



三地集團

San-Ti Group

# Joint Investment Briefing

FOR BETTER LIFE



# Disclaimer

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The SanTi Group was established in 2008, with a diversified development strategy on eight industries, including "green energy , “ “transportation,” “petrol service,” "construction," “tourism and recreation," "food distribution," "chemical technology," and "sports & leisure."

This brand has 3 publicly & 1 emerge listed companies. Those are North-Star (TWSE: 8927), Nan Ren Lake (TWSE: 5905), Sandi Properties (TWSE: 1438), and another KAOFU Chemical (TWSE: 4773). Additionally, it also has several well-known domestic enterprises : National Famous Kaohsiung Bus, Tainan Bus, Chiayi Bus, Tail EV Charger, Kuai Kuai 、 National Museum of Marine Biology & Aquarium and Kentington Resort Hotel.

## About Us

Fulfilling Sustainable Business Goals to  
Create Every Better Life For the Public.



# Diversified operations

## Nan Ren Hu (TWSE: 5905)

Kao Chi Travel Agency, Liang Shan & Saijia Leisure Recreation, Kentington Resort Hotel, National Museum of Marine Biology & Aquarium

## Santi Renewable Energy

He Fong Energy, SanLu Development, TAIL, Huan Chuang Electric, Santi Monster Electric Power

## Kaohsiung Transportation Co.

(779 buses in total)

Puyuma Transportation, Tainan Bus, Chiayi Bus, Da Sin Driving School

## North-Star International Co., Ltd.

(TWSE: 8927)

## KAOFU Chemical Co.

(TWSE: 4773)

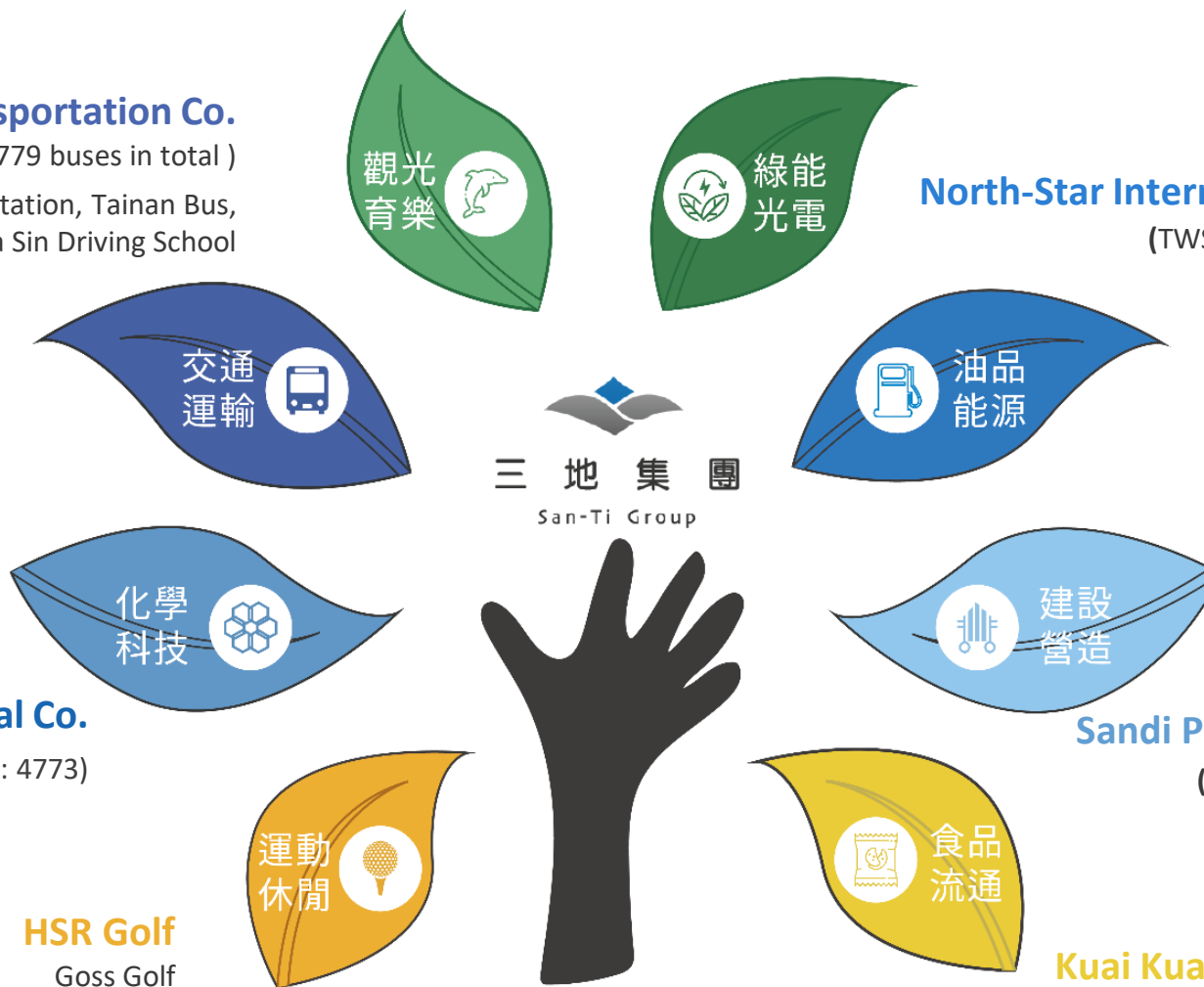
## Sandi Properties Co., Ltd.

(TWSE: 1438)

## HSR Golf

Goss Golf

## Kuai Kuai Co., Ltd.





北基國際

 NORTH-STAR

TWSE 8927

# Petrol Service | North-Star International Co., Ltd.



North-star was established in 1988 and is primarily engaged in the oil business. It is responsible for the sales and operation of petrol stations for Chinese Petrochemical Corporation (CPC) and Formosa (FPCC). To date, it has established over 73 petrol stations throughout Taiwan.

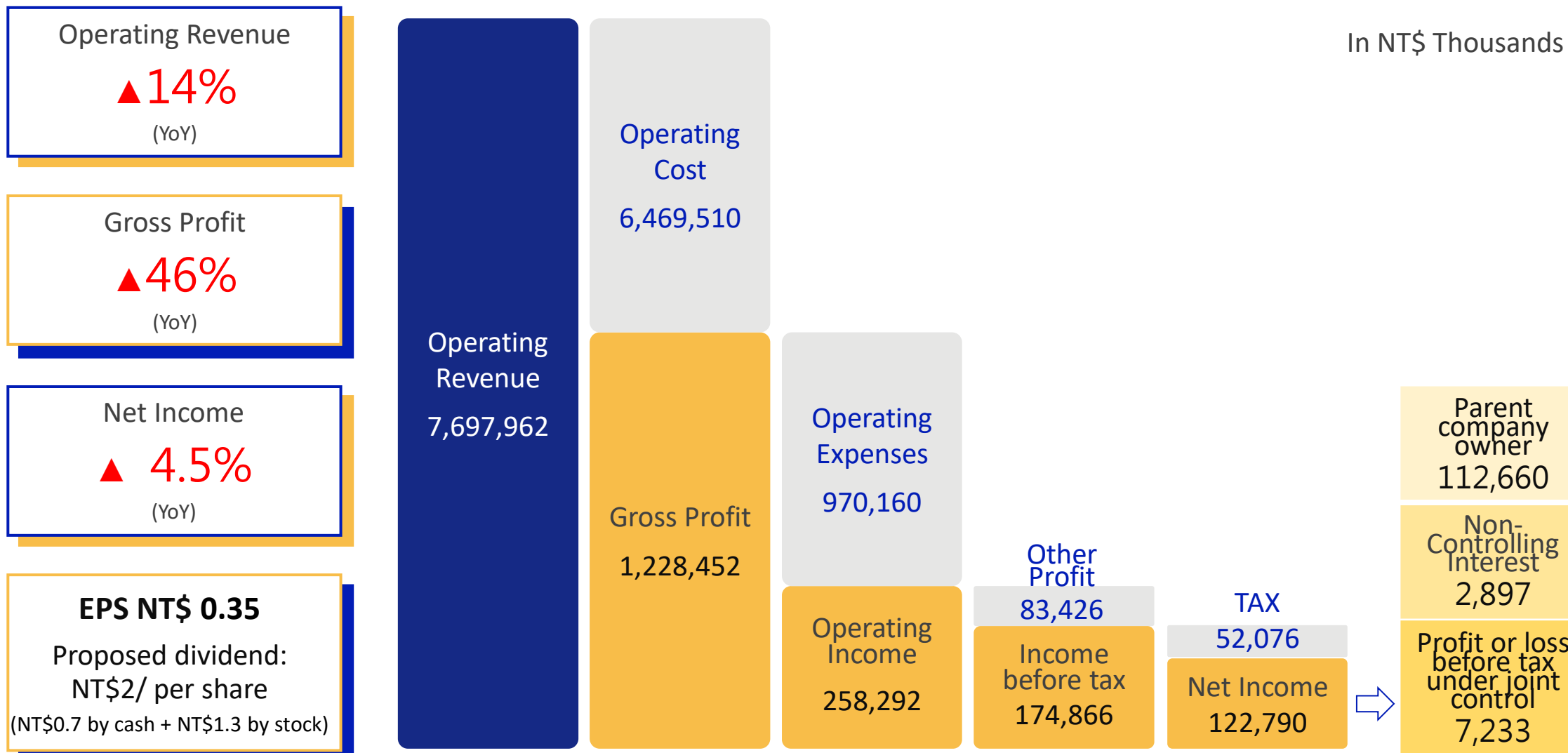
Recently it extended business into the green energy industry, aiming to make mobile influence on the green ecosystem.

