

Chang Jia M&E Engineering Corp.

2023 Investor Conference

2023. Nov. 21st

CJME Stock Code:4550

Paid-in Capital:NTD 3.78 Hundred Million

Found Date:1993/5/17

Main Business:1. Commercial Buildings 、 Public Buildings 、
Residential Buildings 、 Factories & Others MEP
engineering.
2. Operation & Management of Sports stadiums

Chairman :**Alvin Wang**

Vice Chairman :**Springer Huang**

General Manager :**Steven Wu**

Address:8F.,No.1,Ln,10,Jihu Rd.,Neihu Dist.,Taipei City 114,Taiwan

Company Website: <http://www.changjia.com.tw>

CJME' s MEP Engineering & Sports Industry MEP Engineering :

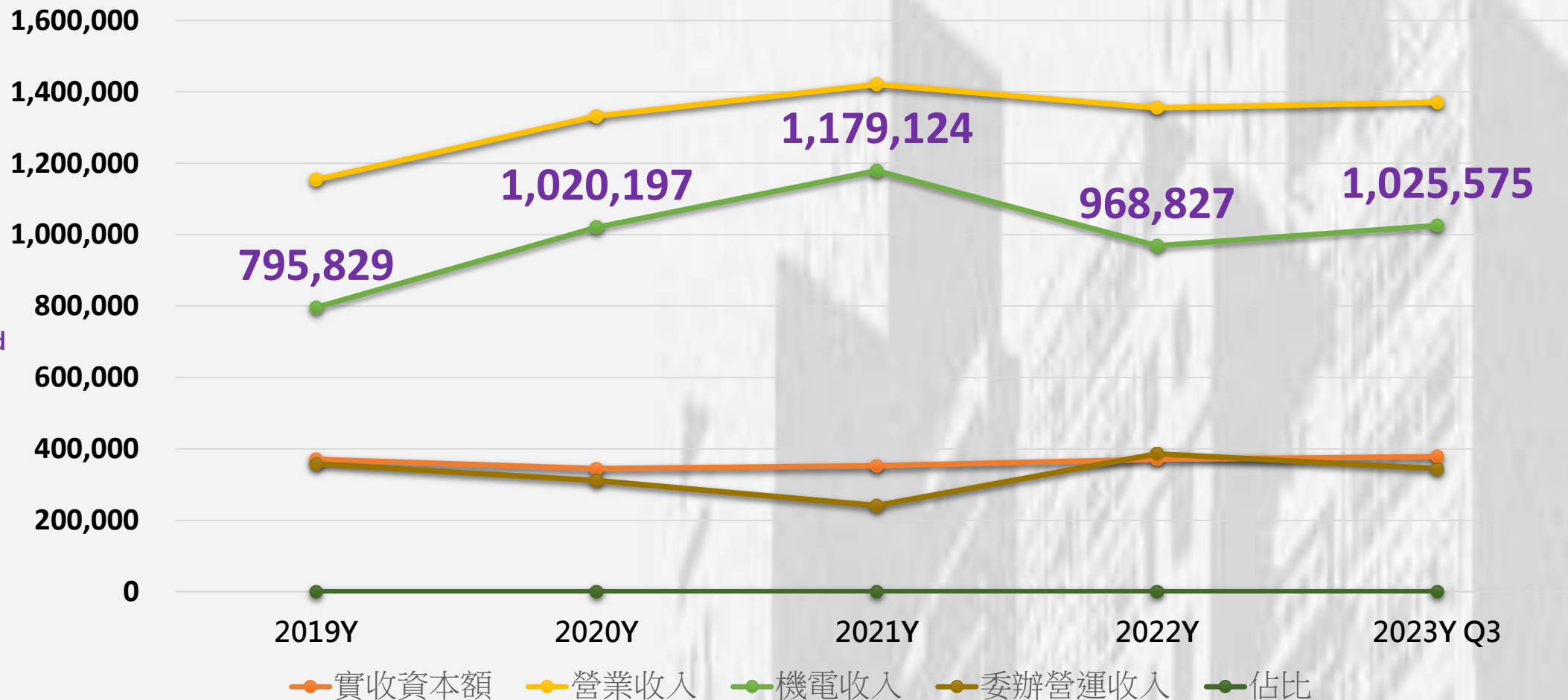
Until Quarter 3rd of 2023 · The ongoing projects are include :

Nangang Taiwan Fertilizer C2 (commercial building), TCB Bank (commercial building), ASUS Computer Luzhu Factory (factory & office), ALP Logistics Yangmei Factory (logistics center), TOPKEY CORPORATION Houli Factory (Industry park), Lien Hwa Milling Corp. Fugang Factory (logistics center), Far East International Conference Center (Cultural Memorial Hall), Changjia (EverGreen Sky Catering & Family Mart Joint Venture) International Food Luzhu Factory (fresh food cold chain) and other MEP integration, and other projects were obtained in Quarter 4th continuous.

