

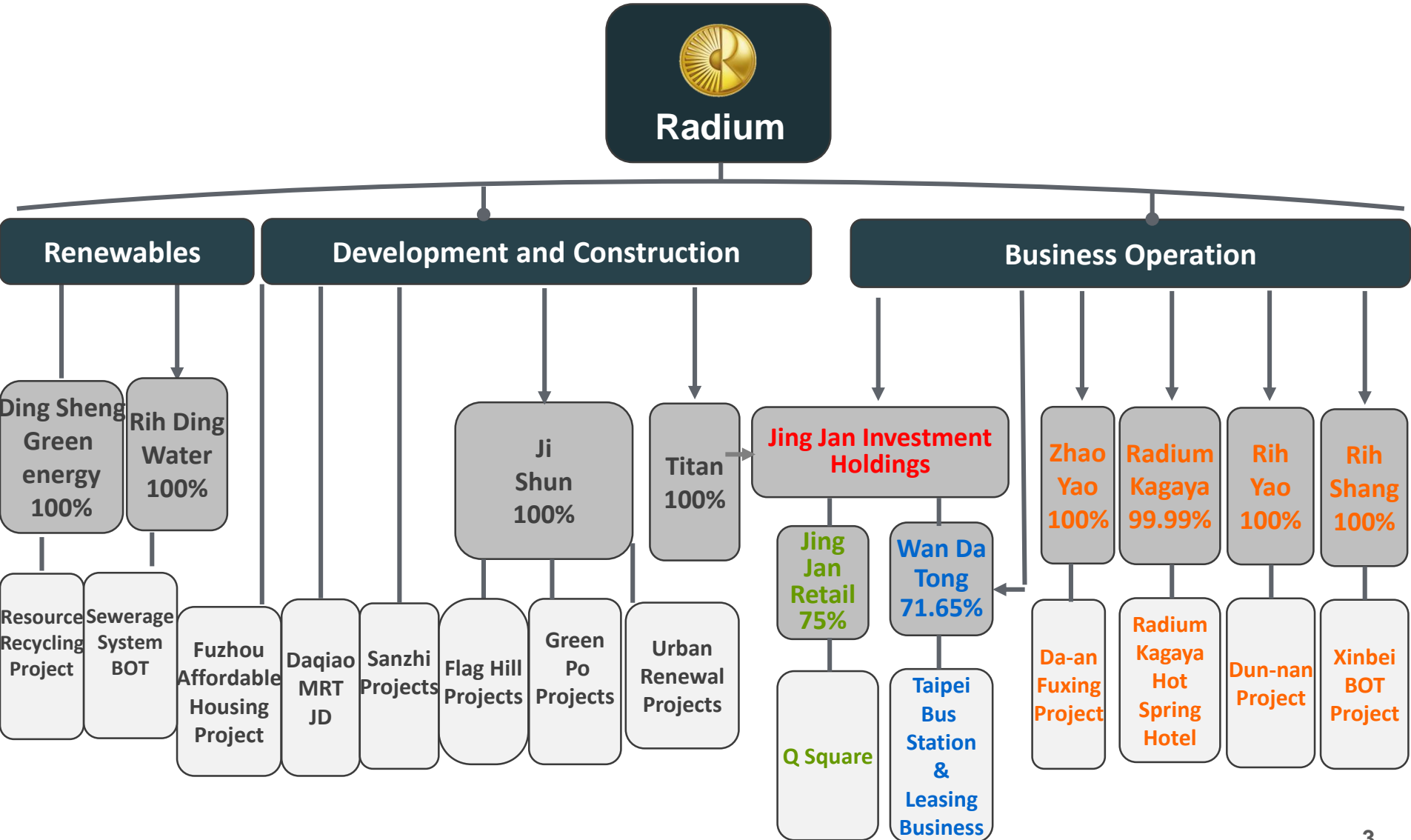


Radium Group

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Radium Group Organization



New / Developing Projects

Project	Daqiao MRT JD	Cingpu Project	Sanzhi Project	Qishan Project
Site Location	Intersection of Mincyuan West Rd. and Yanping North Rd. Datong District, Taipei	Sec. 1, Gaotiezhanqian E. Rd /Qingshan Rd Zhongli Dist., Taoyuan City	Sanzhi District Tin Plate Section, Sea Tail Section	Qishan District, Kaohsiung City Northern section
Development Mechanism	MRT Joint Development	Joint Venture Building	Self-Constructed Asset	Self-Constructed Asset
Product Planning	Residential Building	Small residential	combination products	Health Residential
Site Area	~4,119m ²	~3,636m ²	~19,380m ²	~140,532m ²
GFA	~47,176.86m ²	~32,171m ²	~63,984m ²	~147,558m ²
Expected Commencement Time	2016.04	2017.10	2020.Q1	Under planning
Scheduled Completion Time	2019.Q3	2020.Q4	2022.Q1	Under planning
Expected Launch Time	2019. Q4	Under construction	Under planning	Under planning

