

The Group enters the Shanghai and Yangtze River Delta market with landmark integrated complexes

The Group's major integrated developments in well-connected locations in Hong Kong serve users' business and lifestyles needs while enhancing economic activity in the area, adding spice to the community's development. In planning its investments in Shanghai and the Yangtze River Delta, the Group has introduced this development model in different cities. Large-scale integrated developments have been built in major transportation hubs, bringing premium commercial and residential projects to the cities and enhancing the living standard of people in the area. The completed integrated complexes have become city icons, helping the Group build up its premium brand in the mainland.

Shanghai IFC

Situated in a prime location in the Pudong Lujiazui Finance and Trade Zone, Shanghai IFC is the Group's debut integrated complex in the city, comprising two super grade-A office towers, the Shanghai IFC Mall, Shanghai IFC Residence serviced suites and The Ritz-Carlton Shanghai, Pudong. The complex is a major landmark in Shanghai, with excellent transport links. It is close to the first Pudong exit of the Yan'an East Road Tunnel, making it very convenient to cross the Huangpu River. Moreover, the mall's basement is connected direct to the Lujiazui metro station.

The Shanghai IFC offices were built based on the specifications of Hong Kong's IFC. In attributable terms, the Group's office space has achieved an average occupancy rate of over 95%. The tenants are mainly reputable financial institutions, banks and professional firms.

The Shanghai IFC Mall is home to over 260 top-tier international retailers and global flagship stores, including the world's largest single-floor Louis Vuitton flagship store, the first mainland Apple Store flagship store and more than 30 flagship stores of world-renowned labels. The tenant mix is broadened from time to time to provide a unique array of shop types, including those selling premium international watches and clocks and jewellery, deluxe skin care, high-end menswear and trendy fashion, as well as Michelin-starred restaurants. The mall recently completed a brand enhancement on the ground level, adding high-end brand flagship stores.

IFC Residence offers deluxe living space, comprehensive facilities and attentive service for senior executives and expatriates living in the city. The premium serviced suites were named the best serviced suites among its peers.

The Ritz-Carlton Shanghai, Pudong is popular among travellers with discerning lifestyle tastes. The hotel is also a social, dining and entertainment hub in the city. Its dining outlets have earned high praise, with its restaurants and bars ranked among the top ten in Shanghai by an international travel website.

Shanghai ICC

Shanghai ICC comprises two super grade-A office towers, the IAPM Mall and the deluxe Shanghai Cullinan residences. Located in the heart of Huai Hai Middle Road, Puxi, the project is easily accessible to Pudong through the Fuxing East Road, Renmin Road and Yan'an East Road tunnels. Alternatively, there are elevated roads nearby to other parts of the city. The project is also atop an interchange station of three major metro lines. Shanghai ICC is now one of the signature integrated projects in Puxi.

The office section of Shanghai ICC consists of two stylish, fully equipped, super grade-A office towers, attracting renowned multinationals from different industries and domestic corporations as tenants.

IAPM is an upscale, trendy mall, introducing an innovative lifestyle and late-night shopping concept to Shanghai. The mall presents a diverse brand mix, with some 240 international high-end, trendy retailers, of which 10% are new to the mainland and 15% new to Shanghai, as well as pop-up stores created by luxury retailers. Technology is deployed to bolster promotional campaigns and to provide an appealing, interactive shopping experience. IAPM closes at 11pm, and the restaurants are open until midnight, offering more shopping and leisure enjoyment for busy white collar workers and night owls.

The luxury residences in the Shanghai Cullinan include two types of standard four-bedroom units, special units featuring private gardens and duplex penthouses with private swimming pool, complemented by a comprehensive luxury clubhouse. Shanghai Cullinan faces Little Lujiazui to the east, the Xuhui commercial centre to the distant south, and Huai Hai Road and West



Shanghai IFC is the Group's first integrated complex in Shanghai and a major landmark in the city

上海国金中心为集团在沪首个综合发展项目·属市内重要地标

Nanjing Road commercial district to the north. Surrounded by greenery and scenic views, residents enjoy an exceptional panoramic view of Shanghai's city centre.

ITC

Located in the core of the Shanghai Xujiahui business hub, ITC spans a gross floor area of 706,100 square metres (7.6 million square feet). The mega integrated project is being developed in three phases, comprising 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. Full completion is scheduled by late 2023.

The ITC integrated development is strategically located, adjacent to the Xujiahui metro station which is an interchange station for three existing and two planned metro lines. The project will also have covered footbridges connecting it to the surrounding commercial buildings for convenient access.

