



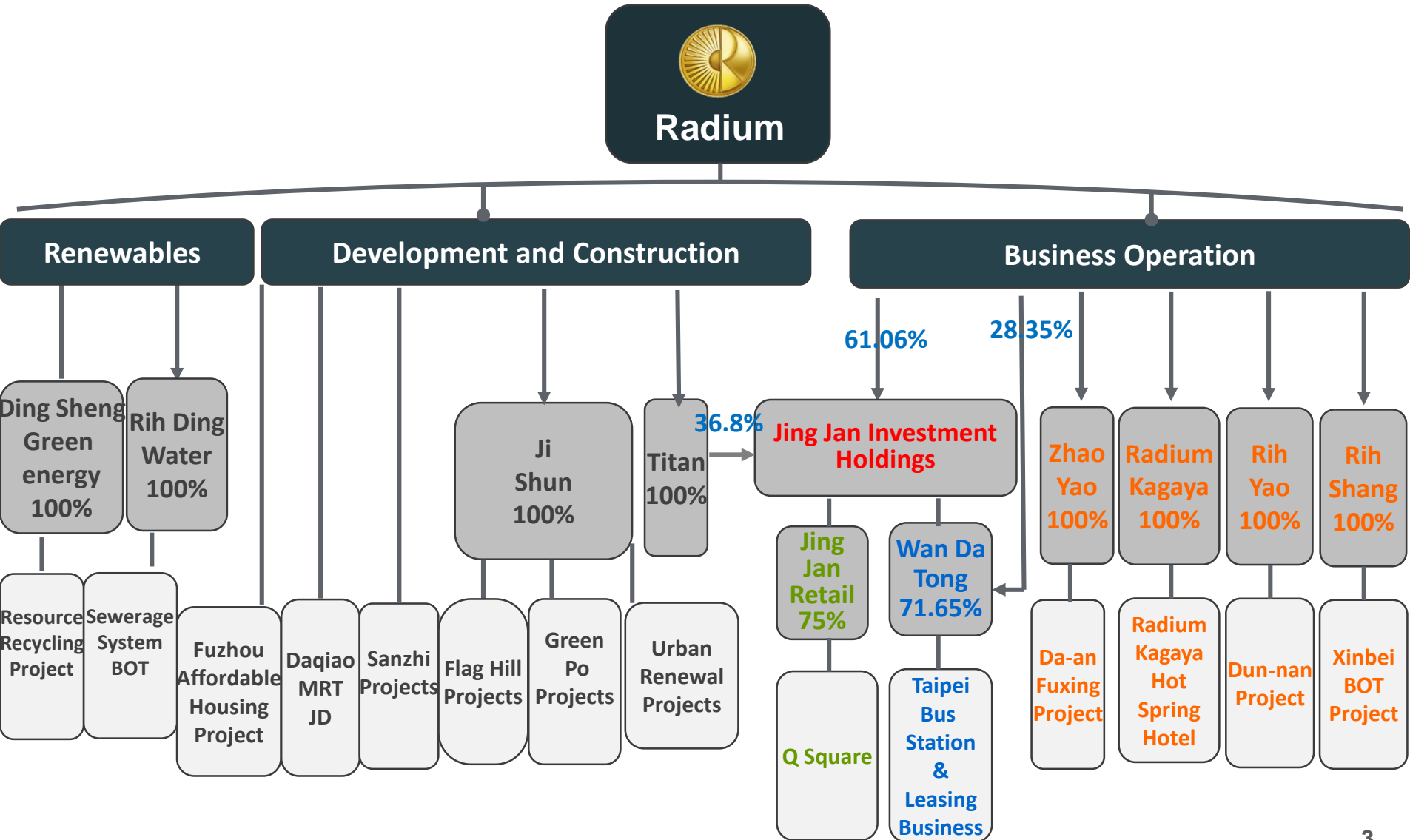
Radium Group

Feb. 2020

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New / Developing Projects

Project	Daqiao MRT JD	Cingpu Project	Sanzhi Project	Qishan Project	Old Dormitory District Project- East Side of Kaohsiung Railway Station
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
Development Mechanism	MRT Joint Development	Joint Venture Building	Self-Constructed Asset	Self-Constructed Asset	Urban renewal
Product Planning	Residential Building	Small residential	combination products	Health Residential	Planned to be multi-functional communities suitable for every generation, including residential and commercial areas.
Site Area	~4,119m ²	~3,636m ²	Planing ~19,385m ²	~140,565m ²	~27,743m ²
GFA	~46,079m ²	~32,178m ²	~63,812m ²	Under planning	Best applicant awarded/ Contract Signed
Expected Commencement Time	2016.Q2	2017.Q4	Expected 2020.Q2	Under planning	Best applicant awarded/ Contract Signed
Scheduled Completion Time	2019.Q3	2020.Q4	2022.Q1	Under planning	Best applicant awarded/ Contract Signed
Expected Launch Time	2019.Q4	2020.Q2	2020.Q2	Under planning	Best applicant awarded/ Contract Signed

