



Radium Group

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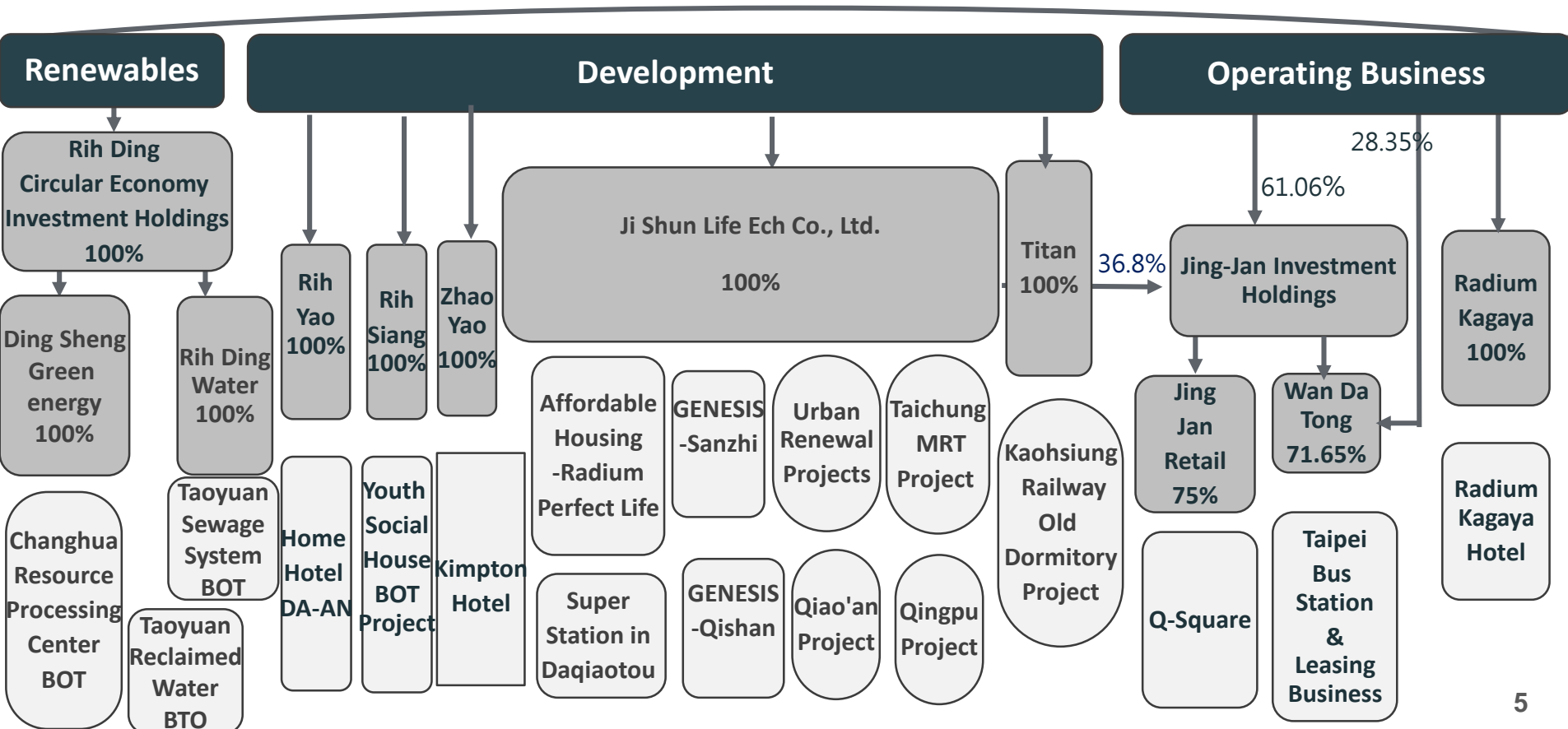
1Q 2022 Radium Group Summary/ Update

