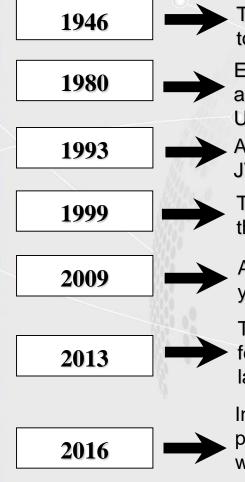
# Taiwan Fertilizer Co., Ltd. (1722 TT) Company Introduction



## **Table of Content**

Company History and **Milestones** Financial Information Lines of Business Fertilizer and Chemical Business Land Development and Investment **Business** 

## **History and Milestones**



TFC was established by the R.O.C government and initiated to produce fertilizer & chemical products.

Established Jubail JV, a 50/50 joint venture between TFC and SABIC Co. which is located in Saudi Arabia, to produce Urea & Ammonia.

Agreed to invest in 2-EH project in Al-Bayroni and to extend JV contract with SABIC Co. for 20 years (1993~2013)

TFC was privatized while the R.O.C government still being the largest shareholder with its 24% share.

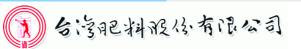
Agreed to extend JV contract with SABIC Co. for another 20 years (2013~2031)

TFC's Taichung plant officially began its operation, focusing on the fertilizer chemical production business, and starting its conducting land activation project.

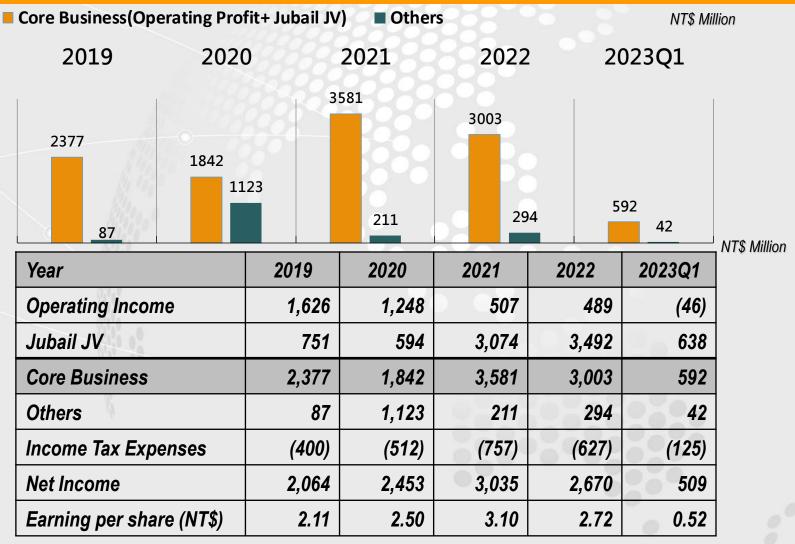
In coordination with the R.O.C government's "New Southbound policy", "Construction of Taichung Harbor West Dock 10" project was adopted by the Board of Directors of TFC in order to expand global market.

## **History and Milestones**





## **TFC's Financial – Breakdown**



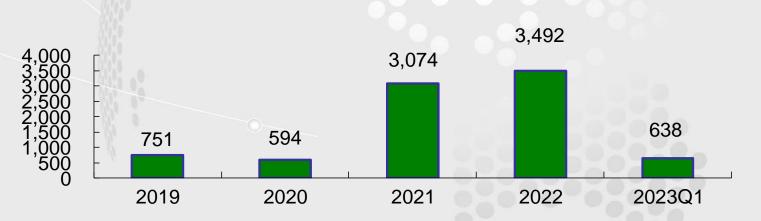
## TFC's Financial – Overseas investment

### Saudi Arabia- Jubail JV

Four Main Products: Urea, Ammonia, 2-EH, and DOP.

