



Radium Group

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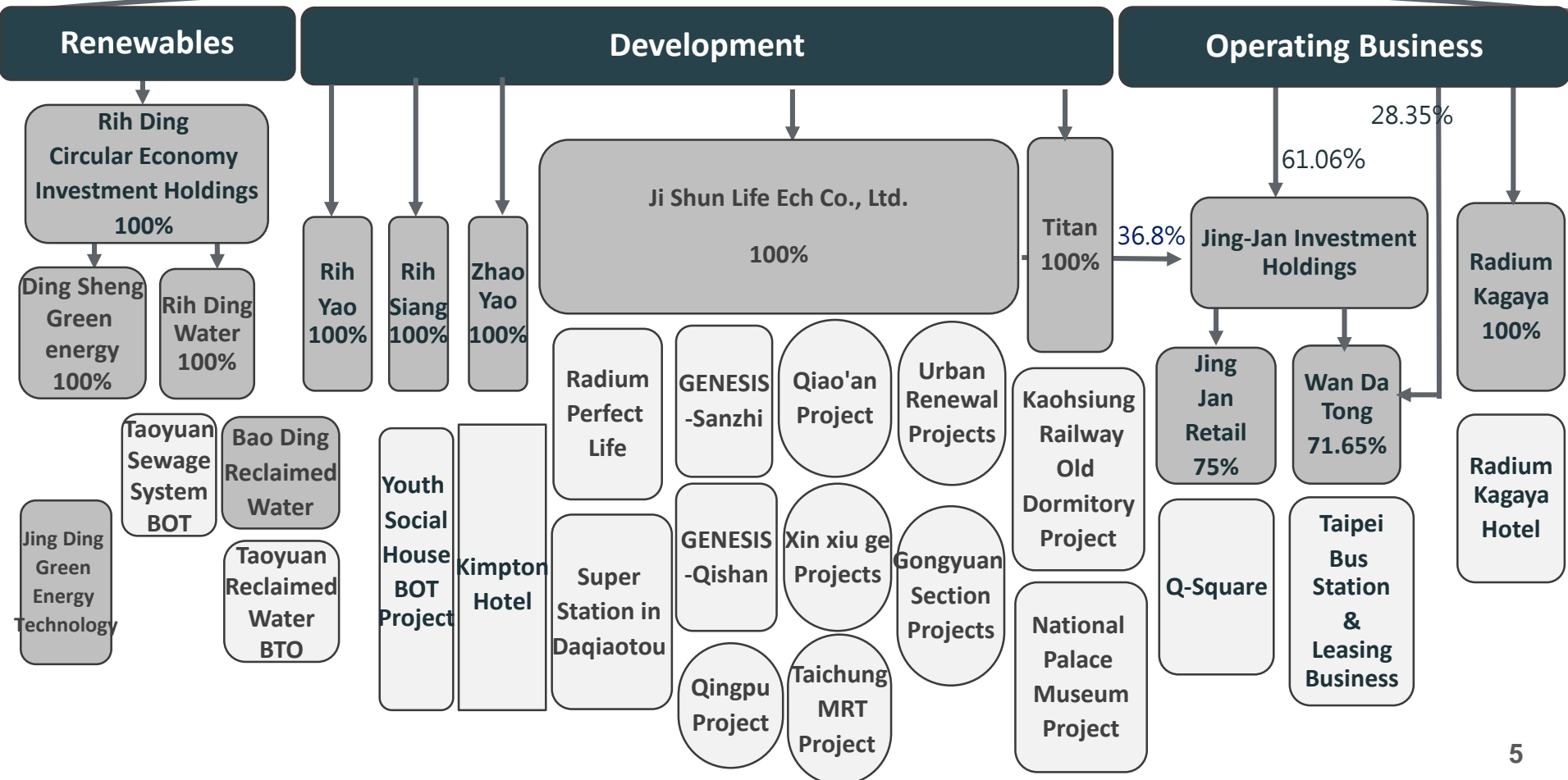
1Q 2023 Radium Group Summary/ Update

1. 1Q 2023-Subsidiary Ji Shun Life integrated Qiao'an project located at the Taipei commercial area, with land size of around 1,000 pings. The target is to reconstruct aged buildings to raise community prosperity and safety. The project has started construction in July 2022 with initial plan to build up SRC green building with garden landscape around the area and launched in May 2023 named "Radium One". The Qiao'an project is targeting to complete construction by the end of 2026.
2. 1Q 2023- The Genesis 1-Sanzhi closes the sales and is targeting to complete construction in the first half of 2024. The following project "The Genesis 2- Sanzhi," has launched with more than 130 sea-view leisure residences, complemented by a cloud-based smart care system, insulated and UV-resistant architectural design and rooftop solar systems. The Genesis 2 is targeting to complete construction by the end of 2025.
3. 4Q 2022- Radium won "Real Estate and Construction Industry Group Report -Golden Award" at the 2022 Taiwan Corporate Sustainability Awards (TCSA).
4. 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. 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".

