



The Group's Greater Bay Area investments set an example for premium living

The Group has participated in the construction of mainland cities in the Guangdong-Hong Kong-Macao Greater Bay Area (the Greater Bay Area) since the early 2000s. The first premium residential project was The Woodland in Zhongshan, whose first phase was completed in 2003. The portfolio was then extended to Guangzhou, Foshan and Dongguan, covering residences, shopping malls, offices, serviced apartments and integrated complexes. Excluding Hong Kong, the Group's current portfolio in the Greater Bay Area, including completed properties and properties under development, comprises 10 projects. Among them, the newly acquired commercial site in the Nansha Free Trade Zone in Guangzhou will be developed into a Transit-Oriented Development (TOD) integrated complex, injecting fresh impetus to Nansha.



The Group's current portfolio in mainland cities in the Greater Bay Area
 (The map is simplified and may not be accurate)
 集團目前在大灣區內地城市的投資項目 (地圖經簡化處理, 不可作準)



Rendering 效果圖

Commercial sites in the Qingsheng hub cluster, Nansha will be developed into a premium TOD integrated complex with direct connections to the Greater Bay Area
南沙慶盛樞紐區商業地皮將發展為優質TOD綜合商業項目·與大灣區全面接連

Commercial sites in the Qingsheng hub cluster in Nansha

The Group recently acquired through a public listing a commercial site in the Qingsheng hub cluster in Nansha, Guangzhou, with a site area of 750,000 square feet, representing the first major integrated commercial site acquired by a Hong Kong property developer since the announcement of the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area on 20 February 2019. This newly acquired site is adjacent to a commercial site acquired in May 2018. The two parcels of land, with a combined gross

floor area of about 3.3 million square feet, will be jointly developed using the TOD model. Given the Nansha Qingsheng Area's excellent connectivity to Guangdong, Hong Kong and priority cities in the Greater Bay Area, the project is destined to become a premium integrated complex, offering seamless transport connections, excellent city-industry integration and a good job-housing balance.

Well served by transport infrastructure

Located in the geographical centre of the Greater Bay Area, Nansha is supported by a port terminal, the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL), the Metro, expressways and other transport infrastructure to connect it closely to other cities in the Greater Bay Area.

Qingsheng Station, which is a key stop on the XRL, will benefit further as an interchange station for four lines. The new site adjoins the existing XRL Qingsheng Station and Guangzhou Metro Line 4 Qingsheng Station. In the future, the interchange station will also serve Metro Line 22 and the Zhinan Line, which are currently under planning.

Since the commissioning of the XRL Hong Kong section, travelling between Nansha and Hong Kong has become much faster. More people have now been drawn to the Qingsheng hub cluster area, which means

more business opportunities. On the XRL, it is only about 13 minutes from Qingsheng to the Guangzhou South Railway Station and only about half an hour to Shenzhen. It takes only about an hour from Qingsheng to XRL Hong Kong West Kowloon Station, which provides a direct connection to the International Commerce Centre. The project will also benefit from the established expressway network, as it is close to the newly opened Nansha Bridge, which provides a close link to the eastern cities of the Pearl River Delta.

Core of the Nansha Free Trade Zone

Nansha is a national free trade zone, which will be developed into Guangzhou's only sub-central business district under the Guangzhou Municipal Government plans. Nansha will thus benefit from relevant national, provincial and city policies. Nansha is also well positioned as a strategic spot for technology research and development in the Greater Bay Area, as well as a demonstration zone for comprehensive co-operation among Guangdong, Hong Kong and Macao.

According to the government plans, most of the areas in the Qingsheng hub cluster will be in the inner contours of the TOD, enjoying a competitive edge. In the future, the Qingsheng hub cluster will be a transportation node in north Nansha, providing convenient access to the Guangzhou Higher Education



The Qingsheng hub cluster integrated project in Nansha had its ground-breaking ceremony in this early June
南沙慶盛樞紐綜合項目剛於今年六月初舉行奠基儀式



Mega Centre, the Pearl River Delta region and Hong Kong. Its strong attraction to industry and talent will make it a cornerstone for artificial intelligence, Internet, innovation and technology, technology research and development and related industries. The Qingsheng hub cluster integrated project is entering the development stage.

TOD integrated complex

The Group will develop its Qingsheng hub cluster project into a major TOD integrated complex with quality business space, comprising offices, a shopping mall and a green leisure platform for the public. The commercial section consists of about 2.4 million square feet of office area which includes an approximately 250-metre-tall skyscraper as well as an approximately 860,000-square-foot mall for locals and visitors. The major mall will have seamless connections to the XRL and Metro Qingsheng stations. Public facilities, such as a transfer concourse, long-distance passenger terminal and public transport terminals, will also be part of the complex.

