

# 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





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# Radium Group Organization & Business



## Renewables

Rih Ding  
Circular Economy  
Investment Holdings  
100%

Ding Sheng  
Green  
energy  
100%

Rih Ding  
Water  
100%

Taoyuan  
Sewage  
System  
BOT

Bao Ding  
Reclaimed  
Water  
70%

Taoyuan  
Reclaimed  
Water  
BTO

Jing Ding  
Green  
Energy  
Technology

## Development

Rih  
Yao  
100%

Rih  
Siang  
100%

Zhao  
Yao  
100%

Youth  
Social  
House  
BOT  
Project

Ji Shun Life Tech Co., Ltd..  
100%

Radium  
Perfect  
Life

GENESIS  
-Sanzhi

Qiao'an  
Project

Urban  
Renewal  
Projects

Super  
Station in  
Daqiaotou

GENESIS  
-Qishan

Xin xiu ge  
Projects

Gongyuan  
Section  
Projects

Qingpu  
Project

Taichung  
MRT  
Project

Kaohsiung  
Railway  
Old  
Dormitory  
Project

National  
Palace  
Museum  
Project

Social  
housing  
project  
"Dan Jin  
Housing"

Titan  
100%

## Operating Business

Jing-Jan Investment  
Holdings

Jing  
Jan  
Retail  
75%

Q-Square

Wan Da  
Tong  
71.65%

Taipei  
Bus  
Station  
&  
Leasing  
Business

Radium  
Kagaya  
100%

Radium  
Kagaya  
Hotel

61.06%

36.8%

28.35%



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# Group Market Positioning

To become one of Taiwan's most influential Sustainable Urban Integration Enterprises

- Health & Senior Care Business | Active aging lifestyles and health-caring technology platforms
- Construction & Development Business | Urban renewal, TOD joint development, and social housing turnkey projects
- Water & Renewals Business | Reclaimed water, wastewater treatment, and AI-driven water management platforms
- Operating Business | Solutions that enhance everyday urban convenience

We are building an ESG-driven urban ecosystem that integrates land development, sustainable water resources, senior care solutions, and lifestyle technology into a unified and future-ready model.



Green Wall in Q-Square

- **A | Development Business**

Positioning: Urban renewal, Transit-Oriented Development (TOD), and social housing turnkey delivery

- Urban Renewal / Redevelopment: Guanqian Project, Radium ONE Project
- TOD Joint Development: Three major Taichung MRT station sites advancing through construction, review, or preparatory phases
- Social Housing & Public Works: Dan Jin Housing Project

- **B | Health & Senior Care Business**

Positioning: A pioneering force in Taiwan's silver-economy sector

- Le Tau Chu Senior Happiness Home (rental-based senior living)
- GENESIS (for-sale active-aging community)
- A dual-brand strategy that has established a scalable and replicable business model



- **C | Water and Reclaimed Water Business – Steady Capacity Expansion**

Positioning: Building the largest water resource platform in Northern Taiwan

- Taoyuan North District wastewater treatment capacity reaching 100,000 CMD
- Taoyuan North District reclaimed water supply of 40,000 CMD
- Full-phase reclaimed water scale projected to reach 112,000 CMD, positioning us as the largest reclaimed water provider in Northern Taiwan
- AI-enabled water management improving energy efficiency by over 10%

# Radium Silver Life Project : GENESIS

- Sanzhi Active-Aging Community  
Site Area: 19,391 m<sup>2</sup>, totaling 816 units
- For-Rental Senior Living (Le Tau Chu): 164 units
- For-Sale Active-Aging Estate (Genesis): 652 units
- Development Timeline
  - Phase I: Completion in 1Q 2026
  - Phase II: Completion in 2Q 2026  
→ Positioned to become the largest senior-living community cluster in Northern Taiwan
- Core Strengths
  - A designated component of New Taipei City Government's Sanzhi Senior Caring Innovation Cluster
  - A large-scale, integrated health and wellness community
  - Full integration of care services, daily living amenities, and wellness infrastructure





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# GENESIS (For-Sale )