1Q 2023 Radium Group Summary/ Update

5. 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 to provide 40,000 metric tons (CMD) of reclaimed water per day after completion of the first phase.
6. 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.
7. 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	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 "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 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	Residential Building
Site Area	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	~1,394 pings
Expected Commence-ment Time	East side 2Q 2020/ West side 1Q 2023	Under planning	4Q 2026	2Q 2024/ Chongde Station 1Q 2025/ Yinghua Station 4Q 2024/ Nantun Station	1Q 2026	3Q 2022	Under planning
Scheduled Completion Time	East side 1Q 2024/ West side 4Q 2025	Under planning	4Q 2030	3Q 2027/ Chongde Station 3Q 2027/ Yinghua Station 4Q 2027/ Nantun Station	1Q 2030	4Q 2026	Under planning
Scheduled Launch Time	East side Sales Closed / West side On sale	Under planning	4Q 2026	Under planning	Under planning	On sale	Under planning

Radium Green Buildings Certified by EEWB by end of 2022

Project	Fu-Jou Affordable Housing Project- Radium Perfect Life		Super Station in Daqiaotou	Taoyuan Sewerage System BOT Project	Radium's New Q Square in Qingpu	GENESIS -Sanzhi	
						East Side	West Side
Eco-Mark	Green Building (Note.1)	Green Building (Note.2)	Green building	Green building	Green building	Green building Candidate	Green building Candidate
Category	Residential	other	Residential	Large Space Building	Residential	Residential	Residential
Ranking	Diamond	Diamond	Silver	Silver	Gold	Silver	Silver
Qualified index items	9 items	18 items	7 items	6 items	8 items	8 items	8 items
	Biodiversity	Biodiversity	*	*	*	*	*
	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
	Energy saving	Energy-efficient buildings	Energy saving	Energy saving	Energy saving	Energy saving	Energy saving
	CO2 reduction	Green transportation	CO2 reduction	*	CO2 reduction	CO2 reduction	CO2 reduction
	Waste reduction	Reduced urban heat island effect	*	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
	Wastewater improvement	Reduce pollution	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement	Wastewater improvement
		Lighting energy saving/ renewable energy/ Cultural facilities/ 5sports leisure facilities/ Living facilities /Co mmunity benefit/ Community awareness/ 5spatial characteristics/ Prevent equipment and mutual assistance					
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 case of Fuzhou Affordable housing application for community (EEWH-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 for two consecutive years 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

- 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 164 residential units for rent and 652 residential units for sale in east and west areas. With single and double rooms mainly, from 15 pings to 33 pings per unit.
 - Preserving the Entire Age-Friendly Operating Center – “The Genesis 2-Sanzhi”, Providing Health and Wellness Services, with a Team of Nurses, Nutritionists and Social Workers. The park incorporates an ultra-wideband (UWB) positioning system, integrated with a health and wellness app and identity recognition chips, to accurately locate residents in need of emergency assistance.
 - Designing a Seaside Resort Wellness Community, “The GENESIS-Sanzhi 2 “ integrates a cloud-based smart care system to provide residents with comprehensive health monitoring and daily support. With thermal insulation and UV-resistant architectural design, along with interior floor soundproofing pads and a rooftop solar power system, this project aims to create an energy-efficient and tranquil living space.



	“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 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 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 2 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:

- 1Q2025 expected to obtain approval of urban renewal , 3Q 2025 expected to obtain approval of construction license, 1Q 2026 on-site development, 1Q 2030 completion.