Given the Group's proven track record in building major integrated developments, the Qingsheng hub cluster integrated complex is poised to become another landmark in Guangzhou. The project will introduce innovation and technology businesses to the region and is expected to drive the urbanization process in the area.

The project will be developed in three phases. The first phase will include the shopping mall, transfer concourse and other public facilities. The second and third phases will include the offices. This signature Guangdong-Hong Kong co-operation project is expected to be completed in phases from 2023.

Completed properties

The Group has two major shopping malls in mainland cities in the Greater Bay Area. Both joint-venture projects are on Guangzhou's new central axis, namely Parc Central in the Tianhe central business district and Tianhui Plaza IGC in the Zhujiang New Town central business district.

Parc Central shopping mall features a unique exterior and an open garden terrace concept, a rare feature along the axis. The 900,000-square-foot mall has ample outdoor green space with a high greening coverage of 60%, resembling an urban oasis. The mall houses over 150 renowned retailers, including trendy international brands and popular restaurants serving international cuisines. The tenant list includes some of the first global flagship stores, as well as a number of retailers and 'Instagrammable' food and beverage outlets that have made their debut presence in southern China or Guangzhou.

Tianhui Plaza IGC is a trendy, one-stop international shopping centre in the landmark large-scale urban complex, spanning one million square feet, with a direct connection to Metro Liede Station for easy access. The mall has attracted about 160 international brands, including a number of trendy labels making their first appearance in southern China, the first flagship stores in Guangzhou, highly-sought after restaurants and an IMAX cinema. The shopping and leisure spot is popular with



In Guangzhou, Parc Central has introduced a number of popular brands for young people
天環為廣州引入多個深受年輕人歡迎的潮流品牌

high-spending consumers. Its top floor is a riverside, sky duplex for dining, with an unrivalled view of the Zhujiang River. The project also includes Top Plaza grade-A offices, the first Conrad Hotel in southern China, The Riviera luxury serviced apartments and an outdoor urban art park.

In addition, Forest Hills in the Tianhe North business district is also in a prime location on Guangzhou's new central axis. The project comprises seven high-rise residential towers and one office building named Guangzhou Commerce Centre, and is next to the Guangzhou East Station transportation hub, thus benefiting from the comprehensive transportation network. Forest Hills still has a few single floor residential units remaining for sale.

Projects under development

The Group has been developing a number of large residential projects in phases in Guangzhou, Foshan, Zhongshan and Dongguan. Some of the phases have been completed, with units handed over to buyers who have given high praise for the quality of the properties.

Park Royale is a large-scale premium residential development in Huadu, Guangzhou, which has a gross floor area of over eight million square feet. Some of the residential units in its second phase, which is under development, overlook the scenic Hongxiuquan Reservoir, with Wangzi Mountain in the distance. Park Royale is connected to a number of expressways. Residents can also take the shuttle bus service direct to Guangzhou Metro Line 9 Ma'anshan Park Station.

Oriental Bund is a mega integrated development in Chancheng, Foshan, comprising mainly premium residences with a panoramic view of the Dongping River. The project has a gross floor area of about 30 million square feet, with over 70% of the floor area residences and the rest a comprehensive shopping mall, premium offices and a hotel. The project is close to one existing and one future Guangfo Metro Station. The developing phase will provide four residential towers and two apartment buildings upon completion.

The Woodland is a low-density residential development in Zhongshan's city centre, with a total floor area of about 5.6 million square feet. Facing Zimaling Park, The Woodland is beside Qiwan Road and the Zhongshan 5 Road central business district. Its transport network is set to benefit from the opening of the Hong Kong–Zhuhai–Macao Bridge and the future Shenzhen–Zhongshan Bridge.



Forest Hills, which is close to the Guangzhou East Station transportation hub, is the Group's only residential project with units for sale in the Guangzhou city centre
峻林為集團在廣州市中心唯一可出售的住宅項目·鄰近廣州東站交通樞紐

Located in the business district of Shilong, Dongguan, Grand Waterfront boasts a gross floor area of about 4.5 million square feet. The project consists of 25 riverside high-rise residential towers and 30 low-density residential blocks, with most of them enjoying sweeping views of the Dongjiang River. The project is close to Guangshen Railway Dongguan Station for easy access. Four residential towers are now under construction.