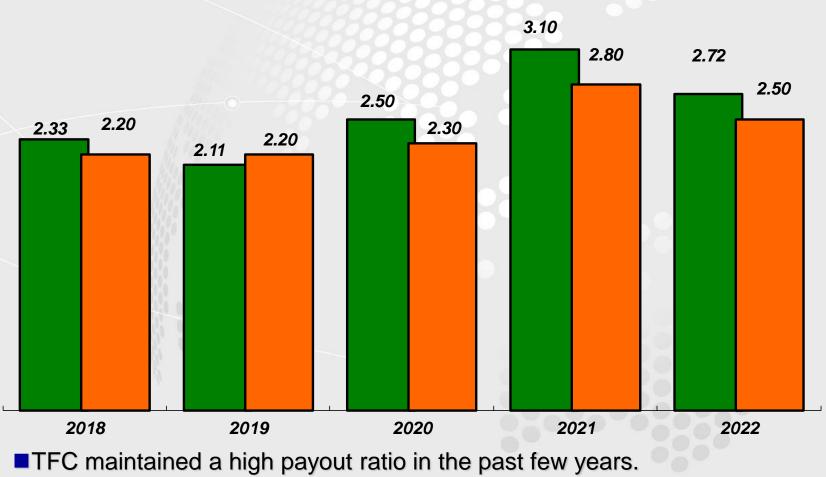
Share of profits of Jubail JV(TFC Account)

NT \$ million



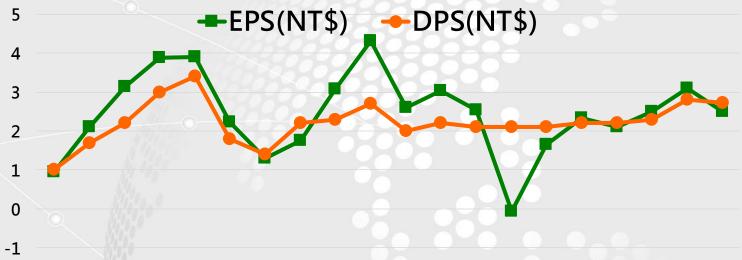
## **TFC Dividend Policy**

 $\blacksquare EPS(NT\$) \qquad \blacksquare DPS(NT\$)$ 



Dividend policy: Primary focusing on stable growth and cash dividend.

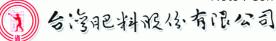
## **TFC Dividend Policy**



#### $2003\ 2004\ 2005\ 2006\ 2007\ 2008\ 2009\ 2010\ 2011\ 2012\ 2013\ 2014\ 2015\ 2016\ 2017\ 2018\ 2019\ 2020\ 2021\ 2022$

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
EPS (NT\$)	0.95	2.11	3.14	3.88	3.91	2.24	1.29	1.76	3.07	4.31
DPS (NT\$)	1.00	1.70	2.20	3.00	3.40	1.80	1.40	2.20	2.30	2.70
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
EPS (NT\$)	2.60	3.04	2.53	-0.07	1.65	2.33	2.11	2.50	3.10	2.72
DPS (NT\$)	2.00	2.20	2.10	2.10	2.10	2.20	2.20	2.30	2.80	2.50

Note : Correction of Consolidated Financial Reports in 2012-2016.



## **Production capacity&Location**

	Business	Factory	Product Item	Capacity (mt/kl)
			nitrophosphate compound fertilizer	300,000
	Fertilizer & Chemical	Taichung	nitrophosphate compound fertilizer(PEIFENG)	150,000
			ammonium phosphate compound fertilizer	140,000
			ammonium sulfate	150,000
			single superphosphate	120,000
4			nitric acid(65%)	165,000
$\overline{}$		Miaoli	organic fertilizer	6,000
			instant compound fertilizer	3,500
			biotechnology nutrient solution	600
			phosphoric acid	5,500
			NMP	3,600
			electronic-grade nitric acid	7,200
			electronic-grade ammonia water	7,200
	Real estate & Investment		Deep Ocean Water	600,000
		Hualien	Deep Ocean Water Production Park	
		(Former Nangang )	Nangang Business-Trade Park	
		(Former Hsinchu)	Hsinchu Tech Business Park	
		(Former Kaohsiung)	Kaohsiung Multifunctional Commerce & Trade Park	



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## **Fertilizer & Chemical Business**

## Fertilizer Business in TaiwanWhat we supply—

Compound and single nutrient fertilizer products.

#### Whom we supply—

Fully supplying to Taiwan domestic farmers.

#### Who we are—

As the major supplier of Taiwan fertilizer market.

#### Chemical Business in Taiwan What we supply—

Ammonia, sulfamic acid, untreated urea, nitric acid, electronic and precision chemicals, oleum, melamine, etc.

