

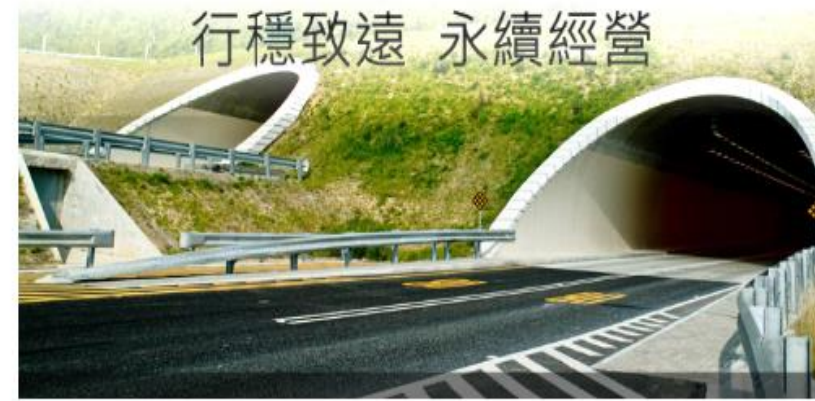
精實創新 追求卓越



全面視野 多元佈局



行穩致遠 永續經營



# Chang Jia M&E Engineering Corp.

## 2025 Institutional Investor Conference



精實創新 行穩致遠

# Stock Code : 4550

Date of Establishment : May 17, 1993

Paid-in Capital : NT\$378,388 thousand

Core Business : 1.Contracting of commercial office buildings, public construction projects, residential buildings, factories, and other mechanical and electrical engineering works.

2.Operation and management of civil sports center.

Chairman : Alvin Wang

Vice Chairman : Springer Huang

General Manager : Steven Wu

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

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

# Core Business – M&E Engineering and Sports Industry Operations

## M&E Engineering :

As of Q3 2025, the ongoing projects including :

- LianhHua FuGang Logistics Center – M&E Engineering
- Far Eastern SOGO Department Store–Taipei Dome Branch, Zone B (B1–B2) – M&E and Fire Protection Engineering
- COUPANG CWH1 Lukang Logistics Center – M&E Engineering
- Zhongxiao Qinjing Commercial Office Building – M&E Engineering
- Far Eastern International Conference Center (Cultural Memorial Hall) – Phase 1 – M&E Engineering
- Taiwan Fertilizer Nangang C4 Commercial Office Building – M&E Engineering

We successfully passed the Qualified Vendor Evaluation for TSMC New Construction Projects in December 2025. In Q4, we engaged in several bidding projects and are progressing toward potential wins.