1. 1Q 2022-Subsidiary Ji Shun Life has integrated Qiao'an project. The said project is located at the district B of Qiao'an New Village with land size of around 1,000 pings. It is in commercial area of Taipei City. The initial plan is to build up SRC green building with garden landscape around the area. The target is to reconstruct aged buildings to raise community prosperity and safety, and make effective use of increasingly scarce land resources.
2. 1Q 2022-Radium announced its board of directors has approved 2021 earnings distribution plan with a cash dividend of NT\$0.2 per share.
3. 1Q 2022-Subsidiary Rih Ding Circular Economy Investment Holdings Co., Ltd., was selected as the best executor for "Reclaimed Water BTO (build, transfer, operate) Project of North District Water Resources Recycling Center in Taoyuan." The base of project is an area of about 2.5 hectares. The permit period is schemed to be 18 years. It is estimated 40,000 metric tons (CMD) of reclaimed water per day can be provided after completion of the first phase.
4. 1Q 2022-As for the BOT project of Zhangbin Industrial Park Resource Processing Center managed by subsidiary Jing Ding Green Energy, the preliminary EIA review was passed.
5. 4Q 2021- Rih Ding Water managing the Taiwan largest Taoyuan North District Water Resource Recovery System BOT, has won the "Golden Thumb Award" awarded by the PPP (Promotion of Private Participation) of the Ministry of Finance and has reached 112,000 households in Taoyuan. At the same time, Radium won "Real Estate and Construction Industry Group Report Silver Award" at the 2021 Taiwan Corporate Sustainability Awards (TCSA).

1Q 2022 Radium Group Summary/ Update

6. 4Q 2021- “I Beautiful Life-Zhonghe” won the "Symbol of National Quality" awarded by the National Biotechnology Medical Technology Policy Center. Radium was awarded again the Taiwan “Happy Enterprise- Gold Award,” and Radium Kagaya International Hotel was consecutively awarded the "Leisure Resort Hotel- Gold Medal" in the Best Service in Taiwan- i Service appraisal.
7. 3Q 2021-Radium and its subsidiary Ji Shun Life Ech Co., Ltd. were selected as the best applicant for “Land Development Project of WuRi WenXin BeiTun Line - Nantun Station of TaiChung MRT Systems”. Nantun Station lot has a site area of around 771 pings. The investment contracts with the Taichung City Government have signed in September 2021.
8. 3Q 2021- Subsidiary Rih Ding Water Enterprise Co., Ltd. manages BOT Project for Taoyuan District Sewerage System which covers six urban-plan areas with 7,610 hectares. The system had reached 106,000 households at end of 3Q 2021. Daily sewage treatment capacity reached 100,000 tons, with daily reusable water reached 31,000 tons. As performance and efforts being recognized, Rih Ding Water signed a NT\$ 9.82 billion syndicated loan with 12 bankers.
9. 2Q 2021- Radium was selected as the best executor for “the urban renewal project for Lot 246, Subsection 2 Gongyuan Section, Zhongzheng Dist., Taipei City.” The investment contracts have signed in May 2021.

Radium Group Organization & Business



Current Major Projects								
Project	MRT Daqiaotou Station	Radium New Q Square in Qingpu	GENESIS -Sanzhi	GENESIS -Qishan	Kaohsiung Railway Station East Old Dormitory Area Urban Renewal Project	Land Development Projects of TaiChung MRT System	the urban renewal project for Lot 246, Subsection 3 Gongyuan Section, Taipei City	Qiao'an 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 Fuhai Section	Qishan District, Kaohsiung City Northern section	Next to Kaohsiung Railway Station & the 71st rezoned area	WuRi WenXin BeiTun Line-Wenxin Chongde Station & Wenxin Yinghua Station 、 Nantun Station	At the cross roads of Guanqian Rd. and Xinyang Street near by Taipei Main Station	In commercial area of Taipei City
Development Mechanism	MRT Joint Development	Joint Venture Building	Self-Constructed Asset	Self-Construct ed Asset	Urban renewal	MRT Joint Development	Urban renewal	Reconstruct -ion of urban aged buildings
Product Planning	Residential Building	Small residential	Silver elderly caring Compound park	Silver elder Compound park	multi-functional communities suitable for all generations, with residential and commercial areas.	Residential Building	A-class smart & green office building	Residential Building
Site Area	~1,246 pings	~1,100 pings	~5,864 pings	Phase one planning-~18,820 pings	~8,392 pings	~700 pings/ 500 pings/771 pings	~608 pings	~1,038 pings
Expected Commencement Time	2Q 2016	4Q 2017	East side 2Q 2020/ West side Obtained the Building permit	Under planning	4Q 2024	1H 2023/ Chongde Station & Yinghua Station 2H 2023/ Nantun Station	2Q 2025	3Q 2022
Scheduled Completion Time	3Q 2019	3Q 2021	East side 1Q 2024/ West side 4Q 2025	Under planning	2Q 2028	1H 2026/ Chongde Station & Yinghua Station 2H 2026/ Nantun Station	2Q 2029	1Q 2027
Scheduled Launch Time	4Q 2019	2Q 2020 (4Q 2021 Final walk-through)	East side For sale / West side Planning for sale in 3Q 2022	Under planning	4Q 2024	Under planning	4Q 2024	Planning for sale in 3Q 2022