The scenic Lake Dragon is in the Dragon Lake resort area, close to the Guangzhou city centre and Guangzhou Baiyun International Airport. Covering a gross floor area of over six million square feet, the low-density residential development is surrounded by a golf course, lakeside European-style entertainment village and starred resort hotel.

More quality living circles

Following the commissioning of the XRL, the Hong Kong–Zhuhai–Macao Bridge and other cross-region infrastructure, connections between Greater Bay Area cities have been enhanced, creating enormous business opportunities. The Group will continue to focus on land acquisition opportunities in key cities to expand its investment portfolio in the Greater Bay Area. More landmark properties will also be built to provide a premium living environment.

集團投資大灣區 引領優質生活

早於2000年代初期，集團已參與粵港澳大灣區（大灣區）內地城市的建設工作，而首個發展的優質住宅項目為中山奕翠園，項目第一期於2003年落成。隨後，集團相繼在廣州、佛山及東莞投資，發展住宅項目、商場、寫字樓、服務式公寓以至綜合商業項目等。現時，若不計香港在內，集團在大灣區已落成及發展中的投資項目合共有10個。當中，最新投得的廣州南沙自由貿易區商業地皮將發展為公共交通導向發展（TOD）綜合商業項目，相信可為南沙帶來一番新景象。

南沙慶盛樞紐區塊商業地

集團透過政府公開掛牌，最近投得位於廣州南沙慶盛樞紐區塊的一幅商業地皮，地盤面積達750,000平方呎，乃《粵港澳大灣區發展規劃綱要》於2019年2月20日公布後，首個由香港發展商取得的大型綜合商業用地項目。新增地皮毗鄰於2018年5月投得的商業地，兩幅地皮的總建築面積合共約330萬平方呎，將採用TOD模式開發。憑著南沙慶盛片區高度連接粵港和大灣區發展重鎮的優勢，該項目將創建為無縫連接、「產城融合」、「職住平衡」的優質綜合商業項目。

坐擁交通基建

南沙位於大灣區的地理中心，擁有港口碼頭、廣深港高鐵（高鐵）、地鐵、高速公路等交通基礎設施，緊密連接大灣區內各個城市。

慶盛站是高鐵的重要一站，將享有四線交匯的優勢。新增地皮緊貼已開通的高鐵慶盛站和廣州地鐵4號線慶盛站，而規劃中的地鐵22號線和知南線亦會在該處設站。

自從高鐵香港段開通後，往來南沙與香港的交通時間大大縮短，吸引更多人流進出慶盛樞紐片區，帶來重大發展機遇。在慶盛乘坐高鐵到廣州南站只需約13分鐘，到深圳只需約半小時，而只需約一小時即可抵達香港西九龍高鐵站，直達環球貿易廣場。在公路連繫方面，項目鄰近早前開通的南沙大橋，緊密連接珠江口東岸城市，公路網絡廣闊。

南沙自由貿易區重點區域

南沙屬於國家自由貿易區，而根據廣州市的規劃，將會建設成為廣州市唯一的城市副中心，換句話說，南沙將受惠於國家、省和市層面的多項政策。南沙亦屬於大灣區的科研發展重鎮，更是粵港澳全面合作示範區，發展優勢盡現。

根據政府規劃，慶盛樞紐區塊內大部分面積均位於TOD核心範圍圈，可享開發優勢。未來，慶盛樞紐區塊將成為南沙北部的交通樞紐，連繫廣州大學城、珠三角地區及香港的交通極之便利，並且具有較強的產業及人才凝聚力，是承載人工智慧、互聯科技、創意創客、科技

研發等產業的關鍵區域。慶盛樞紐區塊綜合項目現已進入開發建設階段。

TOD綜合商業項目

集團在慶盛樞紐區塊的項目將發展為大型TOD綜合商業項目，匯聚寫字樓、商場及公共綠化休憩平台，提供優質商業活動空間。商業部分可提供約240萬平方呎寫字樓樓面，當中包括樓高約250米的摩天大樓，另有約860,000平方呎商場，以服務區內居民及遊客為主。大型商場將與高鐵和地鐵慶盛站無縫連接，另設有交通轉乘大堂、長途客運站、公共交通總站等公共設施。