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
- **Product Advantages:** Convenient location with great views, it's located right at MRT Daqiaotou Station - 1A Exit, and built by the Taipei 101 international engineering team "Li Zuy Uan * Evergreen Consulting Engineering." This joint development vibration-isolated building was designed with earthquake resistance coefficient equivalent up to level 6, offered 5 years warranty for its earthquake-resistance structure, with foundation piles go deeply into the bearing layer.



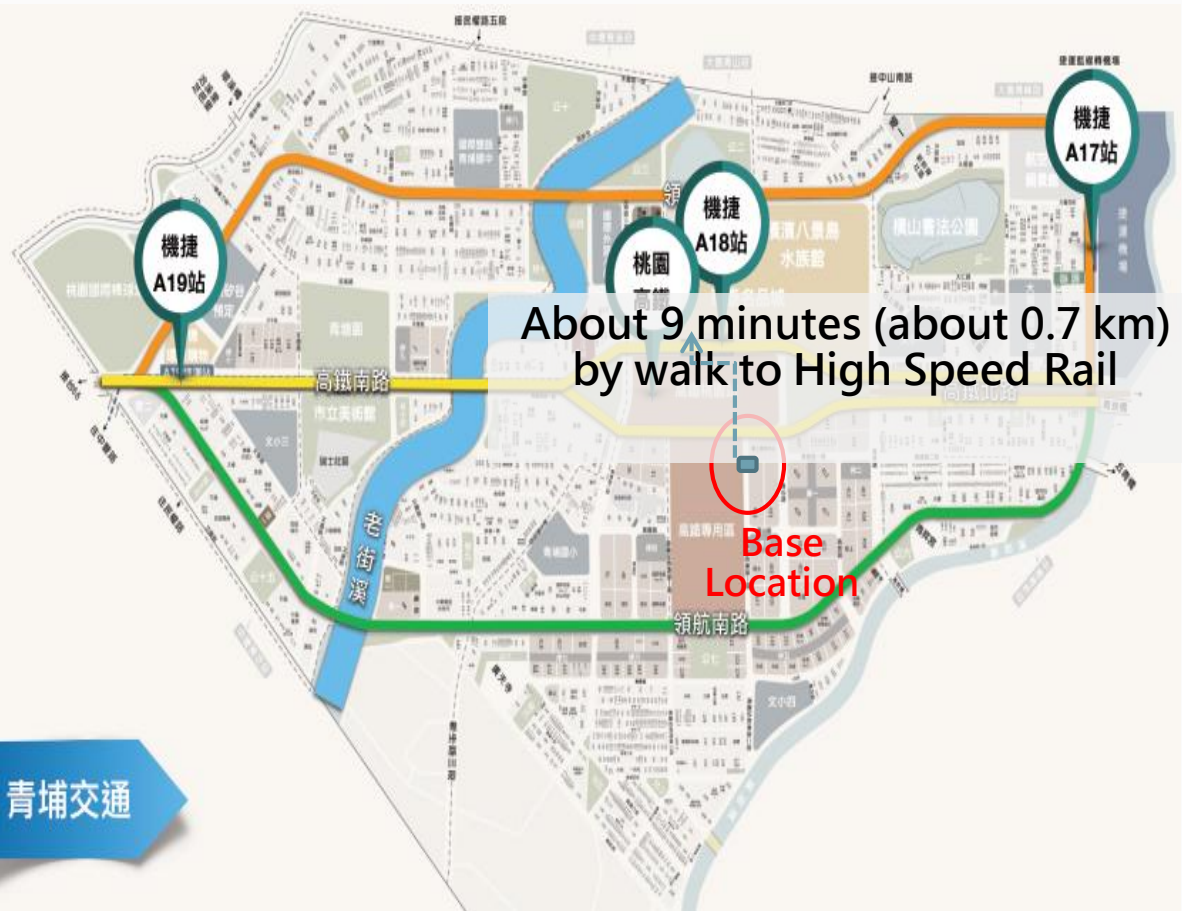
Taoyuan Cingpu Project

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



Taoyuan Cingpu Base Location

No. 433, Qingsheng Section, Zhongli District, Taoyuan City



青埔交通

Site Area	~3,636 m ²
Land use zoning	Second business district
Building coverage ratio/ Floor space index Floor area ratio	44.2% / 413.96%
GFA	~32,178 m ²
Floor summary	B5F/17F/R3F
Units planning	Total 278 households (Including sharing of original owners) 1F: 8 stores, 2F and above: 270 residential
Parking space planning	317 parking spaces (Including sharing of original owners)

