

Radium Group





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RADIUM GROUP

Vision, Mission and Core Values

願景

Vision

永續綠生活集團

A green enterprise determined to uphold sustainability.

使命

Mission

高品質的多角化經營，成為人人嚮往的品牌標竿

To deliver the utmost quality in a diversified arena and be the global benchmark for future enterprises.

五大核心價值

Core Values

Value

創造價值



Diversity

多元共榮



Innovation

持續創新



Synergy

協同合作



Sustainability

永續發展



Summary of Major Developments (Q4 2024 – Q1 2025)

[Capital and Group Structuring]

- **March 2025 | Capital Increase Plan for Rih Ding Investment Holdings to Expand Circular Economy Footprint**
 - The subsidiary Rih Ding Investment Holdings is executing a cash capital increase of 9.9 million shares at an issue price of NT\$96.24 per share, raising a total of NT\$952 million.
 - Following the capital increase, the paid-in capital will reach NT\$975 million (with a par value of NT\$10 per share), providing greater flexibility in resource allocation and effectively advancing green industry development.
- **January 2025 | Capital Increase by Radium**
 - A plan to issue 80 million common shares at NT\$10.3 per share is underway to strengthen overall group deployment. The number of outstanding shares after the capital increase is approximately 1,035.09 million shares

[Construction Project Development Progress]

- **March 2025 | “Radium ONE” Project successfully topped out**
 - Construction is progressing on schedule, with completion expected in Q4 2026.
 - Positioned as a light luxury residence, combined with the commercial appeal of the Taipei Dome district, the project shows strong long-term value appreciation potential.
- **Q4 2024 | Major Projects by Titan Development Advance**
 - The “National Palace Museum Administrative Building and Library” has been officially completed.
 - Groundbreaking for the social housing project "Dan Jin Housing" in New Taipei City was successfully held, with completion targeted for 2029.

Summary of Major Developments (Q4 2024 – Q1 2025)

[Land and Asset Activation]

- **Q4 2024 | Li Chiang Development sells land in Taoyuan**
 - **Planned sale to Taishin Life Insurance Co., Ltd., with a total land area of approximately 24,500 pings (about 80,991 m²).**
- **The transaction is valued at approximately NT\$5.367 billion, with estimated pre-tax profits of NT\$3.5 billion.**

[Shareholder Return Policy]

- **March 2025 | 2024 Dividend Policy Announced**
 - **In line with sound financial principles and a commitment to shareholder returns, a total cash dividend of NT\$600 million is proposed to be distributed from capital surplus.**
 - **Based on the number of outstanding shares at the end of 2024, the estimated dividend is approximately NT\$0.62 per share.**
 - **This estimate is based on 955.09 million shares outstanding as of December 31, 2024 (prior to the capital increase). The actual distribution amount will be based on the ex-dividend date.**

Summary of Major Developments (Q4 2024 – Q1 2025)

[Smart Applications and Sustainable Operations]

- **March 2025 | Smart Tourism Introduced to Remote Areas**
 - Subsidiary Wan Da Tong Enterprise assisted Namasia District in Kaohsiung in promoting smart tourism via the “Taipei Bus Station App,” supporting the 2025 Namasia Firefly and Peach Festival.
- **Q4 2024 | / Reclaimed Water Supply Progress**
 - Steady advancement in both the Taoyuan North District Sewerage System BOT project (Rih Ding Water) and the reclaimed water BTO project (Bao Ding Reclaimed Water).
 - As of Q4 2024, Bao Ding supplies a stable daily output of 18,000 CMD of reclaimed water to Nan Ya Plastics and CPC Taoyuan Refinery.

