



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

2026 Q2

INVESTOR CONFERENCE

Stock ID:1110



DISCLAIMER

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CONTENT



Corporate Overview



Business Updates



Financial Results



Sustainability Highlights

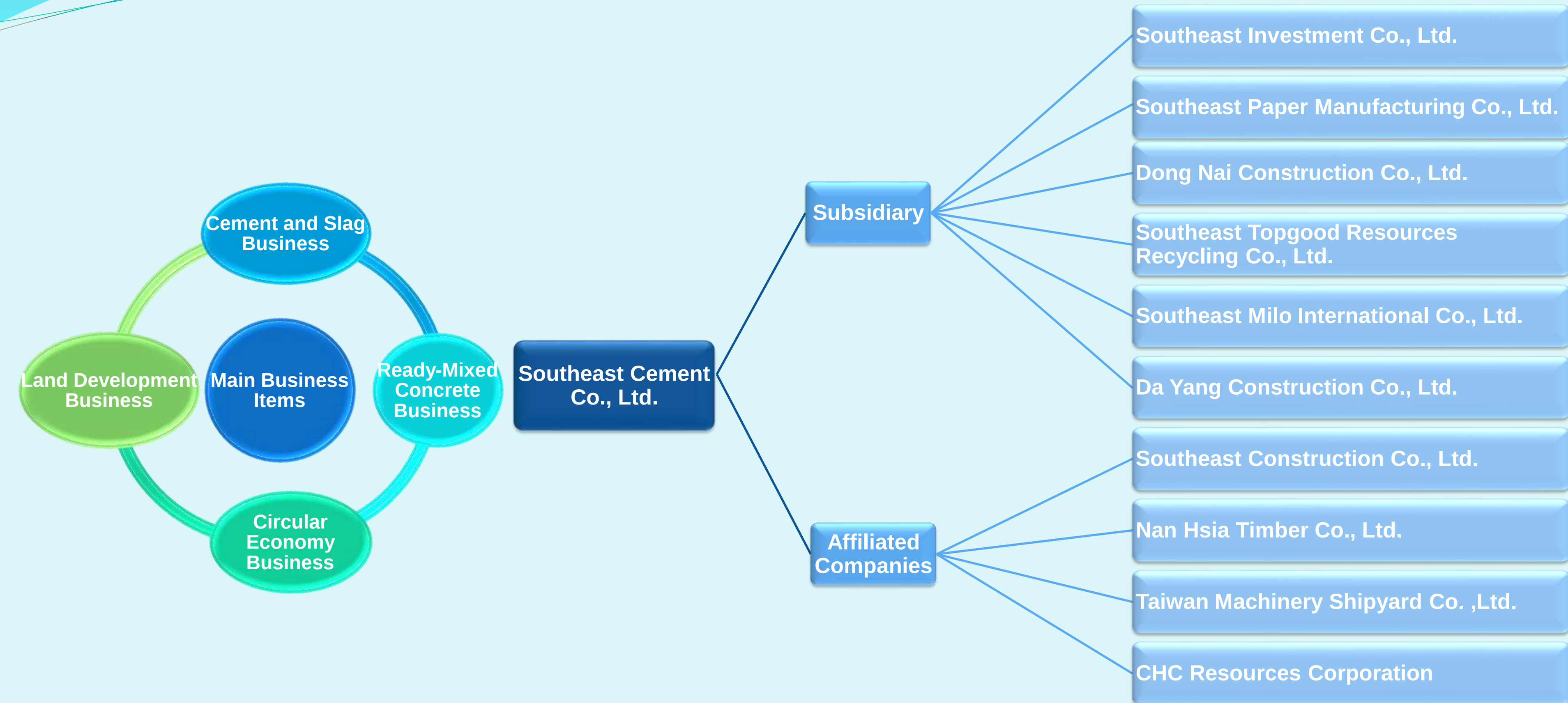


Q & A

Corporate Overview



Corporate Overview



Business Updates

Southeast Cement

Cement and Slag Business

Unit: metric ton

	Production/Purchasing		Sales	
Category	Cement	Slag	Cement	Slag
2026/01- 2026/06	230,029	67,095	237,076	67,812
2025/01- 2025/06	327,251	74,497	335,256	77,493
Rate of change	-29.71%	-9.94%	-29.29%	-12.49%

Business Updates

Dong Nai Construction

Land Development Business



☆ In 2026, **Zongtu Dalian** (Pingtung City, Pingtung County)

