



# Office and retail space at One ITC and Two ITC deliver brisk performance

## ITC一期及二期写字楼及商场表现理想

Located in the core of the Xujiahui business hub, Shanghai, ITC is the Group's mega integrated development that spans across a gross floor area of 706,100 square metres (7.6 million square feet). Developed in three phases, ITC comprises over 371,600 square metres (four million square feet) of top-grade offices, more than 278,700 square metres (three million square feet) of prime retail space and a luxury hotel.

The project will provide easy access through the underground and skywalk. ITC's covered footbridges will connect to surrounding commercial buildings while the nearby Xujiahui metro station is an interchange station for three existing and two planned metro lines. Massive consumer traffic is expected to be drawn in, boosting its commercial value.

### One ITC and Two ITC offices about 92% let

One ITC on Huashan Road and Two ITC on Gongcheng Road were completed in 2017 and 2018 respectively. The offices at One ITC and Two ITC boast a combined gross floor area of 45,500 square metres (490,000 square feet) with occupancy standing at about 92%.

The two grade-A, nine-storey office towers at One ITC have attracted notable multinational corporations as well as mainland enterprises, including the multinational hospitality company Marriott and co-working space provider WeWork.

Currently, the 21-storey, grade-A offices at Two ITC have all been leased by renowned sports brand Adidas, serving as its Asia-Pacific and Greater China HomeCourt office which started operations during the first quarter of this year.

### Shopping mall at One ITC opening in the second half

The grand luxury mall at One ITC will cover a gross floor area of about 32,000 square metres (340,000 square feet) across five levels. The mall will offer international trendy brand flagship stores, all-day dining featuring a variety of cuisines, specialty outdoor dining, premium entertainment facilities, outdoor green spaces for leisure and much more to satisfy the needs of high-end millennials.



The entire office space at Two ITC has been leased by a renowned sports brand  
ITC二期整幢写字楼由著名运动用品品牌承租





The shopping mall at One ITC will introduce a number of new brands to Shanghai  
ITC一期商场将为上海市引入不少全新品牌

The mall will open during the second half of this year. Pre-leasing commitment has been strong with occupancy nearly full and many of the tenants being newcomers to Shanghai.

#### Remaining phase progressing well

ITC's basement work at the lots on Hongqiao Road and Yishan Road N. are in full swing. The future 220-metre grade-A office building has now reached the ground floor. The completed Phase 3 will comprise a world-class shopping mall, luxury hotel and two grade-A office towers, including a 370-metre skyscraper which is likely to become the tallest building in Puxi.

Upon its full completion by late 2023, ITC is expected to introduce a brand new integrated development to Xujiahui that appeals to high-end businesses and trendy brand retailers while offering a unique shopping, entertainment and leisure experience for consumers. This project is poised to become one of the most sought-after landmarks in Shanghai, fuelling business activities nearby and further strengthening Xujiahui's overall competitive edge.

ITC为集团在上海商业区徐家汇核心地段发展的一个庞大综合发展项目，总楼面面积达706,100平方米（760万平方呎），共分三期发展，汇聚逾371,600平方米（400万平方呎）顶级写字楼、超过278,700平方米（300万平方呎）优质零售楼面及一间豪华酒店。

项目无论在地下及“空中”都四通八达，ITC将设有多个顶棚式人行天桥，连接邻近商业大厦，加上项目毗邻的徐家汇地铁站为三条现有地铁线及两条拟建地铁线的交汇站，势将为项目汇聚庞大人流，提升商业价值。

#### ITC一期及二期写字楼出租率约92%

ITC一期坐落华山路，ITC二期位于恭城路，分别于2017及2018年落成。ITC一期及二期写字楼总楼面面积共计45,500平方米（490,000平方呎），出租率约92%。

ITC一期设有两座楼高九层的甲级写字楼，多间知名跨国公司和内地企业选址在此，包括跨国酒店管理公司Marriott及共享工作间营运商WeWork。

ITC二期的甲级写字楼楼高21层，由著名运动用品品牌Adidas全部租用，作为亚太区及大中华区总部办公室“主场”，并已于今年第一季迁入。

#### ITC一期商场将于下半年開幕

ITC一期的高端时尚商场总楼面面积约32,000平方米（340,000平方呎），共分五层。为迎合新经济千禧时代的高端顾客需求，商场将带来国际潮流品牌旗舰店、全天候全球餐饮、特色户外餐饮、优质娱乐设施及户外绿化休闲空间等。

商场即将于今年下半年开业，现已深受各大品牌欢迎，几近全部租出，不少商户更是首次进驻上海。

#### 余下期数进展理想

ITC位于虹桥路及宜山北路的地块，现正全速进行地库工程，其中包括建成后高达220米的甲级写字楼已建至地面层。第三期落成后，将设有国际级商场、豪华酒店及两幢甲级写字楼，其中一幢大楼楼高达370米，有望成为浦西最高的摩天大厦。

ITC预计在2023年底全面完成，为徐家汇引入崭新的综合发展项目，吸引一众高端业务及潮流品牌进驻，令消费者可以享受独特的购物、娱乐及休闲新体验，势将成为上海市深受追捧的地标物业之一，同时带动周边的经济活动，进一步提升整个徐家汇的竞争力。