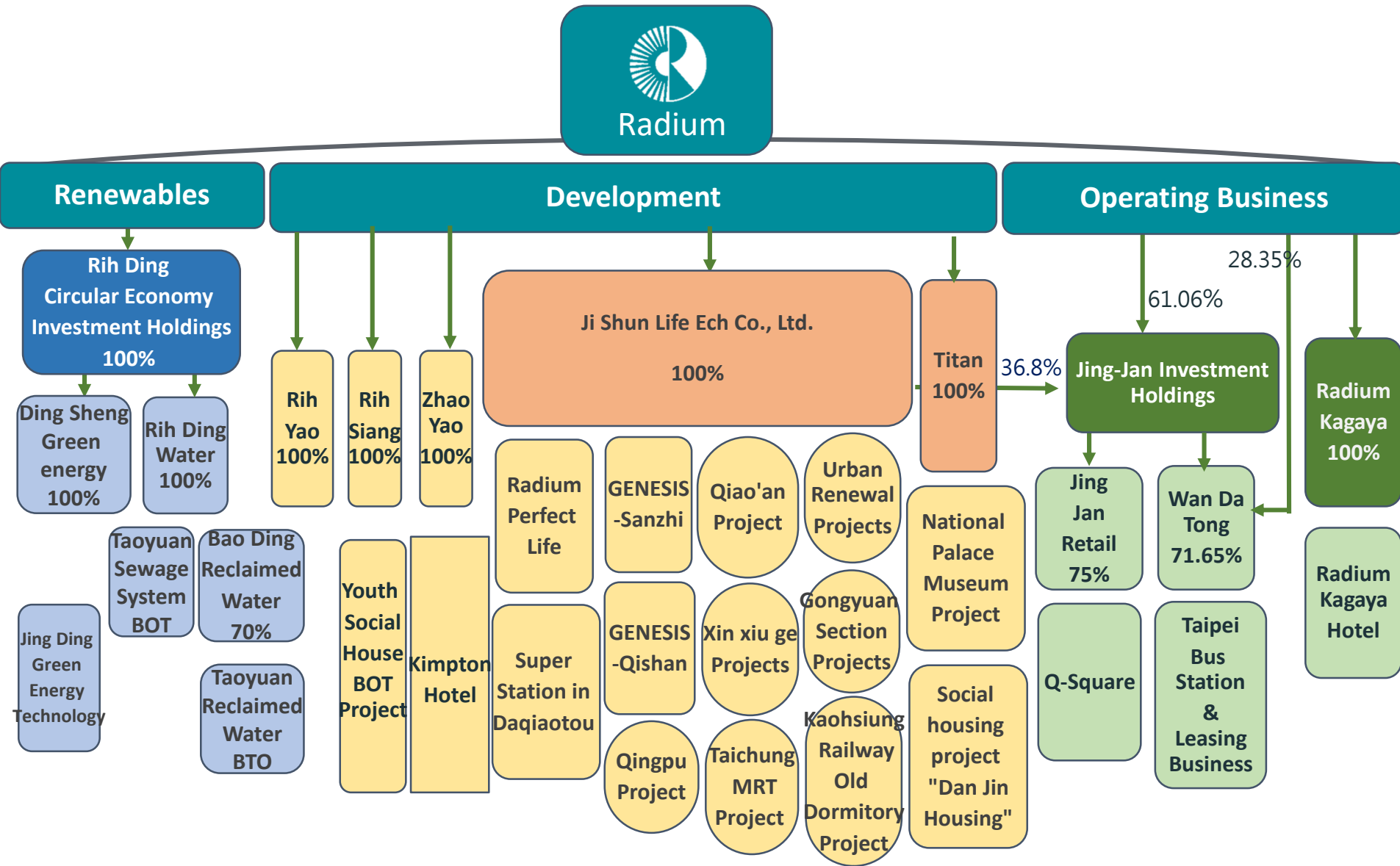
[Brand Recognition and Public-Private Partnerships]

- **Q4 2024 | Multiple National-Level Honors Received**
 - Radium and subsidiary Ji Shun Life Tech. received five prestigious awards, including the National Architecture Gold Award and Taiwan Integrity Brand Award.
 - Vice President Hsiao Bi-khim met with the Company to acknowledge its longstanding efforts and contributions to sustainability.
- **Q4 2024 | Zhonghe Xiufeng Social Housing BOT as a Demonstration Model**
 - Subsidiary Rih Siang developed the only successfully operated BOT social housing project in Taiwan.
 - The project was visited by New Taipei City Mayor and Yunlin County Magistrate, serving as a benchmark for youth housing development at the local level.