- **Product Positioning**  
A premium, ocean-view senior living community enhanced by intelligent health management
- **Key Architectural and Planning Features**
  - Fully integrated smart and green building design
  - Cloud-based care and monitoring systems
  - Barrier-free mobility pathways
  - Elevated farming terraces with expansive mountain–sea vistas
- **Target Market Segments**
  - Pre-retirees preparing for lifestyle transition
  - Investment-oriented owner-occupants
  - Individuals and families with health and wellness (senior care) needs





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# Le Tau Chu Senior Happiness Home (For Rental)

- Core Values
  - Advanced safety features for senior living
  - Lifestyle concierge and health management services
  - Integrated community-based operations
- Operational Highlights
  - Awarded the National Brand Yushan Award
  - Awarded the SNQ- National Quality Symbol for three consecutive years
  - With the Zhonghe facility operating at scale and maturity, expansion efforts are strengthening the service capacity of the Sanzhi facility
- Service Offerings
  - Health monitoring, intelligent positioning, and emergency response systems
  - Active-aging learning programs and community engagement activities
  - Intergenerational, inclusive design across living and activity spaces



New Concept for Smart Health Care





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# Guanqian Project: A New Grade-A Green Office Landmark in Central Taipei

- Location: Guanqian Road / Xinyang Street, Zhongzheng District, Taipei City
- Scale: land size 2,010 m<sup>2</sup> ,27 floors above/ 5 floors below ground, SRC steel structure
- Actual Building Coverage & FAR:
  - Approx. 70% building coverage & Approx. 1,100% floor area ratio
- Integration Status: 100% owner consent; full-area reconstruction with rights conversion process
- Key Highlights
  - Situated at the nexus of Taipei's five-rail transit hub
  - System Features: 5G Intelligent Operation Management System, Green Building, Low embodied-carbon building certifications
  - Positioning: A-Grade Intelligent Green Office Tower
  - Poised to become a new flagship commercial gateway for the Taipei Main Station district
- Development Timeline
  - 2026 Q2: Urban renewal plan approval
  - 2027 Q1: Building permit
  - 2027 Q4: Construction commencement
  - 2031 Q4: Project completion



- Site: Border of Da'an and Xinyi Districts, Taipei City  
Site Area: 3,431 m<sup>2</sup>
- Key Highlights
  - Completed full landowner consolidation over a 12-year period
  - Urban regeneration through a aged-building renewal program, utilizing SRC (Steel Reinforced Concrete) structural system
  - Targeted certifications: WELL Building Standard, Intelligent Building (Gold), Green Building, Low-Carbon Building, and Seismic-Resilient Building
- Project Timeline
  - 2025 Q1: Topping-out
  - 2027 Q2: Completion



- **Scale: 620 units, including a day-care center, kindergarten, and commercial spaces**  
Site Area: Approximately 2,117 ping (around 7,000 square meters)

- **Designed Sustainability & Safety Certifications**

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

- **Development Plan**

- Winning Bid Amount: NT\$3.339 billion
- Building Scale: 14 floors above ground / 3 floors below ground
- Regulatory Building Coverage Ratio & Floor Area Ratio: 60% & 450%
- Construction Start: December 2024
- Construction Period: Estimated at 5.5 years
- Current Progress: 10.20%, ahead of the original schedule
- Positioned to become a core, people-centric residential hub in the Danhai New Town district