# Revenue by Category and Proportion Over the Years

Unit: NT\$ thousand

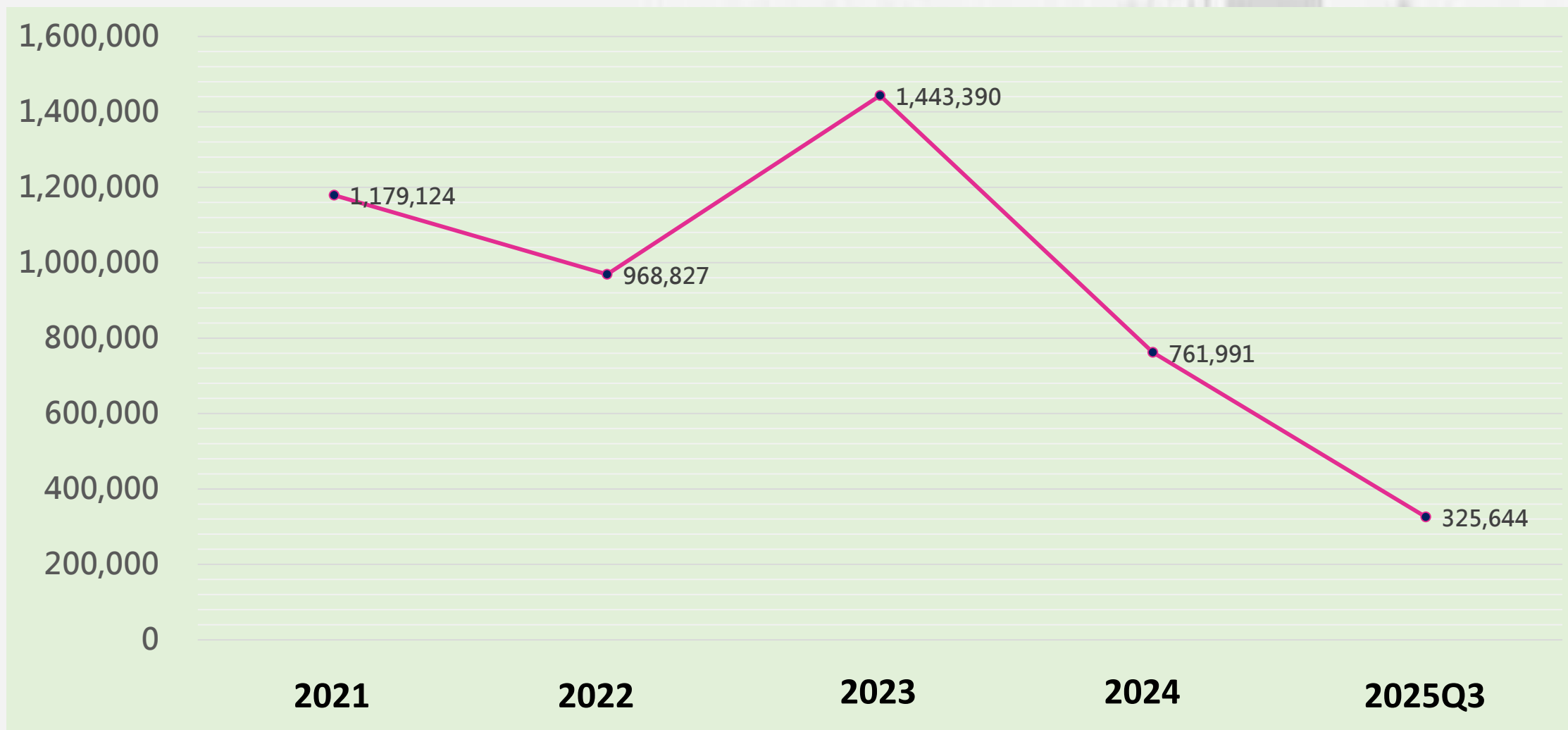
Project Category	2021	Share (%)	2022	Share (%)	2023	Share (%)	2024	Share (%)	2025Q3	Share (%)
Public Works	9,581	0.67%	4,965	0.37%	0	0.00%	0	0.00%	0	0.00%
Residential Projects	4,599	0.32%	3,549	0.26%	(502)	-0.02%	925	0.08%	0	0.00%
Commercial Office Building	979,448	68.95%	799,535	58.99%	276,977	14.51%	224,703	17.98%	144,834	24.70%
Factories and Others	185,496	13.06%	160,778	11.86%	1,166,915	61.12%	536,363	42.92%	180,810	30.83%
Commissioned Operations	241,463	17.00%	386,525	28.52%	465,697	24.39%	487,592	39.02%	260,754	44.47%
Total	1,420,587	100.00%	1,355,352	100.00%	1,909,087	100.00%	1,249,583	100.00%	586,398	100.00%

# Annual Revenue and Earnings

Year	Paid-in Capital (NT\$ thousand)	Sales Revenue (NT\$ thousand)	Gross Profit (NT\$ thousand)	Net Income (NT\$ thousand)	(EPS) After Tax (NT\$ )
2021	378,387	1,420,587	134,587	53,501	1.41
2022	378,387	1,355,352	234,544	107,034	2.83
2023	378,387	1,909,083	262,683	123,200	3.26
2024	378,387	1,249,583	199,619	119,627	3.16
2025Q3	378,387	586,398	90,476	24,739	0.65

