

Radium (2547 TW)

Radium (2547 TW) Partners with Kaohsiung City Government to Anchor the Core Node of the Southern Technology Corridor

Signing of the Kaohsiung MRT R17 World Games Station -Plot A5 Project to Create a Smart, Sustainable Landmark

Amid the government's strategic push to establish a southern semiconductor cluster and advance the "Southern Technology Corridor," Kaohsiung is entering a new phase of industrial transformation and urban upgrading. Listed company Radium (2547 TW) announces that has formally signed the "Kaohsiung MRT R17 World Games Station - Plot A5 Urban Renewal Project" with the Kaohsiung City Government. The signing was carried out by Kaohsiung Deputy Mayor Lin, Chin-Jung and Radium Chairman Lin, Rong-Shian, marking a pivotal milestone in the evolution of the northern Kaohsiung technology corridor.

This project is not merely advantaged by transportation connectivity and industrial proximity, it also represents Radium's strategic expansion into southern Taiwan and its transformation from a conventional real estate developer into an integrated urban infrastructure participant, bridging transit-oriented development, city-building, and sustainable infrastructure.

Deputy Mayor Lin, Chin-Jung stated that the Executive Yuan approved the P6 plant plan in the Nanzih Science Park in July 2025. TSMC will set up six advanced process plants in the Nanzih Industrial Park in Kaohsiung. To meet Just-In-Time production requirements, suppliers must cluster in close proximity to the wafer fabs. Advanced manufacturing demands joint development with equipment and materials suppliers, while physical proximity enables tight collaboration between engineering teams, significantly shortening the cycle from laboratory validation to mass production. The R17 urban renewal project is therefore designed to maximize production efficiency, enhance supply chain resilience, and facilitate technological co-development. In alignment with TSMC's mass production schedule, construction is expected to commence in November 2026 and be completed by the end of 2030. The project aims to provide robust support for Kaohsiung's semiconductor ecosystem, including dedicated office space for supply chain enterprises and residential solutions for talent.

Lin, Rong-Shian noted that the project signifies more than the launch of a development, it stands as a key indicator of Kaohsiung's emergence as a high-tech city. As the southern technology sector rapidly takes shape, urban demand has evolved beyond residential needs toward holistic planning that integrates transportation, industry, and lifestyle. The R17 urban renewal reflects the government's forward-looking urban strategy aligned with structural industrial shifts.

R17 Urban Renewal: Gateway to Northern Kaohsiung's Tech City

In recent years, the government has accelerated the development of the southern semiconductor "S-Corridor," encompassing the Qiaotou Science Park, Nanzih

Technology Industrial Park, Kaohsiung Science Park (Luzhu), and key materials zones, in conjunction with the Tainan Science Park, gradually forming a comprehensive southern technology corridor. Southern Taiwan is thereby transitioning from a traditional heavy industry base into a high-tech manufacturing hub.

The “Kaohsiung MRT R17 World Games Station -Plot A5 Urban Renewal Project,” signed between Radium and the Kaohsiung City Government, is strategically located at a critical transportation node near Zuoying High-Speed Rail Station, with direct connectivity to both the Nanzih Technology Industrial Park and Qiaotou Science Park, offering a rare convergence of transportation, industry, and urban infrastructure advantages.

The site is located approximately 1.5 kilometers from TSMC’s Nanzih fab area, with a land area of about 13,884 square meters (approximately 4,200 pings). It is zoned as a Type II commercial district, with a statutory building coverage ratio of 50% and a floor area ratio of 300%. The development plan centers on three primary buildings, comprising Grade A office space, industrial operational facilities (floor load capacity: 1.5 tons/m²), and 618 residential units designed for corporate accommodation.

The development will adopt a Transit-Oriented Development (TOD) model, integrating commercial, office, and residential functions. Radium’s subsidiary Q-Square Mall will curate dining, retail, and lifestyle services, shaping a mixed-use urban node that seamlessly combines transit, industry, and daily living. This integrated development fully supports the research and development, operational activities, and lifestyle needs of talent within the semiconductor and AI industries. As technology enterprises continue to cluster, the R17 district is poised to become a core hub for tech talent residence and commercial services in northern Kaohsiung.

Project Overview: Kaohsiung MRT R17 World Games Station -Plot A5 Urban Renewal Project

- **Site Area:** ~4,200 ping (approx. 13,884 m²)
- **Estimated Investment:** Exceeding NT\$8.85 billion

Planned Components:

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

Primary Uses:

Semiconductor and technology industry offices, residential solutions for tech professionals, and integrated commercial and lifestyle services.

It’s designed seamlessly connected to MRT R17 World Games Station through an elevated sky bridge system, forming a three-dimensional pedestrian network and an efficient commuting environment.

Embedding ESG and Smart Building Standards for a Sustainable Tech City

Chairman Lin emphasized that both the Kaohsiung City Government and Radium place strong emphasis on sustainability and the operational needs of the technology sector. The project is designed to meet top-tier standards, including:

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

The office tower will further pursue internationally recognized certifications to ensure alignment with the stringent requirements of semiconductor and high-tech industries for intelligent and sustainable operating environments, such as:

- LEED
- WELL
- WiredScore
- SmartScore

From Developer to Integrated Urban Infrastructure Leader

In recent years, Radium has evolved beyond its core real estate business into a broader urban infrastructure platform, encompassing:

- Transit hub development (metro urban renewal, TOD urban nodes)
- Public infrastructure (reclaimed water systems, transit interchanges)
- AI-enabled urban solutions (healthy green buildings, smart management systems, all-age communities)

Through this diversification, the company is transitioning into an integrated enabler of urban and industrial development using AI technology. With semiconductor processes driving surging water demand, reclaimed water infrastructure has become indispensable. Following the successful deployment of the Taoyuan North reclaimed water system and ESG park built by Radium, future projects will increasingly incorporate these capabilities.

Looking Ahead: Enabling the Southern Technology Corridor

Kaohsiung City Government stated that the R17 World Games Station A5 public urban renewal project is not only a key demonstration of integrating rail infrastructure with urban redevelopment, but also a critical node in the northward extension of the semiconductor S-corridor. By aligning industrial development, transportation infrastructure, and residential planning, Kaohsiung is accelerating its transformation from a traditional heavy industrial city into a hub for smart technology and low-carbon livability, while strategically strengthening its position within the global technology supply chain

Chairman Lin concluded that, after nearly five decades in urban development, Radium has consistently believed that truly valuable development does not merely transform land- it creates enduring momentum for a city's future.

The Kaohsiung R17 project embodies precisely this vision and responsibility. As Kaohsiung transitions from a traditional industrial city into a rising hub for technology and smart urbanism, Radium will work alongside the Kaohsiung City Government and its partners to establish this project as a benchmark for urban renewal, and a cornerstone of the northern Kaohsiung technology corridor.



日勝生「高雄捷運 R17 世運站 A5 街廓都市更新案」設計示意圖
Design diagram for Radium's "Kaohsiung MRT R17 World Games Station-Plot A5 Urban Renewal Project"



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