



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 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 Yuanlong 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

南京國金中心為集團興建的第三個國金中心·匯聚甲級寫字樓、高端時尚購物商場及五星級精品時尚酒店

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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 新鴻基發展(中國)有限公司董事文志峰(中)與南京國金中心一期寫字樓租戶代表簽約,標誌著多間知名企業正式進駐南京國金中心

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 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 500,000 square feet across 26 floors, with each floor covering about 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 1.5 million square feet of office space across 46 floors. Each floor will cover about 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 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.



南京國金中心一期啟用 提升市內商業氛圍

南京國金中心為集團在香港和上海後，第三個興建的國金中心。這個綜合發展項目位於河西中央商務區，總樓面積達340萬平方呎，匯聚兩幢甲級寫字樓、高端時尚購物商場及五星級精品時尚酒店。南京市民快可在交通便捷的綜合發展項目內，享受獨特的都會生活。

誠如香港的國際金融中心和上海國金中心一樣，南京國金中心參考集團多年來興建綜合發展項目所得的豐富經驗，每個細節精心建設。項目位置優越，以國際規格設計，選用優質建築材料，外型璀璨耀目，造工細緻，配備現代化設施及專業細心的物業管理團隊，勢可滿足跨國企業對優質商務場所的高規格要求，於南京市內實屬罕見。南京國金中心一期已經正式啟用，而南京國金中心二期、商場及南京安達仕均進展理想，預期項目可於2021年全面竣工。

黃金地段 佔盡優勢

南京國金中心位於河西中央商務區，為華東地區其中一個主要的中央商務區，可媲美上海浦東陸家嘴金融城。項目毗鄰南京國際博覽中心及寫字樓群，區內有多家金融機構、電訊公司及傳媒機構的區域總部大樓，另有多個大型商業項目正在興建。

項目所在地為重要交通樞紐，坐享出行優勢。南京國金中心為市內少數的地鐵站上蓋綜合發展項目。項目落成後，其地庫一層將與地鐵元通站無縫接通，遊人瞬間可轉乘南京地鐵2號線和10號線，享受優越的出入便利。項目前方為有軌電車站，前往市內各區輕鬆可達。項目位處河西大街與江東中路交界，坐擁主要道路網絡，迅間連接多條高速公路，前往其他省市以至國際機場方便快捷。由南京國金中心前往高鐵南京南站僅約15分鐘車程，距離南京祿口國際機場亦只需約40分鐘車程。

跨國企業陸續進駐南京國金中心一期

南京國金中心有兩座寫字樓，合共提供約200萬平方呎甲級寫字樓樓面。寫字樓設計及間隔以方正實用為原則，確保租戶能夠善用每一吋空間。大樓設施及管理服務以高規格作標準，讓租戶可以享受安全、舒適的工作環境。



Nanjing IFC's office lobby resembles a 30-metre-high glass box, a unique structure in the city
南京國金中心寫字樓大堂猶如玻璃盒子，高度達30米，市內罕見



The office towers, shopping mall and hotel are all interconnected at the podium level
寫字樓、購物商場及酒店於平台層連繫接通

南京國金中心一期位於整個綜合發展項目的中央位置，總樓面面積約500,000平方呎，設有26層甲級寫字樓樓層，每層樓面面積約18,000平方呎。大樓於2019年中竣工，租戶已相繼遷入營運，目前出租率逾50%。主要租戶包括知名銀行、保險公司及專業服務機構，還有首度進駐南京市場的美國共享工作間營運商以及來自物流、石油和天然氣等行業的大型跨國企業，為市內的商業面貌引入一番新景象。

南京國金中心二期面向河西中央公園，樓高達290米，提供約150萬平方呎寫字樓樓面。大樓共有46層甲級寫字樓樓層，每層樓面面積約30,000平方呎，特別適合需要使用大型空間的租戶。大樓已經平頂，現正進行室內裝修，預計可於2020年落成，預租工作已經展開，現正與多間知名金融機構及專業服務機構洽談中。

高端時尚購物商場

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，提供一站式嶄新的購物、娛樂及消閒體驗。商場位於三座大樓的基座部分，總樓面面積逾100萬平方呎，共分九層。項目將設有多個綠化空間，舒適愜意。商場亦將設有戶外餐飲區，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，預租反應熱烈。

五星級精品時尚酒店

南京國金中心設有五星級精品時尚酒店南京安達仕，由凱悅酒店集團營運。酒店大樓樓高29層，將提供366間豪華客房及套房，

配套設施齊備，設有游泳池、健身室、特色餐廳及會議活動場地等，為重視質素、追求時尚生活態度的商業精英，提供個性化的時尚住宿體驗。賓客可在酒店接待層直接通往南京國金中心商場，享受多元化的購物、餐飲、娛樂及消閒體驗。酒店預計在2021年開業。

南京市全新地標

南京國金中心為南京市引入高規格的綜合發展項目，吸引一眾高端業務及高級品牌進駐，提升市內商業氛圍，帶來多姿多采的購物、娛樂及消閒新體驗。待項目於2021年全面落成後，定可成為南京市全新地標。



Office tenants are gradually moving into the newly completed Nanjing One IFC
南京國金中心一期已經落成，寫字樓租戶相繼遷入辦公

