



Radium Group

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4Q 2022 Radium Group Summary/ Update

1. 4Q 2022- Radium won "Real Estate and Construction Industry Group Report -Golden Award" at the 2022 Taiwan Corporate Sustainability Awards (TCSA).
2. 4Q 2022- Subsidiary Titan Development and Construction Co., Ltd. participated in the open tendering procedures of the "Administrative Building and Library Building Construction, National Palace Museum," was awarded the winning tender and signed the contract, with an amount of around NT\$490 million. Titan Development developed also Taoyuan City Environmental Protection Bureau's " Longtan Great Pond Water Quality Improvement and Water Environment Construction Project" and won the Top prize under aerobic purification category of the "National Water Environment Award of the Ministry of Economic Affairs and Water Resources".
3. 4Q 2022- The Genesis 1-Sanzhi closes the sales, with several reserving residences for long-term caring and family members to accompany with. The Genesis 1 is targeting to complete construction in the first half of 2024. The following project "The Genesis 2- Sanzhi," has launched in 2022 Q4 with more than 130 sea-view leisure residences of 15-ping to 33-ping for the senior.
4. 3Q 2022-Subsidiary Ji Shun Life integrated Qiao'an project located at the Taipei commercial area, with land size of around 1,000 pings. The project has started construction in July 2022 with initial plan 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.