Radium Green Buildings Certified by EEWB by end of 2021

Project	Fu-Jou Affordable Housing Project- Radium Perfect Life		New North Youth Social Housing i Go Home				Super Station in Daqiaotou	Taoyuan Sewerage System BOT Project	Radium's New Q Square in Qingpu	GENESIS -Sanzhi
			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	Green building	Green building Candidate	Green building Candidate
Category	Residential	other	Residential	Residential	Residential	Residential	Residential	Large space building	Residential	Residential
Ranking	Diamond	Diamond	Gold	Gold	Gold	Gold	Silver	Silver	Gold	Silver
Qualified index items	9 items	18 items	7 items	8 items	7 items	7 items	7 items	6 items	8 items	8 items
	Biodiversity	Biodiversity	*	*	*	*	*	*	*	*
	Greening degree	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	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
	Water resources	Waste reduction	Water resources	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	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									
Smart Building	Smart Building	Smart Building	Smart Building	Smart Building	Smart Building	Smart Building				

Note 1:Application for EEWB (2009) for Green Building Mark for Fuzhou Affordable Residential. Note 2:This green building mark is a case of Fuzhou Affordable housing application for community (EEWB-EC).

Radium Elderly Caring Business- “GENESIS”

Radium GENESIS Plan

- The GENESIS-Sanzhi
- I Beautiful Life-Zhonghe & Sanzhi
- Kaohsiung Qishan Project

Future Development

- Suburb areas



I Beautiful Life- Zhonghe Elderly House

樂陶居

- “I Beautiful Life-Zhonghe” won the “Symbol of National Quality” awarded by the National Biotechnology Medical Technology Policy Center for its warming home-like service.



Physical

- Safety Care GPS/ Positioning System
- Health management
- Health Improvement

Spiritual

- Life steward
- Physical & Mental Management
- Senior University

HOME

- Youth Rental House i Go Home
- Young and Elder Co-living



GENESIS-Sanzhi

- The site area is approximately 5,864 pings, and the planned total floor area is approximately 19,304 pings.
- Innovative business models: for both rental and personal owned assets.
 - Sales-type: Elderly caring house “The GENESIS-Sanzhi”
 - Rental-type: Elderly caring house “I Beautiful Life- Sanzhi”
- Total Land base: around 5,864 pings which divided into East and West areas
- Total floor area: planned to be 19,304 pings.
- East Area => Buildings A and B for leasing.
=> Buildings C, D, E and F for sales.
- West Area => “The GENESIS-Sanzhi 2” for sales.
- Total of 168 residential units for rent and 713 residential units for sale in east and west areas. With single and double rooms mainly, from 15 pings to 27 pings per unit.



	West Side Area	East Side Area
Site Area	1,208 pings	4,656 pings
GFA	4,073 pings	15,231 pings
Product Planning	Health Elderly Caring Compound park	Health Elderly Caring Compound park
Development schedule	Expected to Obtain Approval of Building Permit in 4Q 2025.	Expected to Obtain Approval of Building Permit in 1Q 2024.
Current Status	Planning for sale in 3Q 2022	For sale

GENESIS—Qishan

Project	Qishan Project
Site Location	Beishi Section, Middle-Qishan Dist., Kaohsiung
Development Mechanism	Self-Constructed Asset.
Site Area	Phase 1 development plan~18,820 pings
GFA	Phase 1 development plan~19,914 pings
Product Planning	Health elderly caring Compound park



Kaohsiung Railway Station East Old Dormitory Area Urban Renewal Project

● Location:

- Near by the Taiwan Railway Kaohsiung Station, with area of 8,392 pings, type-2 specific commercial area. Building coverage ratio 50% and floor area ratio 300%.
- Public land owned by the Railway Administration of the Ministry of Communications and the Public Works Bureau of Kaohsiung City Government. 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 71st Land rezoned area:

- Kaohsiung Railway Station will be the “Kaohsiung’s Core Center” after railway rebuilt underground. 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 Q-square ,All aged healthy Community 】

● Estimated development schedule :The overall development schedule will take about 6 years.

- Estimated 2 years for the phase of public review operation, and 4 years for field development, application for construction license and subsequent development (Actual planning is subject to the approval of the Authority.)