We are committed to gradually implement sustainable practices with low carbon footprint and energy efficiency, in achieving the "Net Zero Carbon Emissions" by 2050. .



# North-Star I 2023 Statement of Comprehensive Income (Consolidated)

In NT\$ Thousands



**EPS NT\$ 0.35**  
 Proposed dividend:  
 NT\$2/ per share  
 (NT\$0.7 by cash + NT\$1.3 by stock)

# North-Star I Business distribution

## Hotel/Land business

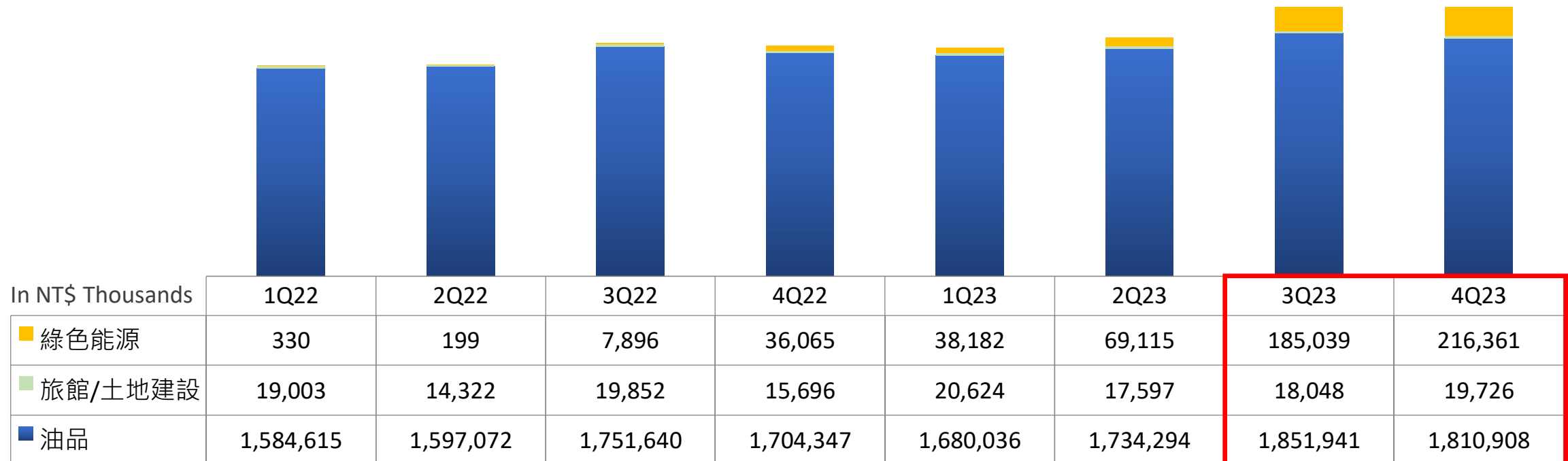
Operation of Jin Shi Hu Hotel and completed land development integration in 2023, boosting future momentum.

## Oil business

Engaging CPC or Formosa to provide petrol refueling and auxiliary product sale  
Oil sales reached a record high in 2023.

## Green energy business

Solar energy, energy storage, EV charging & Model T distribution, and green energy retailing increased operational contribution in the second half of 2023.





# North-Star I Business Development

- SanTi acquired North-Star
- Owning 35 petrol stations

- Reaching 52 stations.

- SanLu Development Co., Ltd. changed the name to Santi Renewable Energy Co., Ltd. (actively engaged in green energy market)

2014



- Sanlu Gas Station Co., Ltd. has been changed to SanLu Development Co., Ltd. (engaged in real estate leasing and parking lot business).

2018



- Sanlu Gas Station Co., Ltd. has been changed to SanLu Development Co., Ltd. (engaged in real estate leasing and parking lot business).

2019



- Reaching 61 stations

2021



- Reaching 61 stations

2022

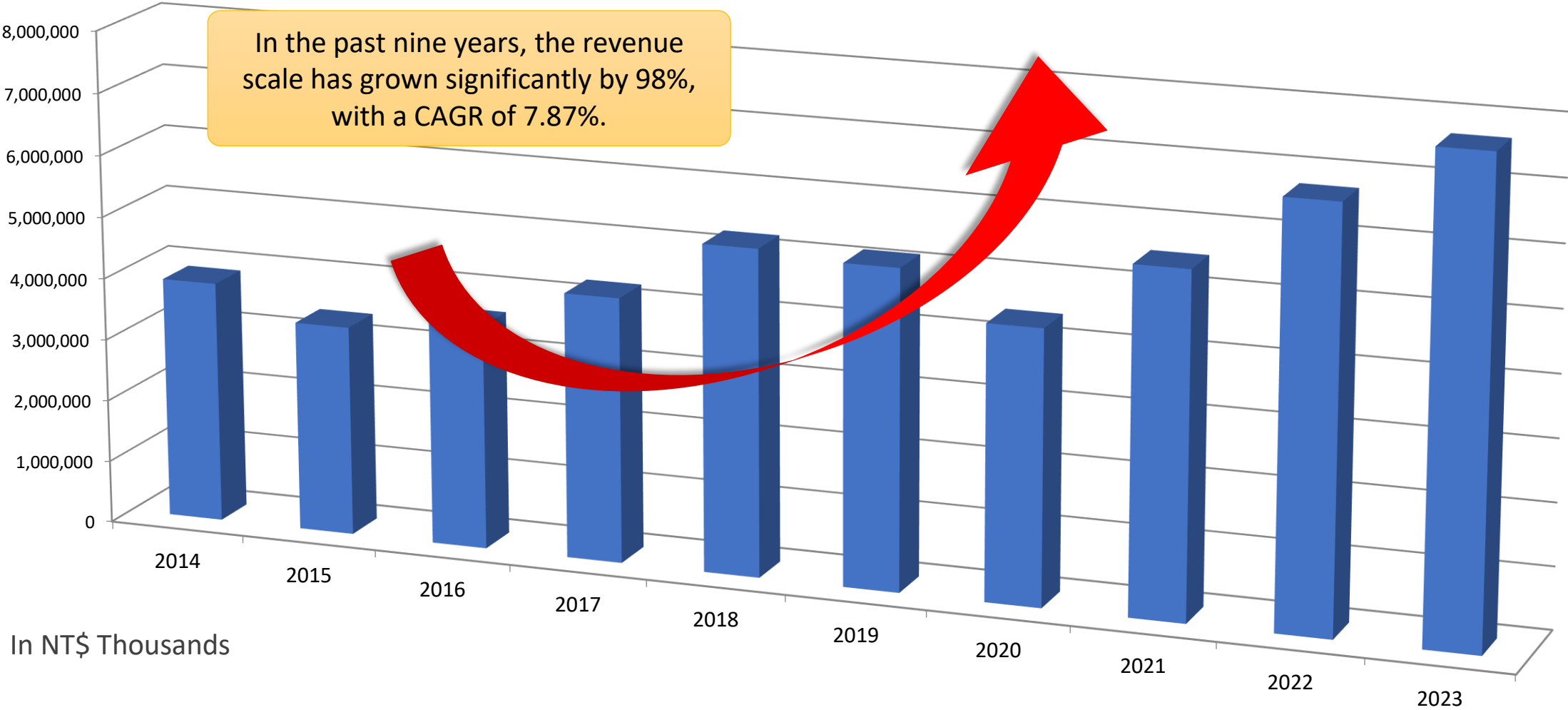


- Reaching 72 stations
- In 4Q23, completed the merger with Beiji International Development Co., Ltd. and gained control (expanding land development business)

