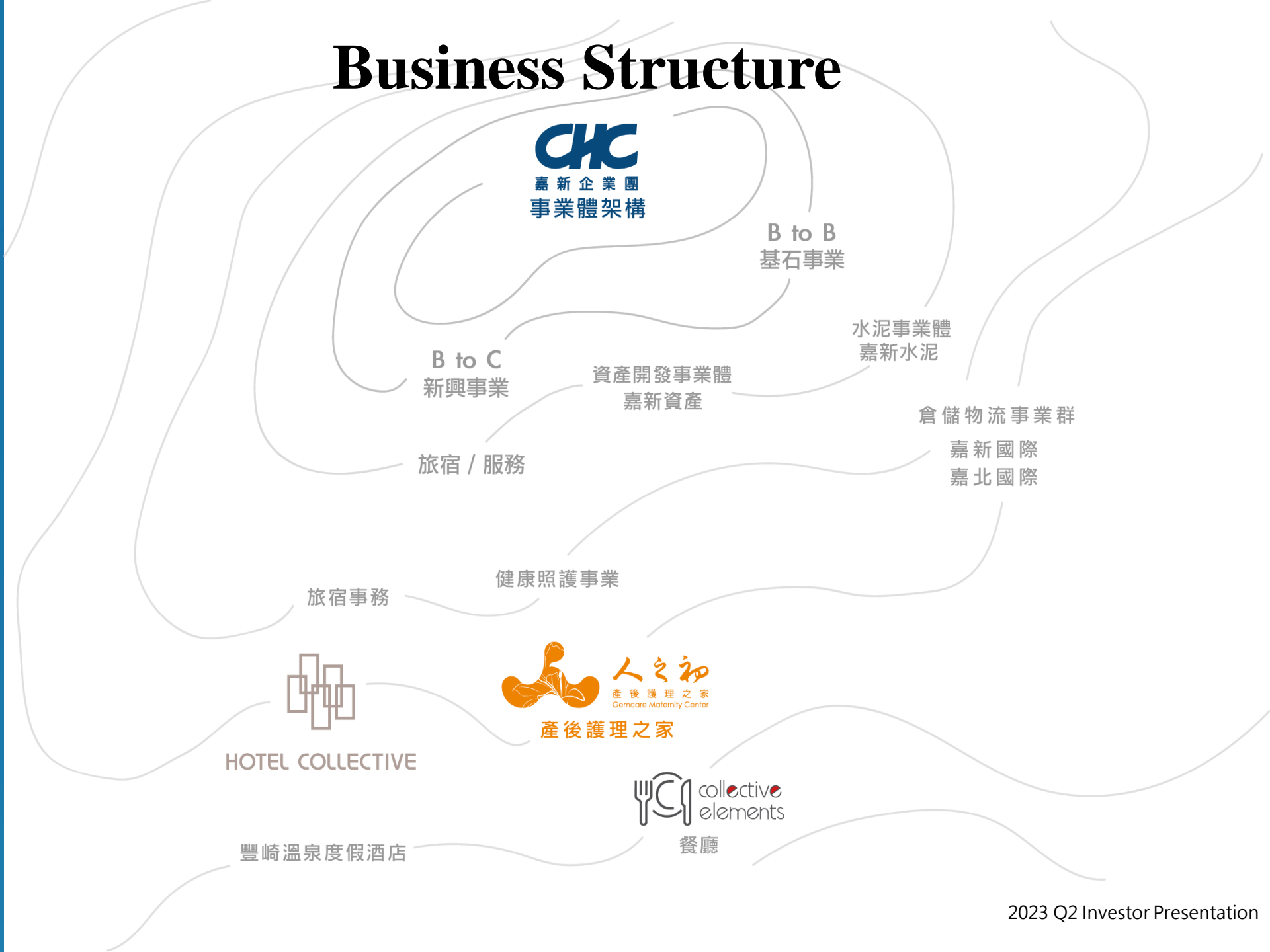


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CHIA HSIN CEMENT CORPORATION

CODE : 1103
Market : Listed Company
Industry : Cement
Chairman : Kang-Lung, CHANG
President : Li-Shin, WANG
Capital : 7.75 billion
Founded : 1954/12/13
Date of Listing : 1969/11/14
Headquarter : No.96, Sec. 2,
Zhongshan N. Rd.,
Zhongshan Dist. Taipei
City 10449, Taiwan
(R.O.C.)