Types and proportions of revenue over the years

MEP Types	2019Y (NTD. Thousand)	Rate	2020Y (NTD. Thousand)	Rate	2021Y (NTD. Thousand)	Rate	2022Y (NTD. Thousand)	Rate	2023YQ3 (NTD. thousand)	Rate
Public Engineering	110,133	9.55%	136,894	10.28%	9,581	0.67%	4,965	0.37%	0	0.00%
Residential projects	5	0.00%	0	0.00%	4,599	0.32%	3,549	0.26%	350	0.03%
commercial building	395,113	34.25%	793,710	59.60%	979,448	68.95%	799,535	58.99%	153,675	11.21%
Industry Factory	290,578	25.19%	89,593	6.73%	185,496	13.06%	160,778	11.86%	871,550	63.6%
OT	357,918	31.01%	311,554	23.39%	241,463	17.00%	386,525	28.52%	344,829	25.16%
Total	1,153,747	100%	1,331,751	100%	1,420,587	100%	1,355,352	100%	1,370,404	100%

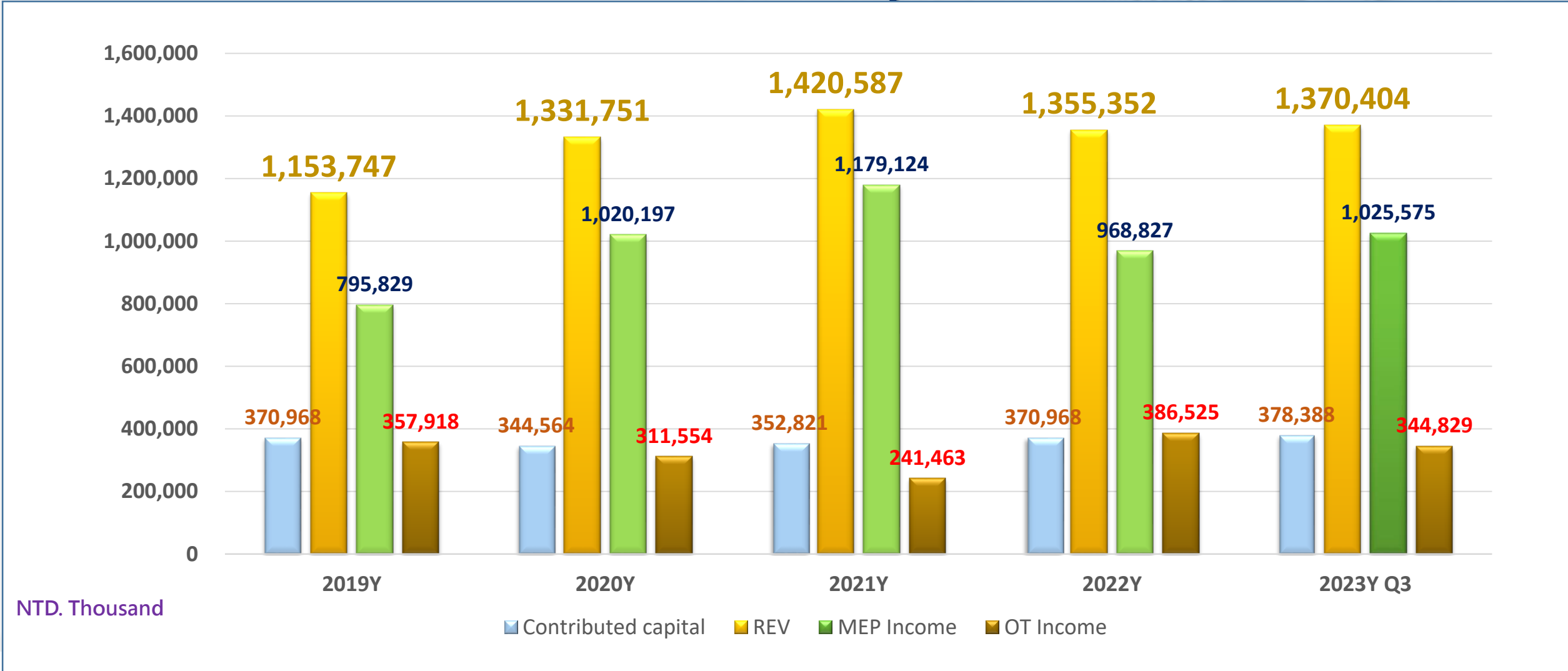
Revenue over the years



Revenue and profit over the years

Years	Contributed capital (NTD. Thousand)	REV (NTD. Thousand)	Profit (NTD. Thousand)	NI (NTD. Thousand)	EPS (NTD.)
2019Y	370,968	1,153,747	213,212	103,046	2.80
2020Y	378,387	1,331,751	164,215	85,792	2.27
2021Y	378,387	1,420,587	134,587	53,501	1.41
2022Y	378,387	1,355,352	234,544	107,034	2.83
2023Y Q3	378,388	1,370,404	180,703	82,420	2.18