Offices at One ITC and Two ITC boast a combined gross floor area of 45,500 square metres (490,000 square feet), with an occupancy rate of about 92%. Tenants at One ITC include renowned multinationals, one of which is a reputable hospitality company. Two ITC offices have all been leased by the renowned sports brand Adidas, serving as its Asia-Pacific head office.

Opening in the fourth quarter this year, the grand luxury mall in One ITC will cover a gross floor area of about 32,000 square metres (340,000 square feet), spanning five levels. The retail space has now been fully taken up. To satisfy the needs of high-end millennials, the mall will offer trendy international brand flagship stores, all-day dining featuring a variety of cuisines, specialty outdoor dining, outdoor landscaped co-sharing spaces for leisure, and much more. Some of the tenants will be newcomers to Shanghai.

Construction work in ITC's third phase is progressing smoothly. The future 220-metre grade-A office building has now reached the ground floor. Phase 3 will comprise a world-class shopping mall, a luxury hotel and two grade-A office towers, including a 370-metre skyscraper which is set to become the tallest building in Puxi.

Nanjing IFC

Nanjing IFC is the Group's third IFC project and its first-ever investment in Nanjing. Boasting a gross floor area of 316,000 square metres (3.4 million square feet), the project will comprise super grade-A offices, a grand luxury shopping mall and a five-star hotel. The Hexi Central Business District project is one of the few integrated developments designed atop a Nanjing metro station.

Nanjing IFC will have two office towers. Nanjing One IFC, which offers a gross floor area of about 46,450 square metres (500,000 square feet), was completed in mid-2019, and tenants are gradually moving in. Major tenants include a US co-working space operator, a renowned bank and leading multinationals in industries ranging from logistics to oil and gas. The 290-metre tall Nanjing Two IFC will provide about 139,400 square metres (1.5 million square feet) of office space. The tower has been topped out, and interior decoration work is underway. It will be completed in mid-2020 and pre-leasing negotiations are underway.

The grand, luxury Nanjing IFC mall will house top-notch international brands, some of them newcomers to Nanjing, creating a brand-new one-stop shopping, entertainment and leisure destination. The retail section will cover a gross floor area of over 93,000 square metres (one



Shanghai ICC is conveniently accessible in the heart of Huai Hai Middle Road, Puxi
上海环贸广场位于浦西淮海中路中心地带·交通便捷

million square feet) on nine levels. There will be landscaped zones on the ground floor, podium and different levels. An alfresco dining zone will also be available to provide a fresh experience in the thriving business district. The mall is carrying out enhancement work, with expected completion in 2021. The team is in pre-leasing talks with top-tier international brands, and the response has been enthusiastic.

The Nanjing IFC integrated development will house the Andaz Nanjing, a five-star boutique hotel with 366 guest rooms and suites, coupled with comprehensive facilities, including a swimming pool, gymnasium, all-day dining restaurant, meeting venues and much more. The hotel is scheduled to open in 2021.

Other integrated developments

The Group is building three projects in Suzhou Yuanqu, consisting of the Suzhou ICC integrated complex on the east bank of Jinji Lake, the Four Seasons Hotel Suzhou and Lake Genève deluxe residences on two adjacent sites on the south bank of Jinji Lake. The Suzhou ICC will offer a gross floor area of about 185,800 square metres (two million square feet), comprising offices, a trendy shopping mall and residential space. The 298.5-metre tall complex will have 68 storeys, with levels 41 to 68 residences, providing 385 deluxe, super high-rise residential units in multiple layouts for local and expatriate elites. The Group holds a 90% stake in the overall project.

TODTOWN, in Minhang's Xinzhuang business hub, Shanghai, is a 35%-owned, large-scale integrated project which is also the first transit-oriented integrated complex in the mainland. Offering a gross floor area of over 371,600 square metres (four million square feet), the phased development is being built around a public transport node, featuring an integrated community with residences, offices, a hotel and a shopping mall.

The 40%-owned Hangzhou MIXC is the Group's first integrated development in Hangzhou. Located in the Qianjiang New City Central Business District, the complex provides a gross floor area of over 550,000 square metres (six million square feet) in two phases, comprising residences, a grand shopping mall, offices, serviced apartments and the Park Hyatt Hangzhou.