— 140 condos, 24% sold

Dongni Dayuan (Dongshan District, Tainan City)

— 41 townhouses, 51% sold

Under Construction

✓ 20 townhouses in **Wufu Section, Chaozhou Township, Pingtung County**

☞ Usage license obtained and pre-sales activities have been initiated

In Planning

✓ 5-story elevator condominium building in **Qingshui Section, Gangshan District, Kaohsiung City**

☞ The building permit application process was submitted in August 2026, with construction expected to commence in the fourth quarter of 2026

Business Updates

Southeast Milo

Land Development Business

Activating 16,129.61 Pings of Owned Land in the Kaohsiung Asia New Bay Area



✦ **Costco (Adjacent to Fuxing Road)**

Development Progress

Has been officially open for business since July 3, 2026.



✦ **Southeast Milo Plaza (Adjacent to Chenggong Road)**

Development Progress

Has entered the final completion stage, road systems and landscaping work are consecutively being completed.

Business Attraction Results

Has attracted a top-tier Northern banquet hall, a Chinese-style banquet restaurant, a well-known Northern duck cuisine brand, a famous local Kaohsiung hotpot restaurant, a golf club and an American call center, discussions with several other vendors are underway and will be announced sequentially.

Business Updates

Southeast Topgood-Kaohsiung Factory

Ready-Mixed Concrete Business

Unit: cubic meter

	Production	Sales
Category	Ready-Mixed Concrete	
2026/01- 2026/06	103,503	116,090
2025/01- 2025/06	123,990	124,341
Rate of change	-16.52%	-6.64%

Business Updates

Southeast Topgood-Dafa Factory

Circular Economy Business

- Mainly accepts general industrial waste, after resource recovery processing, it produces recycled concrete aggregates, primarily sold as raw materials to ready-mix concrete plants for manufacturing CLSM, or to customers in the cement products and brick-making industries.
- The products offer processing flexibility, customers can re-process them according to their needs into CLSM meeting CNS standards or cement products (such as cement bricks, Jersey barriers, etc.) and brick-making additive materials.
- Obtained the Class B Waste Treatment Operation Permit on January 5, 2026, with an approved monthly capacity of 12,000 tons, full-scale production commenced in March 2026, the client list includes well-known domestic listed and OTC companies such as Innolux, Nan Pao Resins, and Uni-President.
- Currently undertaking guidance for ISO 9001, 14001, and 45001 certifications, with certification expected to be obtained in the first quarter of 2027.

Unit: metric ton

	Processing Volume
Category	Waste
2026/01-2026/06	2,440.47
2025/01-2025/06	-
Rate of change	N/A

Financial Results

Consolidated Balance Sheet

Unit: NTD Thousands

	2026/01- 2026/06	%	2025/01- 2025/06	%	Percentage Change
Cash and cash equivalents	601,405	4.5%	591,978	4.6%	1.59%
Notes and accounts receivable	623,747	4.7%	899,458	6.9%	(30.65)%
Inventories	1,231,266	9.2%	1,290,252	9.9%	(4.57)%
Current assets	3,288,026	24.6%	3,127,184	24.1%	5.14%
Total assets	13,366,409	100.0%	12,983,642	100.0%	2.95%
Short-term borrowings	1,201,000	9.0%	1,363,672	10.5%	(11.93)%
Accounts payable	284,119	2.1%	381,357	2.9%	(25.50)%
Current liabilities	2,333,399	17.5%	2,276,923	17.5%	2.48%
Non-current liabilities	1,356,283	10.1%	1,170,309	9.0%	15.89%
Total equity	9,676,727	72.4%	9,536,410	73.5%	1.47%

Financial Results

Consolidated Income Statement

Unit: NTD Thousands

	2026/01- 2026/06	2025/01- 2025/06	Year-on-Year Growth (Decline) Rate
Operating Revenue	1,267,331	1,488,986	(14.89)%
Gross Profit	202,277	209,181	(3.30)%
Operating Profit	112,251	130,521	(14.00)%
Other Income/Expenses	107,045	(35,917)	398.03%
Profit Before Tax	219,296	94,604	131.80%
Profit for the Period	200,166	64,879	208.52%
Other Comprehensive Income for the Period	14,888	75,638	(80.32)%
Total Comprehensive Income for the Period	215,054	140,517	53.04%
Net Income (Loss) Attributable to Owners of the Parent	193,373	42,462	355.40%
Net Income (Loss) Attributable to Non-controlling Interests	6,793	22,417	(69.70)%
Earnings Per Share	0.34	0.07	385.71%
Number of Shares Outstanding at End of Period(Thousand shares)	572,000	572,000	-