Revenue over the years and proportion of commissioned operations



Prospects and goals of MEP engineering:

In recent years, events such as the China-US trade collision, the Russia-Ukraine war, and the Israeli-Palestinian war have occurred in the world. In this era and economic situation full of uncertainties, multinational companies and Taiwanese businessmen have returned to Taiwan to invest in Taiwan. For industrial and commercial land, commercial offices, and factories, The demand for office work has increased significantly. Our company has also followed this trend and actively contacted customers, and has successively secured new MEP projects.

Changjia has gone through 30 years of hardening, and is more actively looking forward to its growth in the next 30 years, focusing on forward-looking, innovative, sustainable and corporate responsibility. This includes:

- 1. Transparency of corporate governance information:** clear governance structure and transparent business operation information, which helps the company build The cornerstone of trust and sustainable success. At the same time, ensure the transparency of information flow, business performance and decision-making. and safeguard the rights and interests of all shareholders and investors.
- 2. Propose a sustainability plan before the end of 2025:** The company will establish specific plans to ensure sustainability in the future. Continuity and clearly define the path to achieve goals.

3. Corporate carbon neutrality in 2028: Actively participate in the carbon neutrality goal, which helps reduce the impact on climate change. The impact is expected to reach government standards by 2028.

4. Investment in environmentally friendly engineering projects: Actively invest in energy storage, recycle energy, resource reuse and the contracting of environmentally friendly projects such as environmental conservation projects will help promote clean energy, energy conservation and reduction carbon, it is also beneficial to the protection and maintenance of environmental resources for the sustainable development of enterprises.

The above goals demonstrate Changjia 's commitment to sustainable development and social responsibility, and are expected to make positive contributions to the environment and society.

CJME (4550)-Report on MEP ongoing projects

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	TCB Bank Head office Building Project
Client	TCB Bank (EARTH POWER)
For	Commercial building
Floors (On-ground)	39 Floors
Floors (Under-ground)	10 Floors
Total floor area	111,423 M2
Project amount	NTD. 6 Hundred Million
Scheduled Completion Date	2025Y Q1



TCB Bank Head office Building (Simulation Image)

Location : 台中市西屯區河南路與市政路口

CJME (4550)-Report on MEP ongoing projects



ASUS Computer Luzhu Factory (Live Photos)

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	ASUS Computer Luzhu Project
Client	ASUS
For	High-tech industry & automation equipment
Floors (On-ground)	5 Floors
Floors (Under-ground)	2 Floors
Total floor area	16,799 M2
Project amount	NTD. 2.1 Hundred Million
Scheduled Completion Date	2023Y Q4

Location : 桃園市蘆竹區南山路三段17巷10號

CJME (4550)-Report on MEP ongoing projects



ALP Logistics Yangmei logistics center (Live Photos)

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	ALP Logistics Yangmei Logistics Center Project
Client	ALP Logistics
For	Logistics Center
Floors	5 Floors
Project amount	NTD. 4.48 Hundred Million
Scheduled Completion Date	2025Y Q4

Location : 桃園市楊梅區環東路292號

CJME (4550)-Report on MEP ongoing projects

拓凱實業股份有限公司中部科學園區后里基地(一期)廠辦新建工程



TOPKEY Houli Industry Park (Simulation Image)

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	TOPKEY Houli Industry Park
Client	TOPKEY CORPORATION
For	Factory & Office (Total 6 Building)
Floors	A building:1~6F+RF; B building:1~5F+RF ; C building:1~8F+RF D building:B1F~7F+R2F ; E building:1F ; F building:1F
Total floor area	70,326.89M ²
Project amount	NTD. 7.1 Hundred Million
Scheduled Completion Date	2023Y Q4

Location : 中科后里園區-台中市后里區星科路

CJME (4550)-Report on MEP ongoing projects



Lien Hwa Fugang Project (Simulation Image)

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	Lien Hwa Fugang Project
Client	Ally Logistic Property
For	Logistics Center
Floors (On-ground)	5 Floors
Project amount	NTD. 4.28 Hundred Million
Scheduled Completion Date	2025Y Q4

Location : 桃園市楊梅區民富路

CJME (4550)-Report on MEP ongoing projects



Far East International Conference Center -Phase 1st
(Simulation Image)