Smart Healthy Senior Housing Business

Current Development

- Zhonghe Happy Elder House
- Sanzhi Project
- Qishan Project

Future Development

- New Taipei suburb or Keelung



Zhonghe Happy Elder House



Physical

- Health APP
- GPS/ Positioning System
- Health management



Spiritual

- Life steward
- Physical & Mental Management
- Senior University



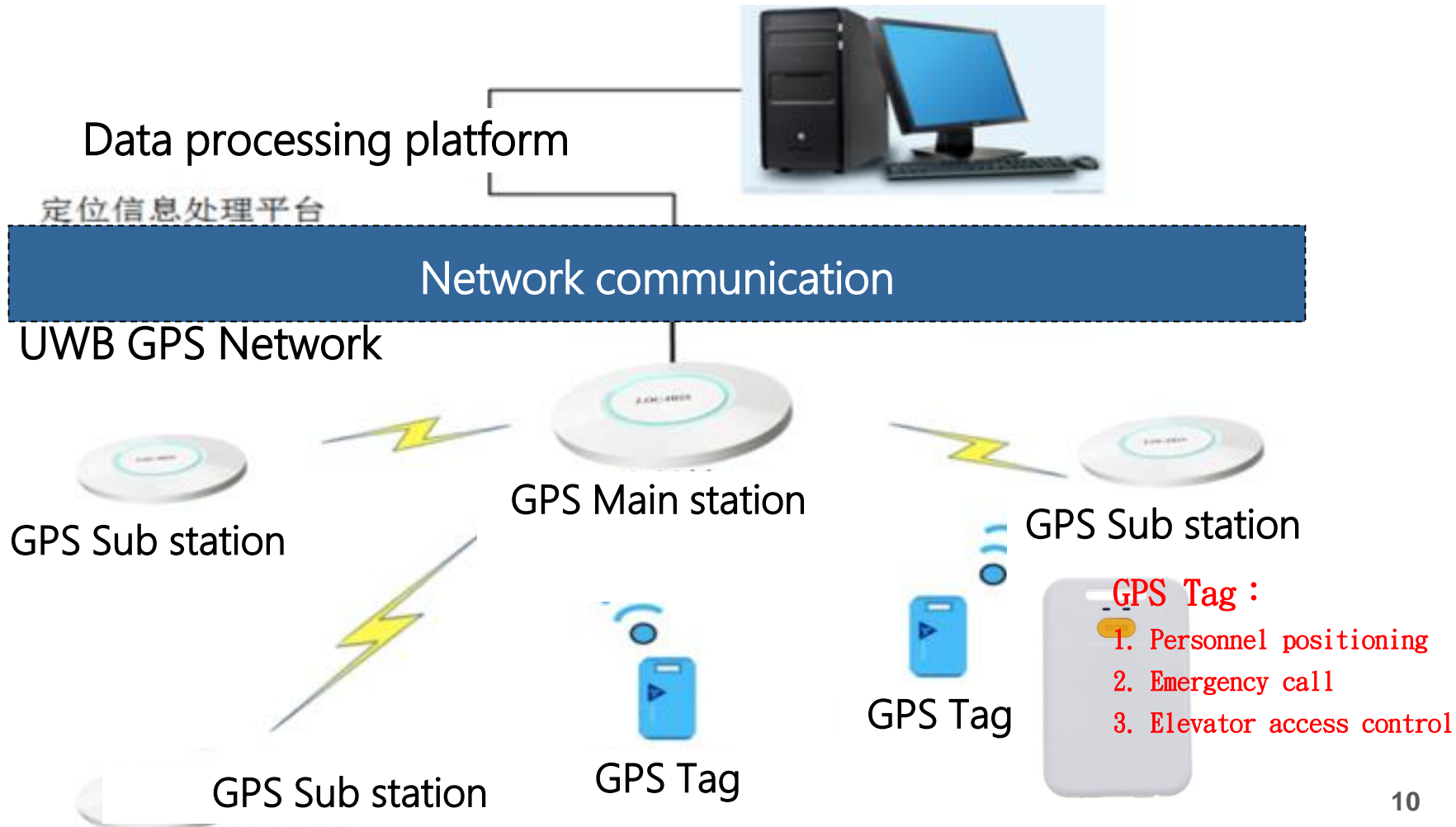
Home

- i Go Home
- Young and Elder Co-living



Zhonghe Happy Elder House GPS

UWB GPS -system structure



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.