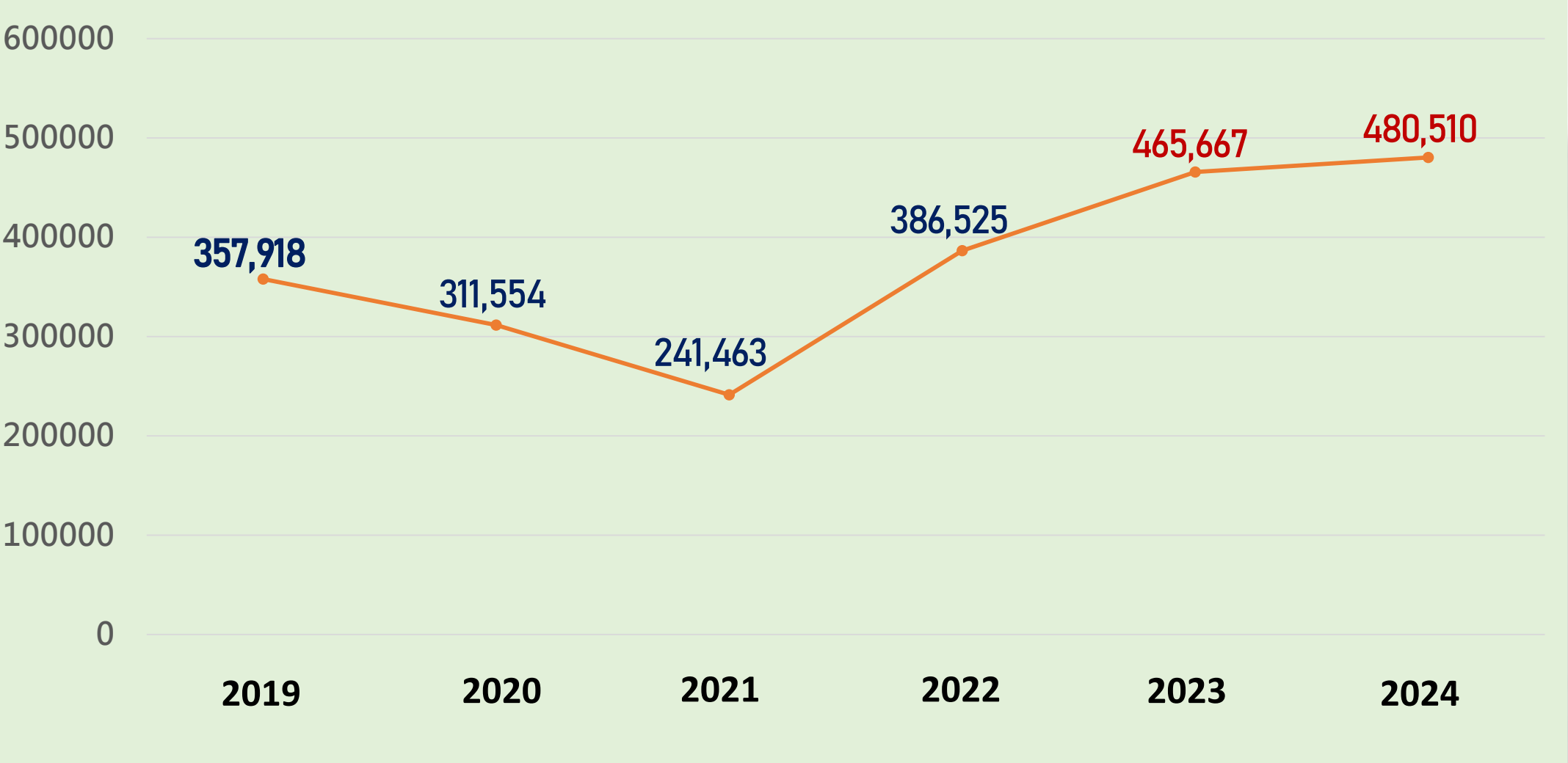
# Historical Revenue of MEP Operations

Unit: NT\$ thousand



# Annual revenue from commissioned venue operations

Unit: NT\$ thousand



# Future Outlook and Targets

**Amid** uncertainties arising from global tariffs and regional conflicts, the world economy continues to evolve, driving multinational and Taiwanese companies to reinvest locally.