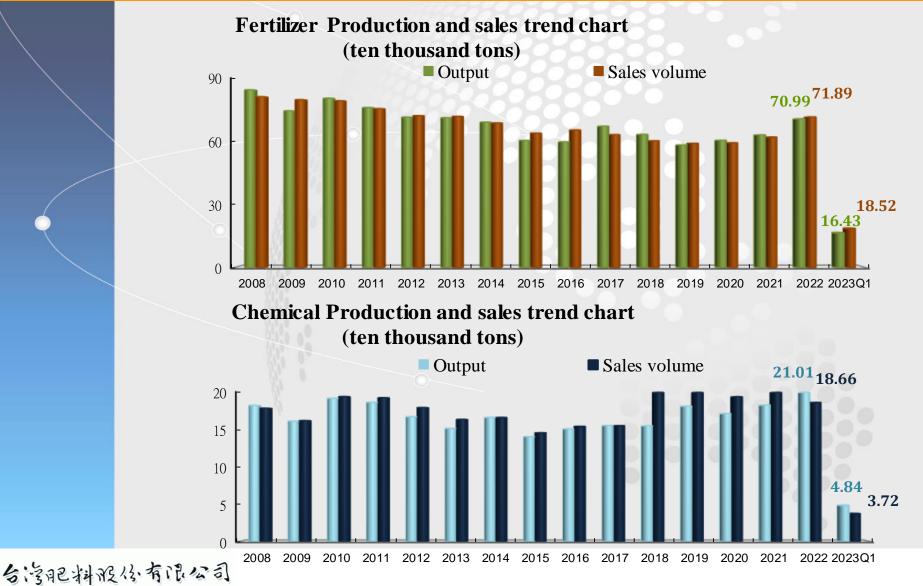
#### Whom we supply—

Mainly supplying to Taiwan domestic industries while selling some sulfamic acid and nitric acid products overseas.

#### Seeking logistic & trading Opportunities

Incorporating the existing procurement business in raw materials and taking advantage of the edge of the special piers at Taichung Harbor along with the planning of free trade zone therein, using chemical storage tanks to further expand the business of import procurement, unloading warehousing, transit trade, while actively transforming into the role of a provider for product integration services and a supplier for relevant raw materials.





### Land Development– Map of Significant Projects



Nangang Business-Trade Park No.C2 and C4 Project



Kaohsiung Multifunctional Commerce and Trade Park



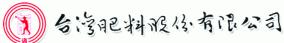


Development plan of Dongming Rd,Keelung



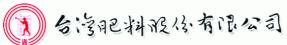
Hsinchu Tech Business Park

Hualien Deep Ocean Water Production Park



### **List of Land Assets**

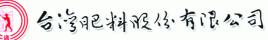
		Location	Lot of land	size(m <sup>²</sup> )
		Taipei City	56	108,858.79
Area ratio chart		New Taipei City	105	53,860.22
Kaohsiung CityYunlin County 6.48% 1.10%	Hualien City	Keelung City	227	238,763.12
Taichung City 0.04%	35.31%	Ilan County	3	2,761.53
Miaoli county		Hsinchu City	55	196,246.55
19.20%	Ilan County	Miaoli County	112	304,530.33
	0.17%	Taichung City	1	581.62
Hsinchu City 12.37% New Taipei City Taipei City	Keelung City 15.05%	Yunlin County	1	17,510.00
3.40% 6.86%	15.0577	Kaohsiung City	5	102,769.87
		Hualien County	44	560,082.00
		Total	609	1,585,964.05
	-	Remarks : The data	collection date is Ma	ay., 31, 2023.



