



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

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

上海國金中心為集團在滬首個綜合發展項目，屬市內重要地標

luxury clubhouse. Shanghai Cullinan faces Little Lujiazui to the east, the Xuhui commercial centre to the distant south, and Huai Hai Road and West 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 7.6 million square feet. The mega integrated project is being developed in three phases, comprising over four million square feet of top-grade offices, more than 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 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 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 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 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 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



Shanghai ICC is conveniently accessible in the heart of Huai Hai Middle Road, Puxi
上海環貿廣場位於浦西淮海中路心臟地帶·交通便捷

section will cover a gross floor area of over one 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 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 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 six million square feet in two phases, comprising residences, a grand shopping mall, offices, serviced apartments and the Park Hyatt Hangzhou.

集團以地標綜合發展項目走進上海及長三角

集團在本港多個交通便利的地點興建大型綜合發展項目，不僅照顧到項目用家的工作及生活需要，更往往帶動周邊經濟活動，令社區發展增添色彩。集團在投資上海及長江三角洲時，亦將此發展模式引進不同城市，在重要交通樞紐位置發展大型綜合項目，為當地引入優質商業及住宅項目，提升生活質素。當中已落成的綜合發展項目已成為市內地標項目，為集團在內地打亮優質品牌的稱譽。

上海國金中心

上海國金中心為集團在滬首個綜合發展項目，位於浦東陸家嘴金融貿易區核心地段，由兩座超甲級寫字樓、上海國金中心商場、服務式套房酒店國金匯及上海浦東麗思卡爾頓酒店組成，屬上海市重要地標。項目坐擁完善交通網絡，緊接延安東路隧道浦東首個出口，往返浦江兩岸十分便捷，而且商場底層接駁地鐵陸家嘴站。

上海國金中心寫字樓的設計參考香港國際金融中心的規格。集團在其所佔樓面平均出租率逾95%，租戶主要是知名金融機構、銀行及專業服務機構。

上海國金中心商場雲集逾260間國際頂級品牌及全球旗艦店，當中包括全球單層最大的路易威登旗艦店、全中國第一間蘋果旗艦店，以及逾30間世界級品牌旗艦店。商場不斷引進多元化商戶組合，如頂級國際鐘表及珠寶區、奢寵美容專區、奢華男士區、潮流時尚品牌及米芝蓮星級食府等，提升獨特性。商場

地面樓層早前完成品牌優化提升，並加入了高端品牌旗艦店。

國金匯提供五星級服務式套房，為高級行政人員及旅居當地的外籍人士，提供豪華居住空間、完善配套設施及細緻周到的服務，獲業界評選為最佳服務式公寓殊榮。

上海浦東麗思卡爾頓酒店備受追求生活品味的旅客歡迎，亦是市內的社交宴會及娛樂熱點。酒店食肆備受讚賞，其餐廳和酒吧均在國際旅遊評論網站獲選為「10大上海最佳美食餐廳」。

上海環貿廣場

上海環貿廣場由兩座超甲級寫字樓、環貿IAPM商場及豪華住宅上海天璽組成。項目位於浦西淮海中路的心臟地帶，可經由復興東路、人民路和延安東路三條隧道往來浦江兩岸，亦可經毗鄰高架道路，縱橫市內各區。項目更坐落於三條主要地鐵線的交匯處上蓋，現為浦西具代表性的綜合項目之一。

上海環貿廣場寫字樓部分由兩座超甲級寫字樓組成，設計時尚，配套先進。租戶包括來自多個行業的知名跨國公司及內地企業。

環貿IAPM商場為上海市首個糅合「品味生活雜誌」及「夜行消費購物模式」的商場。場內約有240個國際高端潮流品牌，其中一成商戶是首次進入內地市場，一成半為首度進駐上海，另有高級品牌的「期間限定」店，品牌種類豐富。商場更將科技應用到推廣活動上，為顧客提供具吸引力及互動性的消費體驗。環貿IAPM商場營業時間至晚上11時，餐飲食肆營業至凌晨，方便工作繁忙的白領及夜遊族不受時間束縛，盡情購物消閒。

豪華住宅上海天璽設有兩種標準四房單位、花園單位及連私家泳池的頂層複式單位，配備設施齊全的豪華會所。項目東望小陸家嘴，南眺徐匯區城市商業中心，北向淮海路、南京西路商圈，四周綠樹環繞，景緻優美，盡覽市中心全景，珍貴罕有。

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The ITC integrated development in the core of the Shanghai Xujiahui business hub spans a gross floor area of 7.6 million square feet
ITC綜合發展項目位於上海商業區徐家匯核心地段，總樓面面積達760萬平方呎



