



Radium Group

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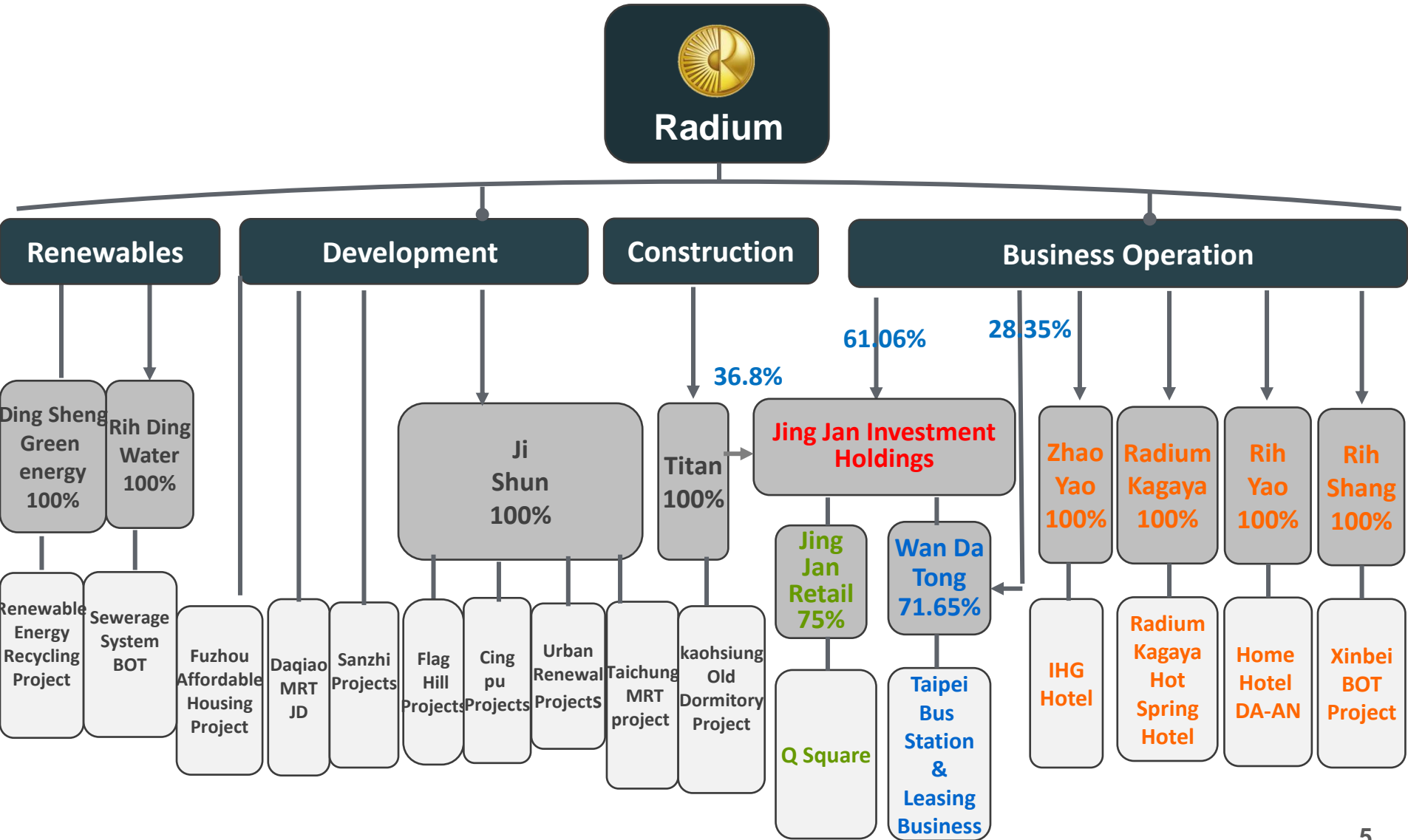
2020 2H Radium Group Summarize/Update