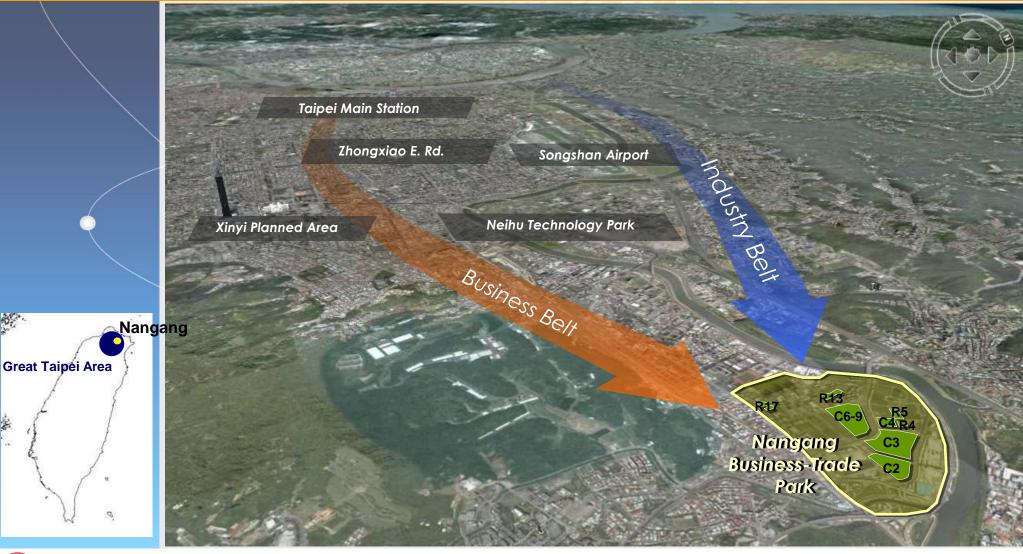


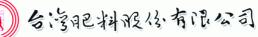
### 2023 Land Development Plan

Area	Size(ping)	Size(m <sup>2</sup> )	Current Status
Nangang Business-Trade Park No.C2 (Taipei)	7,051	23,310	Commercial building and the basement had obtained Usage License in Oct, 2021. The two hotel buildings will undergo engineering acceptance in 2023.
Nangang Business-Trade Park No.C3 (Taipei)	12,565	41,537	The right of superficies had been given to Taiwan Life Insurance Co., Ltd. for 45 years.
Nangang Business-Trade Park No.C4 (Taipei)	2,091	6,911	In order to comply with Taipei City government's air bridge policy, the construction license alteration of design had been completed. Diaphragm wall construction is currently underway.
Hsinchu Tech Business Park No.D6 (Hsinchu)	10,799	35,610	The right of superficies had been given to Hsinchu Science Park Bureau (MOST) for 70 years.
Hsinchu Tech Business Park No.D7 (Hsinchu)	17,790	58,810	1. TFC ONE(D7-A) is fully rented. 2. D7-B had obtained its Construction License.
Keelung DongMing Road (Keelung City)	9,448	31,235	The land is undergoing Rezoning to cooperate with government policies.
Kaohsiung Multifunctional Commerce and Trade Park (Kaohsiung City)	31,081	102,647	1. The 7C land readjustment operation has just been completed. 2. The Land No. 7D is ready for lease.
Hualien Deep Ocean Water Production Park (Hualien Factory)	138,734	458,627	It is focusing on the program of Deep Ocean Water Production, meanwhile it is inviting investors.



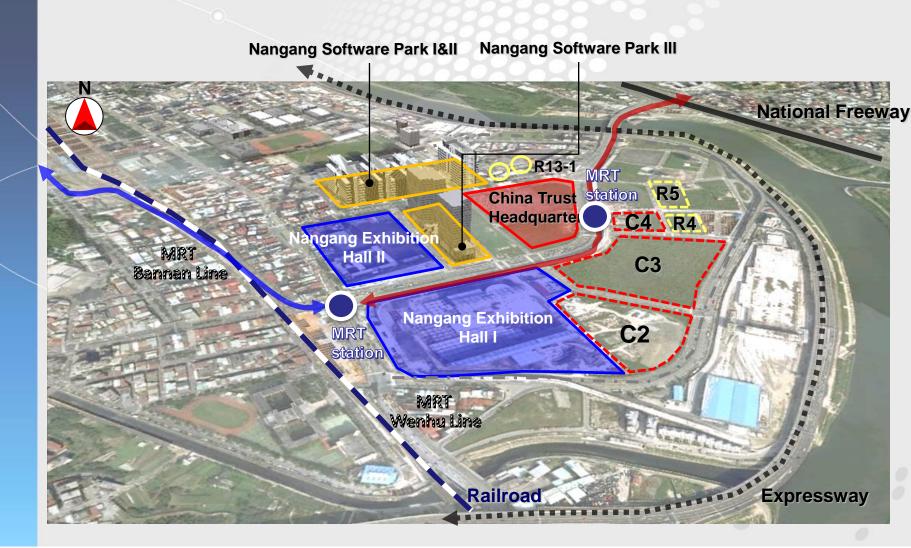
### Location of Nangang

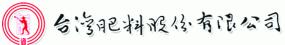




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### Significant Developments in Nangang Business-Trade Park