Business Structure



Tong Yang Chia Hsin International Corporation (Keelung Port)



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Taipei



Chia Hsin Cement / Chia Hsin Property Management (Chia Hsin Building)

Chia Pei International Corp. (First Bulk Center of Taipei Port)



Tong Yang Chia Hsin International Corporation (Taichung Port)



Chia Hsin Cement / Chia Hsin Property Management (Kaohsiung Gangshan plant)

Taiwan



Gemcare Maternity Center (Zhongshan Branch)



Gemcare Maternity Center (Dunhua Branch)



Okinawa

Map Source : <https://freevectormaps.com>



Hotel Collective

Map Source : <https://freevectormaps.com>



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Hospitality Business

From House to Home X Pursuing Quality of Life



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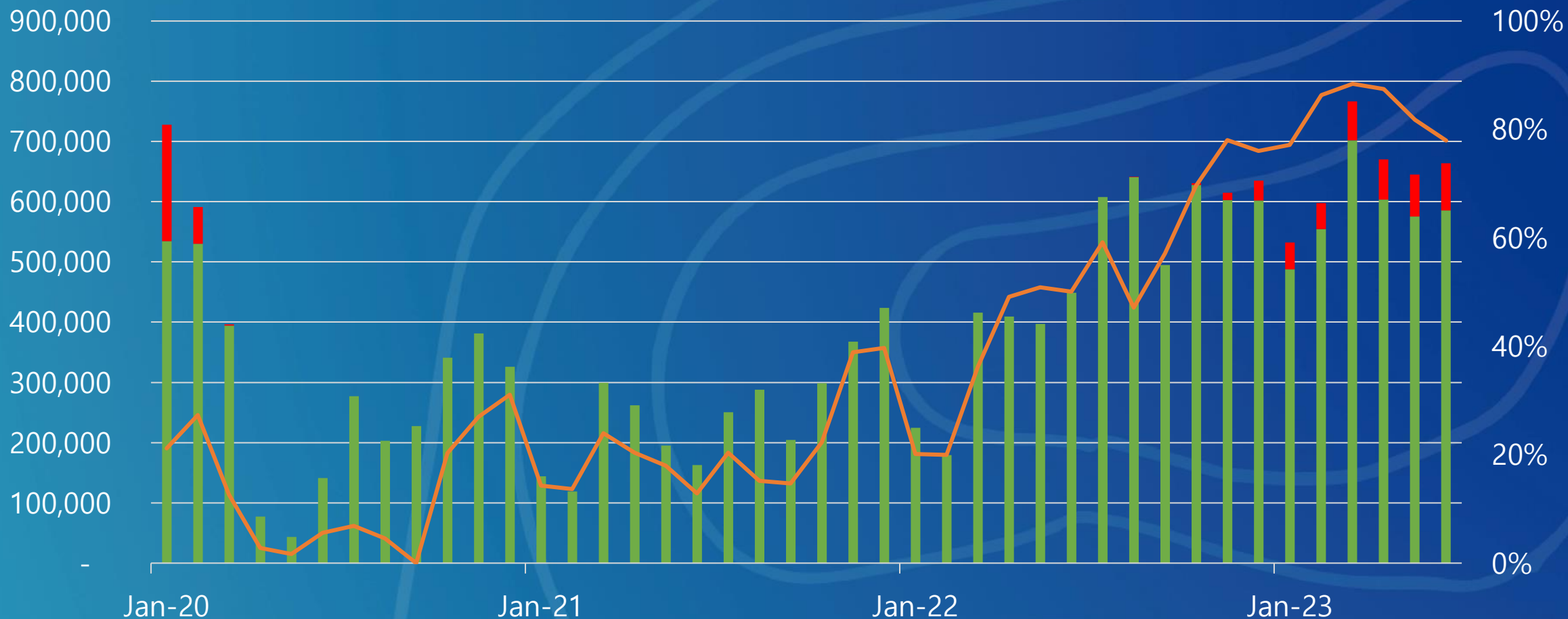
Hospitality Business Strategy

	Direct Management	Outsource Management	Strategic Investment	
Project	 HOTEL COLLECTIVE	InterContinental Okinawa Chura SUN Resort		
Ownership	100%	100%	40%	23.1%
F/S Implications	Consolidated Entity	Consolidated Entity	Equity Method	Equity Method
Main Location	Okinawa, Japan	Okinawa, Japan	Italy	Taiwan、Italy
Status	Operating from 2020	Value Engineering process	Invested in 2014	Invested in 2020