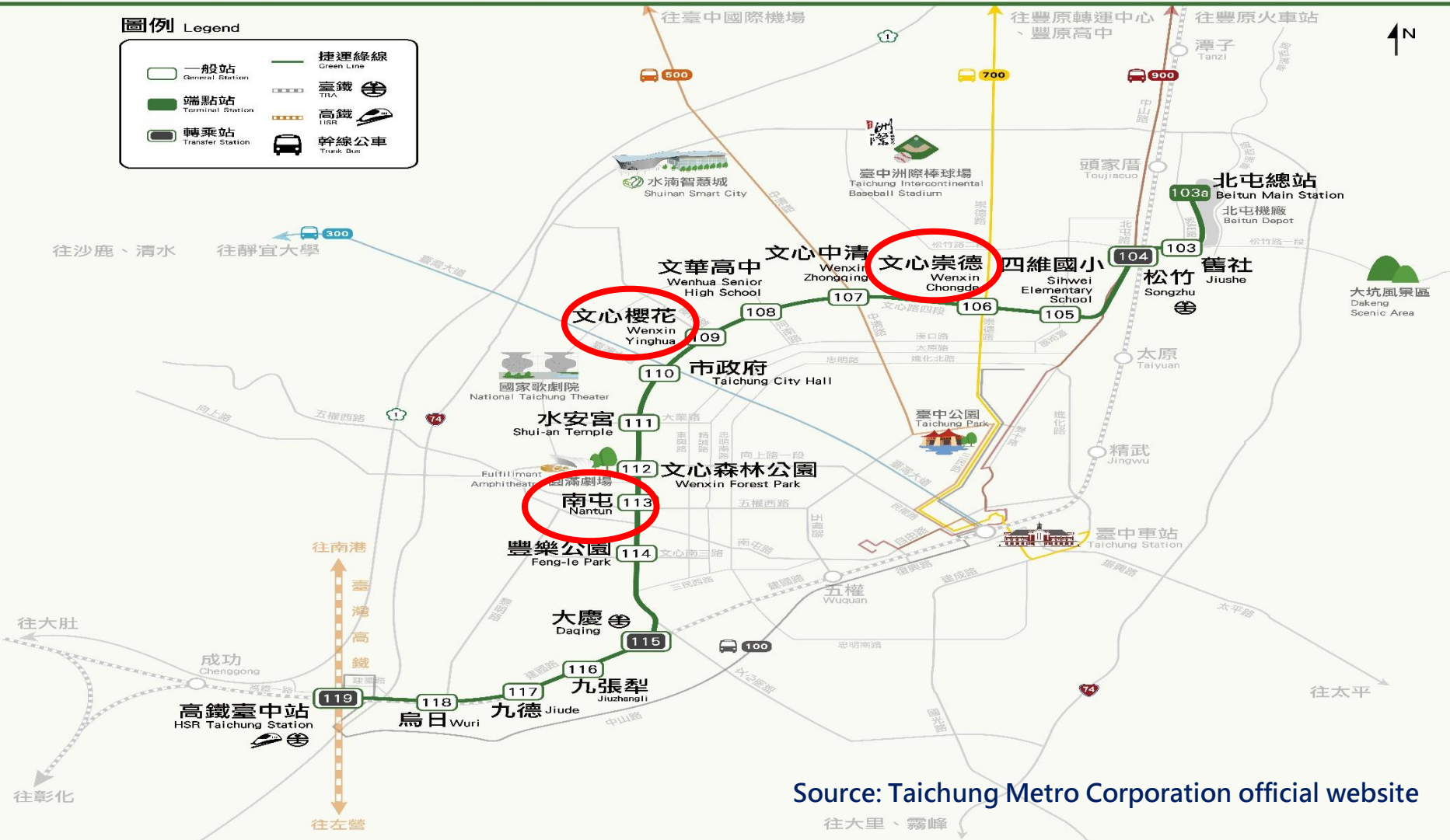


# 台中捷運綠線路線圖

## TMRT Green Line Route Map

圖例 Legend

	一般站 General Station		捷運綠線 Green Line
	端點站 Terminal Station		臺鐵 TRA
	轉乘站 Transfer Station		高鐵 HSR
			幹線公車 Trunk Bus



Source: Taichung Metro Corporation official website

往大里、霧峰

# The Land Development Project of WuRi WenXin BeiTun Line -Wenxin Chongde vs. Wenxin Yinghua vs. Nantun Stations

## 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 <sup>2</sup>	Approx. 1,653 m <sup>2</sup>	Approx. 2,545 m <sup>2</sup>
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	Commence Construction	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.)

# Current Major Projects

Project	GENESIS -Sanzhi	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	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	Urban renewal	MRT Joint Development	Urban renewal	Reconstruct-ion of urban aged buildings	Urban renewal
Product Planning	Silver senior caring 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 m <sup>2</sup> / West side ~4,000 m <sup>2</sup>	~27,617 m <sup>2</sup>	~2,314 m <sup>2</sup> / ~1,653 m <sup>2</sup> / ~2,545 m <sup>2</sup>	~2,010 m <sup>2</sup>	~3,431 m <sup>2</sup>	Estimated 4,608 m <sup>2</sup>
Expected Commencement Time	East side 2Q 2020/ West side 1Q 2023	Under planning	1H 2025/ Chongde Station 2H 2027/ Yinghua Station 1H 2026/ Nantun Station	4Q 2027	3Q 2022	Under planning
Scheduled Completion Time	East side 1Q 2026/ West side 2Q 2026	Under planning	2H 2028/ Chongde Station 1H 2030/ Yinghua Station 2H 2029/ Nantun Station	4Q 2031	2Q2027	Under planning
Scheduled Launch Time	East side Sales closed / West side Sales closed	Under planning	Under planning	Under planning	On sale	Under planning