Daqiao MRT JD

- Household planning (including rights holding): Total 317 households
B2F: 1 office, 1F: 18 stores,
2F and above: 298 residential units
345 parking spaces



Taoyuan Cingpu Project

- Household planning (including sharing of original owners): Total 278 households
1F: 8 stores, 2F and above: 270 residential
317 parking spaces



Sanzhi Project

- The project plans to be “House of Elder Enjoying, ” which combines with property and service of health care, including software and hardware.
- Considering the climatic conditions of the Sanzhi area and adjacent sea, construction of Sanzhi project designed specifically to resist sea breeze and northeast monsoon, with comfortable outdoor landscape surrounding.



Fixed Income Projects

Project	Da-an Fuxing Project	Dunnan Project	Xinbei BOT Project (70%)
Site Location	Da-an District, Taipei	Fuxing Road two small section of 398,389-1,399 land number Da-an District, Taipei	Xiufeng Area, Zhonghe Dist. Dan-an Area, Sanchong Dist. Datong Area, Sanchong Dist.
Development Mechanism	Creation of superficies 50 years	Creation of superficies 50 years	70 years BOT
Product Planning	Commercial real estate	Commercial real estate	Combination products
Size Area	~16,231 m ²	~8,430 m ²	~59,319 m ²
Rental Begins	2017.12	2015.05	2016.11

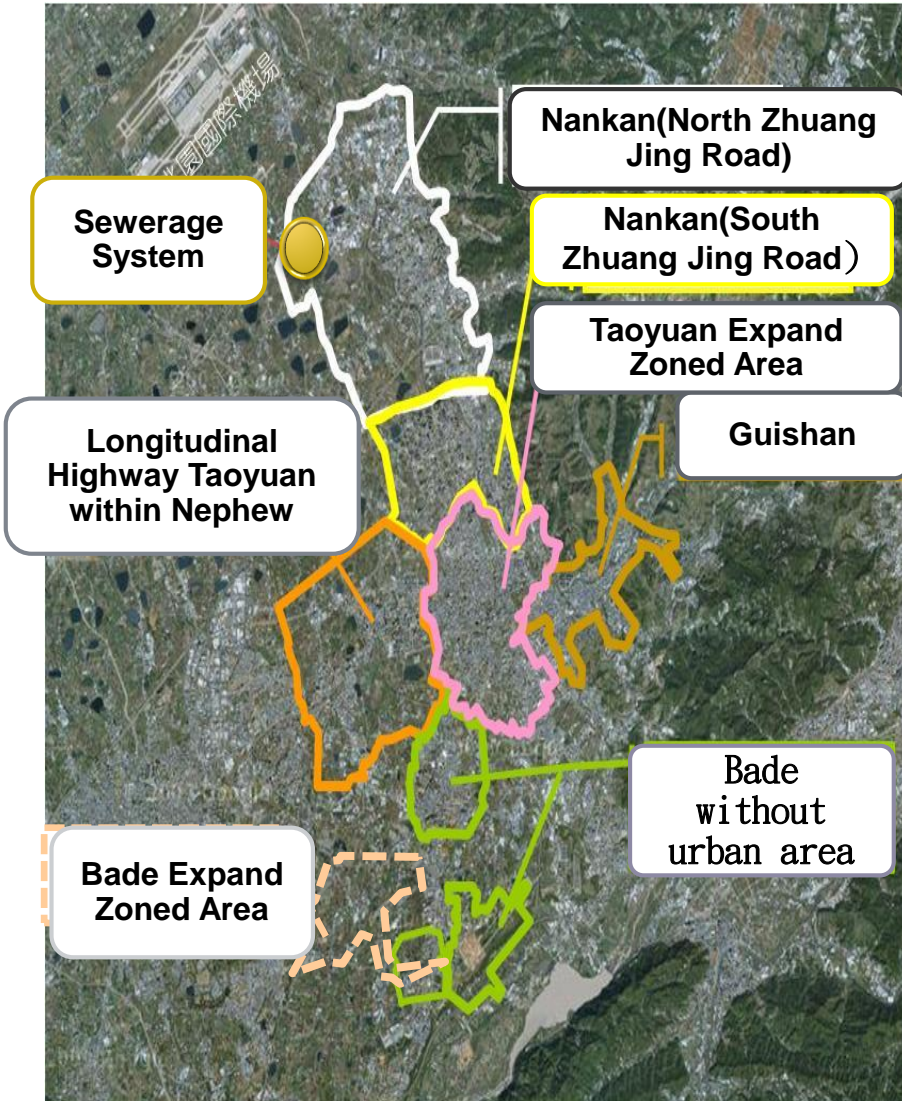
Note:

Xinbei BOT Project(30%) planning

-Happy Health Residential -80 units

-Leasing: 318 residential units and 17 shop units.