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Radium Group Organization & Business



Current Major Projects

Project	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 2 Gongyuan Section, Taipei City	Qiao'an “Radium One”	Beitou Xin xiu ge project
Site Location	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	No. 238, Guangming Road, Beitou District, Taipei City
Development Mechanism	Self-Constructed Asset	Self- Constructed Asset	Urban renewal	MRT Joint Development	Urban renewal	Reconstruct-ion of urban aged buildings	Urban renewal
Product Planning	Silver senior 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	Residential Building
Site Area	East side ~15.392 m²/ West side ~4,000 m²	Phase one ~62,215 m²	~27,617 m²	~2,314 m²/ ~1,653 m²/ ~2,545 m²	~2,010 m²	~3,431 m²	Estimated 4,608 m²
Expected Commence- ment Time	East side 2Q 2020/ West side 1Q 2023	Under planning	Under planning	1H 2025/ Chongde Station 2H 2026/ Yinghua Station 1H 2026/ Nantun Station	4Q 2026	3Q 2022	Under planning
Scheduled Completion Time	East side 3Q 2025/ West side 4Q 2025	Under planning	Under planning	2H 2028/ Chongde Station 1H 2030/ Yinghua Station 2H 2029/ Nantun Station	4Q 2030	4Q 2026	Under planning
Scheduled Launch Time	East side Sales closed / West side Sales closed	Under planning	Under planning	Under planning	Under planning	On sale	Under planning



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Radium Senior Caring Business

Radium Silver Life Project Goals

- **Industry transformation** : establishing operational models for opportunities in the senior caring industry.
- **Building resorts with residential units** fulfilling demands for both rentals and assets, providing comfort and livability for the senior generation.
- **Establishing a dual-brand presence** in the senior care industry with Le Tau Chu Senior Happiness Home and The Genesis.

For-Rent Senior-Friendly
Residential Property

**Le Tau Chu Senior
Happiness Home**

For-Sale Senior-Friendly
Residential Property

The Genesis

Zhonghe Branch
Sanzhi Branch
Qishan Branch

Sanzhi Branch
Qishan Branch

Healthy Senior-Friendly
Multi functional resorts





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Le Tau Chu Senior Happiness Home-Zhonghe

"Le Tau Chu" demonstrates
an innovated community for all ages



- Awarded the "Most Popular Brand Award" by the 2023 National Brand Yushan Award
- Awarded the "Symbol of National Quality" for three consecutive years by the National Biotechnology Medical Technology Policy Center.

New Concept for Smart Health Care





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Radium Senior Caring Business-Sanzhi Senior community

New Taipei City Government Sanzhi Senior Innovation Cluster



- **Site Scale**

- Site Area: Approximately 19,391 m²
- Planned Total Floor Area: Around 63,814 m²

- **Phased Development Plan**

- [Phase I | East Zone]

- Rental Senior Housing
 - Buildings A & B: Le Tau Chu Senior Home-Sanzhi
- For-Sale Senior Housing
 - Buildings C, D, E, F
- Planned Completion: Q3 2025

- [Phase II | West Zone]

- For-Sale Senior Community
- Planned Completion: Q4 2025

- **Product Specifications and Design**

- Main Unit Sizes: 49 to 109 m², offering single and double room units
- Total Units: 816 (Rental Units: 164 +For-Sale Units: 652)





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The Genesis-ESG Concept Planning

- **Product Design: Smart Care and Operational Services**
 - Le Tau Chu Senior Happiness Home-Sanzhi : Entire building functions as the operations center
 - o Resident teams: Professional staff including nurses, dietitians, and social workers
 - Integration of Advanced Technologies:
 - o UWB (Ultra-Wideband) positioning system, Integration with the wellness app and identity recognition chips for real-time emergency location tracking
- **Seaside Wellness Resort**
 - Architectural Highlight
 - o Smart green building | Enhanced ventilation and natural lighting
 - o Thermal insulation and energy-saving design | Raised platform for urban farming
 - o Barrier-free spaces | Expanded building spacing to enjoy ocean and mountain views
 - System Integration:
 - o Cloud-based smart care system
 - o Comprehensive implementation of physical and mental health monitoring
- **Vision**
 - To develop the Genesis-Sanzhi into a benchmark for premium senior living in Taiwan—a holistic community integrating leisure, care, and asset value for an enriched aging experience.