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 284.99km														
User Units (10,000 units)	3.0					7.4 (10.4)					8.7 (19.1)					6.0 (25.1)					Total 251,000 units														

Year	2016-2020		2021-2025		2026-2028		2029-2033		2034-2047									
Sewage treatment (10,000 CMD[ M <sup>3</sup> /day])	5		5 (10)		5 (15)		5 (20)		Total 200,000 CMD									



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## BOT Project for Taoyuan City Taoyuan District Sewerage System

- A 35-year large-scale infrastructure project (2013–2047)
- Progress
  - 163,000 households connected and under management
  - 171 kilometers of pipeline network completed
  - Current daily treatment capacity reaching 100,000 CMD, supply high quality recycled water to Taoyuan Reclaimed Water BTO
  - Upon completion of Phase III in 2026, treatment capacity to reach 150,000 CMD.
  - Coupled with advanced filtration system, Phase III will provide an additional 50,000 CMD of high-quality recycled water to reclaimed water system in 2026 Q4.
  - Deployment of AI-enabled smart water management, early-warning systems, anaerobic digestion, and carbon-reduction technologies
    - Expected to achieve a 6% reduction in carbon emissions for the Phase III system



- Site Area: Approximately 2.5 hectares
- Overall Project Duration: Starting June 2022, 3-year construction + 15-year operation = 18 years total
- Officially commenced operation on September 8, 2025, supplying 40,000 CMD of reclaimed water.
- Water Supply Progress / Plan

Water Supply Target	每日供應量(CMD)
Nanya Textile Plant	15,000
CPC Taoyuan Refinery	10,000
Guanyin Industrial Park + Oriental Petrochemical	15,000
First phase total amount	40,000
Full-term:	
Aerospace Industrial Zone, Dayuan Industrial Park	112,000