- **1.** 2020 Q4- launched the "Radium Silver Light Project" , the first Senior Citizens Compound Park with the lease and sale operation. The main project " Radium Silver Project-Sanzhi Project", including the sale of senior houses [Sunrise Manor] and rental-type senior house [Zhonghe Happy Elder House-Sanzhi].
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- **2.** 2020 Q4- Radium and its subsidiary Ji Shun sheng jointly applied for the land development project of the two bases of the Taichung MRT Green Line "Wenxin Chongde Station" and "Wenxin Cherry Blossom Station" and was selected as the best applicant.
- **3.** 2020 Q4- Taoyuan Sewerage System BOT Project covering six urban planning areas of approximately 7,610 hectares in Taoyuan. The number of households in Taoyuan area is 97,000 units, and the daily sewage treatment capacity is 50,000 tons. The target is to reach nearly 100,000 households by the end of 2020.
- **4.** 2020 Q3- Radium Happiness Station Community in Banqiao are rated to reach 2 diamond levels by EEWH, in which 4,450 households have filled up all residential areas of the community. The ecological park community includes 25,000 square meters of green space and 89 kinds of trees and shrubs. These green parks can reduce carbon dioxide emissions by about 3,001 metric tons per year, which is equivalent to the carbon adsorption capacity of 7.8 Daan Forest Parks annually.

2020 2H Radium Group Summarize/Update

- **5.** 2020 Q3- Taoyuan Qing pu boutique Project was launched in April named [Radium New Q Square], with 151 residential units available for sell on the second and above floors . With the strategies of market segmentation and rail economy surrounding Taoyuan High-speed Railway Station, all the residential units were sold within four months. The project is estimated to be completed in the second quarter of next year. The product is positioned as a boutique residence of 18 pings with one bedroom and 27 pings with two bedrooms. The unit price per ping is nearly NT\$ 400,000 , and the total sale price between NT\$ 8 million and 11 million.
- **6.** 2020 Q3- "Radium , Xin ding Company and Dings Sheng Green Energy Cooperation Alliance" and jointly participate in the bidding for the "New Operation Transfer Project (BOT) of the Renewable Energy Processing Center in Chang bin Industrial Park" by the Industrial Bureau of the Ministry of Economic Affairs. The alliance is then selected as the best applicant. The goal is to build the first "intelligent renewable energy processing demonstration center" in Asia in the Chang bin Industrial Zone.
- **7.** 2020 Q3- Wan datong operates the Taipei transfer station with more than 900,000 public buses transporting every year serving over 12 million passengers. Supported by the Industrial Bureau of the Ministry of Economic Affairs and the Ministry of Transport, the subsidiary has cooperated with the United Nations, Guoguang, Gemalan, Hexin, Aloha, The main operators of Taiwan Union, Taroko Passenger Transport and Jieshun Transportation to launch the smart mobile ticket system "Taipei Transfer Station APP.“ By now members have reach more than 120,000. It supports the joint construction of the five railways at Taipei Station and the network covering almost all over Taiwan.

Radium Group Organization



New / Developing Projects

Project	Daqiao MRT JD	Cingpu Project	Sanzhi Project	Qishan Project	Old Dormitory District Project- East Side of Kaohsiung Railway Station	Taichung MRT Green Line Land development 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	Next to Kaohsiung Railway Station & the 71st rezoned area	Wuriwenxin Beitun Line Wenxin Chongde Station & Wenxin Sakura Station
Development Mechanism	MRT Joint Development	Joint Venture Building	Self-Constructed Asset	Self-Constructed Asset	Urban renewal	MRT Joint Development
Product Planning	Residential Building	Small residential	Silver elder Compound park	Silver elder Compound park	Planned to be multi-functional communities suitable for every generation, including residential and commercial areas.	Residential Building
Site Area	~4,119m ²	~3,636m ²	Planing ~19,385m ²	Phase 1 development plan~62215.2 m ²	~27,743m ²	~2314.1m ² /1653 m ²
Expected Commencement Time	2016.04	2017.10	East side 2020.Q2	Under planning	Best applicant awarded/ signed up the contract	Best applicant awarded
Scheduled Completion Time	2019.Q3	2020.Q4	East side 2022.Q3	Under planning	Best applicant awarded/ signed up the contract	Best applicant awarded
Expected Launch Time	2019.Q4	2020.Q2	East side 2020.Q4	Under planning	Best applicant awarded/ signed up the contract	Best applicant awarded

