

Radium Group





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Vision : A Green Enterprise Determined to Uphold Sustainability

"We are not just building urban structures; we are constructing a sustainable urban life system for the next generation."



Corporate Evolution: Transitioning from individual project development to a highly resilient "green enterprise determined to uphold sustainability" in response to global aging, climate change, and resource scarcity.



Core Strategy: Aligning with three essential demands

TOD

Senior Wellness

Circular Economy

Three Major Growth Engines: From Structure to Ecosystem



Regional Strategy – Constructing the Tech-Life Corridor

Upgrading from single case to the operation of core urban nodes





Flagship Project – Guanqian A-Grade Smart Green Office (Taipei)

Achievement

100% land integration of major corporate landowners (Cathay, CPC, etc.)

Financial Support

Syndicated loan NT\$3.394 billion, over-subscribed by 126%, showing high confidence from the financial sector ◦

Specifications

- Land site 626 pings (approx. 2,069 square meters).
- 27 floors above ground/5 below.
- Legal floor area ratio: 800%
- Legal building coverage ratio : 75%.

5G smart management, aiming for Green Building and Low Embodied Carbon certifications.
Expected Completion: 2032

National Strategy Alignment – Kaohsiung MRT R17 World Games Station-Plot A5 Urban Renewal Project



Project Overview: Site Area: ~4,200 pings (~13,884 m²)

- Estimated Investment: Exceeding NT\$8.85 billion
- Expected to obtain building permit by end of 2026

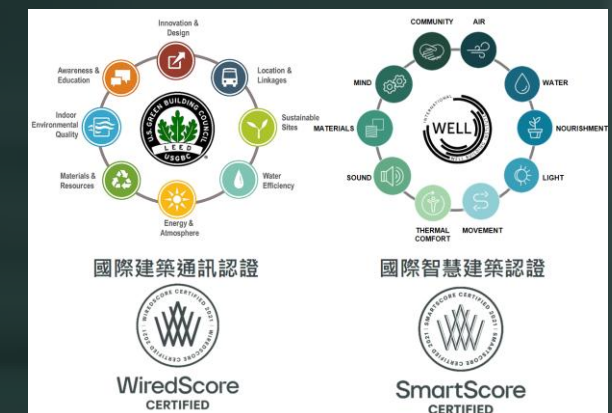
Planned Components:

- 21-story industrial office tower
- 18-story corporate residential tower
- 3-story Q-Square Mall

ESG Architecture Stack

- Grade 1 Building Energy Efficiency
- Green Building Certification
- Smart Building Certification
- Low-Carbon Building Design
- Seismic Resilience Engineering
- Full Accessibility Compliance

- LEED
- WELL
- WiredScore
- SmartScore



Scalable & Reproducible Models – TOD & Social Housing

Taichung MRT TODs



- Entering construction/pre-construction phases for Wenxin Chongde (G6), Wenxin Sakura (G8a), and Nantu (G11).

Danjin Social Housing



- Investment amount: NT\$3.339 billion; 620 affordable housing units catering to all ages.
- Site area: Approximately 2,117 pings (approx. 6,998 square meters).
- Building scale: 14 stories above ground / 3 stories below ground.
- Green building certification, smart building certification, seismic design certification, seismic resistance certification.
- Legal building coverage ratio / Floor area ratio: 60% / 450%.

Senior Wellness Business – Transforming Demographic Shifts into Economic Value

- Business Model: Not charity, but a high-barrier, high-loyalty, and scalable commercial model.
- Dual-Brand Strategy: "Le Tau Chu Senior Happiness Home " (Rental) + "GENESIS" (Sales) to create a complete capital cycle and long-term recurring revenue.

Exponential activation curve
Demographic Growth & Service Demand



Largest Senior Wellness Innovation Cluster in Northern Taiwan (Sanzhi)

Cluster Advantages

A designated component of New Taipei City Government's Senior Caring Innovation Cluster. GENESIS I & II are to complete in succession in 2026 and proceed inspection/handover procedure.