### Nangang Business-Trade Park No.C2 Development Plan—Hotels and Commercial Building



台湾肥料股份有限公司

Land size : 23,310 m<sup>2</sup> (7,051ping) Plot Ratio : 440% Building Coverage Ratio: 60% Program :

- GFA : Around 199,172.15m<sup>2</sup> (around 60,000 ping)
- Tower A : Hotel / 26F
- Tower B : Business Office / 28F
- Tower C : Hotel / 17F
- 4 Floors underground

Strategy : Rental Management/Develop by TFC Status :

- 1. In Oct. 2021, partial usage license of commercial building and the basement had been obtained and the building had been rent out successively. Building A and C hotels will be completed in 2023.
- 2. Office Building (Building B) : Leasing started from Q3 of 2021. The leasing market is hot.
- 3. Hotel A (Building A) : The whole building is leased to Grand Hi-Lai Hotel, and the hotel is planned to open in 2023Q4.
- 4. Hotel C (Building C) : Going through the public leasing operation procedure.

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### Nangang Business-Trade Park No.C4 Development Plan—Commercial Building



Land Size : 6,911 m<sup>2</sup> (2,091 ping)

Plot Ratio : 360%

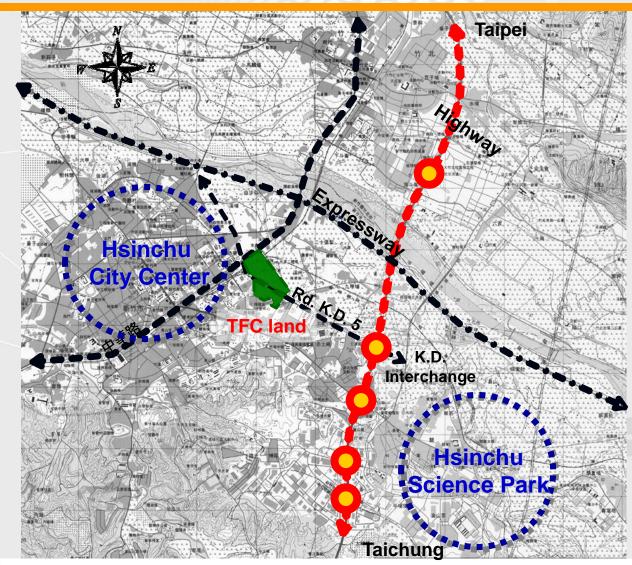
Building Coverage Ratio: 60%

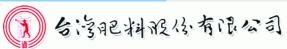
Total Floor area : 56,451 m<sup>2</sup> (about 17,076 ping) ; 23 floors /4 floors underground.

Policy : Rental Management/Develop by TFC Status:

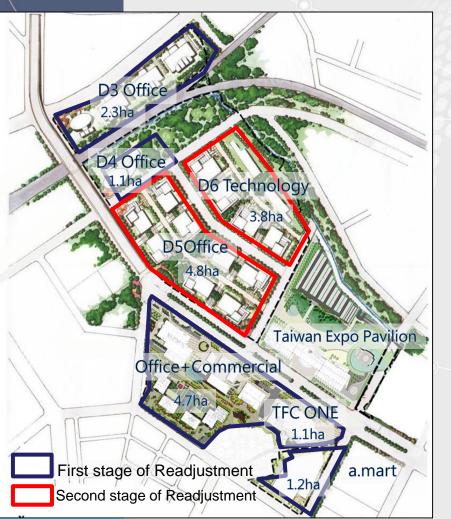
- 1. Obtained construction license in the middle of 2020.
- 2. In order to comply with Taipei City Government's air bridge policy, the construction license alteration of design was completed.
- 3. The whole case is ready for construction.
- 4. The building carries out the continuous wall construction of the main structure.
- 5. MRT Corporation Reviews MRT Connectivity Design.
- 6. The project is expected to be completed in 2026.