Sanzhi Project Location

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, with a base area of 5,864 pings.

The west side of the base is adjacent to Danjin Highway. Fuhai Road is the main road in the residential area, which connects to the Danjin Highway. These areas are quiet and not overdeveloped.



Sanzhi Project- Current Status

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	Smart Senior house	Retirement House + Smart Senior house
Development schedule	Approval of Building Permit obtained at end of 4Q 2019	
Current Status	Both Environmental Impact Comparative Analysis and Change of land development plan are approved	



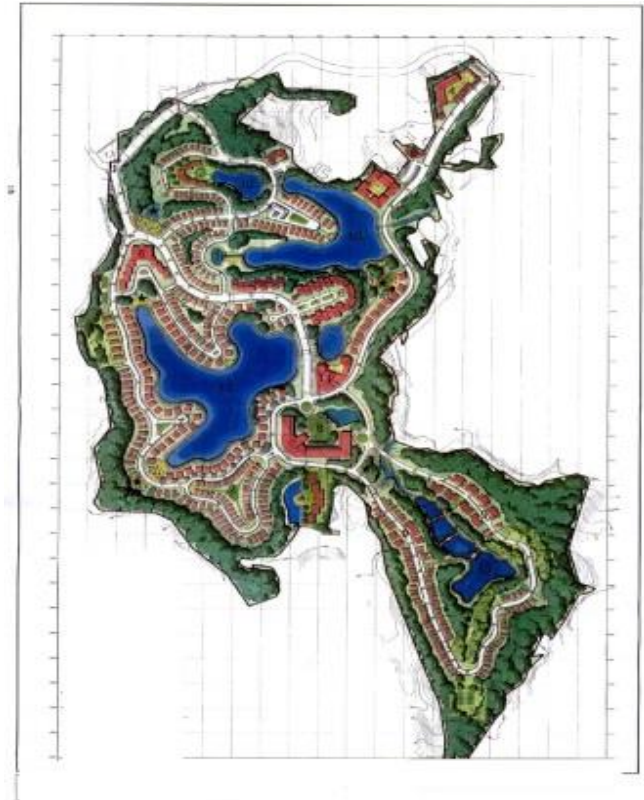
West Side Area

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Qishan Project Status

Project	Qishan Project
Site Location	Beishi Section, Middle-Qishan Dist.,Kaohsiung
	Qi Ting Section
Development Mechanism	Self-Constructed Asset.
Site Area	~140,565m ²
GFA	~147,594m ²
Product Planning	Health Senior Residential



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 , Health Community for Every Age 】
- **Estimated development schedule :** Overall Project Development scheduled to take around 6 years. (It’s estimated to take 2 years for the phase of public review and hearing, and 4 years for on-site development, application for construction license, and subsequent developments)
- **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.