Three Major Strategy Axis



Urban health and wellness, happy life for all ages

1 Wellness home for senior

Product positioning [Green treasure land for all ages]

2 Accommodation for multiple functions

Product positioning [Composite space All in one]

3 Life in Villa

Product Positioning [Sky Villa -100 Life Styles]

Six PLUS functions at Le Tao Ju health Club

Aging at home

Building With Height 6 meters and multiple levels

Living together on different levels, independent yet caring

Function in place to build business

Able to start business at home

Composite model, high value added

Store + Micro Office+ Home

Greenery, tranquility and privacy

Enjoy villa life at home

Taiwan's first duo-diamond green building

Sky Tree Garden × Villa Life x Pets Paradise

GENESIS–Qishan

Project	Qishan Project
Site Location	Beishi Section, Middle-Qishan Dist., Kaohsiung
Development Mechanism	Self-Constructed Asset.
Site Area	Phase 1 development plan~62,215 m ²
GFA	Phase 1 development plan~65,832 m ²
Product Planning	Health senior caring Compound park





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The Land Development Project of WuRi WenXin BeiTun Line



台中捷運綠線路線圖 TMRT Green Line Route Map

圖例 Legend



Source: Taichung Metro Corporation official website



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臺中捷運: 文心崇德站 vs 文心櫻花站 vs 南屯站聯開案

MRT Station Architectural Design Concept Diagram



MRT Station	Wenxin-Chongde (G6)	Wenxin-Yinghua (G8a)	Nantun Station
District	Beitun District	Xitun District	Nantun District
Land Base	Approx. 2,314 m ²	Approx. 1,653 m ²	Approx. 2,545 m ²
Actual Building Coverage / FAR	Approx. 70% / 800%	Approx. 70% / 800%	Approx. 70% / 790%
Transportation Hub	Wenxin × Chongde Intersection	Multi-core junction	Wenxin × Wuquan Intersection
Development Progress	Preparatory work for the commencement of work	Urban planning revision in progress	Urban design review in progress
Environmental Features	Mature residential area	Blend of commercial district & special zone	Green space & transportation hub

*Urban Planning Based on TOD (Transit-Oriented Development) Model:

Integrating MRT station structures → Co-constructed smart & green buildings → BIM digital modeling

→ low carbon (low embodied-carbon building rating system) certification → Enhancing regional economic

*Development Project Timeline:

Year 1 → Year 2~3

→ Year 4~6

→ Year 6~7

Contract Signing → Urban Design Review

→ Construction & Development

→ Completion & Closing

(Aligned with the development of Taichung's Mass Rapid Transit system; actual planning is subject to approval by the competent authority.)



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The Urban Renewal Project for Lot 246, Subsection 2 Gongyuan Section Zhongzheng Dist., Taipei City

- [Urban Renewal Project | New A-Grade Green Office Landmark]
 - Site Location: Intersection of Guangqian Road and Xinyang Street, Zhongzheng District, Taipei City (former Guangqian United Building)
 - Land Size: Approximately 2,010 m²
 - Zoning: Type 4 Commercial Zone (partially designated as roadway)
 - Actual Building Coverage/FAR: Approx. 75% building coverage/ Approx. 1,100% floor area ratio
 - Integration Status: 100% owner consent; full-area reconstruction with rights conversion process
- [Development Concept | Smart, Green, Landmark A-Grade Office]
 - Design Theme: "Crystal Radiance in the City – Dual Glow of White & Green"
 - Building Plan: 27 floors above ground, 5 floors below ground; steel structure
 - System Features: 5G Smart Operation Management System, Green Building Label, Low carbon (low embodied-carbon building rating system) certification
 - Positioning: A-Grade Smart Green Office Tower
- [Core Advantages | Zhongzheng District Gateway, 5-Rail Hub]
 - Located in the heart of Taipei's main station commercial district
 - Within a 3-minute walk to Taipei Main Station (TRA / HSR / MRT / Airport MRT / Bus Terminal), premium business zone with high office rental levels
- [Estimated Development Timeline]
 - Q4 2025: Urban renewal plan approval
 - Q2 2026: Building permit issuance
 - Q4 2026: Construction begins
 - Q4 2030: Completion

Architectural design drawing for "Lot 246, Subsection 2 Gongyuan Section, Zhongzheng Dist., Taipei City."