#### Location of Hsinchu Science Park





### Hsinchu Science Park— Urban Land Consolidation



台湾肥料股份有限公司

Land Size : 190,581m<sup>2</sup> (57,651ping) Plot Ratio/Coverage Ratio : 210% \ 65% Status :

- 1. First stage of Readjustment (D3,D4,D7 included, about 10.4HA)
  - Urban Land Consolidation is completed.
- 2. Second stage of Readjustment (D5,D6 included, about 8.6HA)
  - The Hsinchu City Government included these districts into the scope of "X Plan. In cooperation with the national major science and technology industry policy, D6 set the superficial right for 70 years to the Hsinchu Science Park Administration in December 2021.
  - The government has started construction of the first software building of D6 in December 2021 and is expected to be completed in March 2024

### Hsinchu Science Park D7 Block



#### Hsinchu Tech Business Park(D7)

Land Size : 7HA

#### D7-A (TFC ONE)

Land Size : 1.1 HA Total floor area : 21 thousand Ping Policy : Rental Management/Develop by TFC Status : The office construction is done in Aug. 2017 and it is fully rented.

#### D7-B

Land Size : 2.48 HA Total floor area : 4.7 thousand Ping, with two commercial buildings

Policy : Rental Management by TFC

Develop by TFC or with others

Status : Construction License has been obtained in April 2022.

#### **D7-** Residence

Land Size : 2.2 HA Status : D7 Res-1 was sold in May 2023(1HA, selling price NT\$ 2.6 billion) ; D7 Res-2 is under planning.



### Hsinchu Science Park

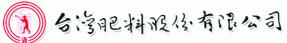
#### D3 Mobile City (short-term use)

Land Size : 22,715.29m<sup>2</sup> (6,871 ping) Plot Ratio : 210% Building Coverage Ratio: 65% Program : Mobile showroom & basic maintenance station

Status :

- 1. All leased, to Audi, Toyota, Volkswagen, etc.
- 2. Current annual rental income is about NTD \$ 43 million.





### **Keelung Land Development Plan**



Land Size : 31,235 m<sup>2</sup> (9,448 ping) (Type Yi Industrial land) Plot Ratio : 150% Building Coverage Ratio : 60% Program : Planning into residential district Status :

- 1. In cooperation with the policy of Keelung City's urban policy, the land will rezoning from industrial district into residential district.
- 2. The Keelung City Government will cooperate as soon as possible to review the Rezoning.





#### Kaohsiung Multifunctional Commerce & Trade Park



台湾肥料股份有限公司

Land Size : about 102,647.7 m<sup>2</sup> (Completed Urban Land Readjustment and allocated land area)

- 1. Trade 7C : 101,042.14 m<sup>2</sup>
- 2. Trade 7D : 1,605.56 m<sup>2</sup>

Plot Ratio : 490%

Building Coverage Ratio: 60%

Program: Mall, Office and Cultural Facilities

#### Status :

 Trade Park 7C & 7D area had been torn down and cleared. Trade Park 7C is now developing "Urban Land Readjustment", which is implemented by Kaohsiung City government, and working on the procedure of Replotting Specification and dispute resolution. The works are expected to be completed in the beginning of 2023.
Land registration of Trade Park 7D is done, TFC received land number 9, and the land size is 1,605.56 m<sup>2</sup>. Currently, it's for renting.



### **Hualien Deep Ocean Water Production Park**

Land Size : About 46 hectare in Hualien Factory
Summary : Using the features of ocean deep water to develop diversified products and related value-added industry, as well as activate the land in Hualien factory.
Program : Manufacturing and sale of bottled drink water 
 salt

**Program** : Manufacturing and sale of bottled drink water > salt manufacturing > processed food additives > cosmetics and functional food ; aquaculture and its processing.



#### Status :

- 1. First Stage(2005~2011) :
  - TFC invested 0.482 billion to draw deep ocean water by setting up drawing pipe and related facilities and established "Taiwan Yes Deep Ocean Water Co., Ltd. "in September,2006. TFC is running the business of bottled drink water, DOM salt, Nigari Concentrate and Cosmetics.
- 2. Second Stage(2011~now) :
  - Starting the program of Deep Ocean Water Production Park from April,2011, developing stage by stage.
  - To draw the attention of investors, it's mainly divided into aquaculture area, manufacturing and processing area, experience area. At the same time, we are working on multiple-stage aquaculture and deep ocean water production through industry-university cooperative research project. We are dedicating to achieving three one-hundred-percent goals.
  - On October 3, 2018, the President Tsai inspected the park respectively, expected to combine and upgrade the development of Hualien's tourism industry and marine resources industry.





台湾肥料股份有限公司

# Thank You !