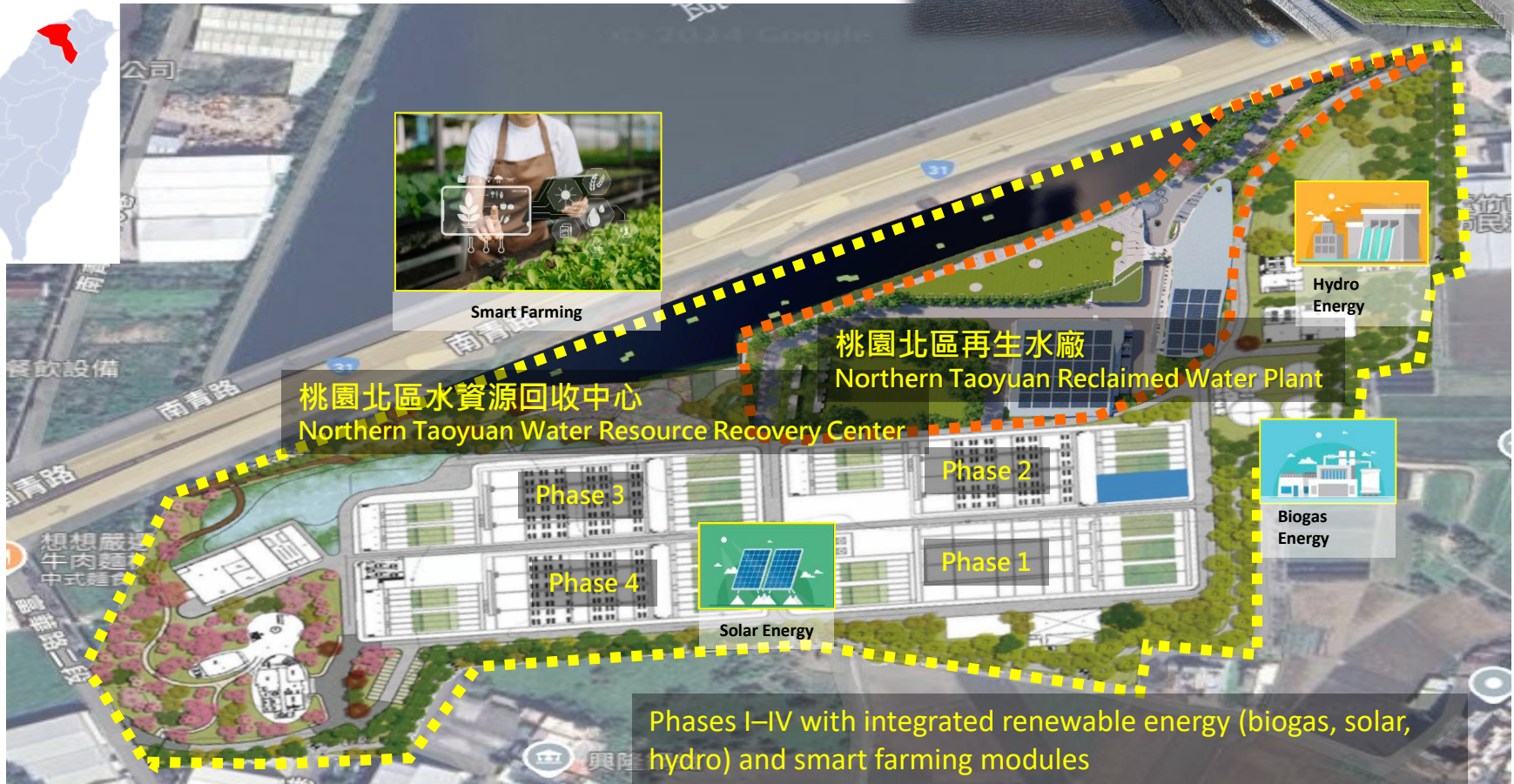
- Technical Highlights
  - UF + RO dual-protection system
  - MBR combined with BioNet technologies
  - AI-driven intelligent control platform
  - Achieves over 10% energy savings
  - The first AI-enabled reclaimed water plant in Taiwan