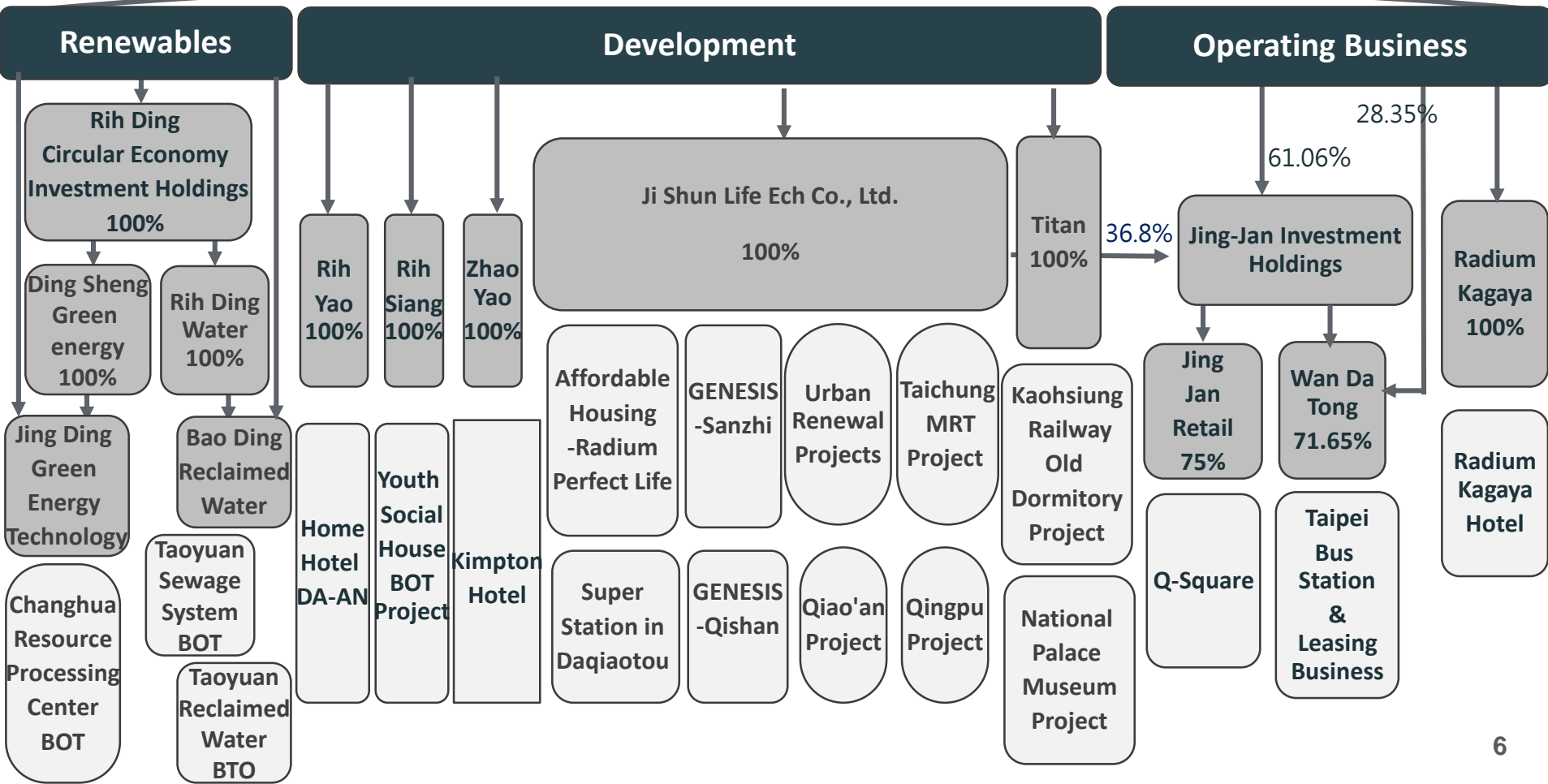
4Q 2022 Radium Group Summary/ Update

5. 3Q 2022- Subsidiary Rih Ding Water is managing the Taiwan largest Taoyuan North District Water Resource Recovery System BOT, apart from combining BioNET technology with MBR filtration system, Rih Ding Water cooperates also with ITRI through “A+ program” to develop further technology of reducing sodium, chlorine, nitrate and sulfuric acid in recycled water. The system had reached 119,000 households at the end of 3Q 2022.
6. 3Q 2022- The Annual Shareholders' meeting approved 2021 Financial Report and the cash dividend per share to shareholders NT\$0.2.
7. 3Q 2022- Subsidiary Bao Ding Reclaimed Water 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.” and started the project on November 7, 2022. The base of the project is an area of about 2.5 hectares. The permit period is schemed to be 18 years and estimated 40,000 metric tons (CMD) of reclaimed water per day can be provided after completion of the first phase.
8. 3Q 2022- Subsidiary Jing Ding Green Energy Technology, managing the BOT project of Zhangbin Industrial Park Resource Processing Center, is supported by bankers with the total amount of syndicated loan reaches NT\$ 4.3 billion. The syndicated loan is the first circular economy BOT project linked to ESG in Taiwan financial market, so as to evaluate the prime lending rate bankers provide to Radium.

4Q 2022 Radium Group Summary/ Update

9. 3Q 2022- Subsidiary Bao Ding Reclaimed Water, planning to develop “Reclaimed Water BTO Project of North District Water Resources Recycling Center in Taoyuan,” is supported by bankers with total amount of the syndicated loan reaches NT\$ 2.93 billion.
10. 3Q 2022- Radium receives praise at the FIABCI-Taiwan Real Estate Excellence Awards 2022 for its project “Radium Perfect Life (A6)” being awarded both the "World Gold Winner under the Affordable Housing Category," and "World Silver Winner under the Master Plan Category" of the FIABCI World Prix d'Excellence Awards 2022.
11. 3Q 2022- Radium and its subsidiary Rih-Ding Water had implemented ISO 14064-1 process and obtained both greenhouse gas verification statements issued by SGS in June 2022.

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,Gaotiezhanqi an E. Rd /Qingshan Rd Zhongli Dist., Taoyuan City | Sanzhi District Fuhai Section | Qishan District, Kaohsiung City Northern section | Next to Kaohsiung Railway Station | 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 | East side ~4,656 pings/ West side ~1,208 pings | Phase one ~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 1Q 2023 | Under planning | 4Q 2025 | 1Q 2024/ Chongde Station & Yinghua Station 3Q 2024/ Nantun Station | 2Q 2025 | 3Q 2022 |
| Scheduled Completion Time | 3Q 2019 | 3Q 2021 | East side 1Q 2024/ West side 4Q 2025 | Under planning | 4Q 2029 | 2Q 2027/ Chongde Station & Yinghua Station 3Q 2027/ Nantun Station | 2Q 2029 | 1Q 2027 |
| Scheduled Launch Time | 4Q 2019 | 2Q 2020 (4Q 2021 Final walk-through) | East side Sales Closing / West side For sale | Under planning | 4Q 2024 | Under planning | 4Q 2024 | 1Q 2023 |

Radium Green Buildings Certified by EEWB by end of 2022

| 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

- I Beautiful Life-Zhonghe & Sanzhi
- The GENESIS-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

Spiritual

HOME

- Safety Care GPS/ Positioning System
- Health management
- Health Improvement
 - Life steward
 - Physical & Mental Management
 - Senior University
- 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.
- Total floor area: planned to be 19,304 pings.
- “The Genesis 1- Sanzhi” => Buildings A and B for leasing.
=> Buildings C, D, E and F for sales.
- “The Genesis 2- Sanzhi” => “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 33 pings per unit.