Radium Green Buildings Certified by EEWH by end of 2019

Project	Fuzhou Affordable Housing Project		Xinbei BOT Project				Daqiao MRT JD	Taoyuan Sewerage System BOT Project	Cingpu Project
			Xiufeng Area, Zhonghe Dist.	Dan-an Area, Sanchong Dist.	West area,Datong Area, Sanchong Dist	Eest area,Datong Area, Sanchong Dist			
Eco-Mark	Green building(Note.1)	Green building(Note.2)	Green building	Green building	Green building	Green building	Green building Candidate	Green building	Green building Candidate
Category	Residential	other	Residential	Residential	Residential	Residential	Residential	Large space building	Residential
Ranking	Diamond	Diamond	Gold	Gold	Gold	Gold	Silver	Silver	Gold
Qualified index items	9 items	18 items	7 items	8 items	7 items	7 items	7 items	6 items	8 items
	Biodiversity	Biodiversity	Biodiversity	Biodiversity	Biodiversity	Biodiversity	Biodiversity	Biodiversity	Biodiversity
	Greening degree	Greening degree	Greening degree	Greening degree	Greening degree	Greening degree	Greening degree	Greening degree	Greening degree
	Base water retention	Water cycle	Base water retention	Base water retention	Base water retention	Base water retention	Base water retention	Base water retention	Base water retention
	Energy saving	Energy-efficient buildings	Energy saving	Energy saving	Energy saving	Energy saving	Energy saving	Energy saving	Energy saving
	CO2 reduction	Green transportation	CO2 reduction	CO2 reduction	CO2 reduction	CO2 reduction	CO2 reduction	CO2 reduction	CO2 reduction
	Waste reduction	Reduced urban heat island effect	Waste reduction	Waste reduction	Waste reduction	Waste reduction	Waste reduction	Waste reduction	Waste reduction
	Indoor environment	Friendly pedestrian walking space	Indoor environment	Indoor environment	Indoor environment	Indoor environment	Indoor environment	Indoor environment	Indoor environment
	Water resources	Waste reduction	Water resources	Water resources	Water resources	Water resources	Water resources	Water resources	Water resources
	Wastewater improvement	Reduce pollution	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement
		Lighting energy saving							
		renewable energy							
		Cultural facilities							
		Sports leisure facilities							
		Living facilities							
		Community benefit							
		Community awareness							
	Spatial characteristics								
	Prevent equipment and mutual assistance								

Note 1:Application for EEWH (2009) for Green Building Mark for Fuzhou Suitable Residential

Note 2:This green building mark is a case of Fuzhou suitable housing application for community (EEWH-EC).

Radium Smart Healthy Senior Housing Business

Current Development

- Zhonghe Happy Elder House
- Silver Light Project -Sanzhi Project
- Happy Elder House-Zhonghe 、Sanzhi
- Qishan Project



Future Development

- Suburb areas



Zhonghe Happy Elder House



Physical

- GPS/ Positioning System
- Health management



Spiritual

- Life steward
- Physical & Mental Management
- Senior University



Home

- i Go Home
- Young and Elder Co-living



Silver Light Project -Sanzhi Project

- Located at the North Coast National Scenic Area (Sanzhi Coast Area), with Taiwan Strait in the north and Datun Mountain at the south, it's surrounded with views of mother nature. It's near by Suang-Lien Elderly Center and reclaimed land .
- The west side of the base is adjacent to Danjin Highway. These areas are quiet and not overdeveloped.