5G Smart Safety

Integrated health monitoring, smart GPS positioning, and emergency alerts



Community Integration

Inter-generational design and golden age academy to foster high-engagement community ecosystems

National-Level Water & Circular Economy Assets

Strategic Investment

Over NT\$17.5 billion invested in Taoyuan's water recycling system

The largest BOT Sewerage System in Taiwan

Reaching 60% of Taoyuan's public sewage. Capacity expanding to 150,000 CMD in 2026.

The Largest BTO Reclaimed Water System in North Taiwan

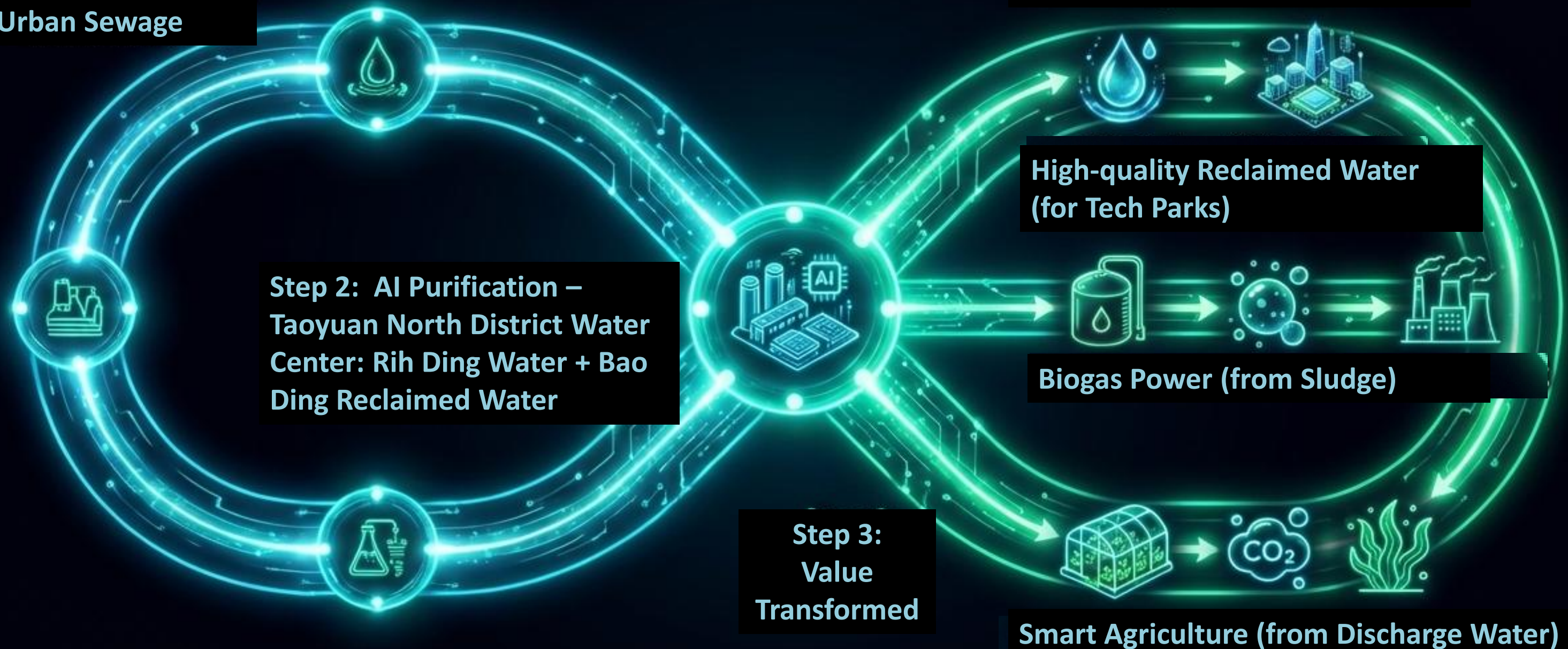
Bao Ding Reclaimed Water Plant reaches 40,000 CMD daily supply milestone in 2025

AI-enabled intelligent system: Taiwan's first AI-enabled smart reclaimed water plant, implementing an intelligent system to monitor water quality and energy recovery, achieving energy savings of over 10%. This establishes Radium's irreplaceable position in high-tech water management.