● Basic Information

- **Site Location:** At the border of Da'an and Xinyi Districts, Taipei City, between Lane 260 and Lane 280, Guangfu South Road
- **Site Area:** 3,431 m²
- **Transportation Access:** Directly opposite Sun Yat-Sen Memorial Hall MRT Station; close to the Xinyi Planning District, Taipei Dome, and Sun Yat-Sen Memorial Hall
- **Market Supply & Demand:** Low office vacancy rate in the area, with strong demand for lease renewals and new tenancies—ideal for mixed-use residential and office development
- **Reconstruction Method:** Applying for redevelopment under the Urban Dangerous and Old Building Reconstruction Acceleration Act
- **Original Site Context:** Previously Qiao'an New Village—an aging, low-density community in the city center; redevelopment will improve structural integrity and safety

● Architectural Plan

- **Building Scale:** 24 floors above ground / 4 floors underground, SRC steel structure
- **Design Direction:** Focused on structural safety and sustainability, with integrated smart green building systems

● Planned Certifications:

- WELL Building Standard (Health & Wellness)
- Smart Building (Gold Level)
- Green Building
- Low-Carbon Building
- Seismic-Resistant Structure

● Estimated Development Timeline

- Q1 2022: Building permit issued
- Q1 2025: Structural topping-out
- Q4 2026: Project completion

"Radium One" Architectural Design Drawing





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Social housing project "Dan Jin Housing" in New Taipei City

Site Information

- **Location:** Tamsui District, New Taipei City, at the intersection of Danjin Road and Binhai Road, situated in the core area of the Danhai New Town
- **Site Area:** Approximately 2,117 ping (around 7,000 square meters)
- **Transportation & Living Amenities:** Near Tamsui Administrative Center Station (Danhai Light Rail), adjacent to Tamsui National Sports Center and the Disaster Prevention Park (Gongba Park)

Development Highlights

- **Winning Bid Amount:** NT\$3.339 billion
- **Building Scale:** 14 floors above ground / 3 floors underground
- **Legal Building Coverage / FAR:** 60% / 450%
- **Construction Start:** December 2024
- **Construction Duration:** Estimated 5.5 years

Residential & Functional Design

- **Total Units:** 620 social housing units
 - 5% of units are barrier-free, located on lower floors
- **Age-Friendly Facilities:** Enhanced residential safety + comfort
 - Kindergarten, Daycare Center, Central Courtyard Plaza
 - Commercial shops and lifestyle service spaces

Sustainability & Safety Certifications

- Green Building Label
- Intelligent Building Label
- Seismic Design Certification
- Earthquake Resistance Certification

