



Nanjing One IFC opens, boosting the city's business environment

Nanjing IFC is the Group's third IFC project after those in Hong Kong and Shanghai. Located in the Hexi Central Business District, the 316,000-square-metre (3.4 million-square-foot) integrated complex comprises two premium grade-A office towers, a luxury shopping mall and a chic five-star boutique hotel. Nanjing residents will soon enjoy a unique metropolitan lifestyle in an integrated development, served by a superb transportation network.

Like Hong Kong's IFC and Shanghai IFC, the design of Nanjing IFC was based on the Group's invaluable experience gained in various integrated complexes throughout the years. The third IFC project was finely crafted in every detail. Situated at a prime location, the complex was built to international standards with premium construction materials. The entire development is full of well-thought-out details with shimmering facades. Modern facilities and professional, caring property management also form part of this premium project. Its specifications will definitely surpass the high expectations of multinationals searching for business space, making it a rare find in Nanjing. Nanjing One IFC has been officially opened, and Nanjing Two IFC, the shopping mall and the Andaz Hotel are progressing on schedule, with full completion expected in 2021.

Benefits of a prime location

Nanjing IFC is located in the Hexi Central Business District, which is one of the major CBDs in eastern China, comparable to the Lujiazui Financial City in Pudong, Shanghai. The project is close to the Nanjing International Expo Center and other office clusters. The neighbourhood has attracted financial institutions, telecommunications companies and media organizations to set up regional headquarters. Also, several large commercial projects are currently under development in the vicinity.

Situated at a major transportation hub, Nanjing IFC is one of the few integrated developments atop a metro station in the city, providing excellent travel connections. Upon completion, its Basement 1 will enjoy seamless connection to the Metro Yuanfeng Station where visitors can enjoy interchangeable access to Nanjing Metro Lines 2 and 10. In front of the site is a tram station, further enhancing connectivity across the city. Sitting at the junction

Nanjing IFC is the Group's third IFC project, comprising grade-A offices, a luxury shopping mall and a chic five-star boutique hotel

南京国金中心为集团兴建的第三个国金中心·汇聚甲级写字楼、高端时尚购物商场及五星级精品时尚酒店





Sun Hung Kai Development (China) Co., Ltd Director Rick Man (centre) signs contracts with representatives of Nanjing One IFC office tenants, representing the renowned corporations' official move into Nanjing IFC 新鸿基发展(中国)有限公司董事文志峰(中)与南京国金中心一期写字楼租户代表签约,标志着多家知名企业正式进驻南京国金中心

of Hexi Street and Jiangdong Middle Road, the complex benefits from the main road network, with convenient connections to major highways. Travelling to other cities and provinces, as well as to the international airport, is fast and easy. Nanjing IFC is only about a 15-minute drive to CRH Nanjing South Railway Station and only roughly a 40-minute drive to Nanjing Lukou International Airport.

Multinationals moving into the Nanjing One IFC

Nanjing IFC includes two office towers with a combined gross floor area of about 185,800 square metres (two million square feet) of prime grade-A office space. Practical designs and efficient layouts have been adopted to enable tenants to maximize the use of space. The high specifications, comprehensive facilities and premium management services will create a high-quality, comfortable work environment for tenants.

Standing in the middle of the integrated complex, Nanjing One IFC has a gross floor area of about 46,450 square metres (500,000 square feet) across 26 floors, with each floor covering about 1,650 square metres (18,000 square feet) of grade-A office space. Following its completion in mid-2019, the tower has seen tenants gradually moving in. Occupancy is currently over 50%. Major tenants include a renowned bank, an insurance company and professional services firms, as well as newcomers to Nanjing, such as a US co-working space operator and leading multinationals in industries ranging from logistics to oil and gas. The new cluster has enlivened the business district in the city.

Facing Hexi Central Park, the 290-metre tall Nanjing Two IFC will have about 139,400 square metres (1.5 million square feet) of office space across 46 floors. Each floor will cover about 2,800 square metres (30,000 square feet) of grade-A office space, making it ideal for tenants seeking large floor plates. The topped-out tower is now undergoing interior decoration, with completion expected in 2020. Pre-leasing work has started, and negotiations with renowned financial institutions and professional services firms are underway.

Luxury shopping mall

The luxury Nanjing IFC mall will feature top-notch international brands, creating a brand new one-stop shopping, entertainment and leisure experience. The podium mall underneath the three towers will boast a gross floor area of over 93,000 square metres (one million square feet) across nine levels. In addition to landscaped zones, there will be alfresco dining zones providing a relaxing and fresh experience in the thriving business district. The mall is carrying out enhancement work, with completion expected in 2021. The pre-leasing response has been enthusiastic.

Chic five-star boutique hotel

Nanjing IFC will house Andaz Nanjing, a chic five-star boutique hotel managed by Hyatt Hotels Corporation. The 29-storey hotel will offer 366 luxury guest rooms and suites, coupled with comprehensive facilities, including a swimming pool, gymnasium, specialty restaurants and meeting venues. Business elites looking for the finest quality and chic lifestyle will appreciate the hotel's stylish accommodation and distinctive personality. On the hotel's reception floor, guests will have direct access to the Nanjing IFC mall, offering a great variety of shopping, dining, entertainment and leisure experiences. The hotel is scheduled to open in 2021.