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.

The Land Development Project of WuRi WenXin BeiTun Line

-Wenxin Chongde & Wenxin Yinghua Stations of TaiChung MRT Systems

● Location :

● Wenxin Chongde Station (G6 Station) :

- Located in the Dongfeng section of Beitun District. Site area about 700 pings, with a coverage rate of 70% and a floor area ratio of 500%.
- MRT system land located in the Taichung Phase IV rezoned area. It is an earlier development area , at the cross road hub of Juwenxin Road and Chongde Road.

● Wenxin Yinghua Station (G8a Station):

- Located in the Zhongyi Section of Xitun District. The site area about 500 pings, with a coverage rate of 70% and a floor area ratio of 500%.
- MRT system land located at the junction center of various development zones in Taichung. With Fengjia night market and Shuinan Special Zone at the north, Science Museum at the Northeast, New Municipal Special Zone at the south, and Qihong Valley and Chaoma Transfer Station an the west.

● Estimated development schedule:

- To utilize TOD (Transit-Oriented Development) mode to construct with MRT stations with smart green buildings. The overall development schedule estimated to take 5 to 6 years. (Actual planning is subject to the approval of the Authority.)



Wenxin Chongde Station Architectural Design Drawing



Wenxin Yinghua Station Architectural Design Drawing

The Land Development Project of WuRi WenXin BeiTun Line

-Nantun Station of TaiChung MRT Systems

● Location :

- Nantun Station located at the intersection of Wenxin road and Wuquan west road in Nantun District, Site area about 771 pings, with a coverage rate of 70% and a floor area ratio of 500%.It's adjacent to the so-called G11 Art Green GalleryWenxin Forest Park & Fengle Sculpture Park, near by Wenxin Evening Market and Wuquan Interchange connecting National Highway No. 1. Nantun Station has advantages of both MRT and highway convenience, with commercial and residential functions.

● Estimated development schedule:

- To utilize TOD (Transit-Oriented Development) mode to construct with MRT stations with smart green buildings. The overall development schedule estimated to take 5 to 6 years. (Actual planning is subject to the approval of the Authority.)



Nantun Station Architectural Design Drawing

The Urban Renewal Project for Lot 246, Subsection 3 Gongyuan Section, Zhongzheng Dist., Taipei City

● Location :

- The project is located at the cross roads of Guanqian Rd. and Xinyang Street near by Taipei Main Station. It involves land base of 608 pings, with building coverage ratio of 75% and floor area ratio of 800%.

- Radium was selected in December 2020 the best executor for the urban renewal project of “Lot 246, Subsection 2 Gongyuan Section, Zhongzheng Dist., Taipei City.” The investment contract is signed in 2Q 2021.

- Radium plans to develop an A-class, smart green office building at the very center of Taipei public transition network, with 27-floor high and 5-floor underground design constructing with steel structure and 5G smart operation management system.

● Estimated development schedule:

- phased planning: 2Q2024 expected to obtain approval of urban renewal , 4Q 2024 expected to obtain approval of construction license, urban review, 2Q 2025 on-site development, 2Q 2029 expected to obtain approval of building permit and completion.



The site for the urban renewal project of “Lot 246, Subsection 2 Gongyuan Section, Zhongzheng Dist., Taipei City.”

Qiao'an project

- **Location :**

- This project is located at the district B of Qiao'an New Village with land size of around 1,000 pings. It is in commercial area of Taipei City, adjacent to the cultural heritage Sun Yat-Sen Memorial Hall, with MRT station on Bannan Line nearby.

- **Ji Shun Life obtained consent of every land owner for the project to reconstruct after years of coordination. The initial plan is to build up SRC green building with garden landscape around the area. The target is to reconstruct aged buildings to raise community prosperity and safety, and make effective use of increasingly scarce land resources.**

