



嘉新水泥股份有限公司

CHIA HSIN CEMENT CORPORATION

2025 第四季

法人說明會

2025 Q4 Investor Conference





免責聲明

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2025 年度 財報重點摘要

2025 Financial Highlights



營業收入 Revenue	稅前淨利 Net Profit Before Tax	淨利 Net Profit	基本每股盈餘 Basic EPS	營業毛利率 Gross Profit %
30.15	5.59	5.67	0.84	16%
億元(TWD 100M)	億元(TWD 100M)	億元(TWD 100M)	元(TWD)	113年 15%
YoY ▲ +1.0%	YoY ▲ +45.0%	YoY ▲ +68.0%	113年 0.48元	

本業表現穩健，飯店營收成長推動毛利率提升；另外在股利收入及轉投資事業獲利挹注之下，最終歸屬業主淨利為556百萬元。

Core operations remained resilient throughout the period. Favorable pricing and an optimized product mix contributed to an expansion in gross margin. Furthermore, driven by dividend and investment income, resulting in a net profit attributable to owners of TWD 556 million.

本業穩定轉型效應持續展現

Stronger Performance from Core Businesses

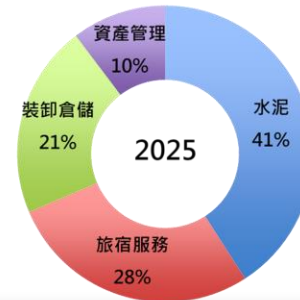


(新台幣佰萬元)
(Unit: NT\$ million)

	2025	2024	YoY
營業收入 Revenue	3,015	2,985	2%
營業毛利 Gross Profit	487 16.2%	435 14.6%	12%
營業淨利 (損) Operating Loss	(80) (2.7)%	(152) (5.1)%	47%
營業外收支淨額 Net Non-operating Items	640	538	19%
歸屬業主淨利 (損) Net Profit Attributable to Owners of the Company	556	320	74%
EBITDA EBITDA	1,256	1,050	20%
基本每股盈餘 (元) Basic EPS(NTD)	0.84	0.48	75%

各事業體維持穩定且旅宿持續成長

Resilient Performance Across Business Portfolios



水泥部門 Cement

收入 (億元)
Revenue (in hundred millions of NTD)

12.33

2024年: 13.06 億
2024: TWD 1.306 Billion

YoY ▼ -5.6%

受國內市場供需影響，
收入小幅下滑

Revenue experienced a marginal decline due to domestic market supply and demand fluctuations.

資產管理 Asset Management

收入 (億元)
Revenue (in hundred millions of NTD)

3.11

2024年: 3.02 億
2024: TWD 302 Million

YoY ▲ +3.1%

不動產租賃業務穩健，
獲利持續成長

The real estate leasing business remains robust, with profitability demonstrating sustained growth.

裝卸倉儲 Warehousing and Storage

收入 (億元)
Revenue (in hundred millions of NTD)

6.36

2024年: 5.76 億
2024: TWD 576 Million

YoY ▲ +10.5%

台北港業務大幅成長，
獲利成長 +91.6%.

Business operations at the Port of Taipei have experienced substantial growth, with profitability increasing by 91.6%.

旅宿服務 Hospitality

收入 (億元)
Revenue (in hundred millions of NTD)

8.35

2024年: 8.02 億
2024: TWD 802 Million

YoY ▲ +4.1%

虧損大幅減少 (-34%)

Net loss narrowed significantly (-34%).

穩健財務結構

Solid Financial Structure



負債比率

Debt Ratio

43%

有效運用財務槓桿

Effective utilization of financial leverage.