| | “The Genesis 2- Sanzhi” | “The Genesis 1- Sanzhi” |
|----------------------|--|--|
| 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 | For sale | Sales Closing |

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 Noutheast, 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 Gallery Wenxin 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 undergrounded 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, 1Q 2027 expected to obtain approval of building permit and completion.**



Qiao'an Project Architectural Design Drawing

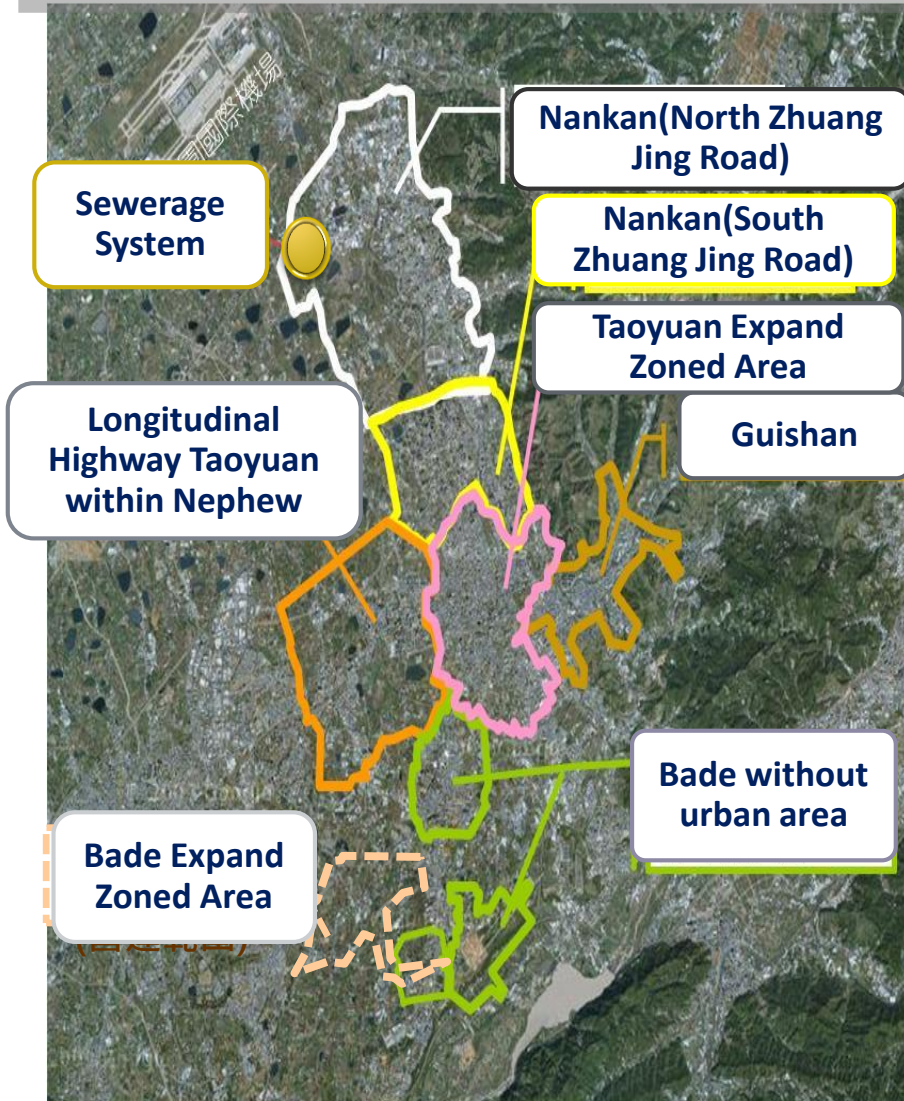
Administrative Building and Library Building Construction, National Palace Museum

- **Location :**
 - The project is located at the Zhishan Section, Shilin District of Taipei City, with a floor area around 2,195 pings.
- **Estimated development schedule :**
 - The preliminary design of the administrative building and library construction had been completed in March 2021, urban design approved in August 2021, construction contract signed with the National Palace Museum in October 2022 and construction started in November 2022, with estimated construction schedule of 2 years.
- "Administrative Building and Library Building Construction, National Palace Museum" is one of the sub-plans of the Executive Yuan's "New Palace Museum - midterm plan for publicizing Palace Museum to promote development of tourism industry." The aggregate planning is scheduled to be completed by 2026.
- The project is initially planned to build a 3-storey administrative building and a 2-storey library above the ground, with designs of smart green building.