Chang Jia M&E Engineering Corp Information Sheet of Ongoing MEP Project

Project	Far East International Conference Center (Phase 1 st)
Client	FAR EASTERN RESOURCE DEVELOPMENT CO., LTD
For	Conference Center & Memorial Hall
Floors (On-ground)	2 Floors
Floors (Under-ground)	2 Floors
Project amount	NTD. 2.9 Hundred Million
Scheduled Completion Date	2025Y Q3

Location : 桃園市中壢區遠東路(元智大學旁)

CJME' s MEP Engineering & Sports Industry

Sports Stadiums:

New Taipei City: Banqiao and Xindian National Sports stadiums

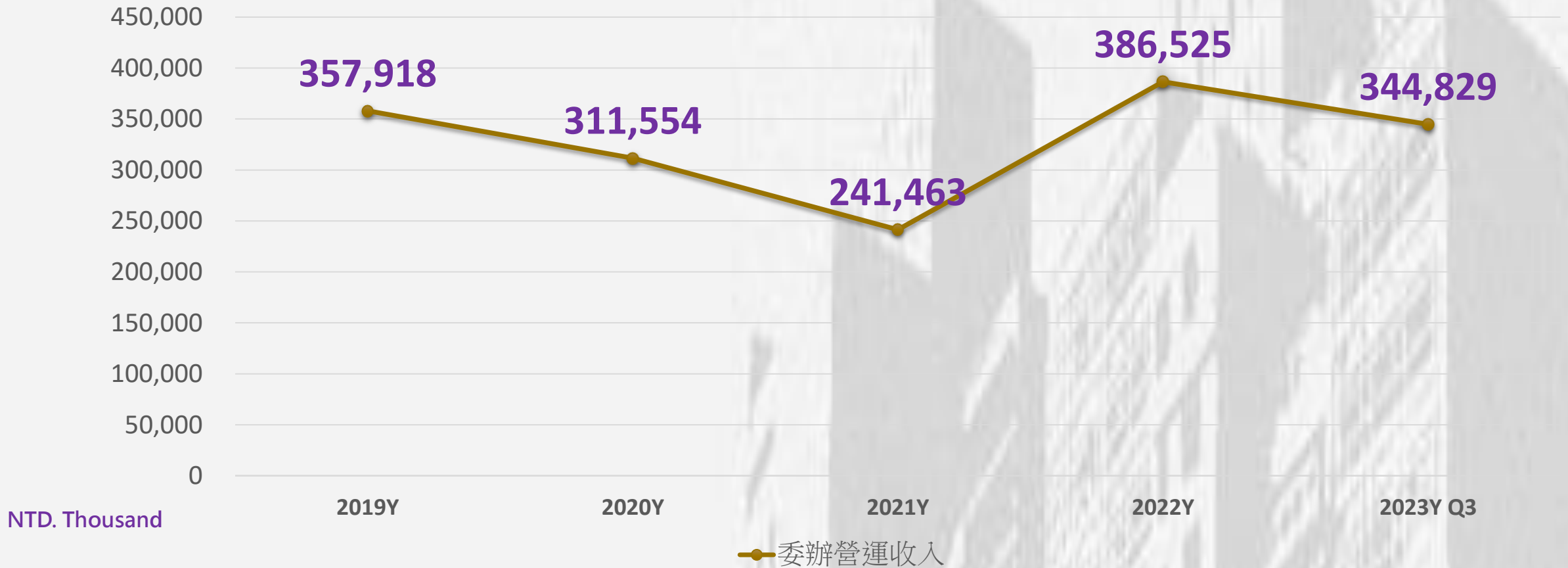
Taipei City: Zhongzheng, Da' an National Sports stadiums
and Heping Basketball Stadium.

Taoyuan City: Luzhu National Sports Stadiums

The **OT** of a total of **Six Sports stadiums.**



Commissioned OT revenue over the years



Prospects and goals of Sports Stadiums:

Although the COVID-19 epidemic lasted from 2019 to the third quarter of 2011, during which the Sports Stadiums was closed for about 134 days, which had a huge impact on operations, but our management team did not slack and took this opportunity to strengthen the promotion and marketing of online courses, the replacement of old venue equipment and facilities, various education and training for colleagues, and readjustment of key courses and marketing, all preparations are made to prepare for the hitting their stride after the epidemic.

Since 2012, the sports customer base has gradually returned, and as of the third quarter, there has been a clear breakthrough in the settlement performance. In addition, Changjia obtained the operating rights of the nationally acclaimed Da' an Sports stadiums and Heping Basketball Stadium in March 2012. At the opening, Taipei Mayor Mr. Chiang Wan-An came to introduce that he hopes that this sports stadiums will not only meet the city's 2050 net-zero carbon emission goal, but also promote the "U Sport" activity to encourage people to develop regular exercise habits.