長期資金佔不動產、

廠房及設備比率

Ratio of Long-Term Capital to
Property, Plant and Equipment

811%

財務結構穩健

Solid Financial Structure

流動比率

Current Ratio

259%

良好的償債能力

Strong solvency

HOTEL COLLECTIVE 宿泊指標



HOTEL COLLECTIVE Performance

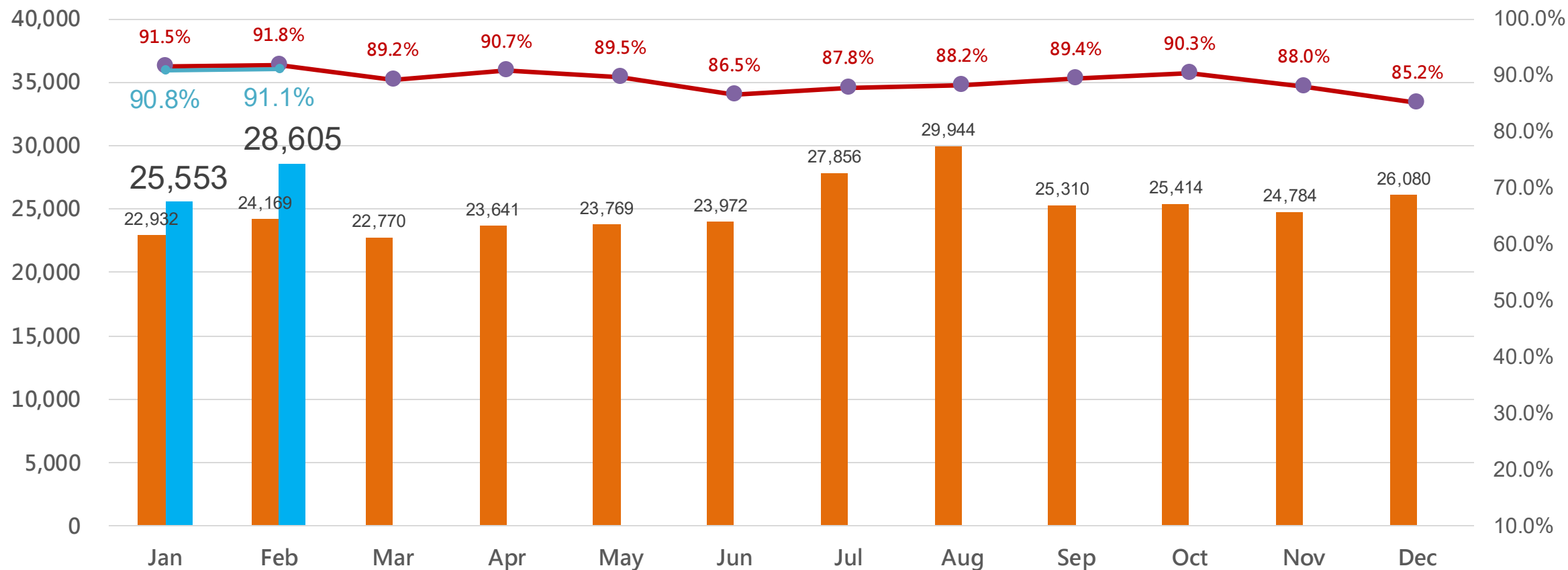
住房率穩定維持在接近9成，ADR則穩定維持在25,000日圓。

Occupancy rates have remained stable at nearly 90%, while the Average Daily Rate (ADR) has consistently stayed around 25,000 yen.

Unit : JPY

HOTEL COLLECTIVE 宿泊指標

ADR 2025 ADR 2026 OCC 2025 OCC 2026



2026 沖繩旅遊市場亮點

2026 Highlights of the Okinawa Tourism Market

2025 H1

實際入域客數 553 萬人
推估消費總額及遊客人數
將進一步超越去年水準

Actual Number of Visitors in 2025 H2:
5.53 Million. It is projected that both
total tourism spending and the number
of visitors will further surpass last year's
levels.

1. JUNGLIA : 北部山原地區成為全
球娛樂新焦點。

JUNGGLIA : The northern Yambaru region has
become a new focus of global entertainment.



2. 首里城完工：南部那霸重拾
文化核心，引發文化旅遊高峰。

Completion of Shuri Castle: Southern Naha
regains its cultural core, triggering a peak in
cultural tourism

2025 永續成績 Sustainability Achievements of 2025



HR Asia
「亞洲最佳企業雇主」



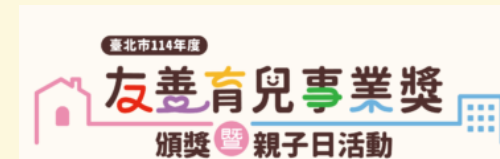
既有建築類 鑽石級認證
建築能效評估系統 第1+級認證



中央大學x21世紀基金會
「淨零產業競爭力獎 卓越獎」



入選商周
「全齡企業100強企業」



臺北市政府
「友善育兒事業獎」



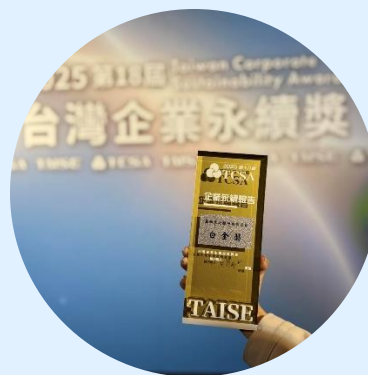
「企業減碳溫度計」
1.5°C目標達標認證



CDP中小企業
氣候變遷問卷 B級



親子天下
「友善家庭職場獎」



TSCA
永續報告書白金獎



「天下永續公民獎」
小巨人組第8名



天下學習
「天下人才永續獎」
2025 Q4 Investor Presentation



From House to Home

X Pursuing Quality of Life

THANK YOU



官網



臉書粉絲團



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Hotel Collective



人之初產後護理之家