



Nanjing IFC progressing well and set to redefine the city's skyline

南京国金中心进展顺利 为市内引入新景象

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 grade-A office towers, a luxury shopping mall and a five-star luxury boutique hotel. It is also one of the few integrated developments atop a metro station in the city. The project is expected to be in full completion in 2022, establishing a new landmark in Nanjing.

Nanjing Two IFC to start handover this year

The Nanjing IFC includes two office towers with a combined gross floor area of approximately 185,800 square metres (two million square feet) of grade-A office space. The prominent lobby entrance is composed mainly of large glass facades, coupled with a stylish indoor design with a distinctive high ceiling – the only 30-metre high glass box lobby in Nanjing.

Completed in mid-2019, the Nanjing One IFC comprises 26 floors of grade-A offices. The occupancy is satisfactory. Major tenants include renowned domestic and global financial institutions of banking, securities and insurance industries, and top professional service firms, offering legal, audit and other services, as well as newcomers to Nanjing, such as a US co-working space operator and leading multinationals in industries ranging from logistics and manufacturing to oil and gas.

The 290-metre tall Nanjing Two IFC will provide 46 floors of grade-A offices. Each floor will span

about 2,507 square metres (27,000 square feet), which is ideal for companies seeking large floor plates. Since the tower is now under final inspection, handover to tenants is expected to start in the fourth quarter of this year. A mock-up floor is now available for viewing. Pre-leasing is proceeding well, with discussions underway with a number of leading multinational professional service firms and a mainland hi-tech giant.

Shopping mall introduces top-notch international brands

The luxury Nanjing IFC mall will house top-notch international brands, creating a new one-stop shopping, entertainment and leisure experience in the city. The podium mall at the base of the three towers will boast a gross floor area of over 93,000 square metres (one million square feet) across nine levels. The project's landscaped areas and the mall's alfresco dining zones will provide new experiences in the thriving business district. Pre-opening enhancement work is progressing, with target opening in 2022. Pre-leasing has been enthusiastic, and pre-marketing has received a favourable response.

Nanjing IFC enjoys seamless connection to the Metro Yuanfeng Station at its B1 floor, making it a rare integrated development in the city atop a metro station

南京国金中心地下一层与地铁元通站无缝连接，属市内少数的地铁站上盖综合发展项目





The modern 30-metre-high glass box lobby is the only structure of its kind in Nanjing
南京市唯一一个30米挑高玻璃大堂·设计时尚独特



A mock-up floor in Nanjing Two IFC is now available for viewing by
appointment
南京国金中心二期样本层设于大楼内·现正开放预约参观

Five-star luxury boutique hotel in the pipeline

Nanjing IFC will house Andaz Nanjing, a five-star luxury boutique hotel, which will offer over 360 luxury guest rooms and suites along with comprehensive facilities, including a swimming pool, a gym, specialty restaurants and meeting venues. Business elites looking for the finest quality and a luxury lifestyle will appreciate the hotel's stylish accommodation and distinctive personality. The hotel is expected to open in financial year 2021/22.

南京国金中心为集团继香港和上海后，打造的第三座国金中心。项目位于河西中央商务区，总楼面面积约316,000平方米（达340万平方呎），汇聚两幢甲级办公楼、高端时尚购物商场及五星级精品时尚酒店，为市内少数的地铁站上盖综合发展项目。整个项目预期可于2022年全面落成，势将成为南京市全新地标。

南京国金中心二期于今年内交楼

南京国金中心写字楼共分两座，提供总楼面面积合共约185,800平方米（约200万平方呎）的甲级办公楼楼面。大堂入口设计独特，外墙大幅选用玻璃幕墙，配以独特室内装饰造型，楼底为南京市内唯一一个30米挑高玻璃大堂。

南京国金中心一期于2019年中落成，设有26层甲级办公楼，出租率喜人。主要租户包括银行、证券公司及保险公司等国内外知名金融机构，以及律师事务所、会计师事务所等顶尖专业服务机构，另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、制

造、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，设有46层甲级办公楼，每层楼面面积约2,507平方米（约27,000平方呎），特别适合需要使用大面积楼层的企业。工程已经进入最后验收阶段，预计将于今年第四季落成交楼。样板层现正开放参观，预租工作进展良好，目前正与多间知名跨国专业服务机构及内地科技巨头洽谈。

商场引进国际顶级品牌

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，为市内提供一站式崭新的购物、娱乐及休闲体验。商场贯穿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），共分九层。项目设有多个绿化空间，商场将设有户外餐饮区，为繁盛的商业区带来新体验。商场现正进行开幕前优化阶段，预计于2022年开业。预租反应热烈，前期市场推广工作获得了不俗的反响。

五星级精品时尚酒店即将诞生

南京国金中心设有五星级精品时尚酒店南京安达仕，提供逾360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，为重视品质、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。酒店预计于2021/22财政年度正式开业。