集团以地标综合发展项目走进上海及长三角

集团在香港多个交通便利的位置兴建大型综合发展项目，不仅照顾到项目用户的工作及生活需要，更带动周边经济活动，为社区发展增添色彩。集团在投资上海及长江三角洲时，也将此发展模式引进不同城市，在重要交通枢纽位置发展大型综合项目，为当地引入优质商业及住宅项目，提升生活品质。其中已落成的综合发展项目已成为市内地标项目，为集团在内地打响优质品牌的称号。

上海国金中心

上海国金中心为集团在沪首个综合发展项目，位于浦东陆家嘴金融贸易区核心地段，由两座超甲级写字楼、上海国金中心商场、服务式公寓国金汇及上海浦东丽思卡尔顿酒店组成，属上海市重要地标。项目坐拥完善交通网络，紧接延安东路隧道浦东首个出口，往返浦江两岸十分便捷，而且商场底层接驳地铁站。

上海国金中心写字楼的设计参考香港国际金融中心的规格。集团在其所占楼面平均出租率逾95%，租户主要是知名金融机构、银行及专业服务机构。

上海国金中心商场云集逾260间国际顶级品牌及全球旗舰店，其中包括全球单层最大的路易威登旗舰店、全中国第一间苹果旗舰店以及逾30间世界级品牌旗舰店。商场不断引进多元化商户组合，如顶级国际钟表及珠宝区、奢宠美容专区、奢华男士区、潮流时尚品牌及米其林星级食府等，提升独特性。商场地面

楼层日前完成了品牌优化升级，并加入了高端品牌旗舰店。

国金汇提供五星级服务式套房，为高级管理人员及旅居当地的外籍人士，提供豪华居住空间、完善配套设施及细致周到的服务，在业界获最佳服务式公寓殊荣。

上海浦东丽思卡尔顿酒店备受追求生活品味的旅客欢迎，也是市内的社交宴会及娱乐热门场所。酒店餐饮备受赞赏，其餐厅和酒吧均在国际旅游评论网站获选为“上海10大最佳美食餐厅”。

上海环贸广场

上海环贸广场由两座超甲级写字楼、环贸IAPM商场及豪华住宅上海天玺组成。项目位于浦西淮海中路的核心地带，可经由复兴东路、人民路和延安东路三条隧道往来浦江两岸，毗邻高架道路，也可纵横市内各区。项目更坐落于三条主要地铁线的交汇处上盖，现为浦西具代表性的综合项目之一。

上海环贸广场写字楼部分由两座超甲级写字楼组成，设计时尚，配套先进。租户包括来自多个行业的知名跨国公司 & 内地企业。

环贸IAPM商场为上海市首个融合了“品味生活杂志”及“夜行消费购物模式”的商场。场内约有240个国际高端潮流品牌，其中一成商户是首次进入内地市场，一成半为首度进驻上海，另有高级品牌的“期间限定”店，品牌种类丰富。商场更将科技应用到推广活动上，为顾客提供具吸引力及互动性的消费体验。环贸IAPM商场营业时间至晚上11时，餐饮商户营业至凌晨，方便工作繁忙的白领及夜游族不受时间束缚，尽情购物休闲。

豪华住宅上海天玺设有两种标准四房户型、花园户型及带私家泳池的顶层复式户型，配备设施齐全的豪华会所。项目东望小陆家嘴，南眺徐汇区城市商业中心，北向淮海路、南京西路商圈，四周绿树环绕，景致优美，尽览市中心全景，珍贵罕有。

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Rendering效果图

The ITC integrated development in the core of the Shanghai Xujiahui business hub spans a gross floor area of 706,100 square metres (7.6 million square feet)
ITC综合发展项目位于上海商业区徐家汇核心地段，总楼面面积达706,100平方米（760万平方呎）



Office tenants at Nanjing One IFC are gradually moving in
租户现正陆续迁入南京国金中心一期写字楼

ITC

ITC位于上海商业区徐家汇核心地段，总楼面面积达706,100平方米（760万平方呎），现正分三期兴建为庞大的综合发展项目，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。整个项目预计可于2023年底完成。

ITC综合发展项目位置优越，毗邻徐家汇地铁站，该站为三条现有地铁线及两条拟建地铁线的交汇处。项目还将设有多条带顶棚式行人天桥，在“空中”连接邻近商业大厦，四通八达。

ITC一期和二期的写字楼总楼面面积合共45,500平方米（490,000平方呎），出租率约92%。一期写字楼租户包括著名酒店营运商等知名跨国企业，二期整幢由著名运动用品品牌Adidas承租，作为其亚太区总部。

ITC一期的高端时尚商场将于今年第四季开业。商场总楼面面积约32,000平方米（340,000平方呎），共分五层，现已全部租出。为迎合千禧一代的高端顾客需求，商场将带来国际潮流品牌旗舰店、全天候环球餐饮、特色户外餐饮及户外绿化休闲共享空间等，部分商户更是首次进驻上海。