UF membrane system



RO membrane system



**Smart Farming**

**Hydro Energy**

**Biogas Energy**

**Solar Energy**

**桃園北區水資源回收中心**  
Northern Taoyuan Water Resource Recovery Center

**桃園北區再生水廠**  
Northern Taoyuan Reclaimed Water Plant

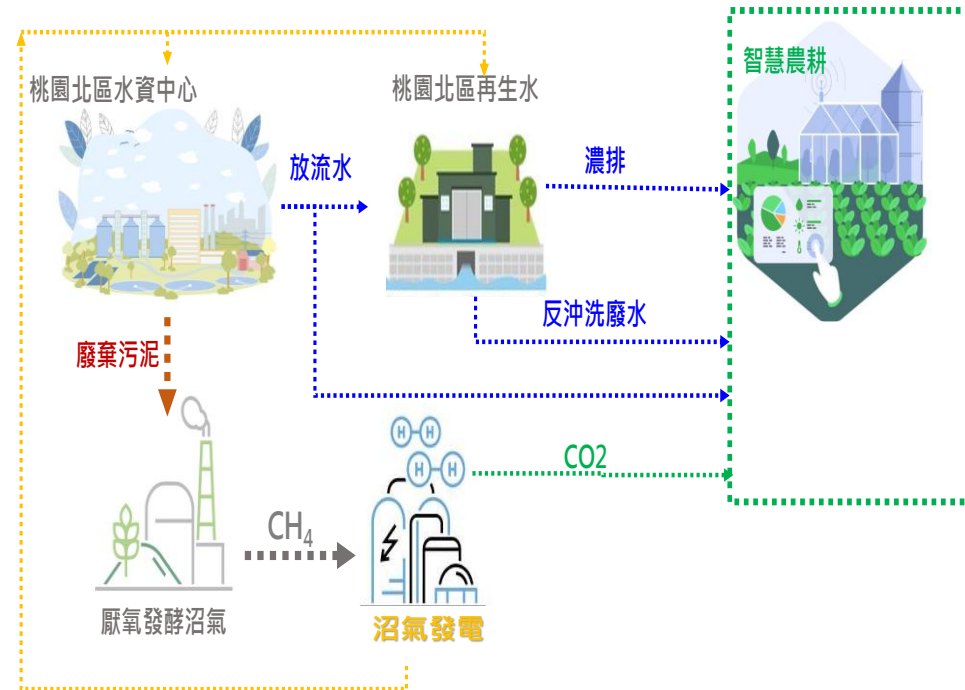
Phase 1  
Phase 2  
Phase 3  
Phase 4

Phases I–IV with integrated renewable energy (biogas, solar, hydro) and smart farming modules



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# Positioning in the Water Resources Industry: The largest reclaimed water platform in Northern Taiwan



## •Future Technology R&D Integration

- Biogas power generation
  - Solar energy
  - Hydrogen energy systems
  - Smart agriculture
- Strategic Vision: Build a fully integrated, sustainable cycle that transforms wastewater into energy, fuels agricultural innovation, and drives economic growth, creating a closed-loop system of environmental and commercial value.



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# AI Water Management & Construction Safety System

## 1 | AI Water Quality Prediction System

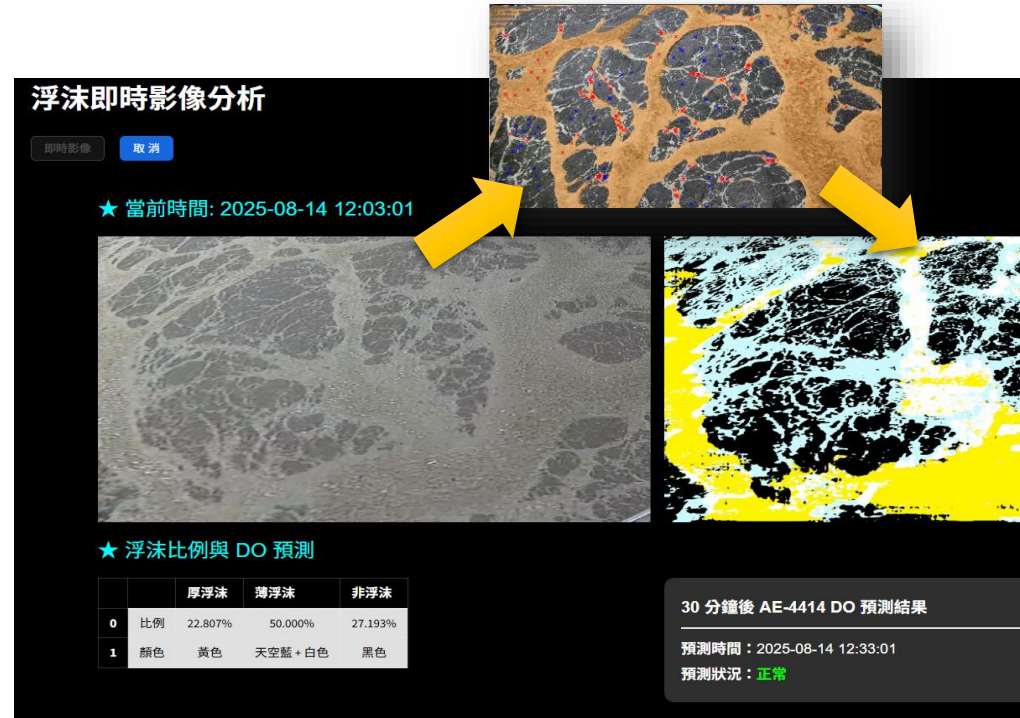
- Utilizes deep learning and time series models
- Provides early warnings for foam formation and pollution indicators
- Reduces operational risks and enhances system stability

## 2 | AI Construction Site Safety System

- Leverages large language models (LLMs) to analyze on-site photos
- Automatically generates risk assessments and improvement recommendations
- Improves auditing efficiency by 70%

