



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

南京國金中心進展順利 為市內引入新景象

Nanjing IFC is the Group's third IFC project after those in Hong Kong and Shanghai. Located in the Hexi Central Business District, the 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 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 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 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

南京國金中心地庫一層與地鐵元通站無縫接連，屬市內少數的地鐵站上蓋綜合發展項目





The modern 30-metre-high glass box lobby is the only structure of its kind in Nanjing
南京市唯一一個30米高玻璃大堂，設計時尚獨特



A mock-up floor in Nanjing Two IFC is now available for viewing by appointment
南京國金中心二期示範單位設於大樓內，現正開放預約參觀

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.

南京國金中心為集團在香港和上海後，第三個興建的國金中心。

項目位於河西中央商務區，總樓面面積達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，為市內少數的地鐵站上蓋綜合發展項目。整個項目預期可於2022年全面落成，勢將成為南京市全新地標。

南京國金中心二期於今年內交樓

南京國金中心寫字樓共分兩座，提供總樓面面積合共約200萬平方呎的甲級寫字樓樓面。大堂入口設計獨特，外牆大幅選用玻璃幕牆，配以獨特室內裝飾造型，樓底特高，為南京市內唯一一個30米高玻璃大堂。

南京國金中心一期於2019年中落成，設有26層甲級寫字樓，出租率滿意。主要租戶包括銀行、證券公司及保險公司等國內外知名金融機構，以及律師事務所、會計師事務所等頂尖專業服務機構，另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、製

造、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，設有46層甲級寫字樓，每層樓面面積約27,000平方呎，特別適合需要使用大面積樓層的企業。工程已經進入最後驗收階段，預計將於今年第四季落成交樓。示範單位現正開放參觀，預租工作進展良好，目前正與多間知名跨國專業服務機構及內地科技巨頭洽談。

商場引進國際頂級品牌

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，為市內提供一站式嶄新的購物、娛樂及消閒體驗。商場貫穿三座大樓的基座部分，總樓面面積逾100萬平方呎，共分九層。項目設有多個綠化空間，商場將設有戶外餐飲區，為繁盛的商業區帶來新體驗。商場現正進行開幕前優化階段，預計於2022年開業。預租反應熱烈，前期市場推廣工作獲得了不俗的反應。

五星級精品時尚酒店即將誕生

南京國金中心設有五星級精品時尚酒店南京安達仕，提供逾360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。酒店預計於2021/22財政年度正式開業。