CJME has the OT rights of **six sports stadiums and a basketball stadium**. In order to comply with government policies, it has built smart sports stadiums, including new and modern pentathlon technology sports, unique Compal smart sports floor mats, and introduced HTC -VR virtual reality sports experience, the first immersive flywheel classroom combined with smart technology, many swimming pools use salt decomposition machines to replace traditional bleach disinfectants, and the first use of anti-drowning detection systems and physical fitness installations in Da' an Sports stadiums ACER air quality detection and improvement equipment, sports and fitness digitalization, etc., are **expected to become the benchmark in the sports venue management industry and create more outstanding results for CJME.**

Sports certification trophy medal



Awarded the 111th year of Taiwan
"Sports Enterprise Certification"



Corporate Sustainability (ESG) Plan

■ Environment :

Continue to promote energy conservation and carbon reduction

Implementation Project		Illustrate
1	Promotion of energy saving and carbon reduction concepts	Internal training to easily develop habits of energy saving and carbon reduction Implementing the concept of garbage classification/reusing paper
2	Replacement and installation of energy-saving lights	Including Da' an overall space/Heping main stadium/warm-up stadium/parking lot, etc.
3	Air purification device	Polar ion equipment, reducing CO2 and PM2.5
4	Solar power system	Utilize the roof of the Heping stadiums to stabilize the power supply
5	Energy storage system	Store solar power to provide stadiums and reduce electricity consumption
6	Electric vehicle charging pile	Cooperate with the government to promote electric vehicle policies
7	High voltage ATX replacement	Ensure automatic switching of regular/preparatory power
8	Heat pump system addition or boiler equipment maintenance	Swimming Pool and Shower Related Energy Savings
9	Air conditioning system reinforcement	Add small FFC and air duct maintenance regular.
10	dedicated person responsible for energy management	Comply with government regulations

Corporate Sustainability (ESG) Plan

■ **Social** : Emphasize the company's support for human rights, maintenance of good neighborly relations, employee salary and benefits, consumer protection, promotion of public welfare activities, etc.

■ **Governance** :

1. Corporate operations are consistent with sustainability strategies.
2. A well-known sustainable unit.
3. Employees are the cornerstone of sustainable operations.

Regarding the new industry trends, existing performance management and talent development practices will gradually become ineffective. CJME will continue to attach great importance to organizational and talent development, bring the focus of sustainability back to the corporate, and ensure the competitiveness of operations and management.

Stadiums Creative and Technology Plan

Strategic Alliance for Sports Stadiums/Vigorously Introducing Intelligent Technology

- Use **similar characteristical stadiums** to conduct **strategic alliance cooperation** and cross-market event schedules.
- Leveraging **CJME's unique advantages**, it integrates and promotes two types of stadiums, basketball halls and sports stadiums, **to promote the combination of cultural and artistic activities and sports**.
- The integration of smart technology into sports stadiums and stadiums management has become an inevitable trend. After our company enters Da'an, we will significantly expand the development and introduction of **intelligent technology equipment**. Our company has introduced modern new pentathlon technology sports equipment to three halls. Among them, the Taipei Zhongzheng Sports stadiums (flagship hall) won the Experience Award in three sports including digital shooting/intelligent balance board/digital archery on **October 30th, 2011**. **Award for the stadiums with the most visitors**.



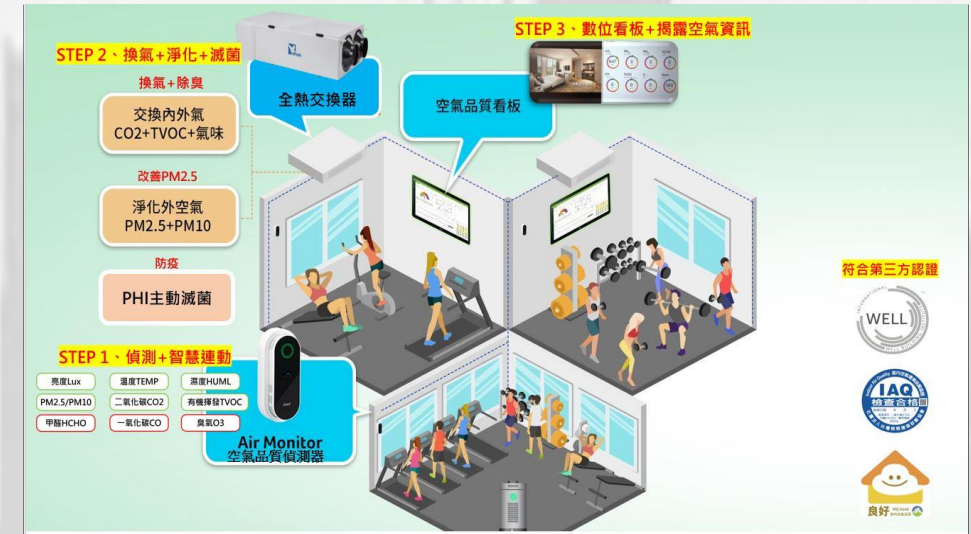
Outstanding Science and Technology Sports stadiums Award



Stadiums intelligent system and service improvement

■ Smart air quality detection system

The perfect combination of **smart air quality detectors** and **full heat exchange systems** improves the air quality in the gym. Once air changes are detected, the equipment improvement system can be immediately activated to eliminate harmful substances and germs, creating a comfortable exercise environment.