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

architectural design drawing

Qiao'an project “Radium One”

- This project is located at the district B of Qiao'an New Village with land size of around 1,038 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.
- Targeting Five Major Building Certification Achievements: WELL International Healthy Building Certification, Smart Building - Gold Certification, Taiwan EEWH Certification, Low Carbon Certification and Earthquake Resistance Certification.
- Estimated development schedule: 2Q 2021 obtained approval of reconstruction plan, 1Q 2022 obtained approval of construction license, 2Q 2023 public launch, 4Q 2026 expected to obtain approval of building permit and completion.



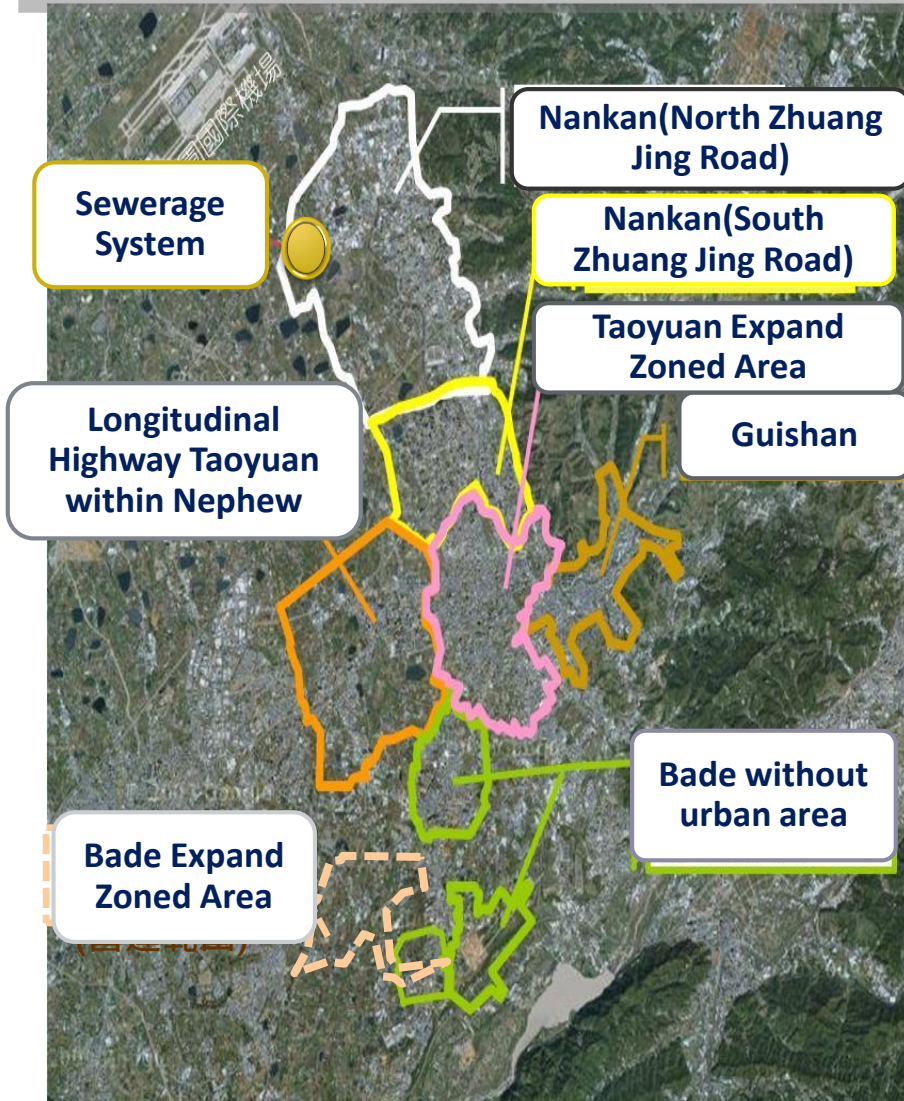
Administrative Building and Library Building Construction, National Palace Museum

- **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	2016-2020	2021-2025	2026-2028	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 128,000 and connected 143 kilometers underground pipeline network in Taoyuan North District end of 1Q 2023.
- ◆ Subsidiary Rih-Ding Water Enterprise Co. has completed the second phase expansion project of Taoyuan North District Water Resources Recycling Center in Dec. 2020.
- ◆ 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 Water is now capable to generate 31,000 tons of reusable water per day.