Long-Term 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

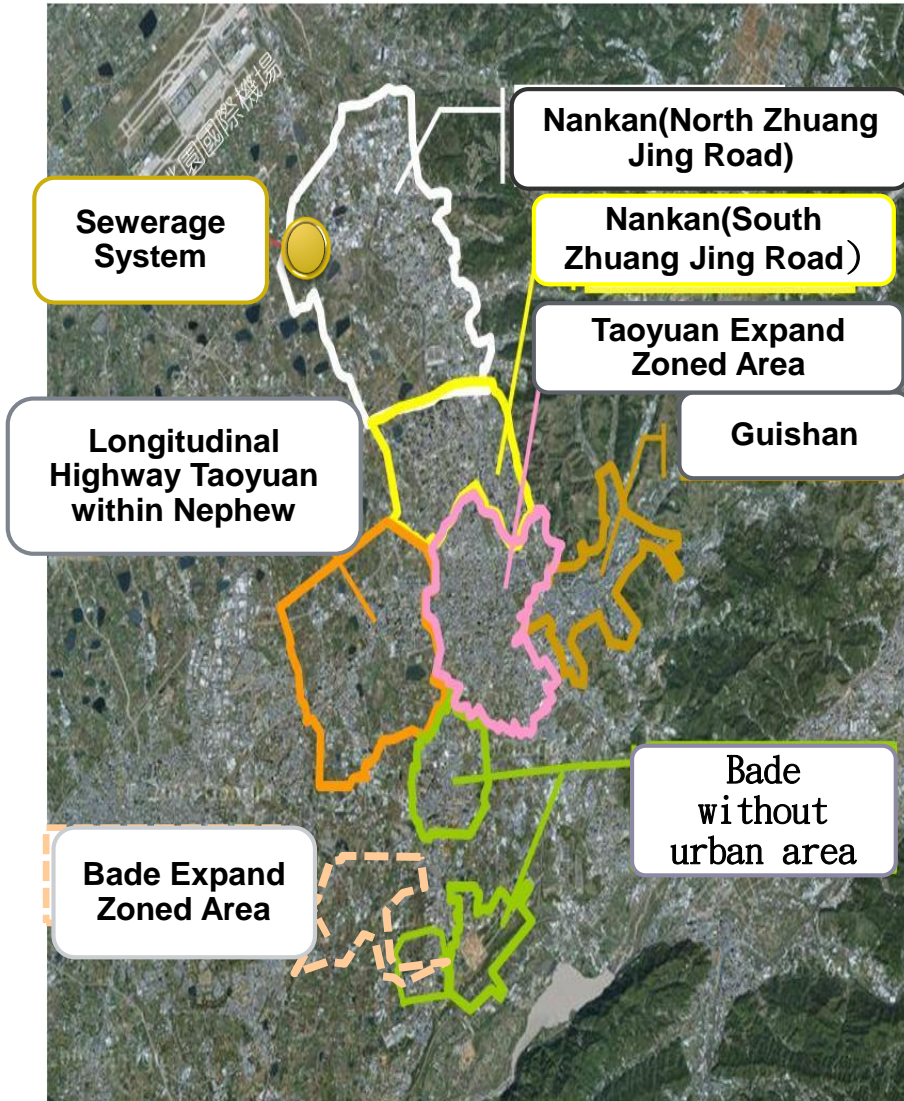
Note:

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														

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)				

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

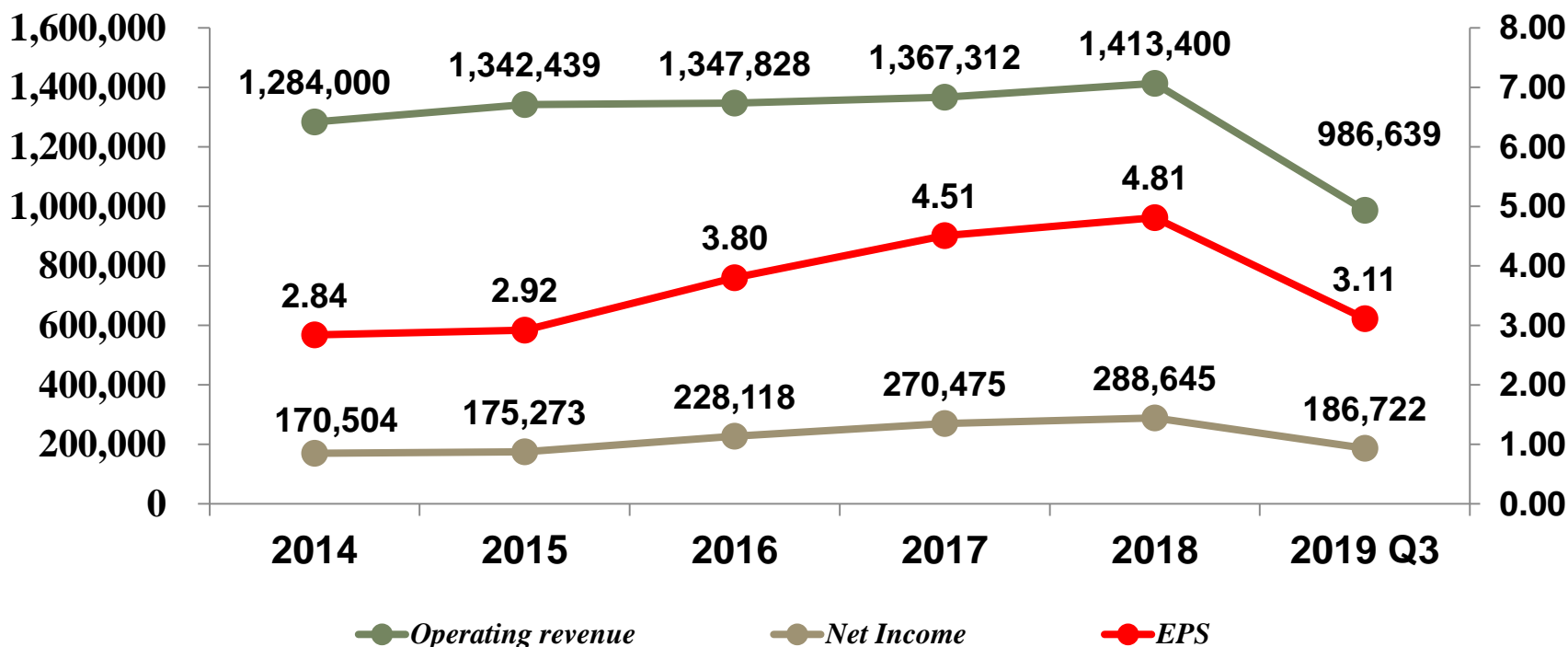
- ◆ Households connected to the system have reached 86,861 by end of November 2019. (Scheduled households connected to the system was 60,633 by end of 2019.)
- ◆ The second phase expansion of the sewage treatment plant will be developed as planning, and expected to complete by Nov. of 2020. The water volume able to treat is expected to reach 100,000 tons per day. (Current treatment capacity is about 40,000 tons/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.