The Perfect Closed Loop – From Waste to Value

Step1 : Input
Urban Sewage

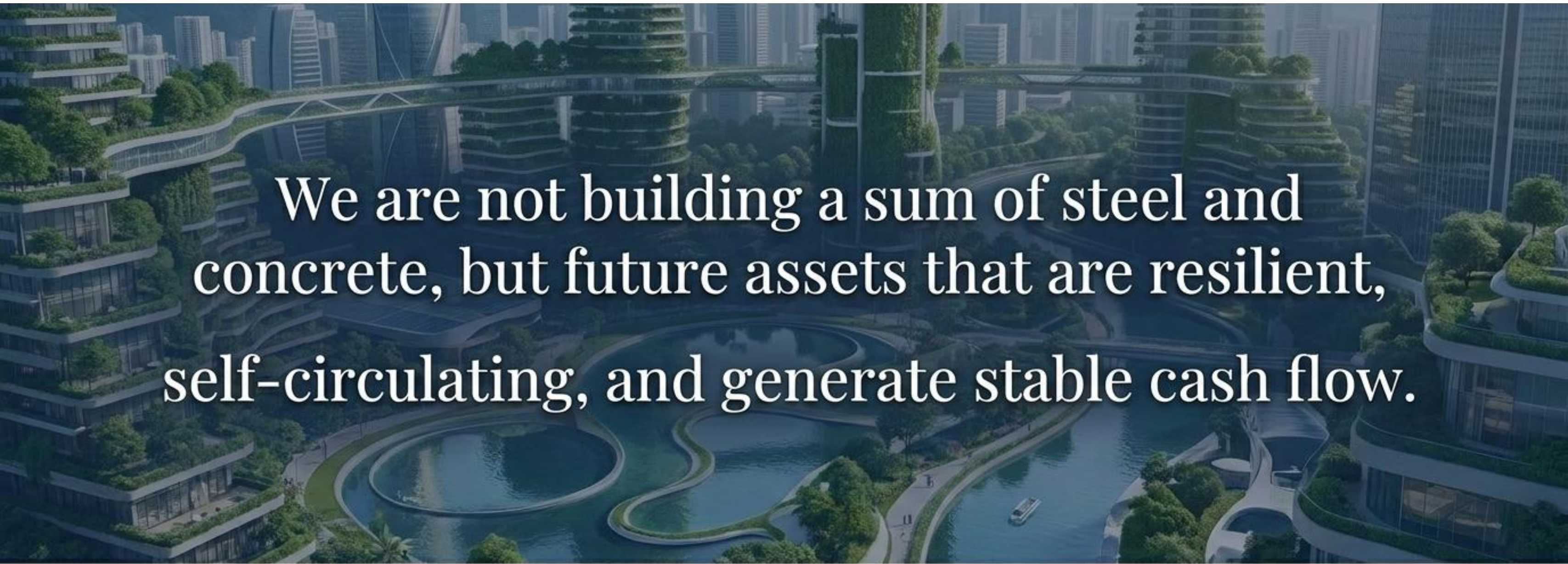
Step 3: Value Transforming



Create a circular chain that transforms wastewater into energy, agriculture, and the economy, creating multiple value-added transformations.

Investment Value Matrix: Defense and Growth Analysis of Three Major Engines

	Sustainable City	Senior Wellness/Caring	Water / Circular Economy
Revenue Model	• Construction Business: Phased high revenue • Operating Business (Mass Transit+ Mall): Stable cash flow	Hybrid model (sales + long-term leasing)	Stable long-term operational income
Capital / Operating Expenditure	Heavy upfront capital investment	Mid-term capital / heavy operations	Infrastructure-grade capital investment
ESG Contribution	LEED, WELL, Smart building, low-carbon certifications	SNQ, inclusive community integration	Water resource recycling, biogas power generation, AI energy optimization
Global Megatrends	TOD and sustainable urbanization	Global aging opportunities	Climate resilience and semiconductor supply chain security



We are not building a sum of steel and concrete, but future assets that are resilient, self-circulating, and generate stable cash flow.

ESG Monetization

Enhances efficient construction ESG development: use ESG, assets and smart urban technologies.

Anti-Cyclical Moats

Smart risks moats expecting, increased global average targets from biogas: sports.

Generational Returns

Generational returns with energy + highly legible for environment and growth: clean annuities.

Thank You