



# 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 316,000 square metres (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  
 南京国金中心位于河西中央商务区黄金地段·属区域内罕见的综合发展项目

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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 1,860 square metres (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 186,000 square metres (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 1,400 square metres (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 each



Nanjing IFC offices, shopping mall and hotel will all be connected via the podium roof  
南京国金中心的写字楼、商场及酒店于平台层相互连接

floor covering almost 2,500 square metres (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 93,000 square metres (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 27,900 square metres (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.



# 南京国金中心一期即将落成

集团在南京市的首个投资项目南京国金中心工程进展良好，一期写字楼及商场即将竣工，其他部分进度理想。

南京国金中心是集团在香港和上海后，第三个兴建的国金中心。诚如其他两座国金中心，南京国金中心位置优越，以国际规格设计，选用优质建筑材料，建造细致，配备现代化设施及专业细心的物业管理团队。项目总楼面面积达316,000平方米（340万平方呎），共有三座大楼，汇聚超甲级写字楼、高端购物商场及五星级酒店，并于平台层相互连接。这种具备国际标准的综合发展项目在区域内实属罕见，势将成为市内全新地标。

## 河西中央商务区黄金地段

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中央商务区，可媲美上海浦东陆家嘴金融贸易区。项目建于黄金地段，毗邻南京国际博览中心

及写字楼群，其中包括金融机构、电讯公司及传媒机构的区域总部大楼，以及多个发展中的大型商业项目。

南京国金中心同时位处河西重要交通枢纽，坐享交通优势。作为南京市少数的地铁站上盖综合发展项目，南京国金中心地下一层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，享受优越的出入便利。项目前方则为有轨电车站，前往市内各区也可轻松到达。项目位处河西大街与江东中路交界，坐拥主要道路网络，迅间连接多条高速公路，前往其他省市以至国际机场方便快捷。由南京国金中心前往高铁南京南站仅约15分钟车程，距离南京禄口国际机场也只需约40分钟车程。

## 设计时尚 璀璨耀目

南京国金中心由国际著名建筑事务所主理，以水晶为设计灵感，运用玻璃搭配不同建筑物料，加上精心设计的细节，

将每座大楼构建为一颗巨型水晶。无论是建筑物外墙、塔冠、基座以至大堂入口，都散发着晶莹剔透、变化多端的光芒，为区域内的商业项目引入全新景象。

绿化空间亦是南京国金中心的另一大特色。按所占面积计算，项目东面设有一个面积近1,860平方米（20,000平方呎）的露天广场，而平台层则设有多个露天绿化空间，让人放慢步伐，享受悠闲时光。

## 跨国企业即将进驻写字楼

南京国金中心共有两座写字楼，分别名为南京国金中心一期及南京国金中心二期，总计提供约186,000平方米（200万平方呎）超甲级写字楼楼面。写字楼设计及户型以方正实用为原则，确保租户能够尽用空间。大楼设施及管理服务以高规格作标准，让租户可以享受安全、舒适兼稳定的工作环境，专注业务发展。



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)

南京国金中心一期进入最后验收阶段（图中），商场现正进行内部工程（基座），酒店（图右）及南京国金中心二期（图左）已经平顶（2018年12月5日于项目实景拍摄）



The five-storey high classy office lobby at Nanjing IFC  
南京国金中心写字楼大堂楼高五层，气派不凡

写字楼大堂入口设计独特，犹如雕空五层楼高的玻璃盒子一样，外墙大幅选用玻璃幕墙设计，引入自然光线，增强采亮度，并且提升空间感。访客搭乘自动扶手电梯前往位于五层的写字楼大堂时，更可欣赏露天广场，将室内、室外景致融为一体。

南京国金中心一期位于整个综合发展项目的中央位置，提供26层超甲级写字楼楼层，每层楼面面积约1,400平方米（15,000平方呎）。工程已进入最后验收阶段，预期于2018/19财政年度完工。目前已陆续与多家跨国企业、金融机构、专业服务公司及内地优质企业洽谈预租事宜，市场反应热烈。

南京国金中心二期矗立在旁，面向河西中央公园，楼高达290米，建有46层超甲级写字楼楼层。每层楼面面积近2,500平方米（27,000平方呎），特别适合需要使用大型空间的租户。大楼已经平顶，预期于2019/20财政年度完工。

#### 商场预租反应理想

南京国金中心商场将参考上海国金中心商场的成功经验，以高端时尚作定位，云集国际顶级品牌，部分更是首次登陆南京，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），共分九层，商户逾200个。平台层设有大量绿化空间，更有露天空间，方便举办大型活动。商场更设有全天候露天餐饮，为热闹的商务区注入全新的餐饮体验。

南京国金中心商场位处黄金地段，加上作为综合发展项目的一个重要部分，势将吸引大量购物人潮到访。商场工程进度理想，预计于2018/19财政年度竣工。

#### 五星级精品酒店

南京国金中心综合发展项目亦将设有一间五星级精品酒店，由凯悦酒店集团营运。新酒店将提供充满朝气和活力的豪华住宿服务，满足众多追求品味生活的游客及商务人士。

酒店大楼楼高29层，面积逾27,900平方米（300,000平方呎），提供约350间客房及套房。配套设施齐备，设有游泳池、健身室、全天候餐厅及会议活动场地等。宾客可在酒店接待层直接前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。酒店大楼现时已经平顶。

#### 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，吸引一线高端业务及高级品牌进驻，为消费者带来多姿多彩的购物、娱乐及休闲新体验。待项目全面落成后，将可带动周边的商业发展，势将成为南京市全新地标。



The Nanjing IFC Mall will house over 200 shops across nine levels  
南京国金中心商场横跨九层，商户逾200个



The office lobby entrance is designed to resemble a glass box (site photo taken on 14 November 2018)  
写字楼大堂犹如玻璃盒子般，设计时尚 (2018年11月14日于项目实景拍摄)