



Nanjing IFC soon to complete its first tower

Nanjing IFC, the Group's first ever investment in Nanjing, is progressing well. The first office tower and the shopping mall are about to be completed while the remaining sections are on schedule.

Nanjing IFC is the third IFC project after Hong Kong and Shanghai. Like its counterparts, Nanjing IFC is being built to international standards, using premium construction materials and incorporating fine details on a prime site, coupled with the addition of modern facilities and professional, caring management services. 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 five-star hotel in three separate buildings inter-connected on the podium roof. Integrated developments that are built to international standards are rare in the district, putting Nanjing IFC in a position to become a true city landmark.

Key location in the Hexi Central Business District

Nanjing IFC is located in the Hexi Central Business District, which is one of the major CBDs in eastern China, comparable to the Lujiazui Finance and Trade Zone in Shanghai's Pudong area. The prime site sits in close proximity to the Nanjing International Expo Center as well as office clusters that include regional headquarters of financial institutions, telecommunications companies and media organizations, plus several large commercial projects currently under development.

Nanjing IFC is also located nearby Hexi's major transport hub, providing optimal transportation convenience. As one of the few integrated projects designed atop a Nanjing metro station, Nanjing IFC will offer seamless connection at Basement 1 to the Metro Yuantong Station where visitors can enjoy exclusive swift access to Nanjing Metro

Line 2 and Line 10. In front of the site as well is a tram station, which also offers easy access across the city. The complex at the junction of Hexi Street and Jiangdong Middle Road is also near to many main roads with fast connections to major highways. Travelling to other cities and provinces as well as to the international airport is fast and easy. Nanjing IFC is about a 15 minutes' drive to CRH Nanjing South Railway Station and about a 40 minutes' drive to Nanjing Lukou International Airport.

Stylish complex that shimmers

Designed by a world-renowned architectural firm, Nanjing IFC's design throughout was inspired by the image of crystals. Built of glass and various other fine materials embellished with thoughtful details, the giant crystal-like towers are designed such that their facades, tower crowns, podiums and lobby entrances will refract natural incoming light to create spectacular, ever-changing rays of illumination.

Located at a strategic site in the Hexi Central Business District, Nanjing IFC is one of the few integrated developments in the area
南京國金中心位於河西中央商務區黃金地段·屬區內罕見的綜合發展項目



The complex is destined to serve as a dynamic new backdrop to the nearby commercial projects.

Landscaped spaces are yet another feature of Nanjing IFC. An open piazza covering almost 20,000 square feet in attributable terms is being constructed on the eastern side while outdoor landscaped areas will adorn the podium roof for people to slow down and enjoy the moment.

Multinationals soon to move into the office tower

Nanjing IFC will have two office towers – Nanjing One IFC and Nanjing Two IFC, providing around two million square feet of super grade-A office space. Efficient designs and layouts have been adopted to enable tenants to maximize and optimize their needed space. The high specification facilities and management services will together create a safe, comfortable and dependable work environment for tenants to focus on their business operations.

The stylish office lobby entrance has been designed to resemble a five-storey high glass box. The large glass window panes will let in a great deal of natural light, giving it a brighter and more spacious feel. Visitors taking the escalators up to the elevated office lobby on Level 5 can also enjoy marvellous views into the open piazza, capturing activities both indoors and outside.

Nanjing One IFC, in the centre of the integrated complex, will have 26 floors of super grade-A offices with each floor covering about 15,000 square feet. The tower is now under pre-handover final inspection protocols with full completion expected in financial year 2018/19. Enthusiastic pre-leasing discussions are currently underway with multinational companies, financial institutions, professional service firms and top-quality mainland companies.

Facing Hexi Central Park, the 290-metre tall Nanjing Two IFC, located next door, will provide 46 floors of super grade-A offices with



Nanjing IFC offices, shopping mall and hotel will all be connected via the podium roof
南京國金中心的寫字樓、商場及酒店於平台層連接

each floor covering almost 27,000 square feet, ideal for those companies seeking larger floor plates. The tower has been topped out with completion set in financial year 2019/20.

Encouraging pre-leasing response for the shopping mall

Echoing the success of the Shanghai IFC Mall, the grand, luxury Nanjing IFC mall will house top-notch international brands as well as newcomers to Nanjing, creating a brand new one-stop shopping, entertainment and leisure destination in Nanjing.

The retail section will boast a gross floor area of over one million square feet at the podium areas of the three towers with over 200 shop brands spread out across nine levels. The podium roof will contain various landscape zones and an open area for events. Alfresco all-day dining will also be available to bring a new dining experience in the thriving business district.

As a major landmark of the integrated complex, the strategically located Nanjing IFC mall is expected to draw heavy consumer traffic. Work is on schedule for completion in financial year 2018/19.

Five-star boutique hotel

The Nanjing IFC integrated development will also house a five-star boutique hotel managed by Hyatt Hotels Corporation. The new hotel will offer vibrant, luxury accommodation for tourists and business travellers looking for the finest in lifestyle facilities and services.

The 29-storey hotel will offer about 350 guest rooms and suites across a gross floor area of over 300,000 square feet. Comprehensive facilities will include a swimming pool, gymnasium, all-day dining restaurant, meeting venues and much more. It will be connected to the Nanjing IFC mall at the hotel reception level where hotel guests can enjoy easy access to a great variety of shopping, dining, entertainment and leisure offerings. The hotel has been topped out recently.