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Okinawa Strong Recovery in Post-COVID 19



Data Source: Okinawa Prefecture Government

Domestic Visitors International Travelers Occupancy Rate of Hotel Collective

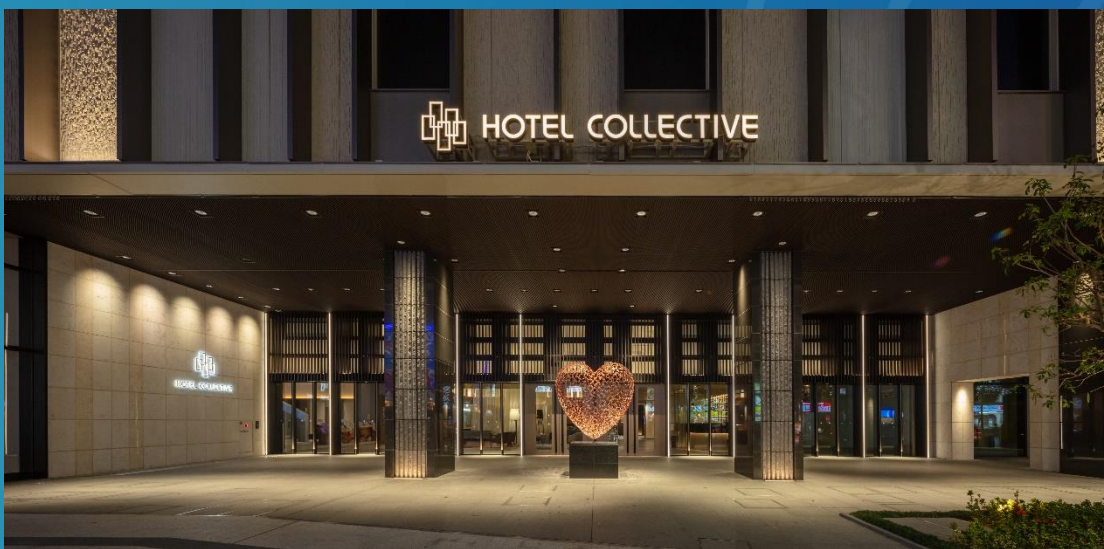
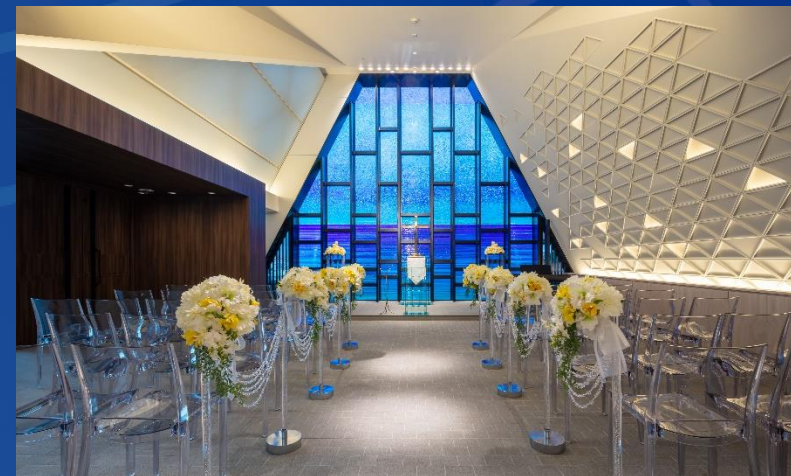
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HOTEL COLLECTIVE

「 Collective 」 represents the gathering of people and cultures.
We aim to ignite profound guest experiences through different
humanistic stories and cultures .

With 13 floors and 260 rooms, “Hotel Collective” creates not only a
relaxing environment but also a lively place with a nighttime charm.