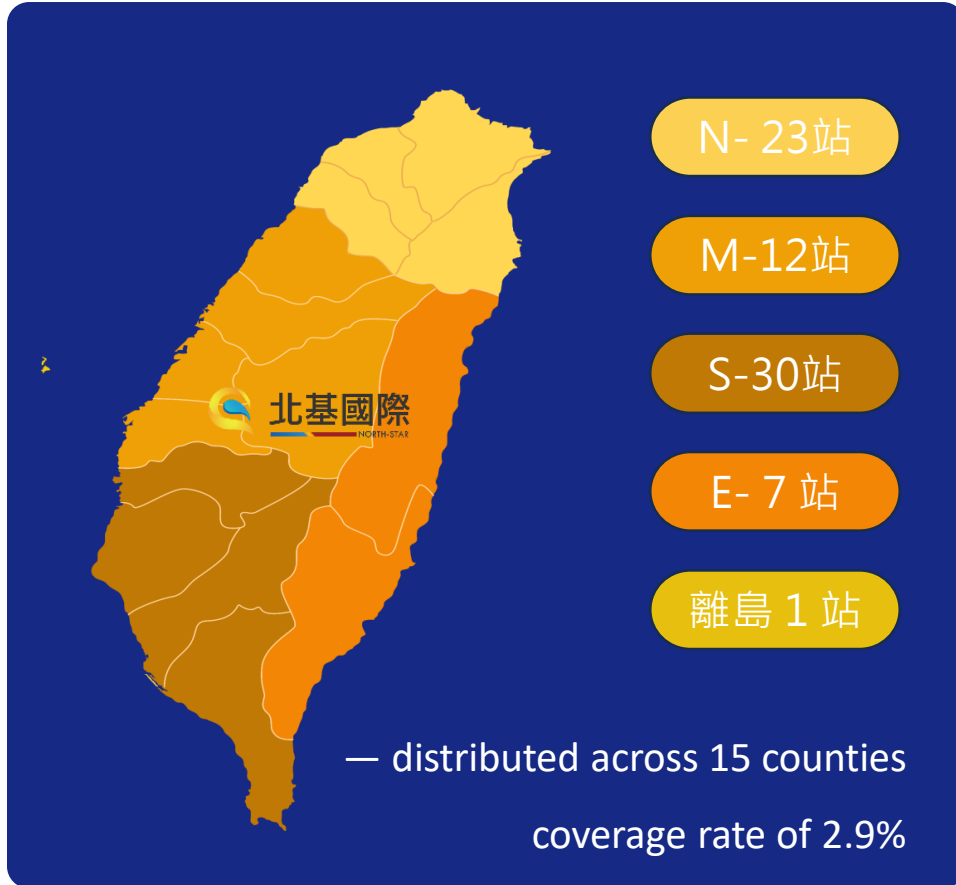
2023



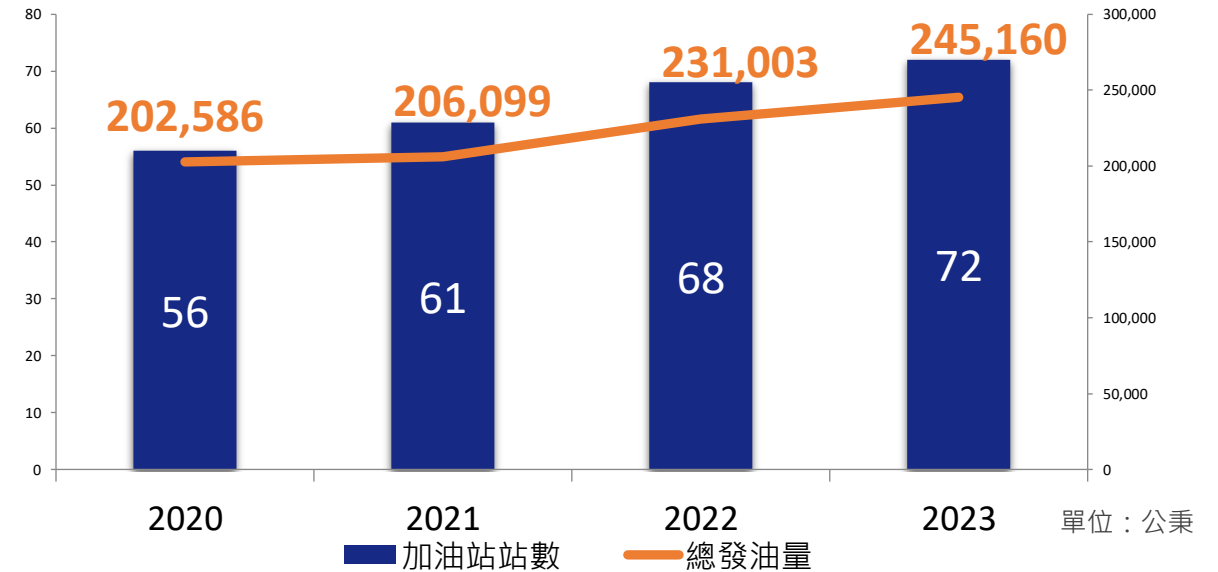
# North-Star I Expansion Achievements



# North-Star I Business Strategy and Deployment



Currently, there is a total of 73 stations, with self-owned stations accounting for 45.83%. Out of the total 2,508 ones in Taiwan, the market share of North-star is 2.9%, ranking seventh domestically.



Selecting location on future potential and irreplaceability,

Leveraging group resources to amplify synergies.

Maximizing asset utilization and benefits,

Enhancing channel efficiency.

# North-Star | Diverse Energy Supply

Completed the installation of EV charging stations at 9 petrol stations, with a total of 18 charging points and 36 DC chargers.