Silver Light Project -Sanzhi Project

- Combine property sale and senior citizen community
- Site Area:~19,385m² , GFA:~63,812m². Including houses for sale of senior houses and rental senior houses
- Include the sale of senior houses [Sunrise Manor] and rental-type senior house [Zhonghe Happy Elder House-Sanzhi].



Item	West Side Area	East Side Area
Site Area	~3,993m ²	~15,392m ²
GFA	~13,464 m ²	~50,351 m ²
Product Planning	Healthy senior Compound park	Healthy senior Compound park
Development schedule	Expected to Obtain Approval of Building Permit in 2023 Q4	Expected to Obtain Approval of Building Permit in 2022 Q3
Current Status	planning	2020 Q4 pre-sale

Qishan Project Status

Project	Qishan Project
Site Location	Beishi Section, Middle-Qishan Dist., Kaohsiung
	Qi Ting Section
Development Mechanism	Self-Constructed Asset.
Site Area	Phase 1 development plan~62215.2 m ²
GFA	Phase 1 development plan~62215.2 m ²
Product Planning	Healthy senior Compound park



The Old Dormitory District Project on the east side of Kaohsiung Railway Station –Urban Renewal Project

- **Location:** Near by the Taiwan Railway Kaohsiung Station, with area of 2.7744 hectares, this type 2 specific commercial area is public land owned by the Railway Administration of the Ministry of Communications and the Public Works Bureau of Kaohsiung City Government. Building coverage ratio is 50%, floor area ratio is 300%. It is 500 meters away from the railway station and the Ethnic Commuting Station. The north side is close to the developing underground green road and the 71st rezoned area.
- **Kaohsiung City's 71st Land rezoned area:** After railway being rebuilt undergrounded, Kaohsiung Railway Station will be the “Kaohsiung’s Core Center.” The 71st rezoned area covers: from north Jianguo No. 2 Road to south Jiuru No. 2 Road, and from west Minzu No. 1 Road to east boundary of Harbin Street.
- **Development Concept:** 【New Qsquare ,All aged healthy Community 】
- **Estimated development schedule :** The overall development schedule will take about 6 years. (It is estimated that it will take 2 years for the phased public review operation,then take 4 years for field development, application for construction license and subsequent development)
- **Development Target :** To connect development for undergrounded metropolitan railway, it will drive the development of dual-track and dual-station of Green Park Road. Following successful experience in developing "Q square" in Taipei city and Taipei railway station, and successfully built up the east-west axis in Capital Taipei, it's planned to build contemporary multi-functional communities cooperating with the Authorities Ministry of Communications and Kaohsiung City Government's Urban Renewal Plans. It's expected to transform Kaohsiung and generate the new north-south axis in Kaohsiung city.



Axonometric simulation map of the base area. Actual plan and scope will be planned according to the finalized urban renewal project plans approved by the Authorities Ministry of Communications, Kaohsiung City Government, and the Authorities managing urban renewal development.

Taichung Metropolitan MRT system Wuri Wenxin Beitun Line, Wenxin Chongde Station & Wenxin Cherry Blossom Station Land Development Project

- Wenxin Chongde Station (G6 Station) is located in the Dongfeng section of Beitun District. The site area is about 2314.1m², with a coverage rate of 70% and a floor area ratio of 500%. It is used for the MRT system and is located in the Taichung Phase IV rezoned area. It is an earlier development area, Juwenxin Road and Chongde Road, a dual-axis transportation hub, which combines the functions of commercial life in the old urban area and complete streets in the rezoning.
- Wenxin Sakura Station (G8a Station) is located in the Zhongyi Section of Xitun District. It is also used for the MRT system. The base area is about 1653 m², with a coverage rate of 70% and a floor area ratio of 500%. It is located at the junction center of various development zones in Taichung, with Fengjia in the north. The night market and Shuinan Special Zone, the Science Museum in the southeast, the New Municipal Special Zone in the south, and the Qihong Valley and Chaoma Transfer Station in the west, the surrounding living and business districts are convenient.
- Estimated development schedule: The overall project is estimated to be 5 to 6 years.(phased planning: contract signing, urban review, on-site development, and completion; actual planning will be subject to approval by the competent authority.)