This has led to rising demand for industrial, commercial, and office spaces. In response, our company has been actively expanding client partnerships and has secured several new MEP projects.

In 2025, we published our first Sustainability Report and established a sustainability management framework built on three core pillars— **"Sound Governance, Happy Workplace, and Sustainable Environment."**

We are dedicated to promoting business sustainability and creating shared prosperity for both the company and society.



# 1.Sound Governance

Guided by the principle of sound governance, we prioritize the development of 「Green Business Development, Strengthening Integrity and Risk Management, and Information Security.」 We remain committed to enhancing organizational resilience and sustainable competitiveness, creating long-term value in collaboration with stakeholders, and ensuring the protection of shareholder and investor rights and interests.

## 2. Happy Workplace

**Aligned with** our material topics on social inclusion and community engagement, the company promotes public participation in sports, expands support for disadvantaged groups, and allocates resources to charitable and social welfare initiatives to enhance our social contribution.

Internally, we uphold human rights, advance diversity and inclusion, and safeguard employee rights as part of our labor-related material topics.

We continue to strengthen talent development, optimize employment conditions, and reinforce occupational health and safety to maintain a stable and resilient workforce.

These initiatives support the development of a positive and growth-oriented workplace and integrate sustainability values into our operational and organizational practices.

### 3. Sustainable Environment

**In line with** our environmental sustainability commitments, the company works to reduce carbon emissions, advance renewable energy and smart facility adoption, and improve energy efficiency through strengthened energy management measures. We continue to develop a sustainable supply chain by implementing green procurement practices and enhancing partner management, collaborating with suppliers to reduce environmental impacts and support environmental protection and low-carbon transition objectives.

**These** objectives demonstrate Chang Chia M&E' s commitment to sustainable development and social responsibility, underscoring our determination to make a positive contribution to both the environment and society.



# Chang Jia (4550) – Construction Projects Progress Report



LianhHua FuGang Logistics Center  
Location: Minfu Road, Yangmei District,  
Taoyuan City

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	LianhHua FuGang Logistics Center M&E Engineering
Client	ALP Logistics Co., Ltd.
Purpose	Logistics Center
Number of above-ground floors + basement levels	Five above-ground floors
Total floor area	77927m <sup>2</sup>
Project Amount	NT\$428 million
Estimated Completion	Q2 2026

# Chang Jia (4550) – Construction Projects Progress Report



**Far Eastern SOGO Department Store– Taipei Dome Branch**

**Location: No. 515, Section 4, Zhongxiao East Road, Xinyi District, Taipei City**

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	Far Eastern SOGO Department Store– Taipei Dome Branch, Zone B (B1–B2) M&E and Fire Protection Engineering
Client	Far Eastern SOGO
Purpose	Department Store
Number of above-ground floors + basement levels	Four basement levels, eight above-ground floors
Project Amount	NT\$105.8 million
Estimated Completion	Q1 2026



# Chang Jia (4550) – Construction Projects Progress Report



COUPANG CWH1 Lukang Logistics Center  
Location: No. 27, Lukang South 3rd Road,  
Lukang Township, Changhua County

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	COUPANG CWH1 Lukang Logistics Center M&E Engineering
Client	COUPANG Co., Ltd
Purpose	Logistics Center
Number of above-ground floors + basement levels	Two above-ground floors
Total floor area	15568m <sup>2</sup>
Project Amount	NT\$91 million
Estimated Completion	Q1 2026

# Chang Jia (4550) – Construction Projects Progress Report



ZhongXiao QinJing Commercial Office Building  
Location: Intersection of Section 4, Zhongxiao East Road and Section 1, Daan Road, Taipei City

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	Zhongxiao Qinjing Commercial Office Building M&E Engineering
Client	Far Eastern Group
Purpose	Office Building
Number of above-ground floors + basement levels	Three basement levels, twelve above-ground floors, SRC structure.
Total floor area	5855m <sup>2</sup>
Project Amount	NT\$197 million
Estimated Completion	Q2 2027