Taichung



Yunlin



Chayi



Taitung



Tainan



Tainan



Tainan



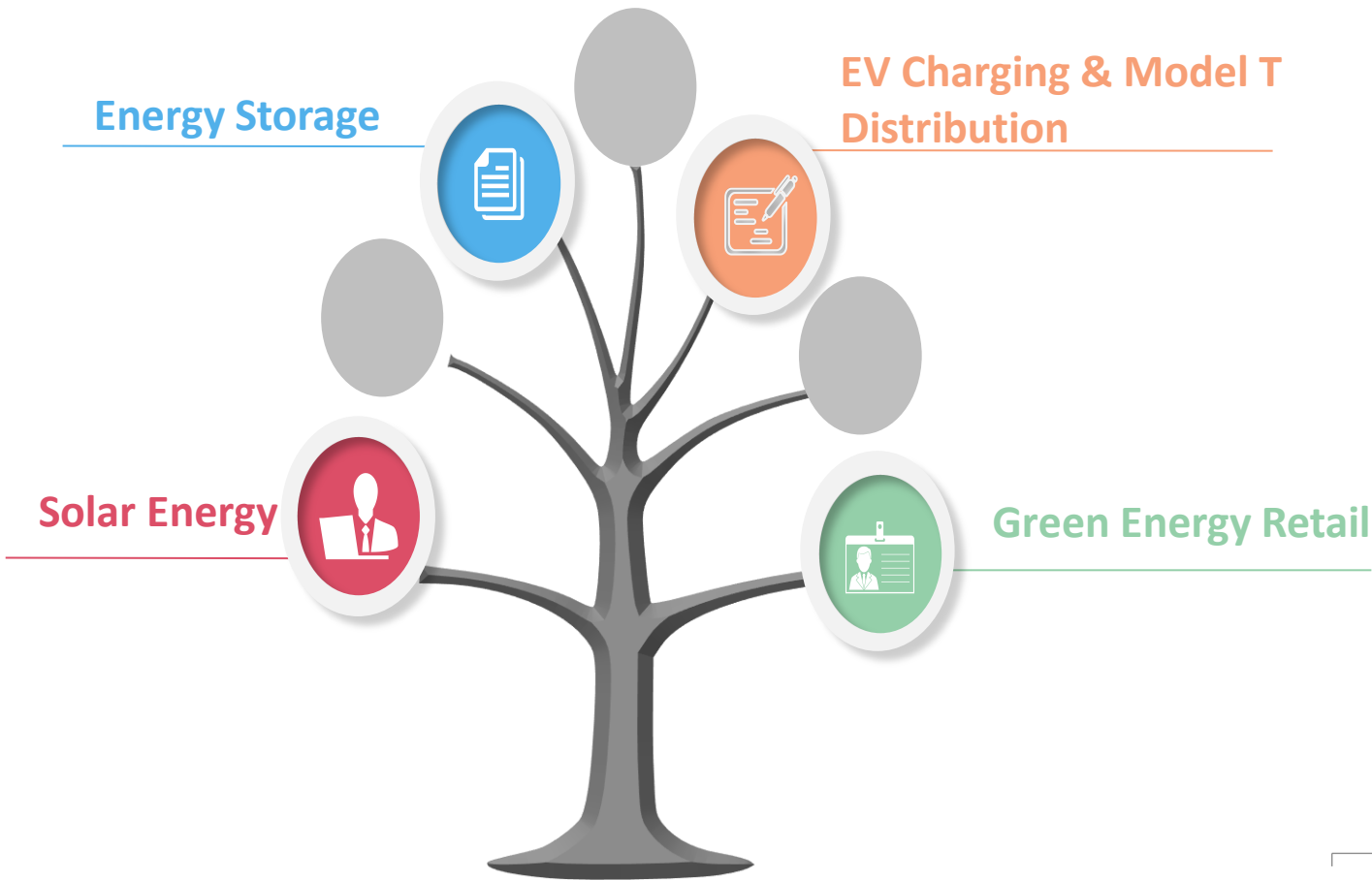
Kaohsiung



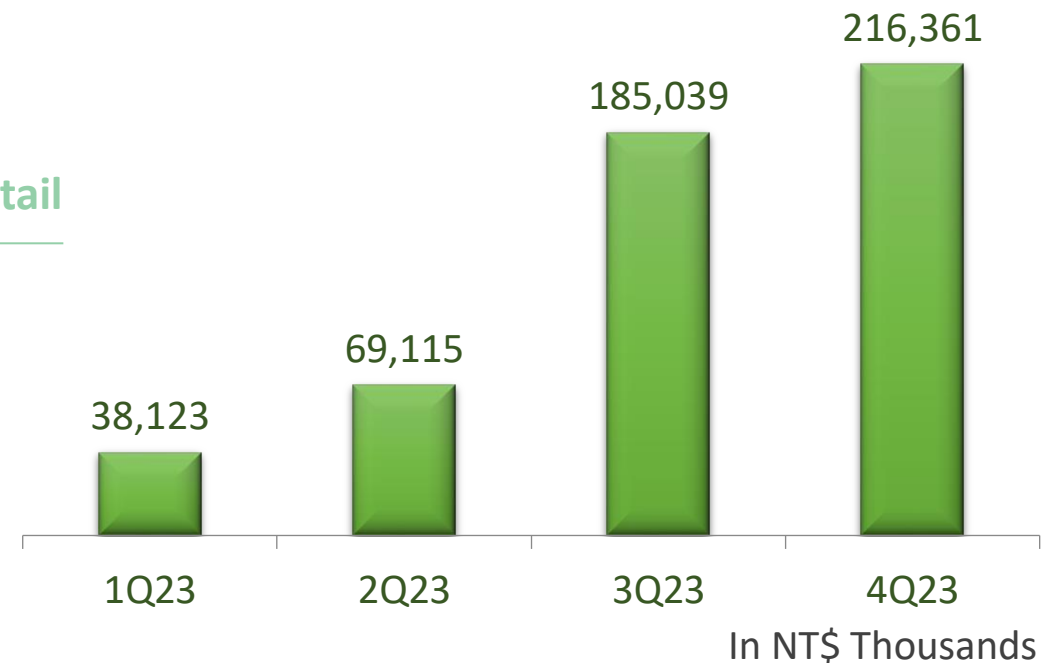
Pingtung

# North-Star I Highlights of Investment (Renewable Energy)

Holding a 68.25% stake



In 2023, various business expansions brought significant growth on revenue in the latter half of the year. This growth propelled subsidiaries to achieve profitability for the full year of 2023, paving the way for profit expansion.



# North-Star I Highlights of Investment (Hotel)



**Holding a 51% stake**

The hotel is located next to the beautiful Jinshihu Lake, below the Dingjin Interchange and directly opposite Sanmin High School.

Building A and Building B have a total of 159 rooms and accommodate approx. 8 tour buses. The basement has 80 parking spaces, with EV charging stations in B2.

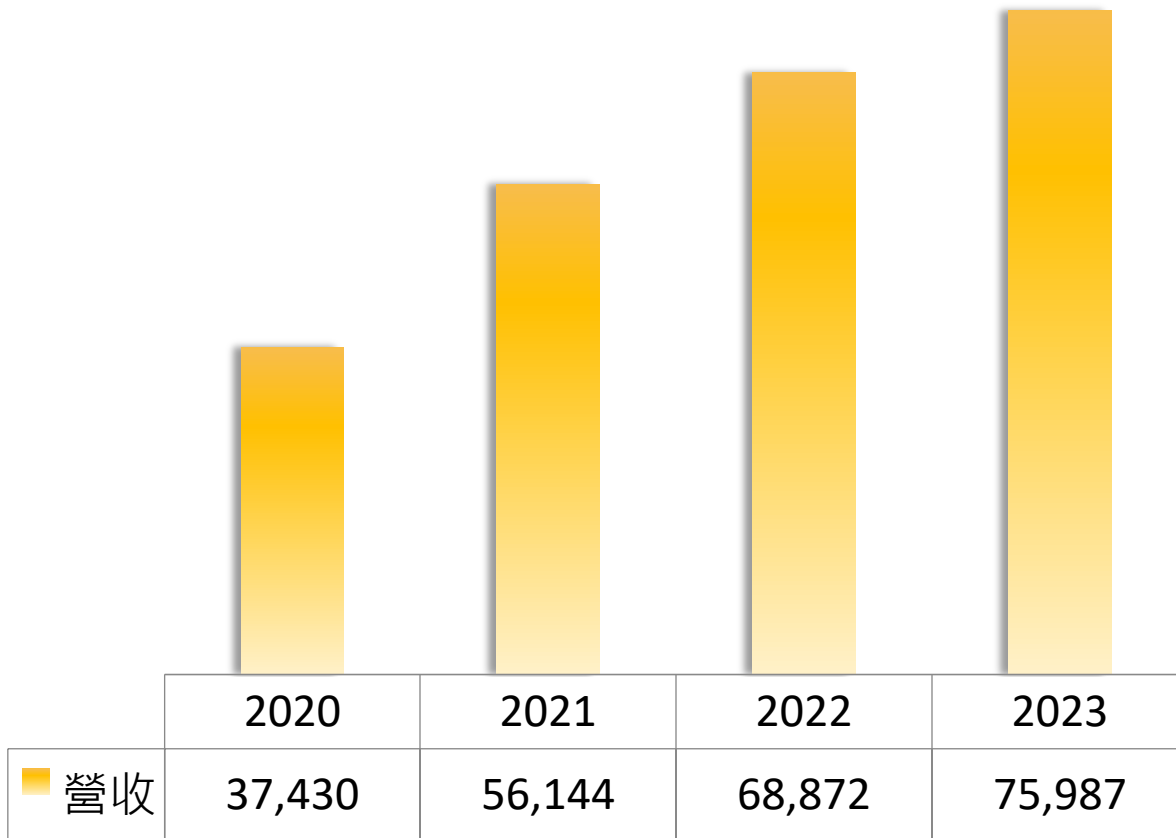
The spacious lobby on the first floor has a soaring 6-meter ceiling. The bright restaurant on the second floor can accommodate 200 diners, while the conference room on the third floor can accommodate 80 people for meetings.

The hotel is registered with the Kaohsiung City Hotel License No. 539.



# North-Star I Highlights of Investment (Hotel)

Annual traveler selection for booking platforms.



In NT\$ Thousands



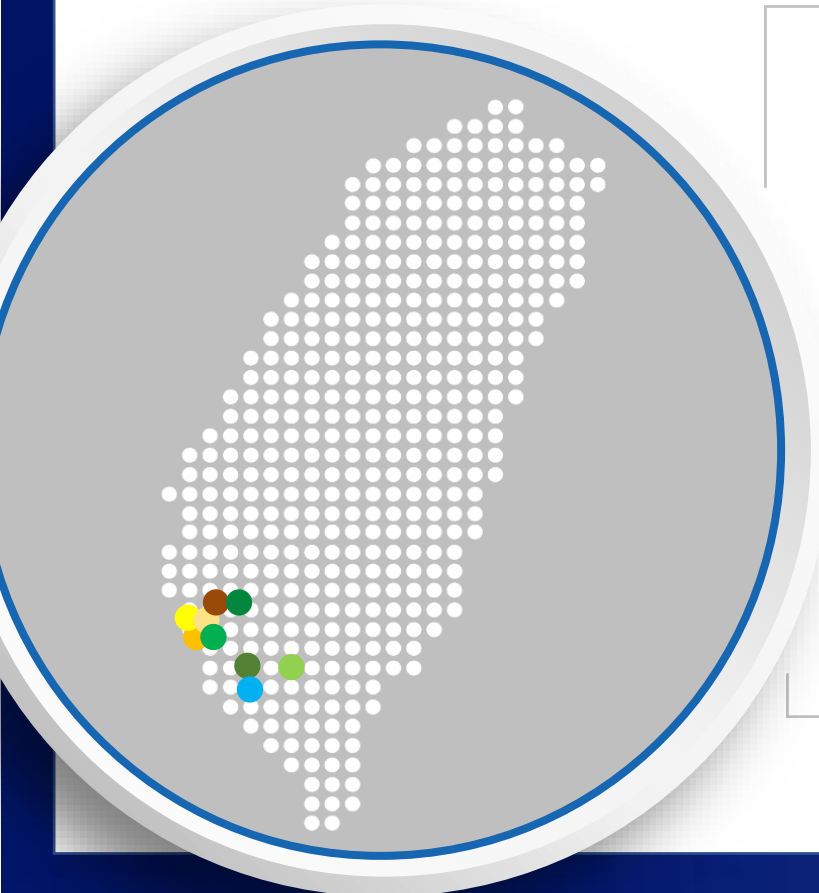
Booking.com -2020 Traveller Review Awards 8.9

AGODA -2022 Customer Review Awards 8.8

EZ TRAVEL易遊網-2023 金桃獎百大優選 GOLDEN PILLOWAWARDS

# North-Star I Real Estate Review and Future Outlook

Obtained director seats and control power in Q4 of 2023, boosting future growth momentum.