Stable Growth in Performance and Service Quality

資料來源：http://prtimes.jp

名前	総合スコア 年計 (YTD)	総合スコア 年計 (YTD) トレンド	クチコミ 今日
Halekulani Okinawa	92.51	-0.11	8183
Hotel Collective	91.73	+0.83	3870
RIHGA Royal Gran Okinawa	90.57	+0.24	12570
The Naha Terrace	88.71	+1.65	4890
Hyatt Regency Naha, Okinawa	88.34	-0.45	15009
Hilton Okinawa Chatan Resort	87.96	+1.83	15474
LOISIR HOTEL NAHA	78.32	-0.9	16156
あなたの値	91.73	+0.83	3870
競合の値	87.74	+0.38	72282
競合Index	1.05	-	0.05



Hotel Collective

9/10

Hotels.com™

Welcome to

Hotel Collective

Booking.com

Traveller Review Awards 2022

9.2
out of 10

agoda
2022 CUSTOMER
REVIEW AWARDS

HOTEL COLLECTIVE

9.3

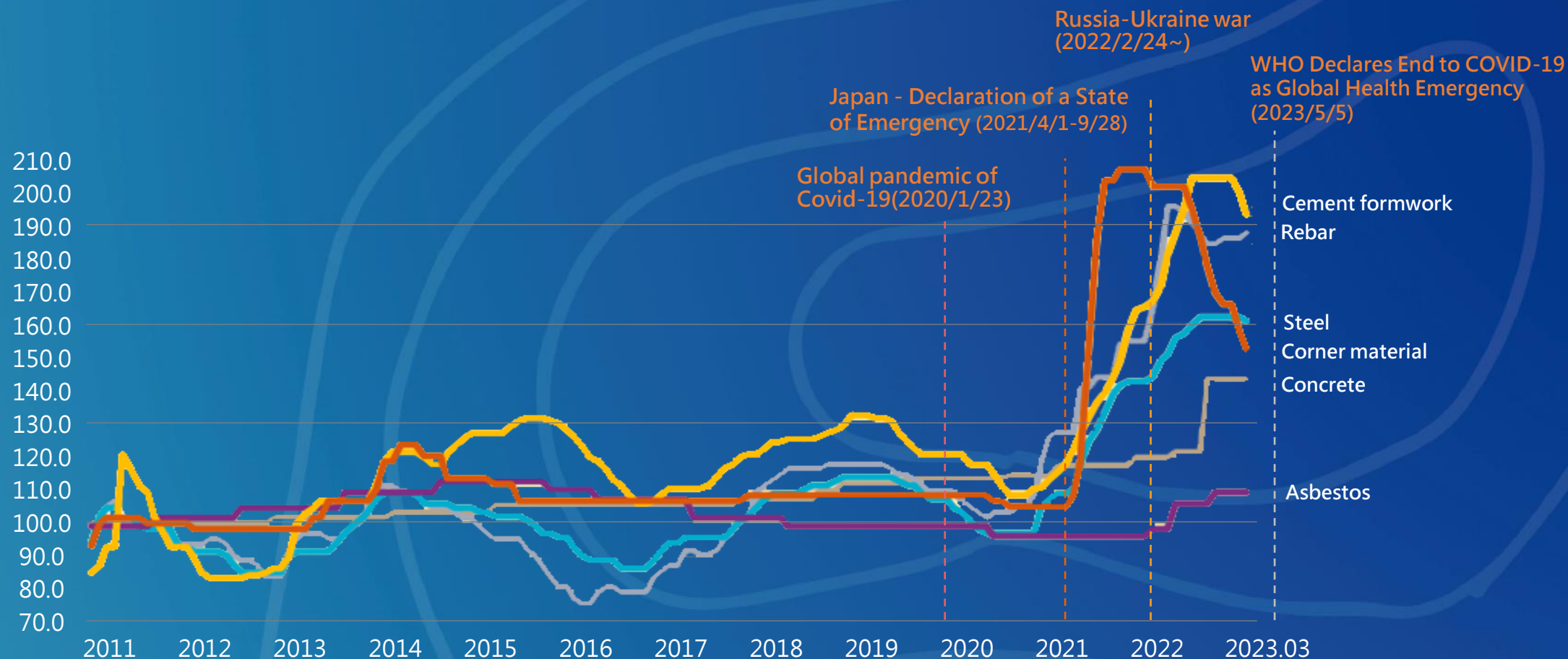


心之所嚮

InterContinental Okinawa Chura SUN Resort project is currently under VE process

Tokyo construction material price index(dated 2023/3)

Data Source : Construction Research Institute





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2023 H1 Financial Overview

From House to Home X Pursuing Quality of Life



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2023 H1 Consolidated Income Statement