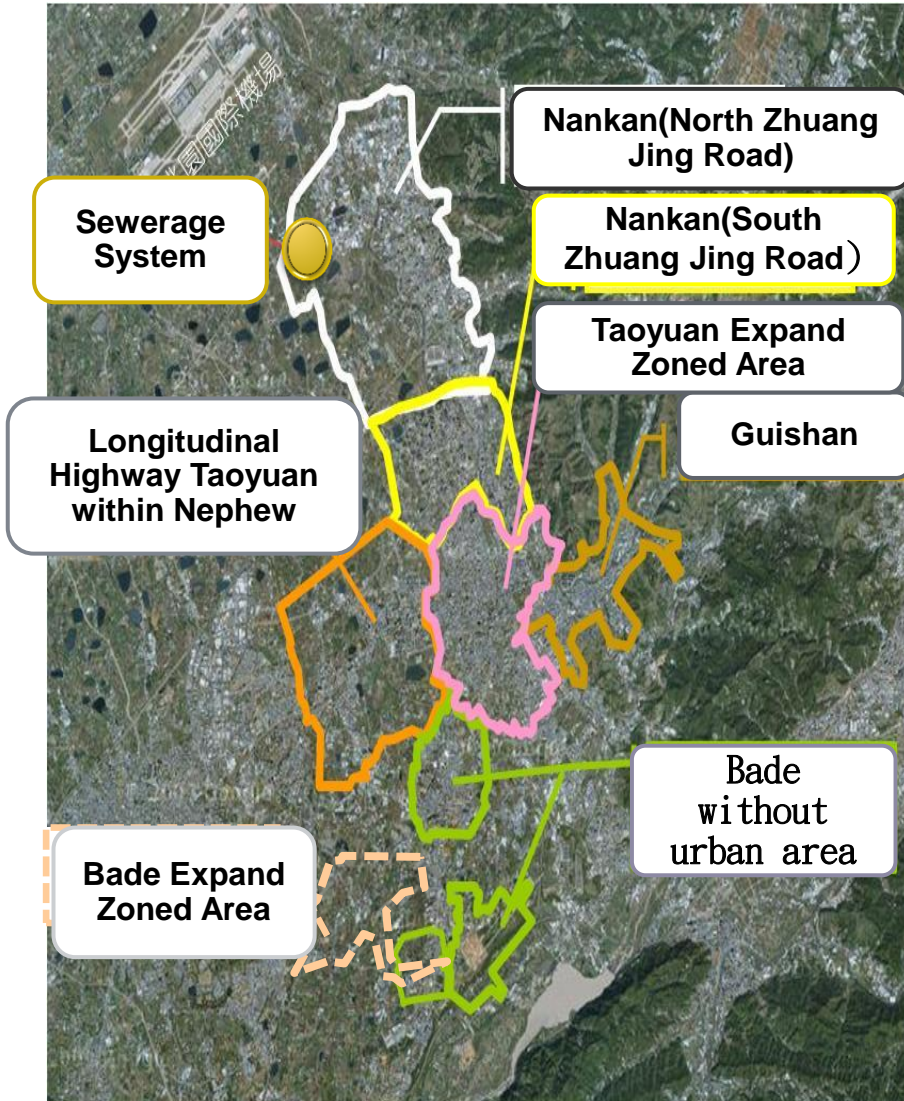


Wenxin Chongde Station Architectural Design Drawing



Wenxin Sakura Station Architectural Design Drawing

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														

Year	2016-2019	2020-2023	2024-2028	2029-2033	Total about 200,000 CMD				
Sewage treatment (10,000 tons/day)	5	5 (10)	5 (15)	5 (20)	Total about 200,000 CMD				

Taoyuan Sewerage System BOT Project Current Status : (Development schedule ,35 years, 2013-2031)