■ Fitness equipment monitoring device

Equipped with monitoring device, users can **instantly read personal data** to easily understand their own exercise status and make exercise more efficient.

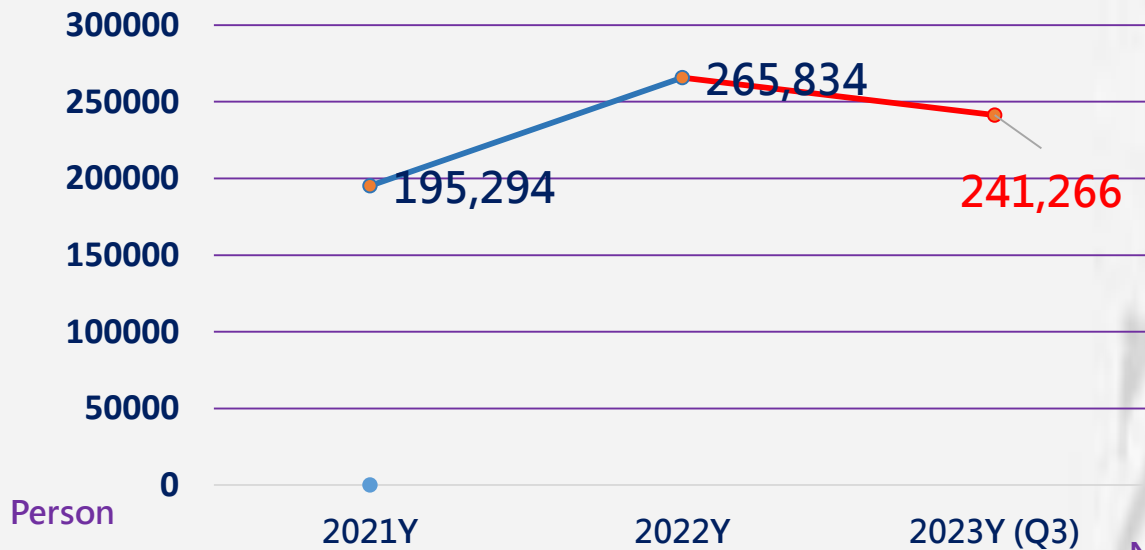


Taoyuan City Luzhu Sports Stadiums

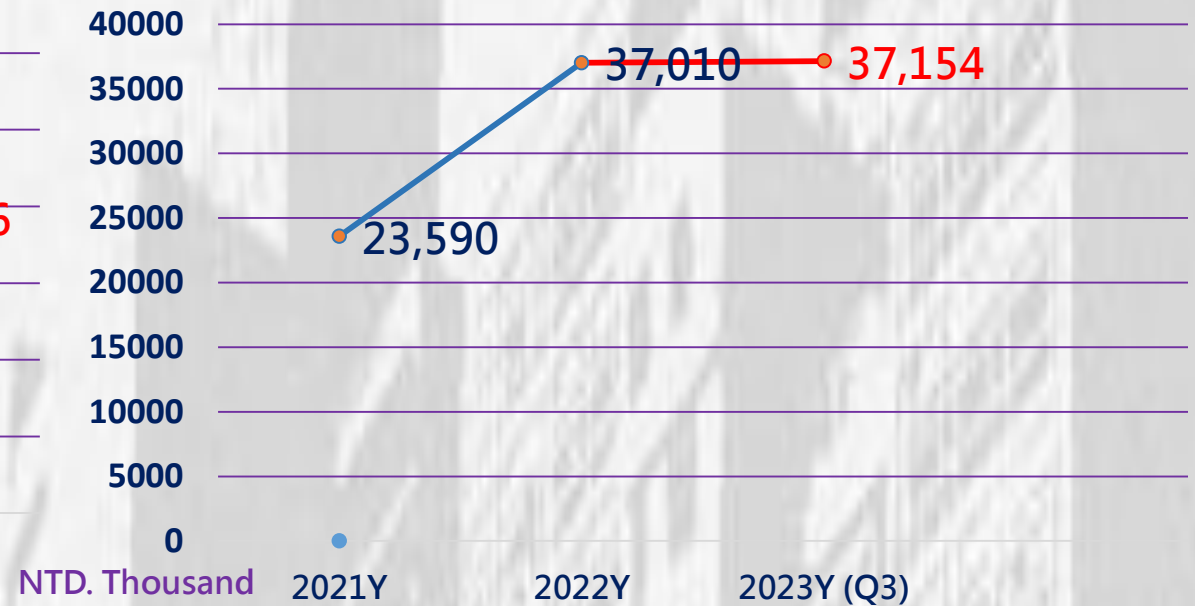


Taoyuan City Luzhu Sports Stadiums

蘆竹國民運動中心-110年、111年及112年Q3來館人數統計



蘆竹國民運動中心-110年、111年及112年Q3營業收入

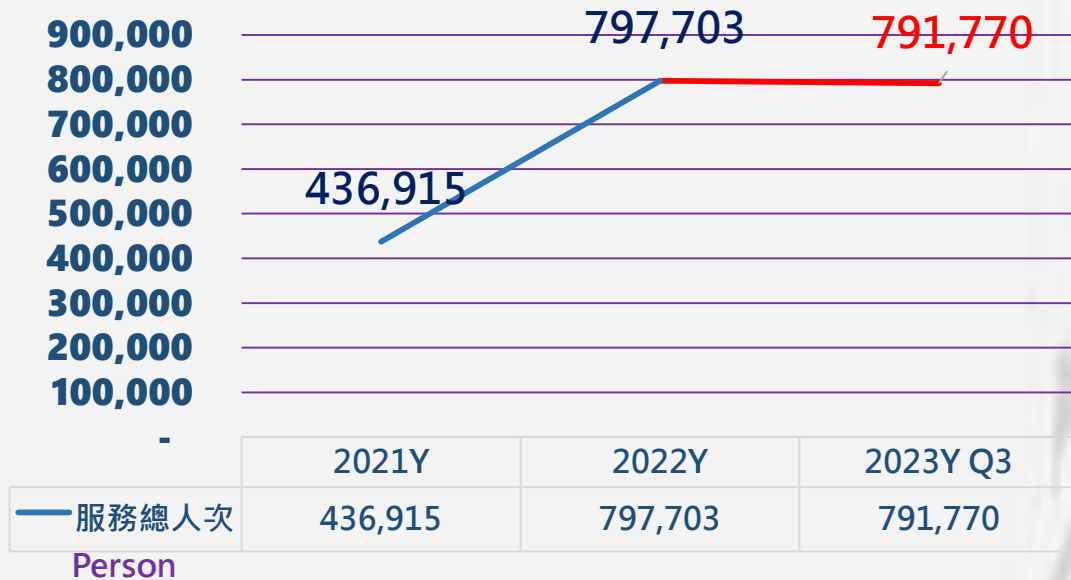


New Taipei City Xindian Sports stadiums

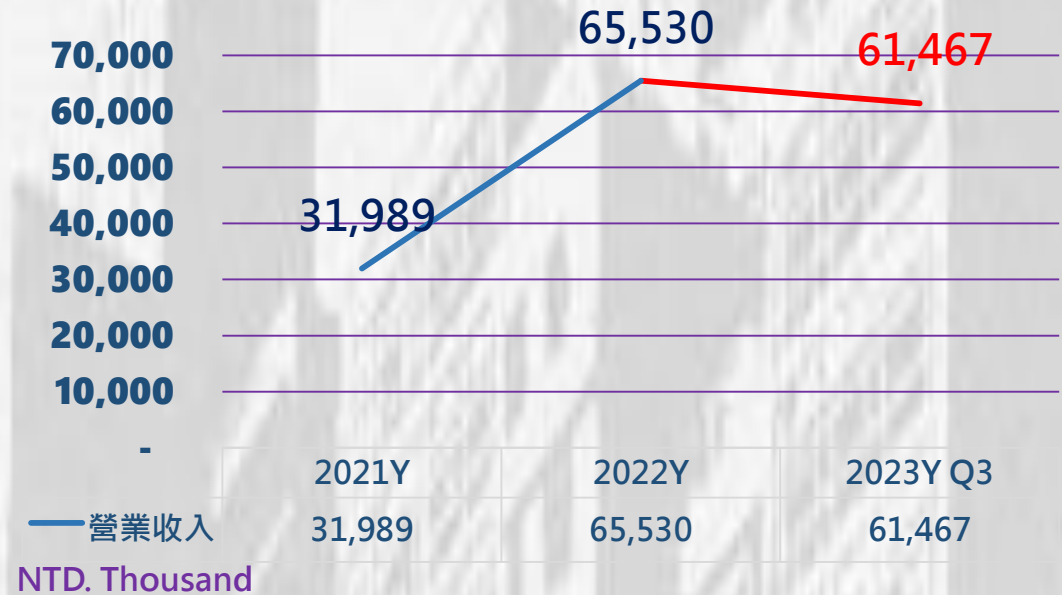


New Taipei City Xindian Sports stadiums

新店國民運動中心-110年、111年及112年Q3來館人數統計



新店國民運動中心-110年、111年及112年Q3營業收入



Taipei City Heping Basketball Stadium



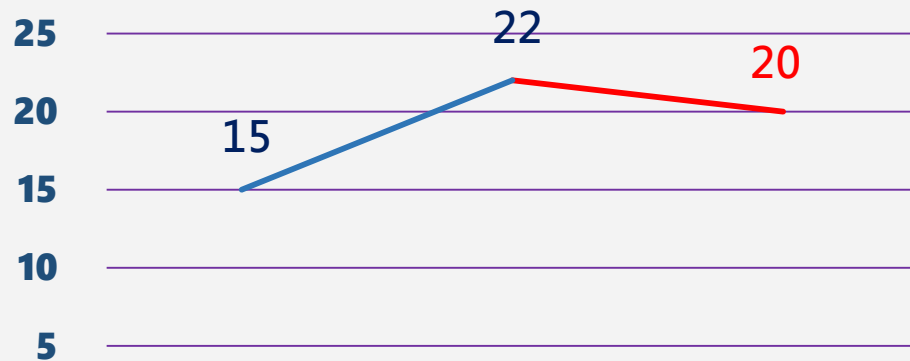
各項體育與藝文活動



全國學生音樂比賽

Taipei City Heping Basketball Stadium

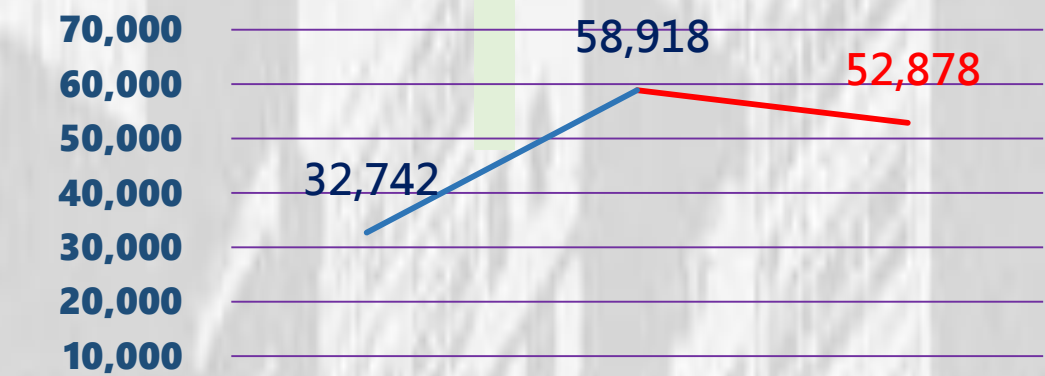
台北和平籃球館-110年、111年及112年Q3來館人數統計



	2021Y	2022Y	2023Y Q3
活動檔數	15	22	20

Number of events held

台北和平籃球館-110年、111年及112年Q3營業收入



	2021Y	2022Y	2023Y Q3
營業收入	32,742	58,918	52,878

NTD. Thousand