Unit : Million NTD

	2Q23	1Q23	2Q22	QoQ	YoY	1H23	1H22	YoY
Revenue	726	651	515	12%	41%	1,377	1,027	34%
Gross Profit	78 10.7 %	63 9.7%	(4) (0.8%)	24% 1 ppts	2,050% 11.5 ppts	141 10.2%	11 1.1%	1,182% 9.1 ppts
Operating Loss	(44) (6.1%)	(56) (8.6%)	(115) (22.3%)	21% 2.5 ppts	62% 16.2 ppts	(100) (7.3%)	(215) (20.9%)	53% 13.6 ppts
Net Non-operating Items	36	82	(304)	(56%)	112%	118	(255)	146%
EBITDA	126	155	(293)	(19%)	143%	281	(218)	229%
Net Profit(Loss) Attributable to Owner of the Company	(2)	20	(400)	(110%)	100%	18	(481)	104%
Basic EPS(NTD)	0.00	0.03	(0.61)	(100%)	100%	0.03	(0.74)	104%



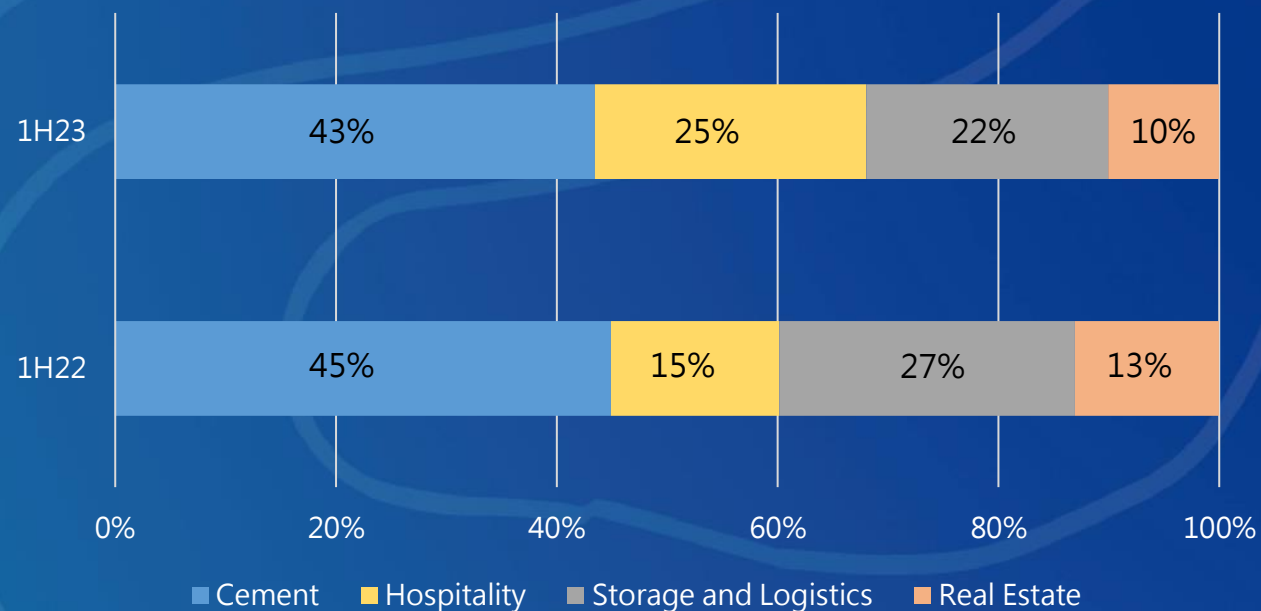
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Revenue Breakdown by Business Units

Unit : Million NTD

Revenue	1H23	1H22
Cement	599	462
Real Estate	139	134
Storage and Logistics	301	275
Hospitality	338	156
Total	1,377	1,027