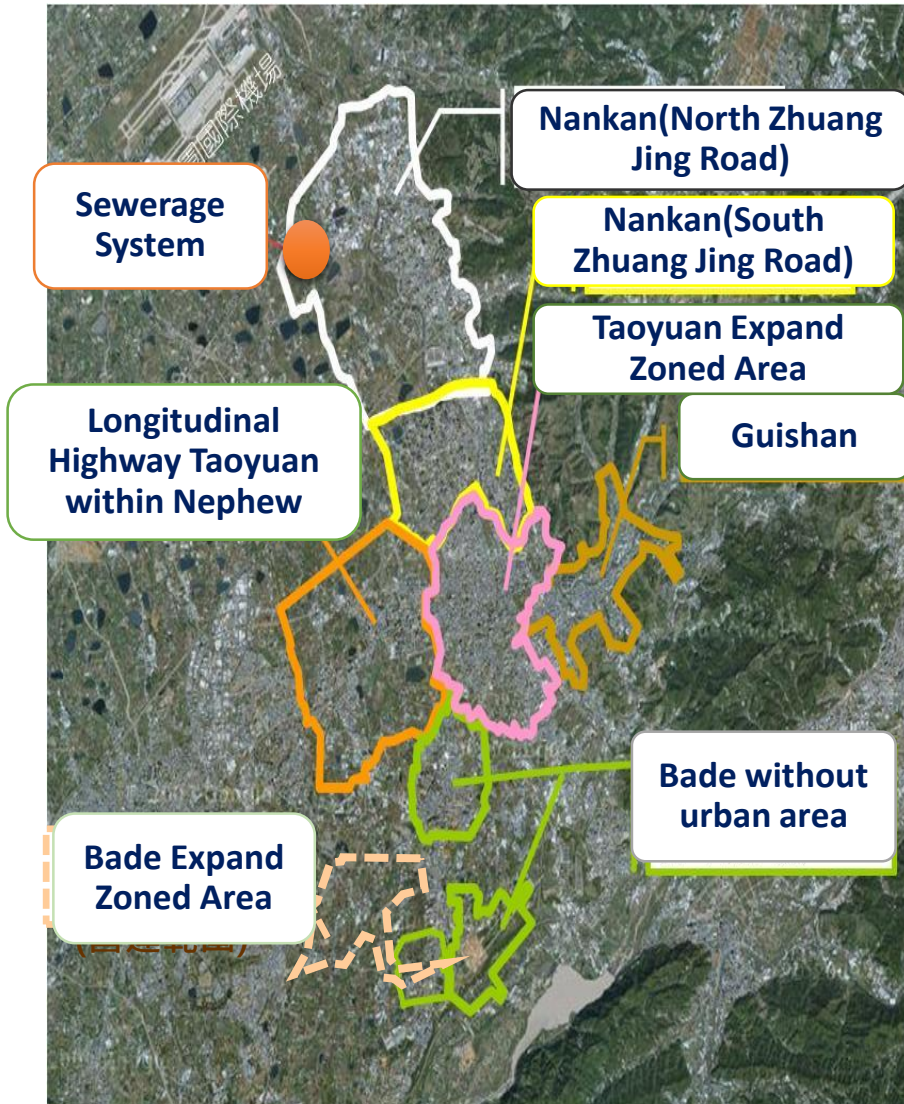


Architectural Design Drawing of
the social housing project "Dan Jin Housing"



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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**

Overall Project Target :

1.Sewerage System Capacity: 200,000 M³/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)																					Total 284.99km														
	99					66 (165)					78 (243)					42 (285)																			
User Units (10,000 units)																					Total 251,000 units														
	3.0					7.4 (10.4)					8.7 (19.1)					6.0 (25.1)																			

Year	2016-2020	2021-2025	2026-2028	2029-2033						
Sewage treatment (10,000 CMD[M³/day])	5	5 (10)	5 (15)	5 (20)		Total 200,000 CMD				

- **Project Duration: 35 years (2013 to 2047)**
- **Final Target: Daily treatment capacity of 200,000 CMD by 2047**
- **Current Progress**
 - Connected Households: 158,000
 - Contribute Public Sewerage Connection Rate: above 60%
 - Daily Treatment Capacity: 100,000 CMD
- **Supply High Quality Recycled Water to Taoyuan Reclaimed Water BTO**
 - 30,000 CMD daily currently
 - Expected to supply 60,000 CMD daily in mid-2025
(According to the progress of Reclaimed Water BTO project)
- **Phase 3 Expansion & Smart System Upgrade**
 - Approved by the Authority: April 2024
 - Expected Completion: 2026
 - Targeted Daily Capacity After Expansion: 150,000 CMD
- **Technology Integration:**
 - AI-based smart water management
 - Early warning systems
 - Anaerobic digestion technology
 - Expected 6% CO₂ reduction



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

● Project Overview

- Location: Nanqing Section, Luzhu District, adjacent to Taoyuan North District Water Resource Recycling Center
- Site Area: ~2.5 hectares

● Contract Timeline:

- Signed: June 14, 2022
- Land Handover: June 15, 2022
- Total Duration: 18 years (3 years construction + 15 years operation)
- Construction Start Date: November 7, 2022



● Water Supply Progress / Plan

Year	Water Supply Target	Daily Supply Volume (CMD)	Remarks
2024 Q3	Nanya Textile Plant	8,000	Official supply starts in September
2024 Q4	CPC Taoyuan Refinery	10,000	Combined daily supply of 18,000 CMD to Nanya & CPC Taoyuan
2025 H2	Guanyin Industrial Park + Nanya & CPC Taoyuan	40,000	2025 Q1 water pipeline construction reaches around 94%
Future Plan – Full	Aerospace Industrial Zone, Dayuan Industrial Park, etc.	112,000	Will become the largest reclaimed water project in northern Taiwan upon completion

● Integrated Core Technologies by Jih Ding Water

- MBR (Membrane Bioreactor) system
- BioNET biofilm treatment technology

● Dual Protection Treatment System

- Ultrafiltration (UF)
- Reverse Osmosis (RO)