# Chang Jia (4550) – Construction Projects Progress Report



Far Eastern International Conference Center  
(Cultural Memorial Hall) –Phase 1  
Location: Yuandong Road, Zhongli District, Taoyuan  
City (next to Yuan Ze University)

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	Far Eastern International Conference Center (Cultural Memorial Hall) –Phase 1 M&E Engineering
Client	Far Eastern Resources Development Co., Ltd.
Purpose	Memorial Hall & Conference Center
Number of above-ground floors + basement levels	Two basement levels, two above-ground floors
Total floor area	59450m <sup>2</sup> (Phase1+2)
Project Amount	NT\$290 million(Phase1)
Estimated Completion	Q1 2027



# Chang Jia (4550) – Construction Projects Progress Report



Taiwan Fertilizer Nangang C4 Commercial Office Building  
Location: Jingmao 2nd Road, Nangang District, Taipei City

## Chang Jia M&E Corp. Construction Projects Information Table

Project Name	Taiwan Fertilizer Nangang C4 Commercial Office Building M&E Engineering
Client	Taiwan Fertilizer Company
Purpose	Office Building
Number of above-ground floors + basement levels	Four basement levels, twenty-three above-ground floors, plus two rooftop levels
Total floor area	56452m <sup>2</sup>
Project Amount	NT\$869.4 million
Estimated Completion	Q1 2028

The nation's first operations team with practical experience in managing both a Civil Sports Center and a large integrated performance and exhibition venue.

Our company is commissioned to manage sports venues



DaAn Sports Center



HePing Basketball Gymnasium



BanQiao Civil Sports Center



XinDian Civil Sports Center



LuZhu Civil Sports Center



# Future outlook and goals of sports venues:

CJME currently operates **four civil sports** centers and **one basketball arena** across Taipei, New Taipei, and Taoyuan. In alignment with government initiatives to promote sports technology, the company continues to implement smart and innovative management solutions.

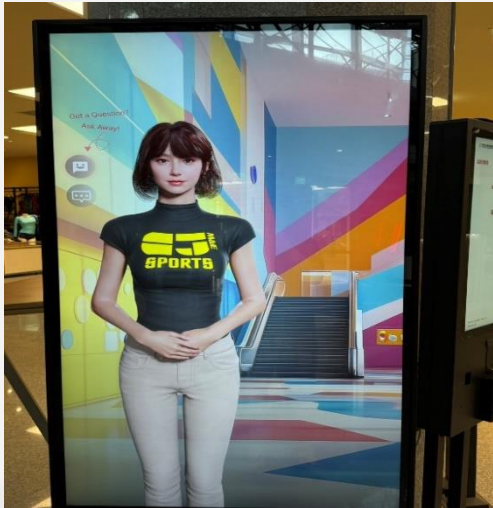
- We are the first operator in Taiwan to adopt a **Pool Drowning Prevention System** and a **Smart Air Quality Monitoring & Improvement System**. In addition, the use of hypochlorous acid devices effectively improves pool chlorine levels and water disinfection, significantly enhancing safety and environmental quality.
- The **“CJME Smart Sports Center App”** allows real-time course registration and venue booking, providing a more convenient digital experience for the public.<sup>113</sup>
- In FY 2024, our facilities served **4.56 million** visitors, generating approximately **NT\$490 million** in revenue (the Zhongzheng Sports Center contract expired on December 31, 2024).
- Due to operational strategy adjustments, we did not bid for the Zhongzheng ROT project in FY 2025, focusing solely on the Banqiao National Sports Center ROT project, with an FY 2026 revenue target of **NT\$440 million**.
- CJME is committed to becoming a benchmark in sports facility management, continuously delivering outstanding results.

# Banqiao Civil Sports Center ROT Transformation

Banqiao Civil Sports Center – FY 2025 Highlights Achieved highest rating for the ROT (Rebuild-Operate-Transfer) project: expansion, renovation, and reconstruction completed ahead of schedule.