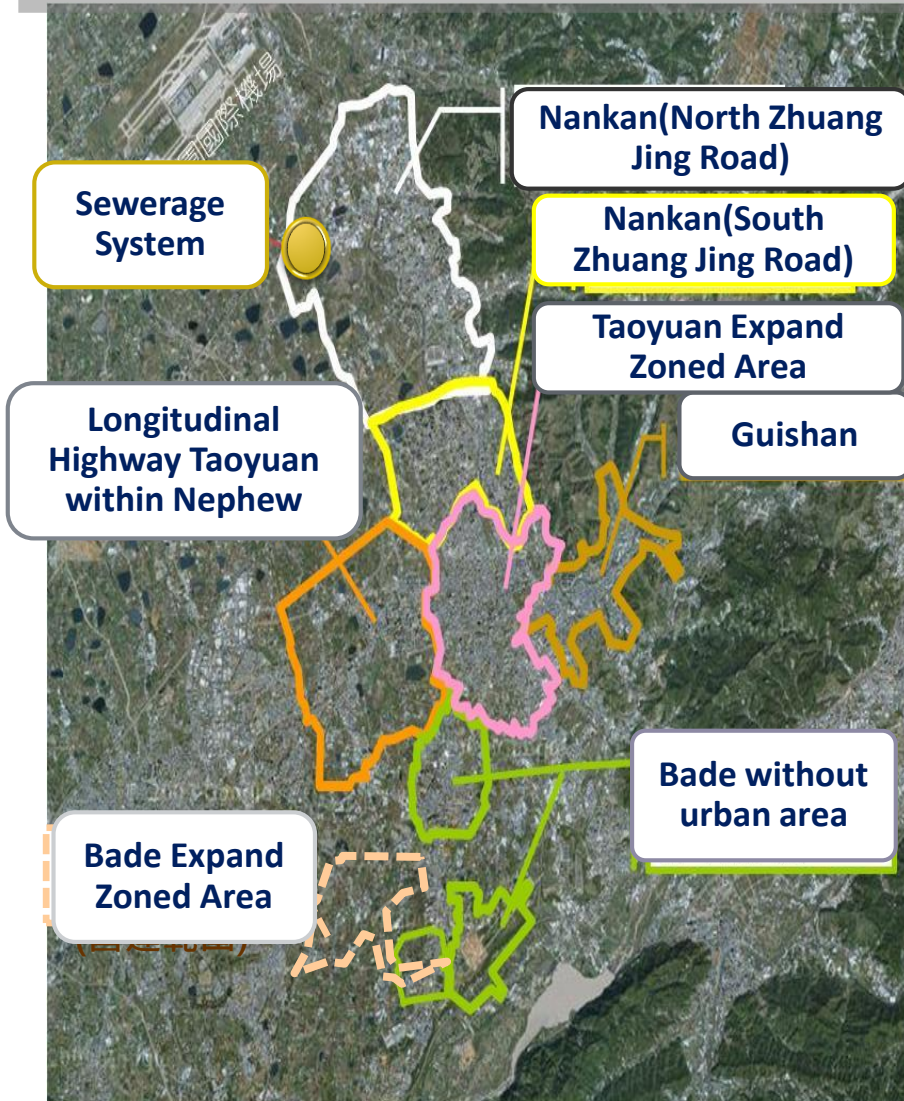
- **Estimated development schedule:**

- **phased planning: 2Q 2021 obtained approval of reconstruction plan, 1Q 2022 obtained approval of construction license, 3Q 2022 on-site development, 3Q 2027 expected to obtain approval of building permit and completion.**



Qiao'an Project Architectural Design Drawing

BOT Project for Taoyuan City Taoyuan District Sewerage System- 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:200,000 Tons/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 to Connect :251,447 units

**5. Affiliated Works: Water-Reclamation System
and Sludge Reclamation)**

BOT Project for Taoyuan City Taoyuan District Sewerage System

-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)					

Latest Status : (Development schedule ,35 years, 2013-2047)

- ◆ Households connected to the system have reached 112,000 end of 1Q 2022.
- ◆ Subsidiary Rih-Ding Water Enterprise Co. has completed the second phase expansion project of Taoyuan North District Water Resources Recycling Center in Dec. 2020 and connected 123 kilometers underground pipeline network in Taoyuan North District.
- ◆ The system is now able to treat 100,000 tons of sewage a day
- ◆ With patented technologies of BioNET (bioreticulum) and MBR (membrane biological reaction) filtration, Rih-Ding Wager is now capable to generate 31,000 tons of reusable water per day.

Water BTO (build, transfer, operate) Project of North District Water Resources Recycling Center in Taoyuan

● Location :

- The base of project is located on the north side of the Taoyuan North District Water Recycling Center, at the Nanqing Section of Luzhu District, Taoyuan City, with an area of about 2.5 hectares.

● The scope of the project covering the reclaimed water treatment plant and the pipeline system transmitting reclaimed water to Guanyin Industrial Park and Taoyuan Refinery Plant, etc. It is estimated 40,000 metric tons (CMD) of reclaimed water per day can be provided after completion of the first phase. The purpose is to stabilize industrial water usage, so as to increase employment opportunities and economic development in Taoyuan.