Taoyuan Sewerage System BOT Project – The Largest Public Sewerage System In Taiwan



**Six Urban Planning Area In Taoyuan Area
Total~7,610 Hectare**

Structure of Construction :

- 1.Sewerage System Factory:200,000M.T./Day**
- 2. Sewage Main Pipes :**
Pipe diameter 800mm~1800mm
Total 28,805m
- 3. Branch Network of Pipes:**
Pipe diameter 200mm~700mm
Total 256,184m
- 4. Household Connected : 251,447 units**
- 5. Affiliated Works: Water-Reclamation System and Sludge Reclamation)**

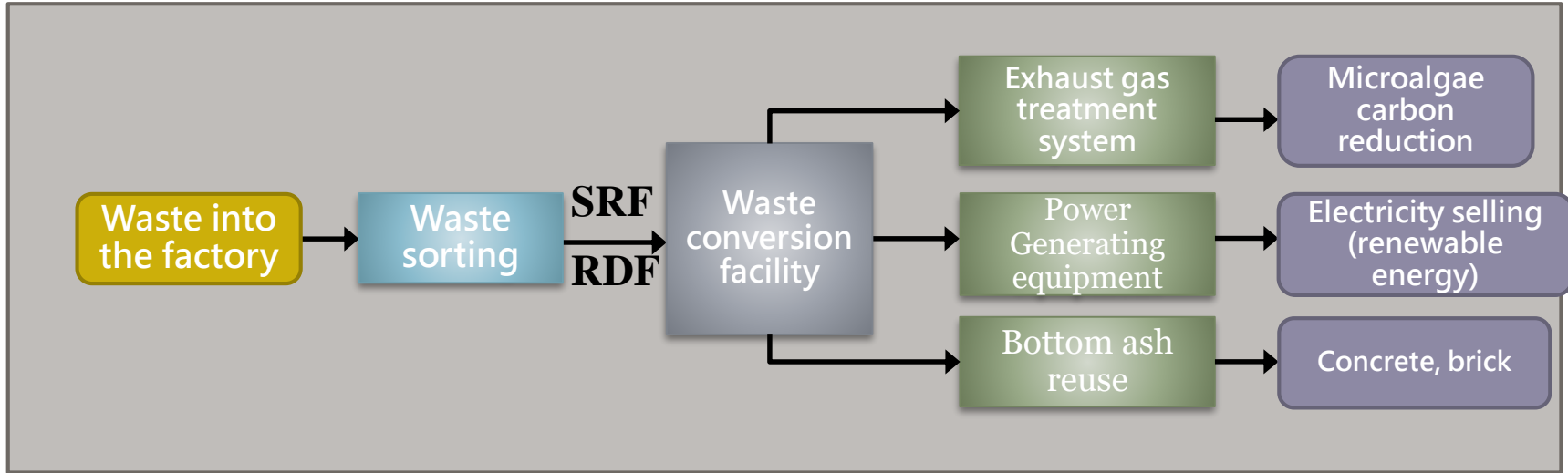
Taoyuan Sewerage System BOT Project Schedule

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
	2013-2017					2018-2021					2022-2026					2027-2031					2032-2047														
sewer pipe(KM)	99					66 (165)					78 (243)					42 (285)					Total about 284.99km														
User Units (10,000 units)	3.0					7.4 (10.4)					8.7 (19.1)					6.0 (25.1)					Total about 251,000 units														
Sewage treatment (10,000 tons/day)	5 2016-2019					5 (10) 2020-2023					5 (15) 2024-2028					5 (20) 2029-2033					Total about 200,000 CMD														

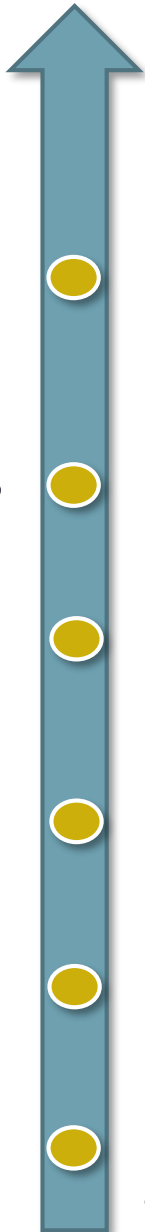
Taoyuan Sewerage System BOT Project Current Status :

- ◆ Households connected to the system have reached 78,418 by end of July 2019. (Scheduled households connected to the system was 60,633 by end of 2019.)
- ◆ The second phase expansion of the sewage treatment plant will be developed as planning, and expected to complete by end of 2019. The water volume able to treat is expected to reach 100,000 tons per day. (Current treatment capacity is about 40,000/day)
- ◆ Pipe network construction: Most of the main pipe is completed. The branch pipes will be installed depend on different user areas and branches planned.