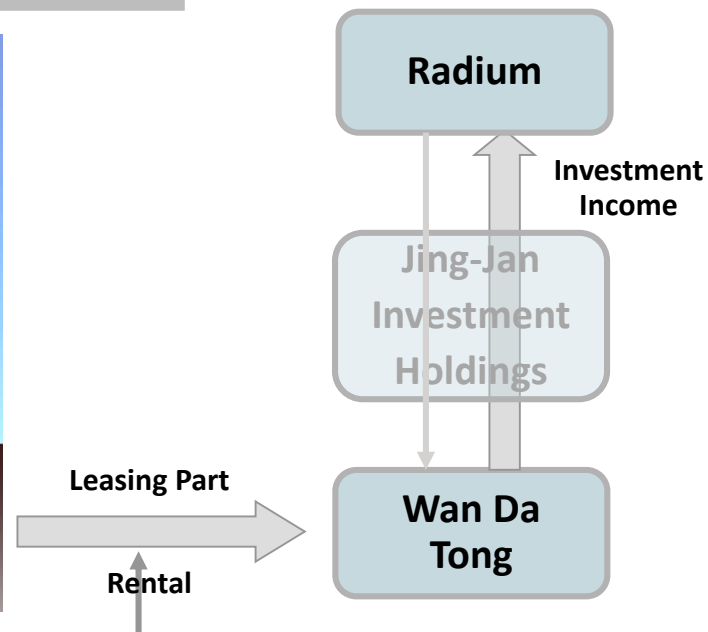
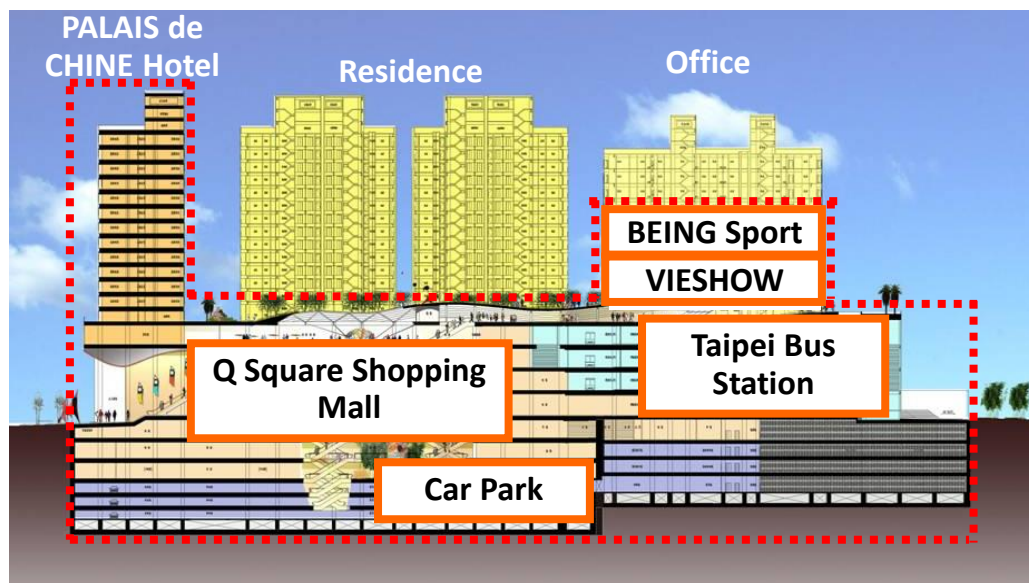
Water BTO (build, transfer, operate) Project of North District Water Resources Recycling Center in Taoyuan

- **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.
- **Estimated development schedule :** The permit period forecasted to be 18 years, including construction period of 3 years and operation period of 15 years.
- **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 :**
 - AI intelligent simulation prediction and automatic control are applied, and the Industry 4.0 Internet of Things (IoT) is introduced to analyze and monitor information from multiple perspectives. Using the smart power supply system to reduce carbon emissions, the energy saving effect is expected to exceed 10%. This will create the first fully automated controlled smart reclaimed water plant in Taiwan.
 - Radium also plans to create an "ESG Park" by utilizing a 16-hectare site at the North District Water Resources Center and the Reclaimed Water Plant. The plan includes preserving native trees and pond ecology with low-impact development, scheming wetland waters, micro-hydroponic farms and ecological floating island parks, as well as smart green buildings with international conference center and solar system. The design aims to balance local culture and economic development, creating an interactive environment that is friendly to the public and water resources.



Architectural Design Drawing of "Reclaimed Water BTO Project of North District Water Resources Recycling Center in Taoyuan" and "ESG Park"

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