

Radium (2547 TW)

Radium (2547 TW) Closes NT\$3.394 Billion Syndicated Loan for Guanqian Project

Partnering with Leading Banks to Advance Core Taipei Urban Renewal and Deliver a Grade-A Smart Green Landmark

Radium (TWSE 2547) announces the successful signing of a NT\$3.394 billion syndicated loan, marking a significant milestone in advancing its flagship urban renewal initiative in the core of Taipei. The syndicated loan is led by Taiwan Business Bank, with joint participation from First Commercial Bank, Chang Hwa Commercial Bank, Agricultural Bank of Taiwan, Rakuten Bank, and HwaTai Bank, oversubscription reached 126%. This strong consortium reflects the financial sector's high degree of confidence in Radium's long-term development capabilities and prudent management discipline.

The proceeds will be deployed toward the Guanqian project of "Urban Renewal Project for 28 Land Parcels, Section 2, Gongyuan Segment, Zhongzheng District, Taipei." It's located at the intersection of Guanqian Road and Xinyang Street, adjacent to Taipei Main Station, the Taiwan's most critical five-rail integrated transportation hub. Spanning approximately 2,010 m², the project is planned as a 27-story, five-basement-level steel-structure development, with a building coverage ratio of approximately 70% and a floor area ratio of around 1100%, representing premier development intensity within Taipei's urban core.

The project has achieved 100% ownership consolidation. Former landowners include visionary companies such as Cathay United Bank, CPC Corporation, and Tang Eng Iron Works. Executed through a full-scale redevelopment and rights transformation mechanism, the project underscores Radium's expertise and execution efficiency in managing complex urban renewal integrations. As multinational corporations and institutional tenants continue to elevate their standards, Grade-A office assets with integrated smart and sustainable features have become the prevailing market benchmark. Positioned under the concept of "Urban Brilliance: A Dual White-and-Green Landmark," the said project will deliver a Grade-A smart green office tower. It will incorporate 5G-enabled intelligent building management systems and is planned to secure green building certification as well as low embodied carbon accreditation. Along with that, the east side of the building is designed to be set back over 2 meters, and a green landscape is arranged to connect the adjacent Liming Park, fully aligning with evolving tenant demand for ESG compliance, energy efficiency, carbon reduction, and smart workplace environments.

In recent years, Radium has evolved its strategic focus from single-project development to "urban core node management." Through a transit-oriented development (TOD) framework, the company is connecting projects across Taipei urban renewal, Taichung MRT joint development, and Kaohsiung metro-linked industrial urban renewal, forming a three-axis growth strategy across northern, central, and southern Taiwan.

In northern Taiwan, Radium has cultivated deep expertise in urban renewal and TOD projects, targeting scarce core locations such as Taipei Main Station. By leveraging high-intensity development and product enhancement, the company continues to elevate asset value and leasing competitiveness. In central and southern Taiwan, it is proactively positioning along the rail

economy corridor, capitalizing on demographic and industrial migration trends to secure long-term growth momentum.

Radium emphasizes that urban renewal is both a long-term investment and a responsibility toward the future of cities. From Taipei's urban core to Taichung's transit economy and Kaohsiung's industrial urban regeneration, the company is committed to building a scalable and replicable model for sustainable urban development in Taiwan. Through disciplined long-term operations, it aims to generate stable cash flows alongside asset appreciation.

Against the backdrop of global capital markets increasingly prioritizing ESG and urban competitiveness, this strategy positions Radium to align with international capital and enterprise demand, ultimately shaping a new urban paradigm that integrates economic vitality, quality of life, and sustainable value.



Architectural design drawing for “Urban Renewal Project for 28 Land Parcels, Section 2, Gongyuan Segment, Zhongzheng District, Taipei”