## North-Star International Development Industrial Co, Ltd.

- Shui Fengguang- — 15 Floors, 2 Basements / 124 Units ( 124 U. Sold) Completed in 2020.
- Shui Wǔguāng — 19 Floors, 4 Basements / 268 Units ( 268 U. Sold) Completed in 2021.
- Shuiyunchuan — 17 Floors, 3 Basements / 239 Units ( 232 U. Sold) Completed in Mar. of 2022.
- Shuiqing — 7 Floors, 2 Basements / 156 Units ( 156 U. Sold) / ) Completed in Jul. of 2022.
- Shuiluchuan — 27 Floors, 4 Basements / 373 Units ( 301 U. Sold) / Expected Completion by 2024.
- Yuanzong 45 —15 Floors, 3 Basements / 201 Units / Expected Completion by 2024
- Takuma — 22 Floors, 3 Basements / 2+124 Units / Not Released.

## North-Star International Co., Ltd

- Shuixingguang — 26 Floors, 4 Basements / 288 Units ( 286 U. Sold) / Expected Completion by 2025
- Aimeichengpin — 13 Floors, 2 Basements / 74 Units ( 72 U. Sold) / Expected Completion by 2024
- Yi Zi Kuan— 20 Floors, 3 Basements / 307 Units / Expected Completion by 2027

## Yang Ghie Co., Ltd

- Mingrenju — 15 Floors, 3 Basements/ 141Units / ( 22 U. Sold) / Expected Completion by 2025



# North-Star I Highlights of Investment (Real Estate)

Beiji International Development was established on April 25, 2013.



## Shuiluchuan

Location: Land Parcel No. 1560-2, Guoan Section, Annan District, Tainan City

Date of Permit Acquisition: January 18, 2024

Total Units/Sold Units: 373 units/314 units

Sold Rate: Approx. 84.18%

Floors: 27 above ground; 4 below ground

Parking Spaces: 268 parking spaces, 132 mechanical parking spaces

Estimated Total Sales Amount: NT\$4,088,280,000



## Takuma

Location: Land Parcel No. 45, Yuanzhong Street, Nanzih District, Kaohsiung City

Date of Permit Acquisition: March 1, 2024

Total Units/Sold Units: 201 units/170 units

Sold Rate: Approximately 84.58%

Floors: 15 above ground; 3 below ground

Parking Spaces: 115 parking spaces, 50 mechanical parking spaces

Estimated Total Sales Amount: NT\$2,292,780,000

# North-Star I Highlights of Investment (Real Estate)



## Shuixingguang

Location: Land Parcel No. 871, Yuguang Section, Anping District, Tainan City  
Date of Permit Acquisition: Estimated May 2015  
Total Units/Sold Units: 288 units/286 units  
Sold Rate: Approximately 99.30%  
Floors: 26 above ground; 4 below ground  
Parking Spaces: 132 parking spaces, 119 mechanical parking spaces  
Estimated Total Sales Amount: NT\$3,166,100,000  
Construction Progress: 23rd floor



## Aimeichengpin

Location: Land Parcel No. 105, Guangming Section, Pingtung City, Pingtung County  
Date of Permit Acquisition: Estimated August 2014  
Total Units/Sold Units: 74 units/72 units  
Sold Rate: Approximately 97.30%  
Floors: 13 above ground; 2 below ground  
Parking Spaces: 85 parking spaces  
Estimated Total Sales Amount: NT\$656,840,000  
Construction Progress: Exterior wall decoration



## Yi Zi Kuan

Location: Land Parcel No. 1613, Guoan Section, Annan District, Tainan City  
Date of Permit Acquisition: Estimated December 2017  
Total Units/Sold Units: 307 units/257 units  
Sold Rate: Approximately 83.71%  
Floors: 20 above ground; 3 below ground  
Parking Spaces: 131 parking spaces; 97 mechanical parking spaces  
Estimated Total Sales Amount: NT\$3,882,190,000  
Construction Progress: Continuous wall construction

# North-Star I Highlights of Investment (Real Estate)

Yang Ghie Co., Ltd was established on April 7, 2020.



## **Aimeiluhe**

Location: Land Parcel No. 113, Puduo Section, Zuoying District, Kaohsiung City

Date of Permit Acquisition: Estimated April 2015

Total Units/Sold Units: 141 units/28 units

Sold Rate: Approximately 19.86%

Floors: 15 above ground; 3 below ground

Parking Spaces: 139 parking spaces

Estimated Sales Amount: NT\$1,349,630,000

Construction Progress: 5th floor

# North-Star I Future Outlook

## Increase Market Share

Planning to add 7 to 10 more stations by the end of 2023.

## Diversified Operations

Diversifying investments into solar energy, energy storage, Jin Shi Hu hotel, and Yangji, spanning renewable energy, real estate, advertising, and hotel industries.



## Build Roof top Solar Energy

Selecting 12 locations with ample sunlight to be equipped with rooftop solar panels.

## Promote diverse energy supply

Providing "battery swapping" and "fast charging" service, and collaborating with Tail to establish EV charging service at 9 stations, catering to the needs of different types of vehicle owners.



**SANTI**  
**RENEWABLE**  
**ENERGY**

三地能源

TWSE 6946

# Green Energy | Santi Renewable Energy CO., Ltd.

Santi Renewable Energy, formerly known as SANLU ENERGY STORAGE CO., LTD., was established in 2004. In response to global trends and green energy policies, it was renamed Santi Renewable Energy Co., Ltd. in 2022 to enter the green energy industry. Focusing deeply on the Taiwanese green electricity market as a strategic move, it expanded into various renewable energy sectors including solar photovoltaic, energy storage, electric vehicle charging services, Model T distribution, and green energy retailing. With its leading and outstanding energy layout to possess the advantages of both electricity production and provision, it provides comprehensive green energy integration services.



## Solar Energy

- Land development and integration
- Electricity industry establishment and grid connection application
- Solar energy site construction EPC
- Operation and maintenance



## Energy Storage

- Power transmission and distribution
- Installation for large electricity consumers
- Power demand management and operation



## EV Charging & Model T Sales

- Charging equipment distribution
- Engineering construction
- Software operator
- Model T distribution



## Green Energy Retail

- Green energy certificates
- Electricity planning for businesses

# Green Energy | Competitive Advantages



## **Comprehensive renewable energy integration services**

Employing a unique business strategy to comprehensively develop renewable energy industries such as solar energy, energy storage, EV charging, and green energy retailing. °



## **PV investment holds a high control and assumes SPV holding**

The business covers five major axes: site development, application, EPC, operation management, and fishery cultivation.



## **Energy storage partners include well-known domestic and international companies**

In collaboration with renowned domestic and international companies including Tesla, Delta Electronics, and Wartsila.



## **Diversified asset deployment for electric vehicle charging services.**

In addition to being a charging operator, it also expands into the planning and construction of E-bus charging. Additionally, it collaborates with well-known buildings to provide home charging.



## **A professional management team along with technical talents**

In terms of management, we employ interdisciplinary talents. °

# Santi Energy | Green Energy Integration Review

up to 2024/3/25

## Solar Energy

2023 Revenue proportion : **64%**

Installed capacity of 378MW, including 99.5MW ground-mounted, 267MW fishery and energy symbiosis, and 11.7MW rooftop. Now 115.93MW connected to the grid.



**EV Charger** 2023 Revenue proportion : **5%**

Tail operates 58 charging stations, including 44 DC and 14 AC ones, with a total of 210 chargers. Additionally, 13 ones are under construction, reaching a total of 16 locations and 124 chargers for bus charging installation. There are also partnerships with 16 projects under the Far Eastern Group for home charging. The membership reached 30,000, accounting for 80% of CCS EV owners

## Energy Storage

2023 Revenue proportion : **18%**

We obtained construction permits for 192MW (22MW distribution and 170MW transmission).15MW has been officially commissioned, with groundbreaking for two distribution projects totaling 7MW.