ITC三期的建筑工程进展顺利，建成后楼高将达220米的甲级写字楼现已建至地面层。第三期将提供国际级商场、豪华酒店及两幢甲级写字楼，其中一幢大楼楼高达370米，有望成为浦西最高摩天大厦。

南京国金中心

南京国金中心为集团第三个兴建的国金中心，也是位于南京市的首个投资。项目总楼面面积达316,000平方米（340万平方呎），汇聚超甲级写字楼、高尚购物商场及五星级酒店。项目座落于河西中央商务区，为南京市少有的地铁站上盖综合发展项目。

南京国金中心共有两座写字楼，一期的总楼面面积约46,450平方米（500,000平方呎），刚于今年中竣工，租户相继迁入，主要租户包括美国共享工作间营运商、知名银行以及来自物流、石油和天然气等行业的大型跨国企业。南京国金中心二期楼高达290米，提供约139,400平方米（150万平方呎）写字楼楼面。大楼已经平顶，现正进行室内装修，预计可于2020年中落成，预租洽谈已展开。

南京国金中心商场将以高端时尚作为定位，云集国际顶级品牌，部分更是首次登陆南京，提供一站式崭新的购物、娱乐及休闲体验。商场总楼面面积逾93,000平方米（100



Rendering 效果图

Two riverside sites just acquired in Qianjiang New City Central Business District, Hangzhou. The eastern site (right) and the western site (left) will be jointly developed into a landmark integrated project. 集团刚投得杭州市钱江新城中央商务区江河以东(右)及以西(左)的地皮，将联合发展为地标综合项目。

万平方呎），共分九层。项目首层、基座顶部及不同楼层将设有多个绿化空间，另设户外餐饮区，为繁盛的商业区带来新体验。商场现正进行优化工程，预计可于2021年竣工。目前正与多个国际顶级品牌洽谈预租事宜，市场反应热烈。

南京国金中心综合发展项目将设有五星级精品酒店南京安达仕。酒店将提供366间客房及套房，配套设施齐备，设有游泳池、健身房、全天候餐厅及会议活动场地等。酒店预计将在2021年开业。

其他综合发展项目

集团现正于苏州市区发展三个项目，由坐落于金鸡湖东岸的综合发展项目苏州环贸广场，以及位于金鸡湖南岸两幅相邻土地的苏州四季酒店及豪华住宅湖滨四季组成。苏州环贸广场总楼面约185,800平方米（200万平方呎），提供写字楼、时尚商场及住宅。大楼总高达298.5米，共68层，其中第41-68层将为住宅，提供385个顶级超高层住宅单元，户型多元化，定可吸引大量国内外精英人士入住。集团于整个项目占90%权益。

集团持有35%权益的上海闵行莘庄商业区大型综合项目天荟，属内地首个以公共交通为导向发展的综合项目。项目总楼面面积逾371,600平方米（400万平方呎），以公共交通枢纽作为核心，现正分期发展为汇聚住宅、写字楼、酒店及商场的综合社区。

集团在杭州的首个综合发展项目为杭州万象城，于整个项目所占权益为40%。项目位于钱江新城中央商务区，总楼面面积逾550,000平方米（600万平方呎），分二期发展，汇聚住宅、大型商场、写字楼、服务式公寓及杭州柏悦酒店。

Addition of two sites in Hangzhou 新增两幅杭州地皮

In August this year, the Group acquired two riverside sites in Qianjiang New City Central Business District, Hangzhou, via government tenders, with a respective 45% and 50% stake in the east and west sites. Ideally located at the intersection of the Qiantang River and the Beijing-Hangzhou Grand Canal, the sites are adjacent to two metro stations under construction, about a 15-minute drive to the Hangzhou East Railway Station. The two sites will be jointly developed into a landmark integrated project with high-end offices, retail space, residences and hotels, providing a total above-ground gross floor area of about 836,000 square metres (nine million square feet).

集团于今年八月通过政府招标，购入两幅位于杭州市钱江新城中央商务区的临江用地。集团在江河以东和以西的地皮分别持有45%和50%权益。该两幅地皮位于钱塘江与京杭大运河的交汇处，地理位置优越，毗邻两个兴建中的地铁站，前往杭州火车东站约15分钟车程。该两幅地皮的地上总楼面面积约836,000平方米（900万平方呎），将联合发展为地标综合项目，提供高级写字楼、商场、住宅和酒店。