Brand new landmark in Nanjing

Nanjing IFC is poised to make its debut as a premium integrated development in Nanjing, attracting high-end businesses and luxury brands to the city while offering a wide array of shopping, entertainment and leisure options to consumers. Upon full completion, the integrated complex is widely expected to stimulate commercial activities nearby and take its place as a prime new landmark in Nanjing.



南京國金中心一期即將落成

集團在南京市的首個投資項目南京國金中心工程進展良好，一期寫字樓及商場即將竣工，其他部分進度理想。

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。誠如其他兩座國金中心一樣，南京國金中心位置優越，以國際規格設計，選用優質建築材料，造工細緻，配備現代化設施及專業細心的物業管理團隊。項目總樓面面積達340萬平方呎，共有三座大樓，匯聚超甲級寫字樓、高尚購物商場及五星級酒店，並於平台層連繫接通。此種具國際標準的綜合發展項目於區內罕見，勢將成為市內全新地標。

河西中央商務區黃金地段

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中央商務區，可媲美上海浦東陸家嘴金融貿易區。項目建於黃金地段，毗鄰南京國際博覽中心及寫字樓群，當中包括金融機構、電訊

公司及傳媒機構的區域總部大樓，以及多個發展中的大型商業項目。

南京國金中心同時位處河西重要交通樞紐，坐享交通優勢。作為南京市少數的地鐵站上蓋綜合發展項目，南京國金中心地庫一層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。項目前方則為有軌電車站，前往市內各區亦輕鬆可達。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。

設計型格 璀璨耀目

南京國金中心由國際著名建築事務所主理，以水晶為設計靈感，運用玻璃配搭不同建築物料，加上精心設計的細節，將每座大樓構建為一顆巨型水晶。無論

建築物外牆、塔冠、基座以至大堂入口，都散發著晶瑩剔透、變化多端的光芒，為區內的商業項目引入全新景象。

綠化空間亦是南京國金中心的另一大特色。按所佔面積計算，項目東面設有一個面積近20,000平方呎的露天廣場，而平台層則設有多個露天綠化空間，讓人放慢步伐，享受悠閒時光。

跨國企業即將進駐寫字樓

南京國金中心共有兩座寫字樓，分別名為南京國金中心一期及南京國金中心二期，合共提供約200萬平方呎超甲級寫字樓樓面。寫字樓設計及間隔以方正實用為原則，確保租戶能夠盡用空間。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、舒適兼穩定的工作環境，專注業務發展。

寫字樓大堂入口設計獨特，猶如雕空五層樓高的玻璃盒子一樣，外牆大幅選



Nanjing One IFC is currently carrying out pre-handover, final inspections (centred). The shopping mall is currently carrying out interior work (podium). The hotel (right) and Nanjing Two IFC (left) have been topped out (site photo taken on 5 December 2018)

南京國金中心一期進入最後驗收階段（圖中），商場現正進行內部工程（基座），酒店（圖右）及南京國金中心二期（圖左）已經平頂（2018年12月5日於項目實景拍攝）



The five-storey high classy office lobby at Nanjing IFC
南京國金中心寫字樓大堂樓高五層，氣派不凡

用玻璃幕牆設計，引入自然光線，增強採光度，並且提升空間感。訪客乘搭自動扶手電梯前往位於五層的寫字樓大堂時，更可欣賞露天廣場，將室內、室外景致融為一體。

南京國金中心一期位於整個綜合發展項目的中央位置，提供26層超甲級寫字樓樓層，每層樓面面積約15,000平方呎。工程已進入最後驗收階段，預期於2018/19財政年度完工。目前已陸續與多間跨國企業、金融機構、專業服務公司及內地優質企業洽談預租事宜，市場反應熱烈。

南京國金中心二期矗立在旁，面向河西中央公園，樓高達290米，建有46層超甲級寫字樓樓層。每層樓面面積近27,000平方呎，特別適合需要使用大型空間的租戶。大樓已經平頂，預期於2019/20財政年度完工。

商場預租反應理想

南京國金中心商場將參考上海國金中心商場的成功經驗，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，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，商戶逾200個。平台層設有大量綠化空間，更有露天空間，方便舉辦大型活動。商場更設有全天候露天食肆，為繁盛的商務區注入全新的餐飲體驗。

南京國金中心商場位處黃金地段，加上作為綜合發展項目的一個重要部分，勢將吸引大量購物人潮到訪。商場工程進度理想，預計於2018/19財政年度竣工。

五星級精品酒店

南京國金中心綜合發展項目亦將設有一間五星級精品酒店，由凱悅酒店集團營運。新酒店將提供充滿朝氣和活力的豪華住宿服務，滿足一眾追求品味生活的旅客及商務人士。

酒店大樓樓高29層，面積逾300,000平方呎，提供約350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。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。酒店大樓現時已經平頂。

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，為消費者帶來多姿多采的購物、娛樂及消閒新體驗。待項目全面落成後，將可帶動周邊的商業發展，勢將成為南京市全新地標。



The Nanjing IFC Mall will house over 200 shops across nine levels
南京國金中心商場橫跨九層，商戶逾200個



The office lobby entrance is designed to resemble a glass box (site photo taken on 14 November 2018)
寫字樓大堂猶如玻璃盒子般，設計型格 (2018年11月14日於項目實景拍攝)