## Model T Distributions

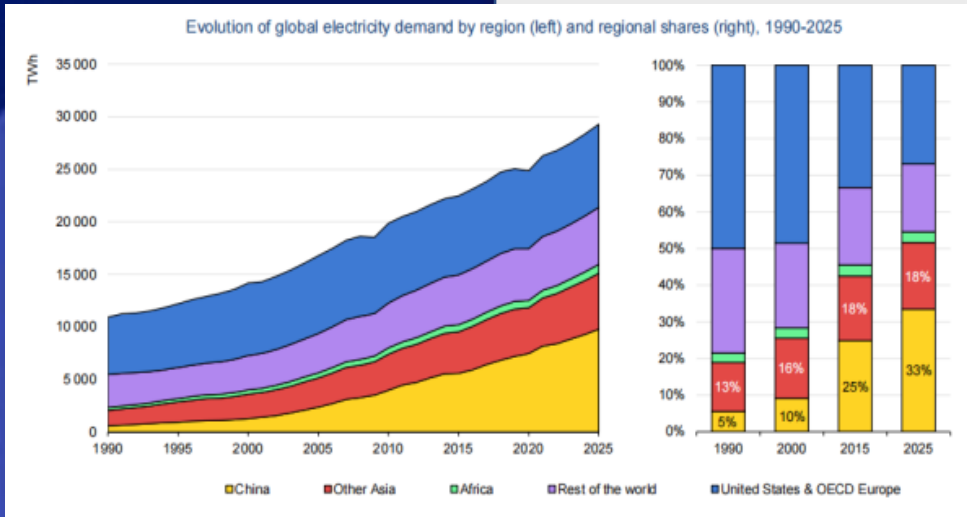
2023 Revenue proportion : **12%**

Become the sole agency of Model T and grasped nearly 118 Qty orders from 9 passenger transport operators.

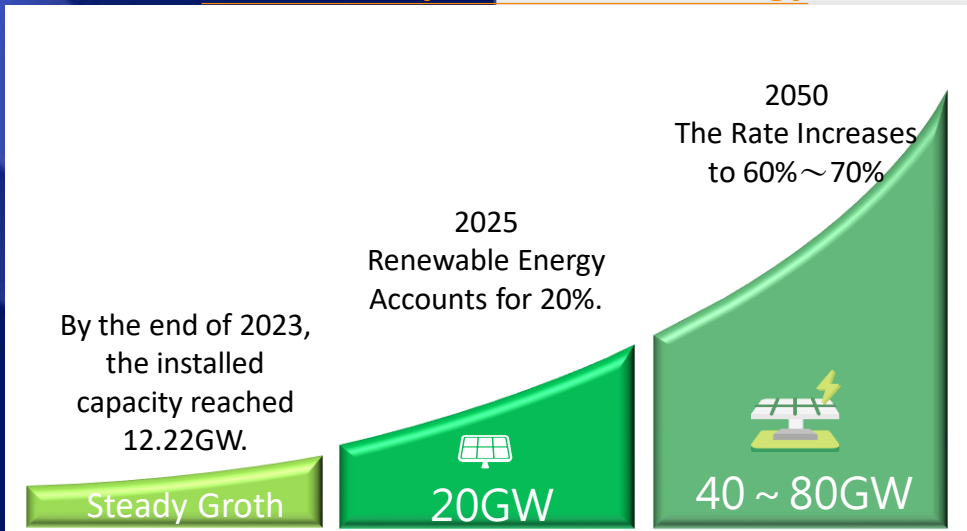


# Santi Energy | Trends and Prospects in Solar Energy

IEA : by 2025, renewable energy will become the world's largest source of electricity.



## Taiwan Policy Goal of Solar Energy



Electricity production totals at 378MW and moving toward the goal of 1 GW.

The Tainan fishery and energy symbiosis project is expected to begin ecological aquaculture in Q2 2024, with an annual estimated fishery production of 382 metric tons.



24MW of ground type in Pingtung is expected to operate by Q3, 2024.

Rooftop 10.69MW expected to be grid-connected in Q4 2024.

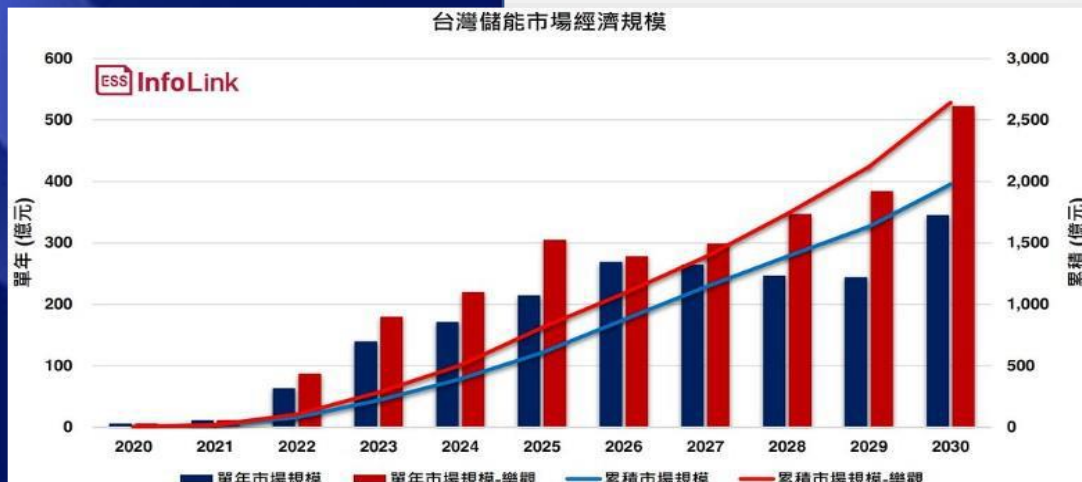
23 Projects are expected to kick off between 2024~2025

# Santi Energy | Trends and Prospects in Energy Storage

Renewable energy is becoming mainstream benefiting the energy storage industry.

- 1 The increase in renewable energy installations has boosted the demand for energy storage.
- 2 The surge in AI and EV Car challenges to the resilience of the grid, along with large electricity consumer clauses that all increase demand for energy storage.

Infolink : energy storage demands at least 8G



Two distribution projects with a total capacity of 7MW are expected to come online in Q4 2024.

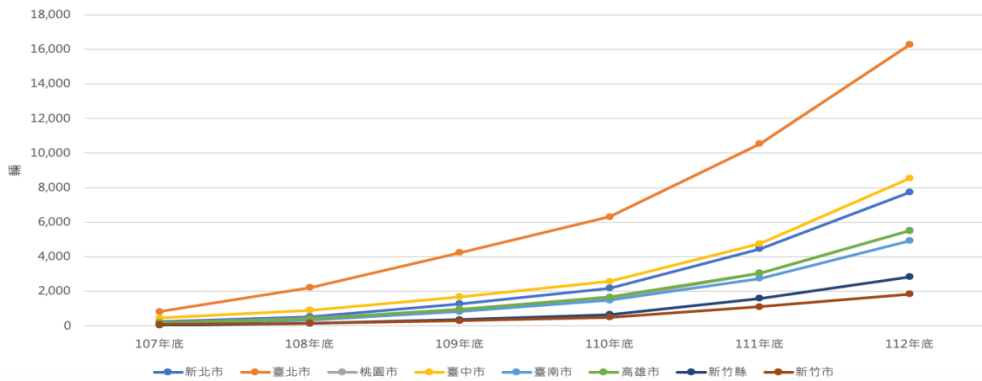
Approaching the residential energy storage market

Expected to complete the construction of 192MW by the end of 2025. and will meet the daily electricity needs of 19,000 households in Taiwan. °

# Santi Energy | Trends and Prospects in EV Charger

統計期	新北市	臺北市	桃園市	臺中市	臺南市	高雄市	新竹縣	新竹市	總計
107年底	250	830	166	449	138	195	33	80	2,363
108年底	527	2,219	424	902	331	412	135	149	5,672
109年底	1,280	4,233	964	1,682	834	955	364	302	11,876
110年底	2,177	6,307	1,561	2,564	1,484	1,661	653	499	19,080
111年底	4,460	10,536	3,033	4,751	2,745	3,061	1,587	1,102	35,532
112年底	7,724	16,265	5,518	8,534	4,930	5,502	2,835	1,839	60,775
占比%	13%	27%	9%	14%	8%	9%	5%	3%	