New landmark in Nanjing

Nanjing IFC has introduced a premium integrated development to Nanjing, attracting high-end businesses and top-tier brands to move in, boosting the city's business environment and providing a diverse shopping, entertainment and leisure experience. Upon full completion in 2021, the complex is set to become a brand new landmark in Nanjing.

南京国金中心一期启用 提升市内商业氛围

南京国金中心为集团在香港和上海后，第三个兴建的国金中心。这个综合发展项目位于河西中央商务区，总楼面面积达316,000平方米（340万平方呎），汇聚两幢甲级写字楼、高端时尚购物商场及五星级精品时尚酒店。南京市民将很快在交通便捷的综合发展项目内，享受独特的都会生活。

与香港的国际金融中心和上海国金中心一样，南京国金中心沉淀集团多年来兴建综合发展项目所得的丰富经验，精心打造每一个细节。项目位置优越，以国际规格设计，选用优质建筑材料，外形璀璨耀目，造工细致，配备现代化设施及专业细心的物业管理团队，以满足跨国企业对优质商务场所的高规格要求，在南京市内实属罕见。南京国金中心一期已经正式启用，而南京国金中心二期、商场及南京安达仕酒店均进展理想，预计项目可于2021年全面竣工。

黄金地段 占尽优势

南京国金中心位于河西中央商务区，为华东地区其中一个主要的中央商务区，可媲美上海浦东陆家嘴金融城。项目毗邻南京国际博览中心及写字楼群，区内有多家金融机构、通信公司及传媒机构的区域总部大楼，还有多个正在兴建的大型商业项目。

项目所在地为重要交通枢纽，坐享出行优势。南京国金中心为市内少数的地铁上盖综合发展项目。项目落成后，其地库一层将与地铁元通站无缝连接，游客可即刻换乘南京地铁2号线和10号线，出入便利。项目前方为有轨电车站，可轻松前往市内各区。项目位处河西大街与江东中路交界，坐拥主要道路网络，连接多条高速公路，前往其他省市以至国际机场也方便快捷。南京国金中心离高铁南京南站仅约15分钟车程，距离南京禄口国际机场也只需约40分钟车程。

跨国企业陆续进驻南京国金中心一期

南京国金中心有两座写字楼，总共提供约185,800平方米（200万平方呎）甲级写字楼楼面。写字楼设计及户型以方正实用为原则，确保租户能够善用每一寸空间。高规格的大楼设施及管理服务，使租户能享受安全、舒适的工作环境。



Nanjing IFC's office lobby resembles a 30-metre-high glass box, a unique structure in the city
南京国金中心写字楼大堂犹如一个高达30米的玻璃盒子，实属罕见



The office towers, shopping mall and hotel are all interconnected at the podium level
写字楼、购物商场及酒店于平台层互通

南京国金中心一期位于整个综合发展项目的中央位置，总楼面面积约46,450平方米（500,000平方呎），设有26层甲级写字楼楼层，每层楼面面积约1,650平方米（18,000平方呎）。大楼于2019年中竣工，租户已相继迁入营运，目前出租率逾50%。主要租户包括知名银行、保险公司及专业服务机构，还有首度进驻南京市场的美国共享工作间营运商以及来自物流、石油和天然气等行业的大型跨国企业，为市内的商业面貌引入一番新景象。

南京国金中心二期面向河西中央公园，楼高达290米，提供约139,400平方米（150万平方呎）写字楼楼面。大楼共有46层甲级写字楼楼层，每层楼面面积约2,800平方米（30,000平方呎），特别适合需要使用大型空间的租户。大楼已经平顶，现正进行室内装修，预计可于2020年落成，预租工作已经展开，现正与多家知名金融机构及专业服务机构洽谈中。

高端时尚购物商场

南京国金中心商场将以高端时尚为定位，云集国际顶级品牌，提供一站式崭新的购物、娱乐及休闲体验。商场位于三座大楼的基座部分，总楼面面积逾93,000平方米（100万平方呎），共九层。项目将设有多个绿化空间，舒适惬意。商场还将设有户外餐饮区，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，预租反应热烈。

五星级精品时尚酒店

南京国金中心设有五星级精品时尚酒店南京安达仕酒店，由凯悦酒店集团运营。酒店大楼楼高29层，将提供366间豪华客房及套

房，配套设施齐备，设有游泳池、健身房、特色餐厅及会议活动场地等，为重视品味、追求时尚生活态度的商业精英，提供个性化的时尚住宿体验。宾客可在酒店接待层直接通往南京国金中心商场，享受多元化的购物、餐饮、娱乐及休闲体验。酒店预计于2021年开业。

南京市全新地标

南京国金中心为南京市引入高规格的综合发展项目，吸引众多高端业务及高级品牌进驻，提升市内商业氛围，带来多姿多彩的购物、娱乐及休闲新体验。项目于2021年全面落成后，必将成为南京市全新地标。



Office tenants are gradually moving into the newly completed Nanjing One IFC
南京国金中心一期已经落成，写字楼租户相继迁入办公