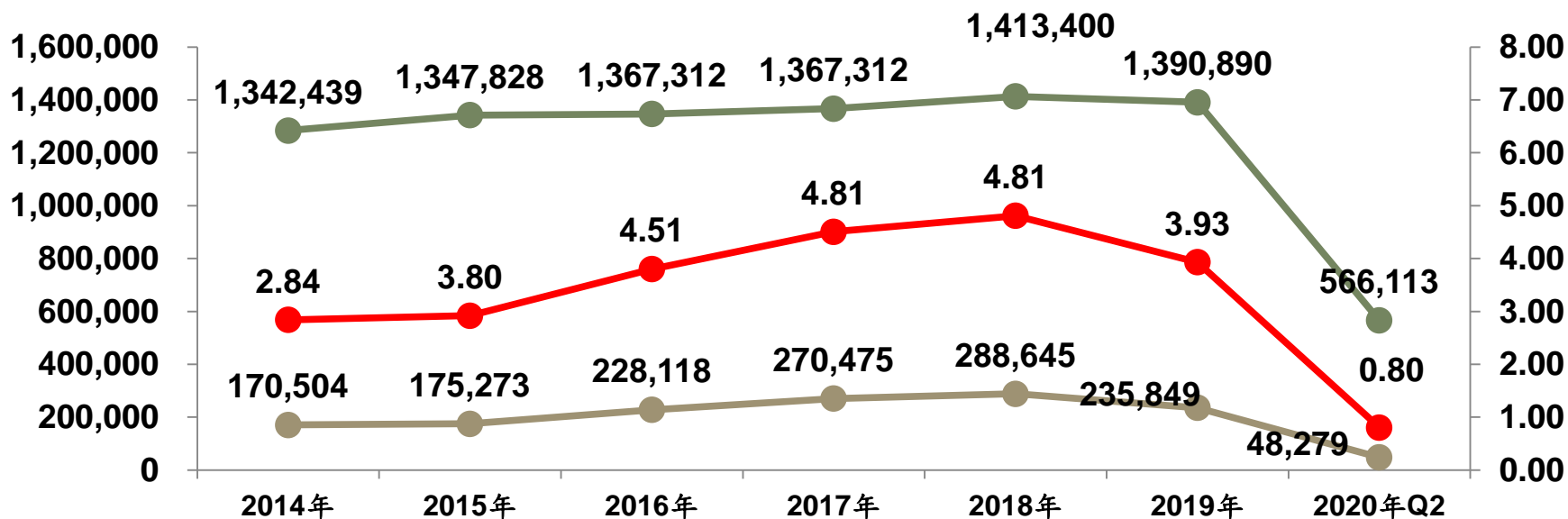
- ◆ Households connected to the system have reached 99,168 by end of November 2020. (Scheduled households connected to the system was 97,882 by end of 2020.)
- ◆ The second-phase expansion of the sewage treatment plant has started as scheduled. The construction has been completed in October 2020. It is expected that the performance test will be completed before the end of November and the completion report will be submitted. The subsequent water treatment capacity will reach 100,000 tons/day, and the current water treatment capacity is about 53,000 Ton/day (including water intake of the intercepting station)
- ◆ In the pipeline network construction part, most of the main pipes have been completed; to cooperate with the user to take over the area, build branch pipe networks in districts.