5 years Operating Income

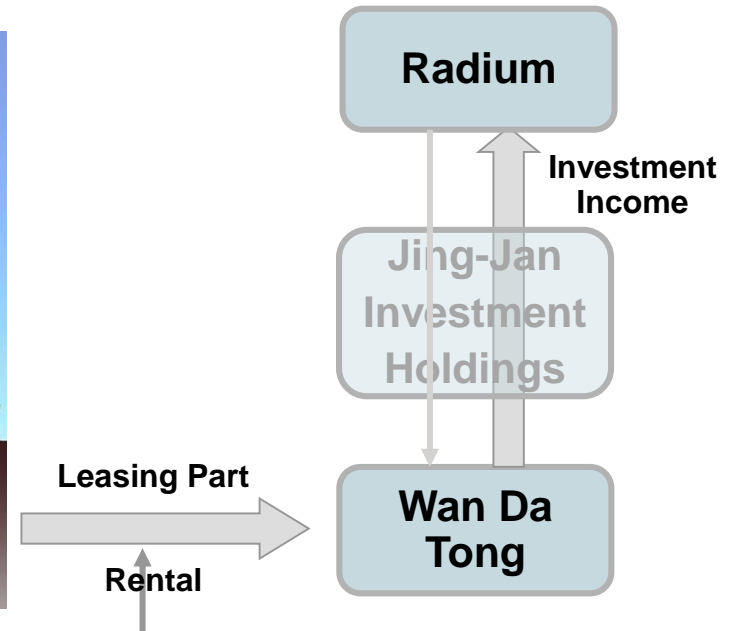
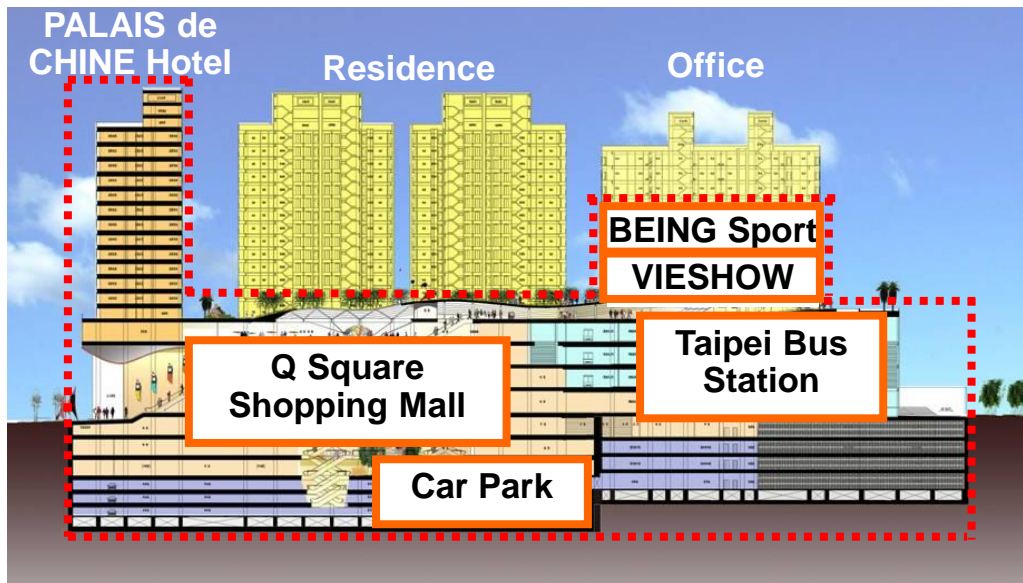
2014~3Q 2019 results (Net method; Unit: NT thousand)