Waste Transfer Plant System Planning Process



Jing Jan Retail IPO Schedule



2019 Q4



File application for Jing Jan Retail to list on Taiwan Stock Exchange

3/31/2018



Jing Jan Retail shares listed at emerging stock market

2/12/2018



To Approve public offering of Jing Jan Retail shares

12/25



To apply initial public offering in Taipei Exchange (TPEX)

12/7-12/8



Specific person payment period (Professional investment institutions corporation /Strategic alliance partners etc.)

10/3/2017



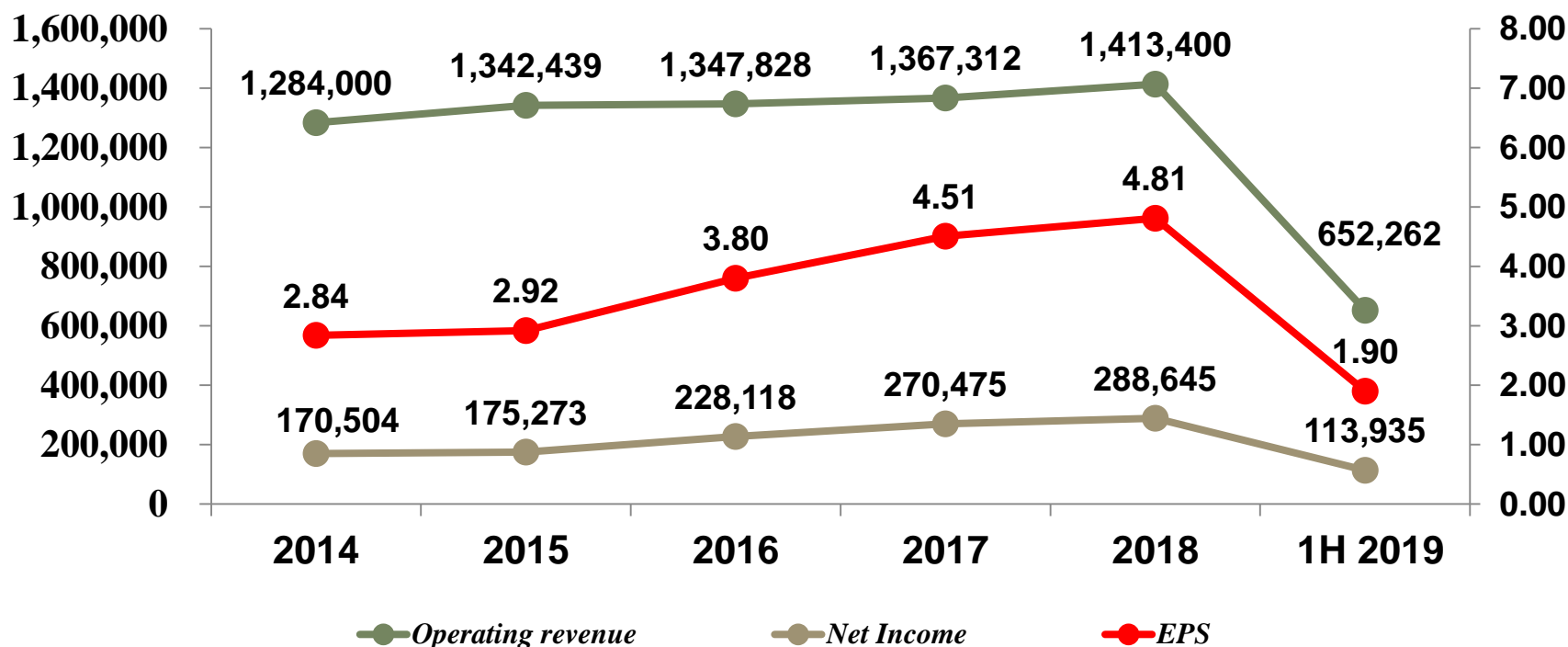
Radium Group/Jing Jan Investment Holdings board meeting decide to release Jing Jan Retail stock
Jing Jan Retail board meeting decided to IPO

5-year Operating Results

2014~1H 2019 Operating Results *(Net method; Unit: NT\$ thousand)*

Project	2014	2015	2016	2017	2018	1H2019
Operating Revenue	1,284,000	1,342,439	1,347,828	1,367,312	1,413,400	652,262
Net Income	170,504	175,273	228,118	270,475	288,645	113,935
EPS	2.84	2.92	3.80	4.51	4.81	1.90

Note ; EPS unit : yuan



Thank You