5 years Operating Income

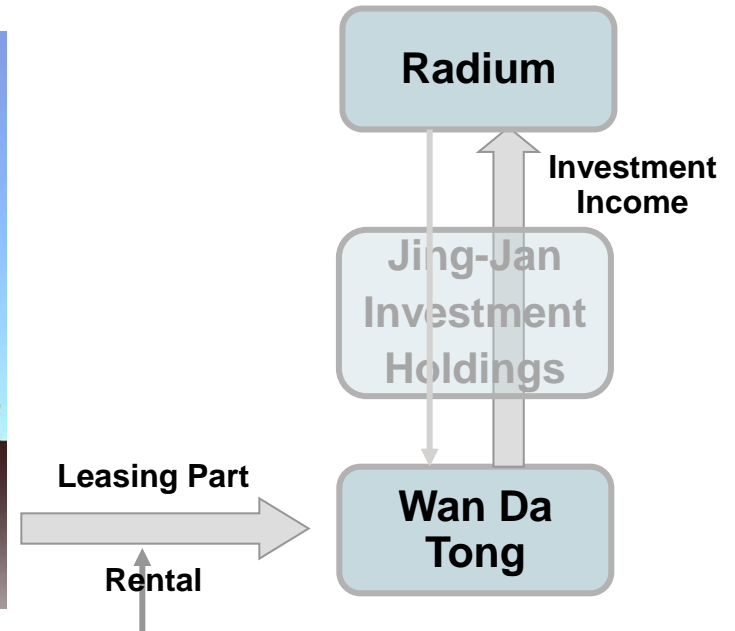
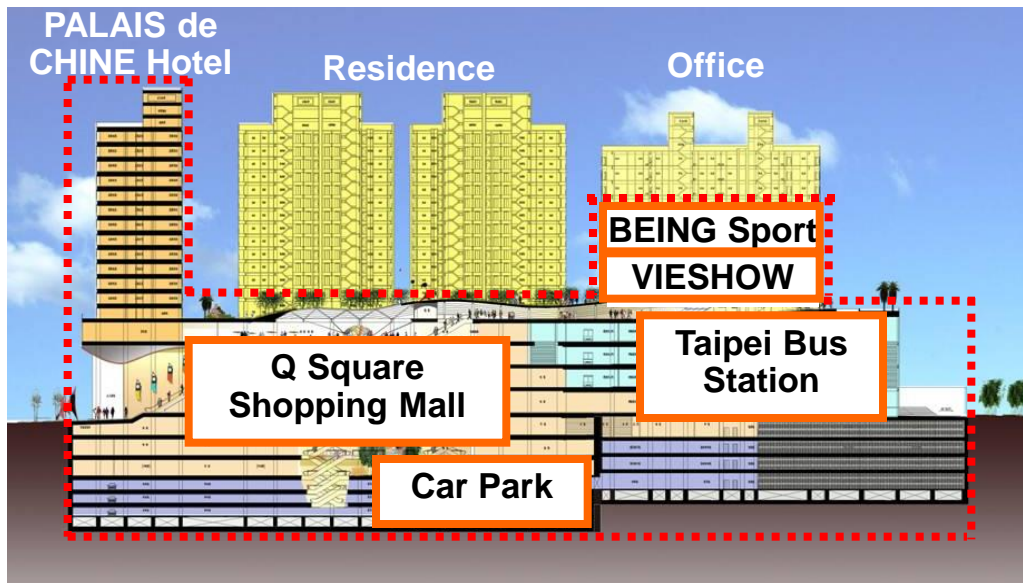
2015~2020 Q3 results *(Net method; Unit: NT thousand)*

Items	2015	2016	2017	2018	2019	2020 Q2
Operating Income	1,342,439	1,347,828	1,367,312	1,413,400	1,390,890	566,113
Net Income	175,273	228,118	270,475	288,645	235,859	48,279
EPS	2.92	3.80	4.51	4.81	3.93	0.8

Note ; EPS unit : NT\$



Wan Da Tong - Taipei Bus Station & Leasing Business



Business	Hotel	Cinema	Club	Mall	Car Park	Bus Station
Area (m ²)	28,100	12,230	3,640	69,420	19,500	28,760
Mechanism	20-year Lease	20-year Lease	8-year Lease	20-year Lease	Lease	Self-operate
Operator	Hotel de Chine Co.	VIESHOW	BEING Sport	Jing-Jan Retail	Jing-Jan Retail	Wan Da Tong
Operation Date	May-10	Dec-09	Sep-09	Dec-09	Nov-09	Aug-09

Thank You