● Development Concept :

- The Taoyuan BTO reclaimed water system is planned to be integrated with Taoyuan sewerage recycling system managed by Rih Ding Water. It's schemed to equip with patented bio-net membrane (BioNET) combining with membrane biological reaction (MBR) filtration for sewage pretreatment. By adopting technologies of selected filtering cloth, ultrafiltration membrane (UF) backwash water, reverse osmosis membrane (RO) with two-stage protection design, AI intelligent and early warning system, the system is prospected to ensure high quality of reclaimed water, with energy-saving and carbon-reduction benefits.

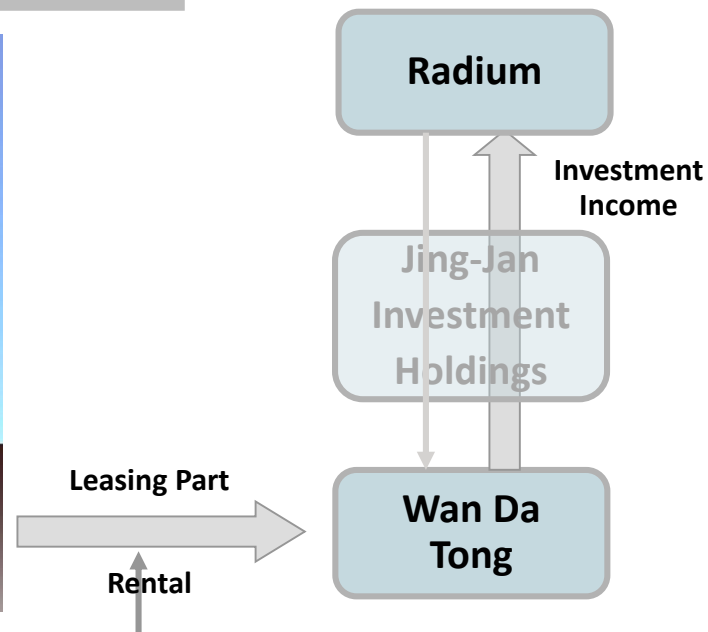
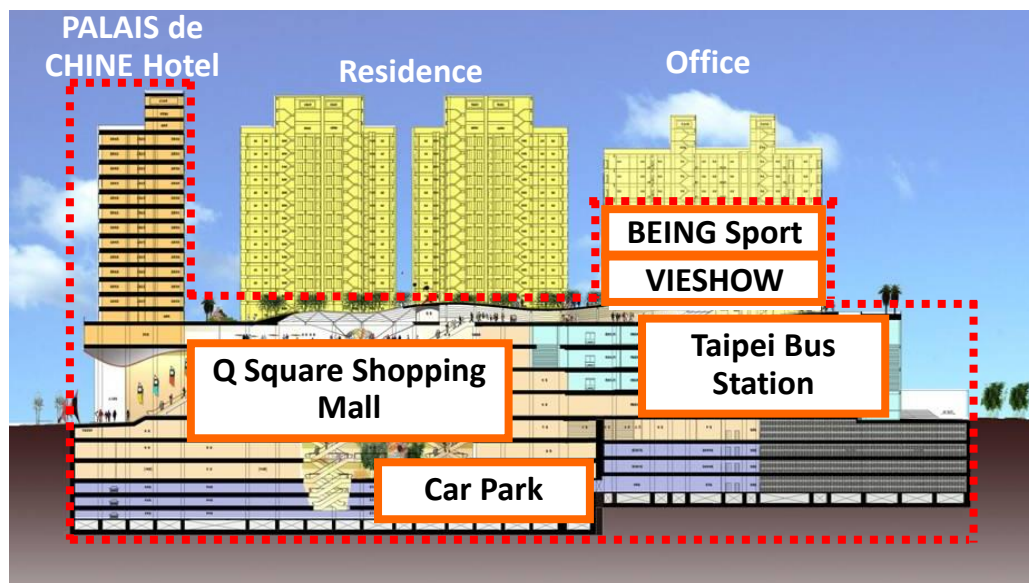
● Estimated development schedule :

- The permit period forecasted to be 18 years, including construction period of 3 years and operation period of 15 years.



Architectural Design Drawing of “Reclaimed Water BTO Project of North District Water Resources Recycling Center in Taoyuan”

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