● Smart Management Systems

- AI-based intelligent control with energy recovery
- Energy Efficiency: Estimated energy savings of over 10%
- Expected to be the First fully automated smart reclaimed water plant in Taiwan



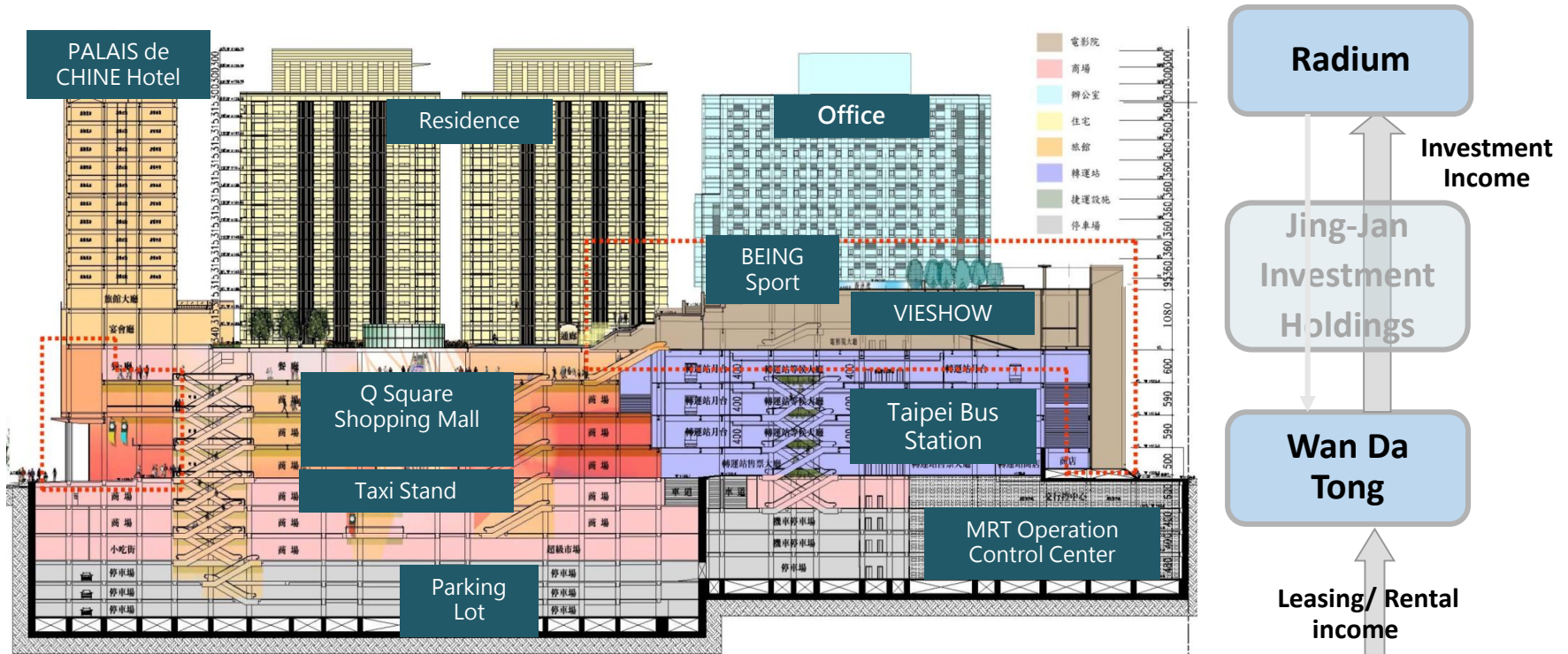
UF membrane system



RO membrane system



RADIUM GROUP Wan Da Tong - Taipei Bus Station & Leasing Business



Business	Hotel	Cinema	Club	Mall	Parking Lot	Bus Station
Area (m ²)	92,893	40,430	12,033	229,489	64,463	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