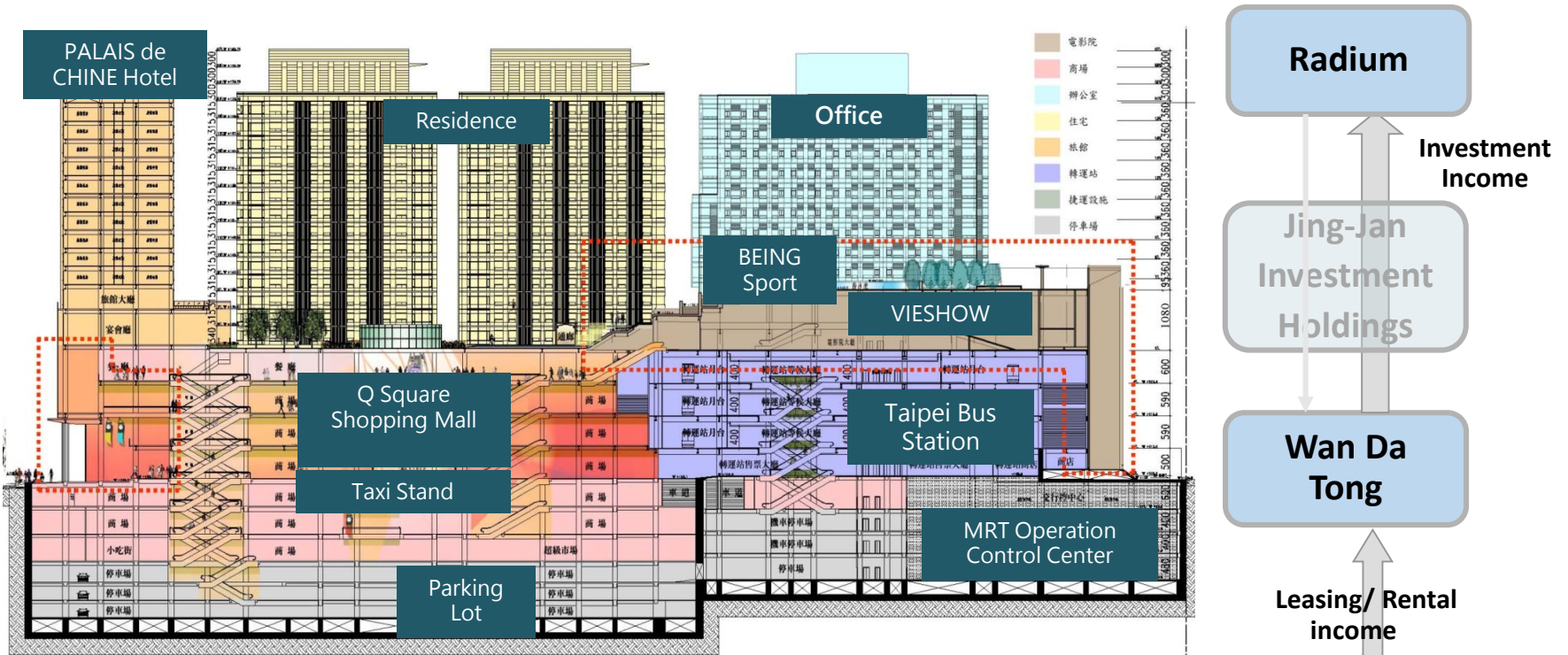
## 3 | AI Fire Safety Risk Agent

- Performs semantic analysis of visual data
- Automatically produces inspection checklists and improvement action lists