Financial Results

Consolidated Financial Analysis for Recent Years

	2026/01- 2026/06	2025/01- 2025/06
Debt-to-Assets Ratio(%)	27.60%	26.55%
Current Ratio(%)	140.91%	137.34%
Return on Assets(%)	1.51%	0.50%
Return on Equity(%)	2.07%	0.68%
Net Profit Margin(%)	15.79%	4.36%
Earnings Per Share(NTD)	0.34	0.07

Sustainability Highlights

Southeast Cement

Cement and Slag Business

👍 **Total reported green procurement amount for 2025 reached NT\$38,416,819. In June 2026, the company was awarded a Certificate of Commendation for " Green Procurement " by the Environmental Protection Bureau of the Kaohsiung City Government.**



Sustainability Highlights

Southeast Topgood-Kaohsiung Factory

Ready-Mixed Concrete Business

- Obtained the patent certificate for "Structure of Low-Carbon Concrete Composition Containing Air-Cooled Blast Furnace Slag" in March, Year 2026.



Sustainability Highlights

Southeast Topgood-Kaohsiung Factory

Ready-Mixed Concrete Business

- Acquired the "Carbon Footprint Label" in March 2026

Product Names: Ready-Mixed Concrete
(140kgf/cm² Air-Cooled
Blast Furnace Slag)

Ready-Mixed Concrete
(210kgf/cm²)

Ready-Mixed Concrete
(350kgf/cm²)

Ready-Mixed Concrete
(420kgf/cm²)



- Acquired the "Carbon Footprint Label" in May 2026

Product Names: Ready-Mixed Concrete
(280kgf/cm² Low-Carbon Mix)

Ready-Mixed Concrete
(350kgf/cm² Low-Carbon Mix)

Ready-Mixed Concrete
(420kgf/cm² Low-Carbon Mix)

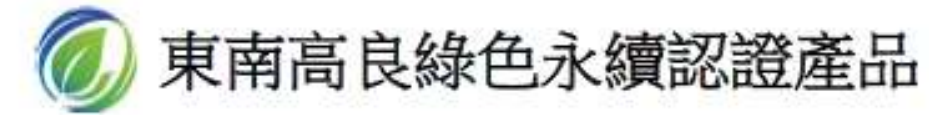


Sustainability Highlights

Southeast Topgood-Kaohsiung Factory

Ready-Mixed Concrete Business

- As of now, we have obtained "Carbon Footprint Labels" for 9 products and "Green Building Material Certificates" for 3 products.



產品型號	說明
210 kgf/cm ² 氣冷高爐石	碳標字號第2503816027號
280 kgf/cm ²	碳標字號第2503816028號
140 kgf/cm ² 氣冷高爐石	碳標字號第2603816002號
210 kgf/cm ²	碳標字號第2603816003號
350 kgf/cm ²	碳標字號第2603816004號
420 kgf/cm ²	碳標字號第2603816005號
280 kgf/cm ² 低碳配比 (IL水泥)	碳標字號第2603816018號
350 kgf/cm ² 低碳配比 (IL水泥)	碳標字號第2603816019號
420 kgf/cm ² 低碳配比 (IL水泥)	碳標字號第2603816020號



產品型號	說明
280 kgf/cm ²	證書號：GBM0103800
350 kgf/cm ²	證書號：GBM0103801
420 kgf/cm ²	證書號：GBM0103802

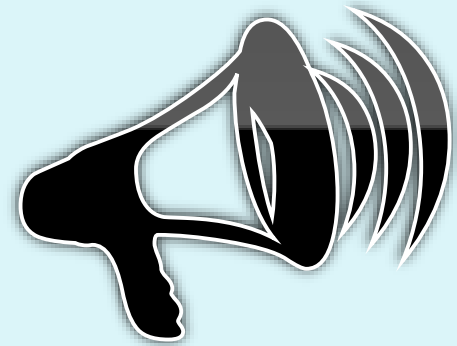
Sustainability Highlights

Southeast Milo

Land Development Business

👍 Obtained the "Candidate Green Building Certificate" in February 2026, demonstrating its concrete achievements in architectural sustainability.





Q&A
Thank you
for listening!