Taipei City Da' an District Sports Stadiums



Taipei City Da'an District Sports Stadiums

■ Business goals and positioning

✓ Sports promotion	Create various types of sports courses, advocate correct concepts of sports and leisure, and create a sports atmosphere for all.
✓ Elder Care	Based on the health management of elder citizens, a "health examination station" has been established to promote healthy sports massage, sports nutrition, sports protection, rehabilitation, consultation and other functions.
✓ Talent Education	In line with national sports resources and school sports development, we provide hardware training and scholarship subsidies, and are committed to cultivating outstanding talents in sports.
✓ Vulnerable Care	We care for people with disabilities, low-income households and new resident families, and help them develop exercise habits to improve their physical and mental development.
✓ Premium Venue	We spend a lot of money to build high-quality software and hardware, introduce technological equipment to activate the venue, and actively maintain the current condition of the venue to ensure the sustainability of the venue.
✓ Strategic Alliance	By observing and learning from other similar sports venues and different sports service providers, exchanging private experience, and joining international venue organizations (such as the International Association of Venue Management, IAVM), we can absorb new knowledge of foreign venue software and hardware, and create the most advanced Taipei City Professional sports park and conduct international exchanges with foreign units.

Taipei City Da'an District Sports Stadiums

■ Service quality improvement ideas

- ✓ "Changjia Smart Sports Center" Smartphone APP Reservation System
- ✓ Smart air quality detection system.
- ✓ Energy-saving LED remote control lights.
- ✓ IoT intelligent control of people flow access control system
- ✓ "Eye of the Court" Basketball Replay Data Photography System
- ✓ Swimming pool drowning detection system



Thank you for listening