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

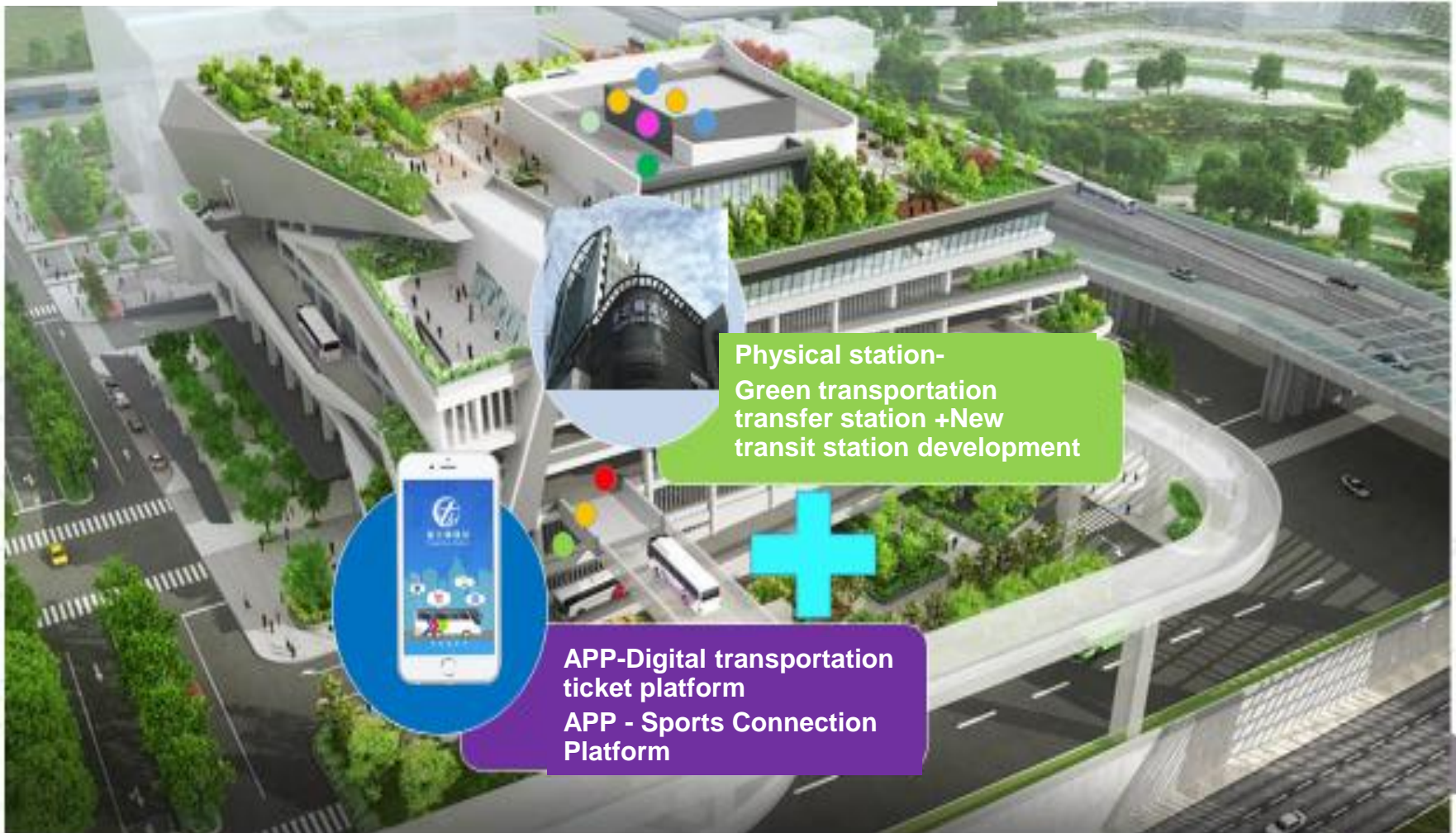


Business	Hotel	Cinema	Club	Mall	Parking Lot	Bus Station
Area (m <sup>2</sup> )	92,893	40,430	12,033	229,489	64,463	28,760
Mechanism	20-year Lease	20-year Lease	8-year Lease	20-year Lease	Lease	Self-operate
Operator	Hotel de Chine Co.	VIESHOW	BEING Sport	Jing-Jan Retail	Jing-Jan Retail	Wan Da Tong
Operation Date	May-10	Dec-09	Sep-09	Dec-09	Nov-09	Aug-09



## Integration of virtual & physical channels

Smart Ticket Business Office





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# Wan Da Tong - Taipei Bus Station & Leasing Business



Started operation on 2019 08 23

Smart Ticket Business Office

Number of members



More than 433,000

Number of users



Average 1500 tickets/day

Number of ticked sold



Over 2.4 million

Number of Operators



More than 15 partners



Cross-border cooperation



Maritime and shipping

Government projects



賞櫻專車 輕鬆漫遊  
櫻花季 2/8~2/23  
1/9 12:00 開賣  
臺北轉運站 APP


Welcome Wuling cherry blossoms

Local sightseeing



Pingtung sightseeing bus

Cooperate with tourism



Sports Connection

Energy saving and carbon reduction 4,800 kgs





Thank You



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