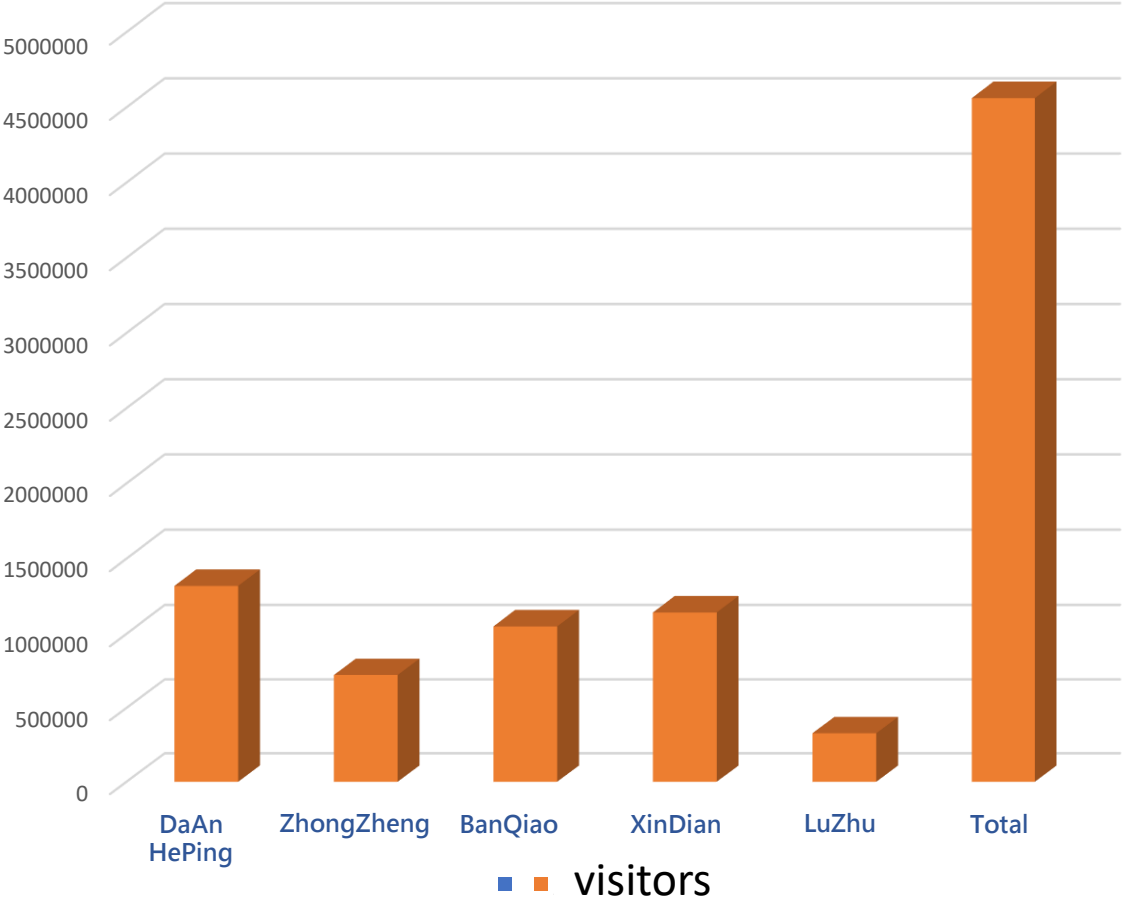
Officially reopened on November 4 with a brand-new layout and upgraded facilities.

Alongside **standardized** and **high-tech facilities**, and also the first in Taiwan to introduce **AI Customer Service System** – entering the **Customer Service 3.0 Era**. Real-time access to **featured courses, events, and promotions**, providing the public with a simple and engaging way to stay informed.