憑著集團發展大型綜合項目的豐富經驗，慶盛樞紐綜合項目勢可成為廣州市另一個地標。項目在引入科技創新業務的同時，可望推動區內的城市化發展。

項目將分三期發展：第一期為商場及交通轉乘大堂等公共設施，第二及三期均為寫字樓。這個標誌性的粵港合作項目預計可於2023年起分階段落成。



IGC is a trendy, one-stop international shopping centre in the landmark large-scale urban complex Tianhui Plaza. The mall's Basement One has direct access to Metro Liede Station

IGC為地標性大型城市綜合項目天匯廣場的一站式國際時尚購物中心，商場地下一層連接地鐵獵德站

已落成物業

集團在大灣區內地城市擁有兩個主要商場，同屬合作發展項目，均位於廣州新中軸線上，分別為坐落於天河中央商務區的天環以及位於珠江新城中央商務區的天匯廣場IGC。

天環購物中心建築外型獨特，罕有地以開放式花園為設計理念。商場總樓面約900,000平方呎，擁有超寬敞的戶外綠色空間，綠化覆蓋率高達60%，猶如城市中的綠洲。商場吸引了超過150個知名品牌進駐，涵覆國際時尚品牌及環球人氣美食，當中更包括全球首家旗艦店，另有眾多首次進駐華南或廣州的零售及網紅餐飲品牌。

天匯廣場IGC為地標性大型城市綜合項目旗下的一站式國際時尚購物中心，面積達100萬平方呎，可直達地鐵獵德站，交通便捷。商場匯聚約160個國際品牌，包括多間華南首店、廣州首家旗艦店等潮流品牌、人氣餐飲及IMAX影院，為高消費客群的購物、消閒熱點。商場頂層為臨江天際複式餐廳，可飽覽珠江一線景色。項目還包括甲級寫字樓天盈廣場、華南首家康萊德酒店、豪華服務式公寓天鑾及戶外城市藝術公園。

此外，位於天河北商業區的峻林亦位處廣州新中軸線上的優越位置。項目由七幢高層住宅大樓及名為廣質中心的辦公樓組成，毗鄰交通樞紐廣州東站，交通網絡發展完善。目前，峻林尚餘少量大平層住宅單位可供發售。

發展中項目

集團在廣州、佛山、中山及東莞正分期發展多個大型住宅項目，部分期數已經交樓，物業質素獲住客讚許。

御華園位於廣州市花都區，屬大型優質住宅項目，樓面面積逾800萬平方呎。項目現正發展第二期，部分住宅單位可飽覽洪秀全水庫及王子山山脈景致。御華園接駁多條高速公路，住客亦可乘搭專用穿梭巴士，直達廣州地鐵9號線馬鞍山公園站。

瀧景位於佛山市禪城區，是一個以優質住宅為主的大型綜合發展項目，可飽覽東平河景致。項目總樓面面積約3,000萬平方呎，當中超過七成面積為住宅，並配以設施齊備的商場、優質寫字樓和酒店。項目鄰近兩個廣佛綫鐵路站，其中一個已經通車。項目現正發展四幢住宅大樓和兩幢公寓。

奕翠園乃位於中山市中心的低密度住宅發展項目，總樓面面積約560萬平方呎。奕翠園面向紫馬嶺公園，旁為起灣路及中山五路中央商務區核心，交通網絡受惠於港珠澳大橋開通和建設中的深中通道。

瓏匯位於東莞市石龍鎮商業區，總樓面面積約450萬平方呎，由25幢臨江高層住宅大樓和30棟低密度住宅大樓組成，大部分住宅單位均可眺望遼闊的東江景致。項目鄰近廣深鐵路東莞站，交通網絡便利。項目現正發展四幢住宅大樓。



The Woodland in Zhongshan is the Group's first residential development in mainland cities in the Greater Bay Area
中山奕翠園為集團首個在大灣區內地城市發展的住宅項目



Park Royale in Guangzhou has received acclaim from users for its building quality
廣州市御華園的建築質素備受家讚賞



Residential units in the Grand Waterfront, Dongguan enjoy a spectacular view
東莞市瓏匯的住宅單位景致開揚

玖龍湖位於九龍湖度假區，風景秀麗，鄰近廣州市中心及廣州白雲國際機場。項目總樓面面積逾600萬平方呎，為低密度住宅，毗鄰高爾夫球場地、湖畔歐洲式娛樂小鎮及星級度假酒店。

更多優質生活圈

隨著高鐵及港珠澳大橋等跨區基建投入服務，大灣區內各城市之間的連繫增強，發展機遇龐大。集團將繼續專注在主要城市物色增添新地皮的機會，拓展在大灣區的投資項目，並且興建更多地標物業，為居民帶來優質生活。