Business Unit Revenue Breakdown Comparison



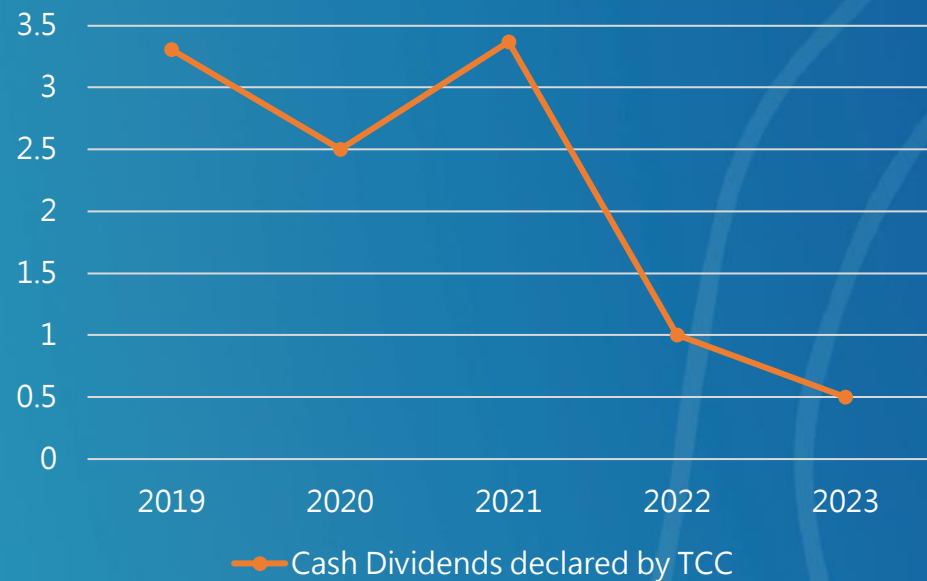


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Impact of TCC Shareholdings

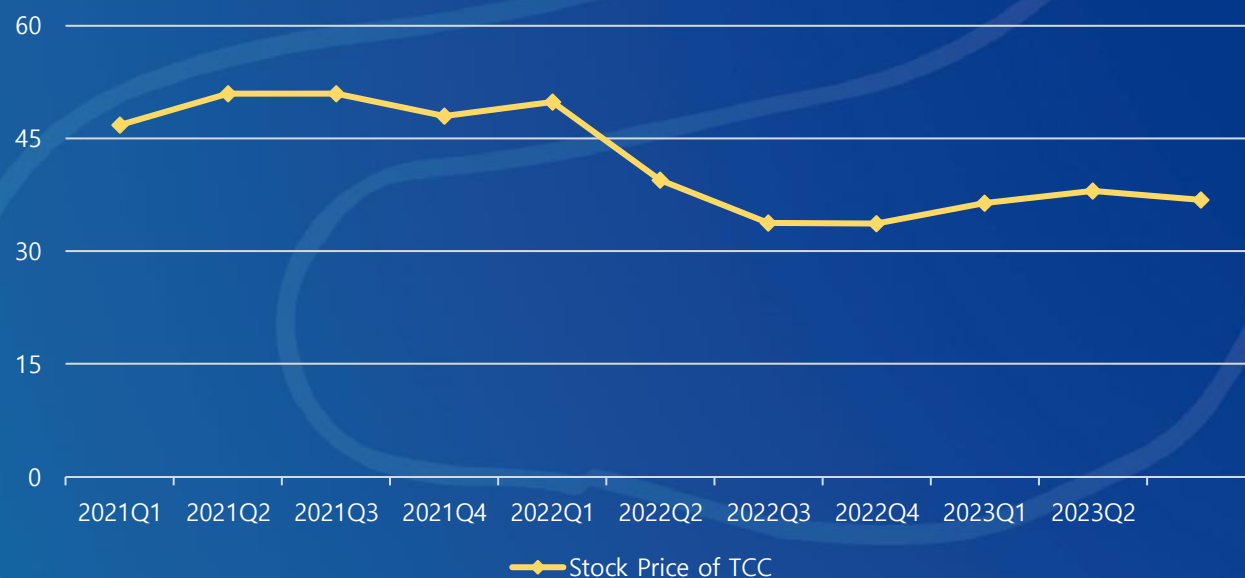
(NTD)

Cash Dividends declared by TCC



(NTD)