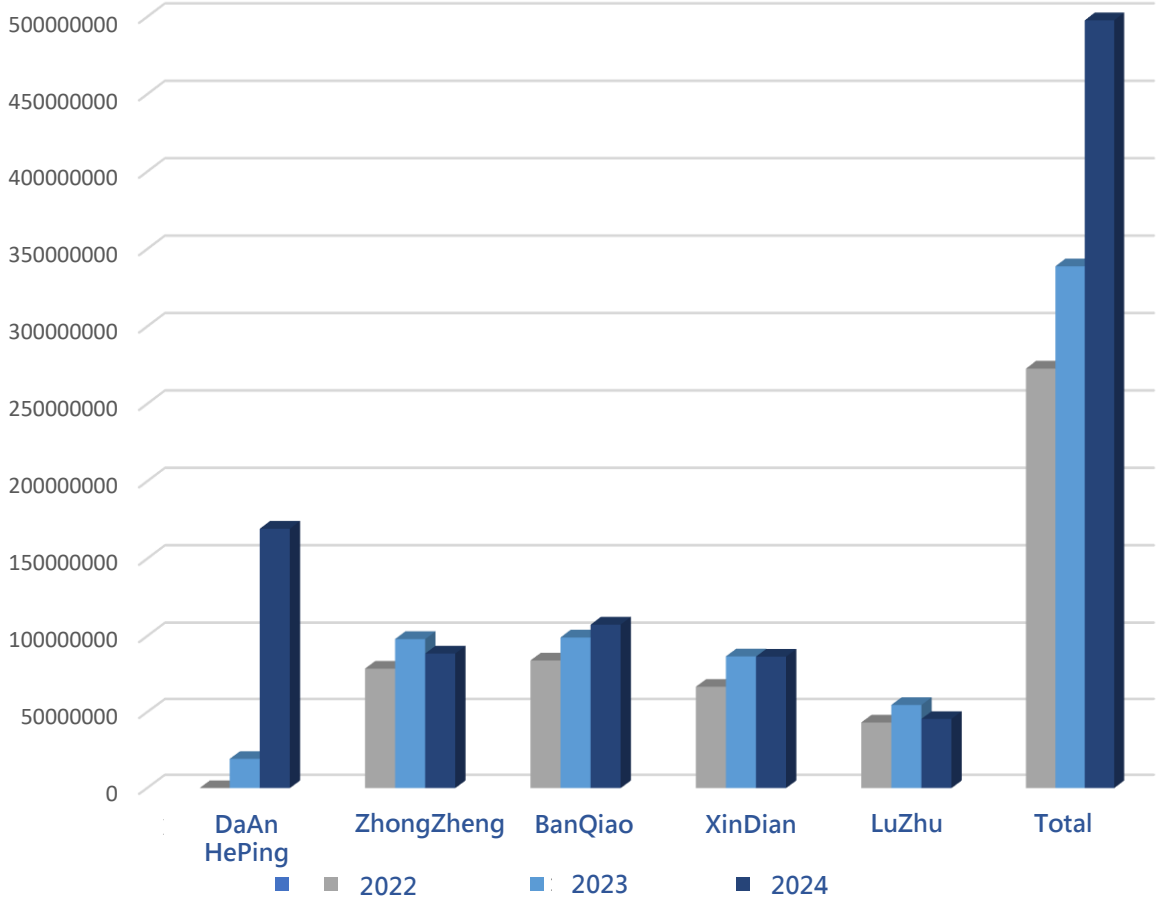


# FY 2024 Venue Attendance & Historical Revenue

2024 Number of visitors to the venue



2022~2024 Venue revenue chart(Tax include)



DaAn Sports Center officially began operations on Sep 27, 2023.  
Operating revenue



# Certified Sports Award Trophy & Medal



Selected for the 2025 Sports Enterprise Certification of Taiwan



## Disclaimer

The forward-looking statements and business forecasts provided herein are intended for informational purposes only and are based on currently available information and reasonable assumptions. Actual results may differ materially due to changes in economic conditions, government policies, or other unforeseen factors. The Company undertakes no obligation to update or revise these statements.



**Focusing on the future development of the M&E industry with a people- and environment-centered approach**



**Thank you for your guidance.**



**精實創新 行穩致遠**