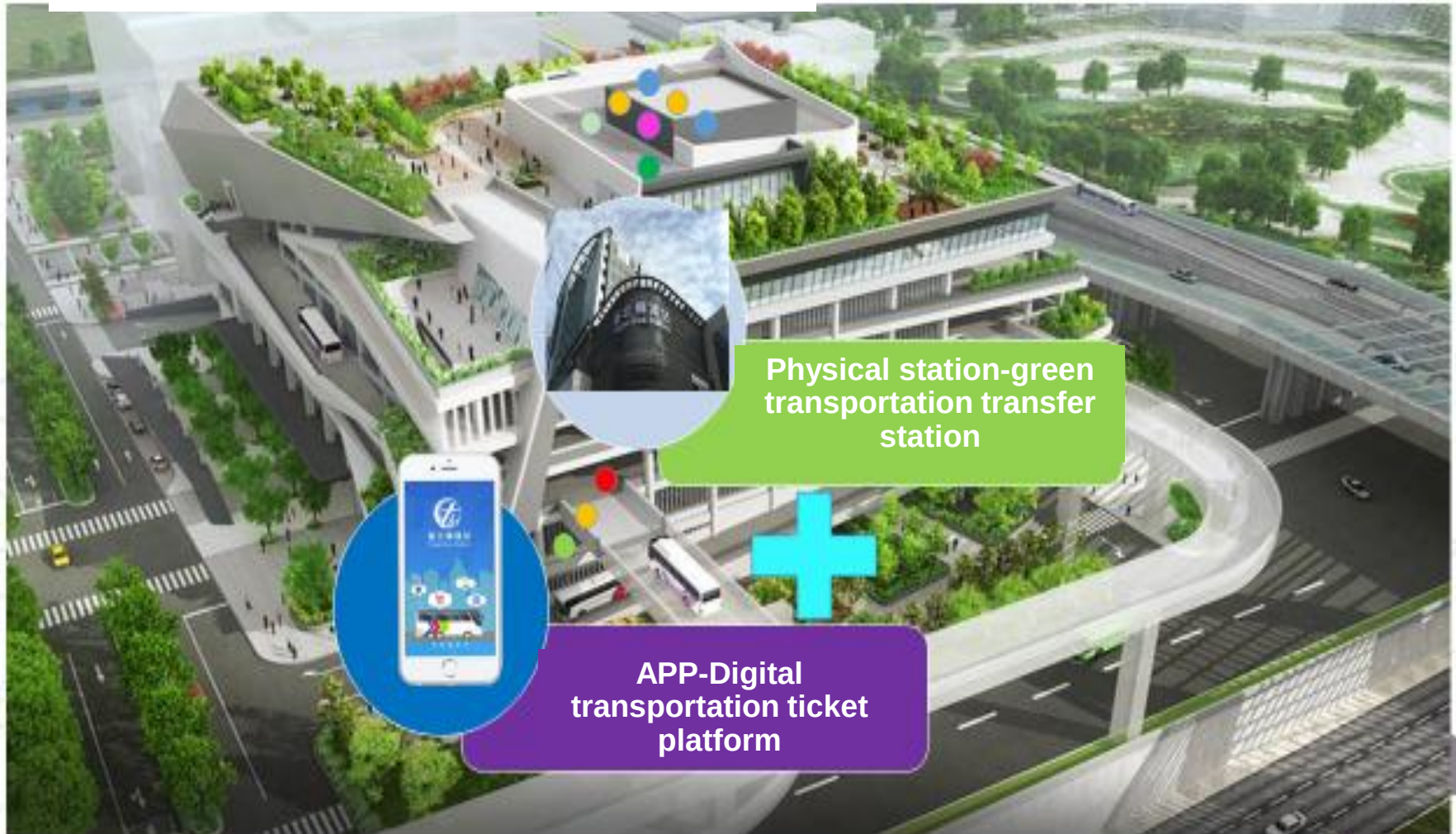


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Wan Da Tong - Taipei Bus Station & Leasing Business

Integration of virtual and real Mastering access

Smart Ticket Business
Office





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Wan Da Tong - Taipei Bus Station & Leasing Business

Taipei Transfer Station APP Passenger and Maritime Transportation Package Sightseeing Itinerary



Started operation on
2019 08 23

Smart Ticket Business
Office

Number of
members



More than
414,000

Number of
users



Average 1600
tickets/day

Number of
ticked sold



Over 2.13
million

Number of
Operators



More than 18
partners

Cross-border
cooperation



Maritime and
shipping

Government
projects



Welcome to
my ChiaYi

Local
sightseeing



Pingtung
sightseeing
bus

Cooperate with
tourism



Namasia
Firefly Festival



Energy saving and carbon
reduction 4,277 kg



Thank You



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