Project	2014	2015	2016	2017	2018	2019Q3
Operating Revenue	1,284,000	1,342,439	1,347,828	1,367,312	1,413,400	986,639
Net Income	170,504	175,273	228,118	270,475	288,645	186,722
EPS	2.84	2.92	3.80	4.51	4.81	3.11

Note ; EPS unit : NT\$

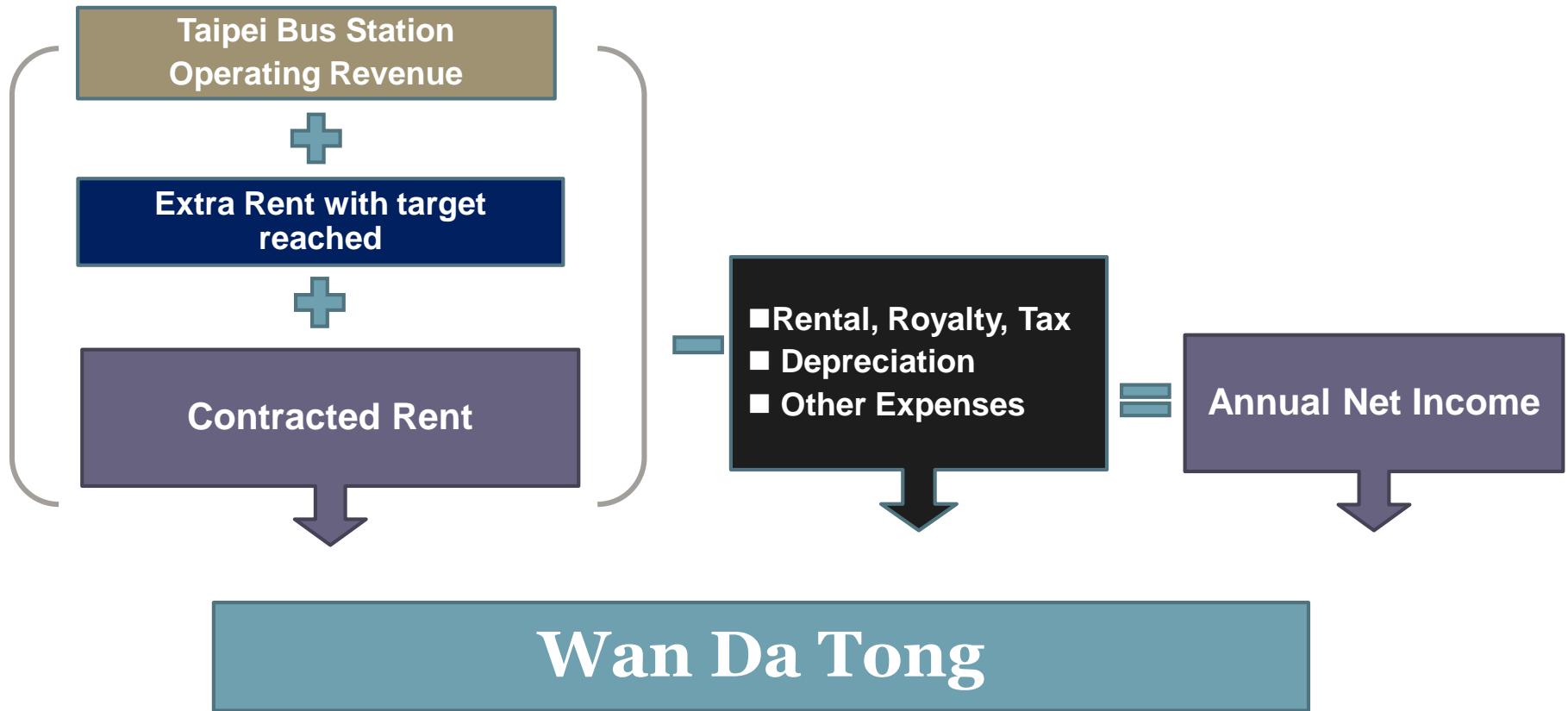


Wan Da Tong - Taipei Bus Station & Leasing Business



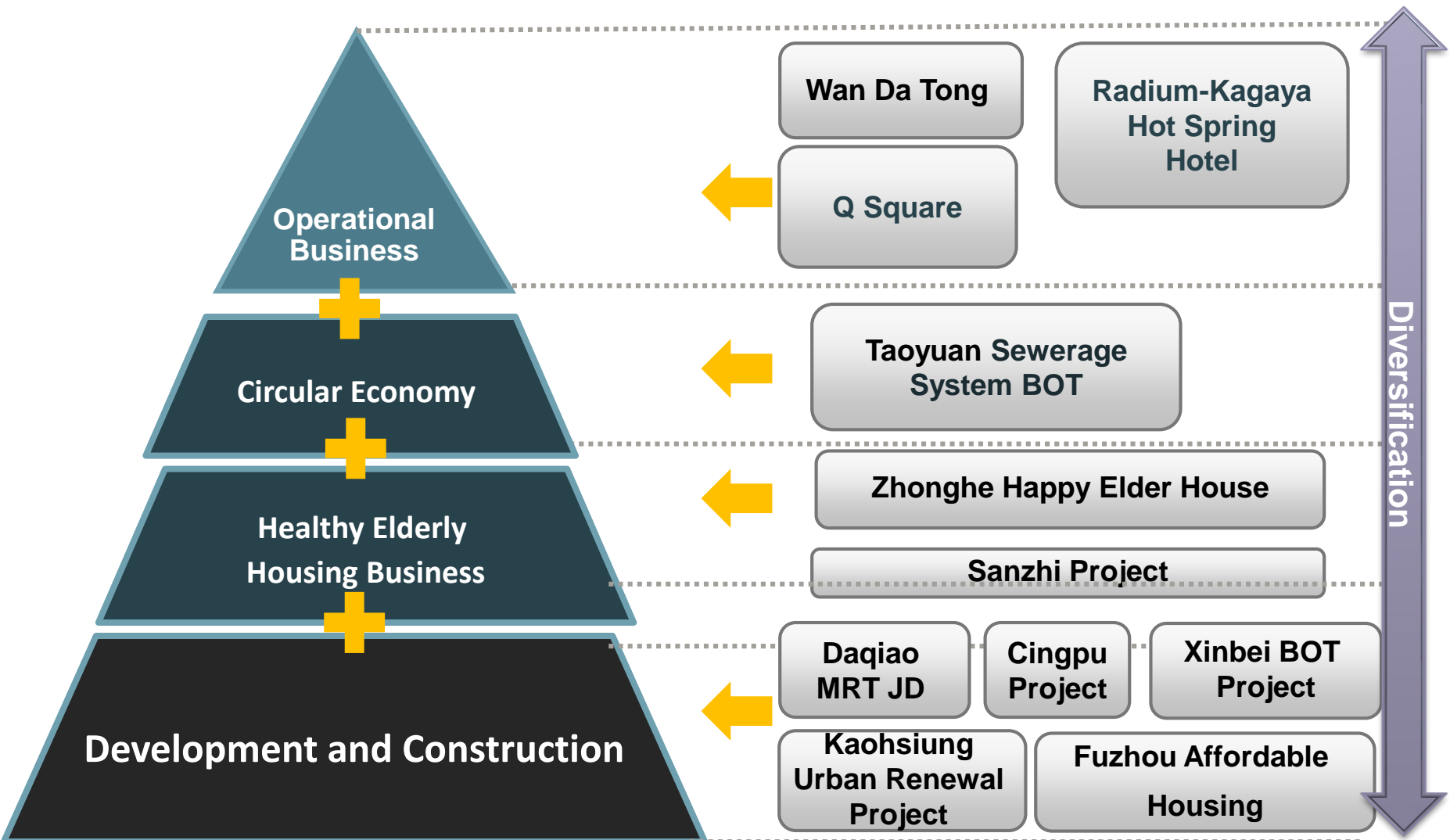
Business	Hotel	Cinema	Club	Mall	Car Park	Bus Station
Area (m ²)	28,100	12,230	3,640	69,420	19,500	28,760
Mechanism	20-year Lease	20-year Lease	8-year Lease	20-year Lease	Lease	Self-operate
Operator	Hotel de Chine Co.	VIESHOW	BEING Sport	Jing-Jan Retail	Jing-Jan Retail	Wan Da Tong
Operation Date	May-10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

Wan Da Tong Operating Structure



- Vieshow had paid extra rent with target reached ever since 2011
- Palais De Chine Hotel had paid extra rent with target reached ever since 2012

Diversification Strategy



Thank You