Architectural Design Drawing of "Administrative Building and Library Building Construction, National Palace Museum"

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 119,000 end of 3Q 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 140 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.

● Development Concept :

- Taoyuan Reclaimed Water BTO Project will utilize the latest reclaimed water technology and integrate sewer recycling experience of Rih Ding Water to establish a quality management mechanism of water resource. With monitoring equipment and abnormal water quality storage tank being installed, the BTO project will make sure the systems providing stable and quality reclaim water with advanced inspection mechanism. Along with that, AI simulation prediction and big Data will be established with Industry 4.0 application to auto-control equipment operations smoothly. The power supply will be mechanized based on peak time detection, saving more than 10% of electricity consumption. With environmentally low-impact and “ESG Reclaimed Water Demonstration Park” designs, the retained impounding reservoirs will create an ecological floating island park with origin trees.

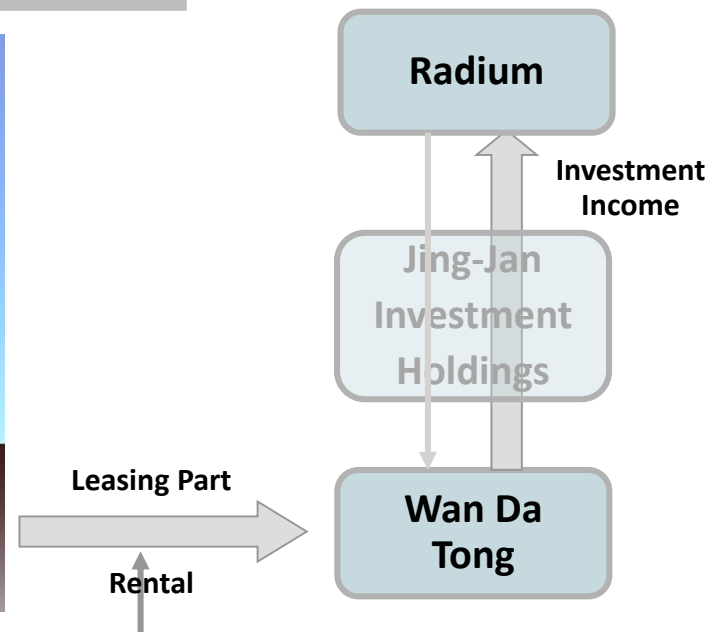
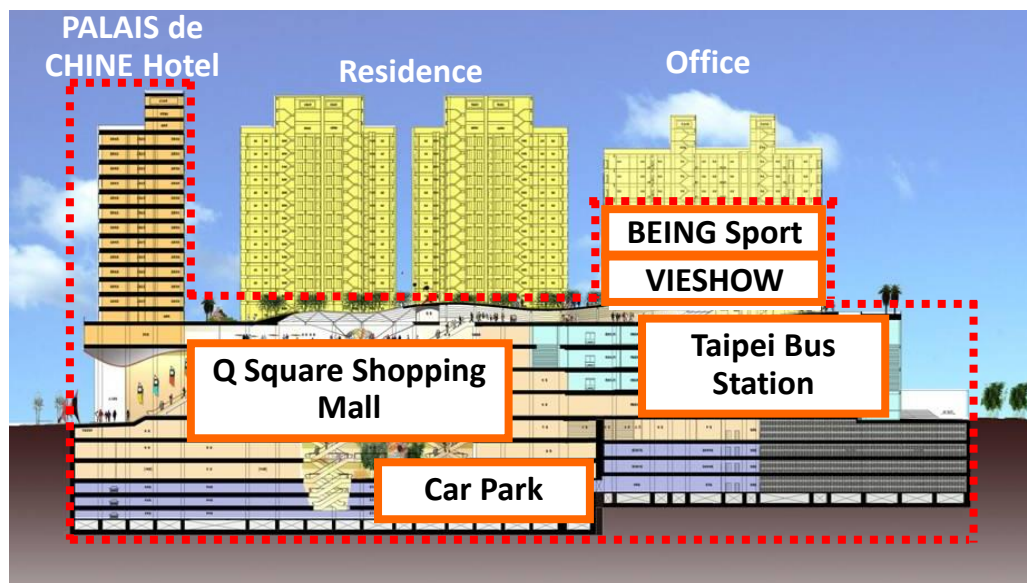
● Estimated development schedule :

- 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