Office tenants at Nanjing One IFC are gradually moving in
租戶現正陸續遷入南京國金中心一期寫字樓營運

ITC

ITC位於上海商業區徐家匯核心地段，總樓面面積達760萬平方呎，現正分三期興建為龐大的綜合發展項目，匯聚逾400萬平方呎頂級寫字樓、超過300萬平方呎優質零售樓面及一間豪華酒店。整個項目預計可於2023年底完成。

ITC綜合發展項目位置優越，毗鄰徐家匯地鐵站，該站為三條現有地鐵線及兩條擬建地鐵線的交匯處。項目亦將設有多條有蓋行人天橋，在「空中」連繫鄰近商業大廈，四通八達。

ITC一期和二期的寫字樓總樓面面積合共490,000平方呎，出租率約92%。一期寫字樓租戶包括著名酒店營運商等知名跨國企業，二期整幢由著名運動用品品牌Adidas承租，作為其亞太區總部。

ITC一期的高端時尚商場將於今年第四季開業。商場總樓面面積約340,000平方呎，共分五層，現已全部租出。為迎合千禧一代的高端顧客需求，商場將帶來國際潮流品牌旗艦店、全天候環球食肆、特色戶外餐飲及戶外綠化休閒共享空間等，部分商戶更是首次進駐上海。

ITC三期的建築工程進展順利，建成後樓高將達220米的甲級寫字樓現已建至地面層。第三期將提供國際級商場、豪華酒店及兩幢甲級寫字樓，其中一幢大樓樓高達370米，有望成為浦西最高摩天大廈。

南京國金中心

南京國金中心為集團第三個興建的國金中心，亦是位於南京市的首個投資。項目總樓面面積達340萬平方呎，匯聚超甲級寫字樓、高尚購物商場及五星級酒店。項目座落河西中央商務區，為南京市少數的地鐵站上蓋綜合發展項目。

南京國金中心共有兩座寫字樓，一期的總樓面面積約500,000平方呎，剛於今年中竣工，租戶相繼遷入，主要租戶包括美國共享工作間營運商、知名銀行以及來自物流、石油和天然氣等行業的大型跨國企業。南京國金中心二期樓高達290米，提供約150萬平方呎寫字樓樓面。大樓已經平頂，現正進行室內裝修，預計可於2020年中落成，預租洽談已經展開。

南京國金中心商場將以高端時尚作定位，雲集國際頂級品牌，部分更是首次登陸南京，



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. 集團剛投得杭州市錢江新城中央商務區江河以東(右)及以西(左)的地皮，將合併發展為地標綜合項目。

提供一站式嶄新的購物、娛樂及消閒體驗。商場總樓面面積逾100萬平方呎，共分九層。項目首層、基座頂部及不同樓層將設有多個綠化空間，另設戶外餐飲區，為繁盛的商業區帶來新體驗。商場現正進行優化工程，預計可於2021年竣工。目前正與多個國際頂級品牌洽談預租事宜，市場反應熱烈。

南京國金中心綜合發展項目將設有五星級精品酒店南京安達仕。酒店將提供366間客房及套房，配套設施齊備，設有游泳池、健身房、全天候餐廳及會議活動場地等。酒店預計將在2021年開業。

其他綜合發展項目

集團現正於蘇州市園區發展三個項目，由坐落於金雞湖東岸的綜合發展項目蘇州環貿廣場，以及位於金雞湖南岸兩幅相鄰土地的蘇州四季酒店及豪華住宅湖濱四季組成。蘇州環貿廣場總樓面約200萬平方呎，提供寫字樓、時尚商場及住宅。大樓總高達298.5米，共68層，其中第41-68層將為住宅，提供385個頂級超高层住宅單位，間隔多元化，定可吸引大量國內外精英人士入住。集團於整個項目佔90%權益。

集團持有35%權益的上海閔行莘莊商業區大型綜合項目天薈，屬內地首個以公共交通為導向發展的綜合項目。項目總樓面面積逾400萬平方呎，以公共交通樞紐作為核心，現正分期發展為匯聚住宅、寫字樓、酒店及商場的綜合社區。

集團在杭州的首個綜合發展項目為杭州萬象城，於整個項目所佔權益為40%。項目位於錢江新城中央商務區，總樓面面積逾600萬平方呎，分二期發展，匯聚住宅、大型商場、寫字樓、服務式公寓及杭州柏悅酒店。

Addition of two sites in Hangzhou 新增兩幅杭州地皮

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 nine million square feet.

集團於今年八月透過政府招標，購入兩幅位於杭州市錢江新城中央商務區的臨江用地。集團在江河以東和以西的地皮分別持有45%和50%權益。該兩幅地皮位於錢塘江與京杭大運河的交匯處，地點優越，毗鄰兩個興建中的地鐵站，前往杭州火車東站約15分鐘車程。該兩幅地皮的地上總樓面面積約900萬平方呎，將合併發展為地標綜合項目，提供高級寫字樓、商場、住宅和酒店。