Stock Price of TCC





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Outlook

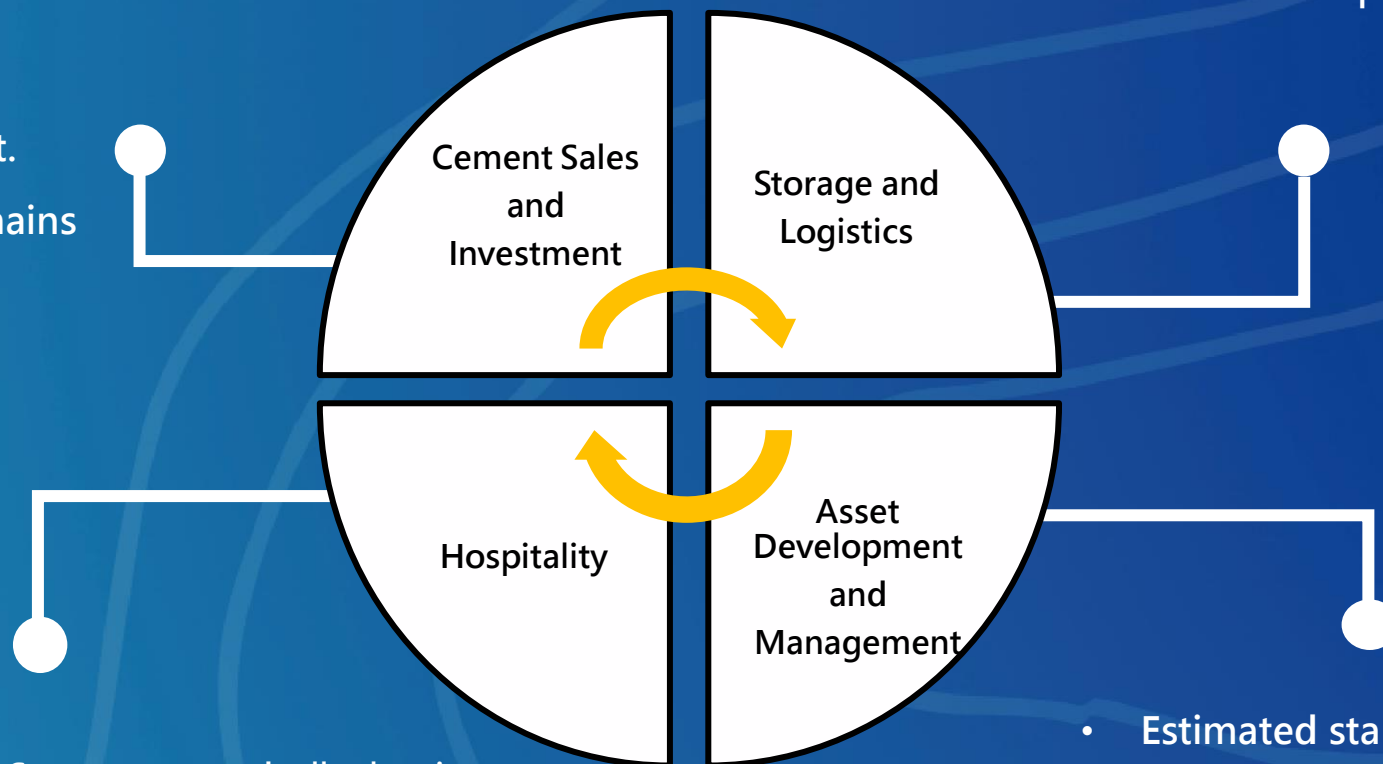
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Outlook

- We remain cautious and conservative on China market.
- Domestic cement market remains stable.



- Bulk cargo loading and unloading volume is expected to remain stable.

- The benefit of Hospitality Business Strategy are gradually showing.
- The estimated operation of Hotel Collective is getting better and better.
- InterContinental Okinawa Chura SUN Resort project is currently under VE (Value Engineering) process.

- Estimated stable growth in lease income.



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ESG Highlights

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Continuous Diffusion of Social Impact



2023.07.20 TVBS

In the face of labor shortage and the wave of childlessness, CHC Group has turned crisis into opportunity to create a happy workplace, with the retention rate of all employees reaching 90% last year.

Caring for the Disadvantaged

Motivating Talents

Promoting Humanities

獎學金總額
2.5億元

總受惠學子
95,675人

Society

Employee

- 1.The 64th Chia Hsin Scholarship
 - 2.The 59th Chinese Chia Hsin Sports Scholarships
 - 3.The 2nd Sustainability Scholarship
- Total : \$8.91 million

- Volunteer input :
- 1.Scholarship Review : 12 persons (77 hours)
 - 2.Award Ceremony : 30 persons (240 hours)

TALENT,
in Taiwan
#多元平等共融



Enhancing Employee Care

Sustainable Talent Programs

Developing Social Welfare Activities



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THANK YOU



Official Website



Facebook



IR@chcgroup.com.tw



Hotel Collective



Gemcare Maternity
Center