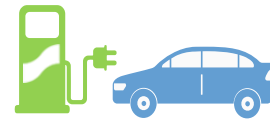
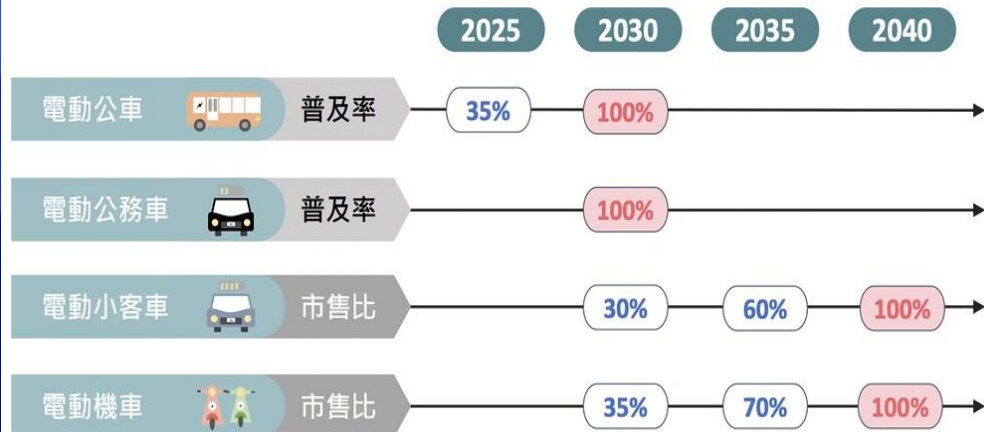
電動車領牌數



## The increasing EV highlights a significant shortage of charging infrastructure.

- In 2023, EV cars exceeded 60,000qty which is twice more in 2 years.
- According to "electrification and decarbonization of transportation" strategy, with the goal of electrifying urban buses/government vehicles by 2030 and achieving full electrification of passenger cars/motorcycles by 2040, it is evident that there is significant potential for the development of the charging market.

## The electrification schedule for transportation



2024

Q2: Auto Charge launched  
Q4: Completion of 100 stations across Taiwan

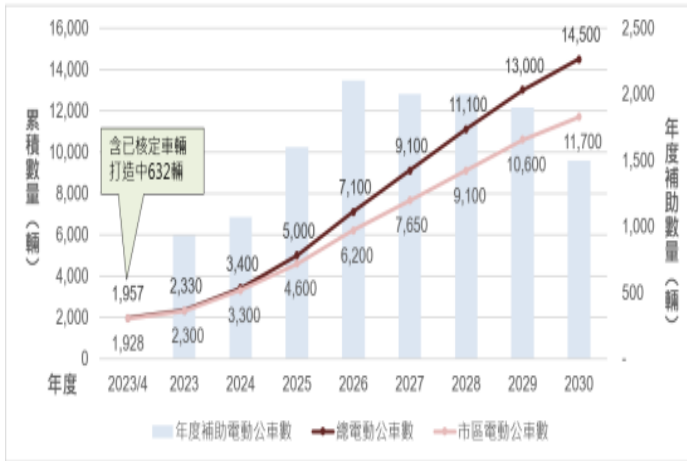


2025

Every 50 km has one Tail charging station.

# Santi Energy | Trends and Prospects in Model T Distribution

The goal is to promote E-Bus by the year 2030



7年期程

總經費643億元

市區公車全面電動化

公路客運部分電動化

建置維修保養體系

10,000 full-electrified buses drive 170 billion business opportunity.

經費來源	公運計畫 (112年)	客運車輛電動化推動計畫(113-119年)								計畫總計
年度	2023	2024	2025	2026	2027	2028	2029	2030		
年度補助車輛數	400	1,070	1,600	2,100	2,000	2,000	1,900	1,500		
總電動公車數	2,330	3,400	5,000	7,100	9,100	11,100	13,000	14,500	12,170	
市區電動公車數	2,300	3,300	4,600	6,200	7,650	9,100	10,600	11,700	9,400	

Currently, Huan Chuang's target customers are bus operators. In response to the full electrification of urban buses by 2030 and government subsidies, Huan Chuang aims to increase the willingness of bus operators to switch to electric buses.

The global trend towards low-carbon transportation is creating opportunities for E-bus industry

Collaborating with TAIL's foundational charging infrastructure and continuously promoting high-quality products

- 2024 goal: delivery of 150 vehicles, aiming to increase the market share of Model T to 20%.
- 2025 goal: delivery of 300 vehicles

Around 2,500 units with replacement demand.



# Santi Energy | Green Energy Retail



三地怪獸電力

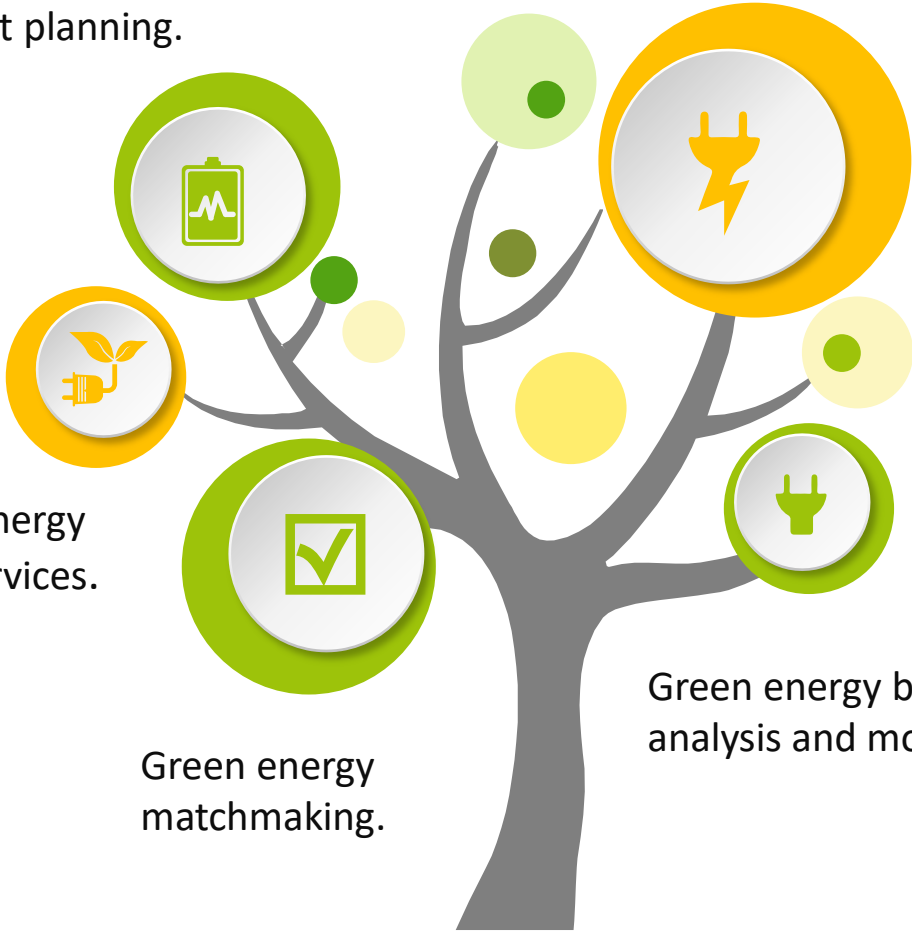
SANTI MONSTER ELECTRIC POWER

**Bringing green energy closer to our life**

In response to the global renewable energy initiative, "Santi Monster Electric Power One Co., Ltd." was established in 2021 to enter the green energy retail market and obtained a retail license. Assisting clients in analyzing of diverse electricity usage and planning green energy solutions that suit their economic benefits, thereby becoming an ESG booster for achieving net-zero and sustainable energy.

Electricity usage analysis and procurement planning.

Obtaining renewable energy certificates.



Green energy retail services.

Green energy matchmaking.

Green energy big data analysis and monitoring.

Simplify complexity with comprehensive planning services.

# Santi Energy | Trends and Prospects in Green Energy Retail

## 2023 Taiwan Green Energy Retail Report

Direct supply/transferred supply volume.



- By 2030, Taiwan enterprises need to meet RE30, requiring over 31.8 billion kWh of green energy. Before 2040, the demand is expected to be over 100 billion kWh
- The "large electricity consumer clauses" combined with supply chain requirements for ESG directly drive companies to strengthen their green energy sources. In times of supply shortage, the price of green energy naturally increases. Last year, the price per kWh of green energy was around NT\$ 5, but currently, it reaches NT\$ 5.5-6 .

**With rising electricity and carbon costs, as well as increasing ESG requirements, the prospects for green energy sales is promising.**

Signing contracts for 45 million kWh of green energy supply to consumers in Q3 2024.

Matching Users to Sign CCPA

1. To integrate energy resources by inventory renewable energy plants and purchasing other renewable energy power plants .
2. To provide green energy transfer services, assisting enterprise users to obtain certificates, and easily achieve the goal of using green power
3. To take Many-to-many optimal fit mode as strategy.

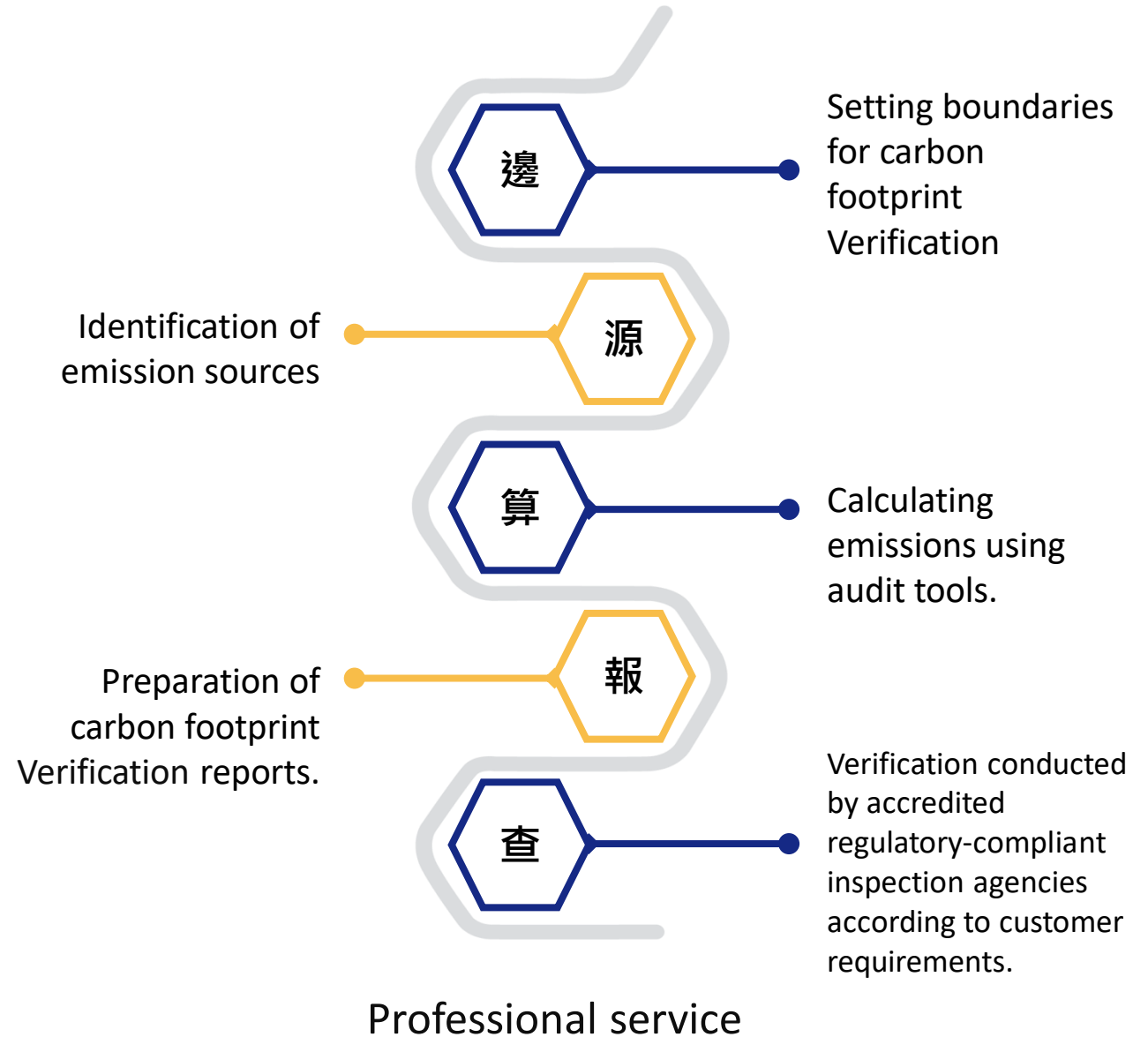
# Santi Energy | Carbon Footprint Verification (CFV)



莫爾顧問  
More Consulting

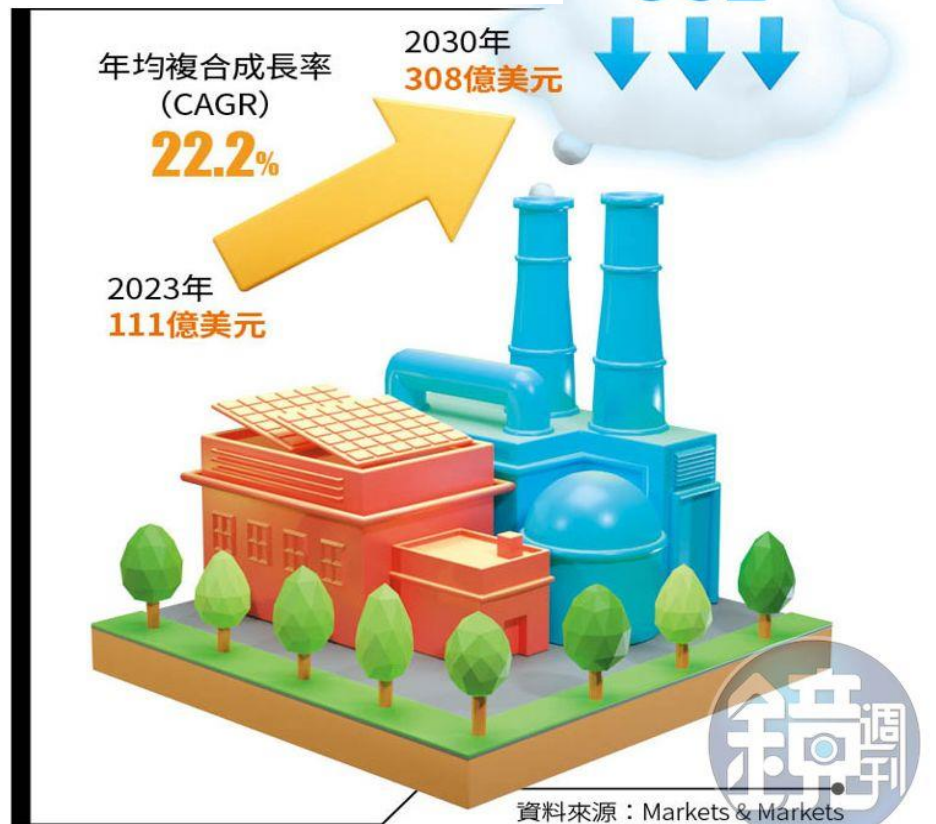
## Sustainable net-zero, walking together

In response to climate change legislation and Taiwan's goal of achieving net-zero emissions by 2050, in February 2023, Moore Power was renamed as "Moore Consulting Co., Ltd." to enter carbon footprint assessment and carbon credit services. This move aims to assist clients in understanding the distribution and carbon emissions, facilitating the formulation of carbon reduction plans.



# Santi Energy | Trends and Prospects in CFV

The demand for carbon auditing in the market continues to rise.



With Taiwan's carbon credit trading coming into play, the opportunities for carbon footprint assessment are heating up

1. Carbon tax imposition
2. Voluntary participation
3. Supply chain requirements
4. Regulated by EPA, mandated by FSC
5. Energy conservation and carbon reduction management

In Q3 2024, collaborating with Tail and Sandi Land Development for carbon auditing.

by 2025, assisting other businesses under the San Ti Group with carbon auditing and low-carbon transition



# Santi Energy I Listing on the Emerging Stock Market Plan

1. Accessing the capital market to accumulate growth momentum.

2. Strengthening corporate governance to safeguard shareholder rights



4. Enhancing the company's visibility, facilitating talent recruitment, and expanding the market.

3. Enhancing the development and opportunities of strategic alliances



三地集團

San-Ti Group

# Integrated Santi Group Resources



NORTH-STAR  
北基國際



三地能源  
SANTI RENEWABLE ENERGY



環創電行



大新駕訓班  
DA SIN DRIVING SCHOOL



高雄客運  
KAOHSIUNG BUS



TAINAN  
BUS



嘉義客運



南仁湖企業  
Nan Ren Hu Entertainment Co., Ltd.



海景世界企業股份有限公司  
Hi-Scene World Enterprise CO.,LTD.  
國立海生館BOT經營團隊  
NMBA B.O.T. Operation Management Company.



小墾丁渡假村  
KENTINGTON



LIANG



SAIJIA



金獅湖大酒店  
Jin Shi Hu Hotel



鼓山魚市場



美力米麗  
MEI LI MI LI



乖乖  
SINCE 1968



三地開發實業股份有限公司  
SanTi Development Enterprise Co.,Ltd



高仕高爾夫



高鐵高爾夫球練習場  
Gao Tei Golf Driving Range



KF



THANK YOU