



Xujiahui Centre project: Shanghai's new-generation urban complex

It is a strategy of the Group to develop at selected locations in first-tier mainland cities and its reputation for outstanding quality has given it a firm footing in the market. The Group's Xujiahui Centre project in Shanghai is one of its major current mainland investments being developed as a 'city within a city'. Upon completion, the project will bring fresh economic vitality to the area and form a major growth driver for the Group's mainland rental income, reinforcing the company's position in the industry.

Extensive transport and pedestrian networks

The integrated Xujiahui Centre project is at the heart of Puxi's Xuhui retail and commercial district bordered by Huashan, Hongqiao, Gongcheng and Guang Yuan Xi Roads. The area has been a business hub of Shanghai since the 1960s, with scores of commercial buildings and the main Shanghai Jiao Tong University campus. Recent years have seen the district changing gradually into a central business district as buildings and public infrastructure are upgraded. The immense scale of the Group's project will make it a key driver of local regeneration.

The development will be easily accessible with an anchor shopping mall connected to the Xujiahui metro station – the intersection of lines 1, 9 and 11. Line 11 provides access to popular attractions including a renowned theme park that just opened, making it very convenient for tourists to reach the new development. There will also be a large car park for people in neighbouring areas, benefitting the wider community.

Ensuring that new developments contribute to their communities is a key concern for the Group, so it will follow its successful experience with the International Finance Centre in Hong Kong's Central with extensive



The integrated Xujiahui Centre project will connect with major nearby buildings to form a large commercial core
徐家汇中心综合项目将与区内多幢主要物业连通，蜕变成大型商业枢纽



Lot 地块	Usage 物业用途	Expected completion 预计落成年份
1	Office, shopping centre / shops 写字楼、商场	2017
2	Office, shopping centre / shops 写字楼、商场	2018
3-4	Office, shopping centre / shops and hotel 写字楼、商场、酒店	2021-2023 in phases 2021-2023分阶段落成

footbridges connecting the components of the Xujiahui Centre project as part of a new public pathway system in the area. This will help boost traffic by directing pedestrians from the district's busiest crossroads and form a large commercial core with more than ten major properties and facilities nearby.

Public space is an essential element of quality living and these elevated walkways will offer recreational space amid the urban hubbub, and form part of a tourist trail in the neighbourhood with attractions including many historical or cultural landmarks and streets with special features. The system will merge the Xujiahui Centre project with the attractions and make it a hotspot for tourists and workers to spur consumption.

Construction progressing well

The large-scale Xujiahui Centre project, wholly-owned by the Group, spans four lots with a total of 706,060 square metres (7.6 million square feet); roughly the size of Shanghai IFC and Shanghai ICC combined. It will have grade-A offices, premium shopping malls and a luxury hotel in phases. The office towers will offer about 371,610 square metres (four million square feet) of user-friendly space in neat layouts with top electrical and mechanical configurations, which not only appeal to the financial sector but cater to the sophisticated requirements of the growing technology research and development industries.

Two eight-storey towers on Lot 1 on Huashan Road have 16,720 square metres (180,000 square feet) of office space that is now being fitted out. Pre-leasing is underway to make it the first section of

the development to go into service – scheduled for the first half of 2017. Pre-marketing for an upscale mall of 30,650 square metres (330,000 square feet) has also started for it to become the city's new shopping draw upon opening. Lot 2 on Gongcheng Road will have 29,630 square metres (319,000 square feet) of offices and a variety of shops and restaurants. The plan for Lot 4 is settled with two stunning office towers to help define the development's unique silhouette.

Forefront of the retail trend

The development will provide all-weather shopping with 278,700 square metres (three million square feet) of retail space directly connected to the Xujiahui metro station. A diverse tenant portfolio will include large international brands – some in duplex flagship stores – and an IMAX cinema, complemented by outdoor restaurants and supreme entertainment amenities that will encourage businesses in the surrounding area and boost the overall image.

Fostering development of the area

The Group has made considerable investments for developing in prime cities on the mainland, with resources concentrated on supporting major projects in recent years. It has pioneered in the mainland market by applying its successful experience of bolstering community development in Hong Kong. The Group's Shanghai IFC and Shanghai ICC complexes have convenient transport with direct links to metro stations and their offices are over 90% occupied with multinational and financial institutions among other tenants. These landmarks have extended the Group's quality brand from Hong Kong to the mainland. The Xujiahui Centre site was acquired in 2013 as a long-term investment and will be made into a microcosm of high-end commerce and international lifestyle retailers to help transform the area into a competitive central business district in the city centre.

徐家汇中心项目： 上海新世代城市综合体

集团一直在内地主要城市的核心区域发展，凭借品质卓越的优质品牌，已建立了稳健的市场基础。上海徐家汇中心项目是集团在内地的主要投资项目，以发展“城中之城”为蓝本，预计未来全面落成后可为该地区带来经济新景象，成为集团内地租金收入的主要增长动力，提升集团在内地业界的地位。

交通及步行网络发达

徐家汇中心综合项目坐落于浦西徐汇零售商业区的核心地带，接壤多条主要街道如华山路、虹桥路、恭城路和广元西路。徐汇区早在六十年代已发展为上海的商贸中心，商厦林立，上海交通大学总部校园也位处该区。近年来，该区的物业和公共设施正逐步更新转型，朝着中央商业区的方向发展。集团的徐家汇中心项目凭借规模优势，将会是区内更新的一大动力。

项目四通八达，商场连接徐家汇地铁站，是1号、9号和11号三条地铁线的交汇处，能够有效的吸引人流。11号线

途经市内多个旅游景点，包括新开幕的知名主题公园，有利于游客到访项目。项目附设大型停车场，方便往来附近一带的人士，顾及整体需要。

集团锐意通过新项目推动社区发展。在规划徐家汇中心项目时，集团参照其发展香港中环国际金融中心的成功经验，为项目建设复盖广泛的人行天桥网络，不但贯通内部各个组成部分，更连接区内新设的公共天桥系统，把顾客从区内最繁忙的步行街道引导至项目，并与区内十多幢主要物业及设施连成大型商业枢纽，带动整体人流。

公共空间是优质生活的要素，此空中平台正好于繁忙闹市提供了广阔的休憩场所，有助于建立安全惬意的生活环境。项目附近亦有不少历史文化地标和特色街道，不少旅客专程到此游览，天桥系统则把项目与旅游路线结合，预计将会是游人及上班族必到之处，有效凝聚不同人群的消费力。

工程进度良好

集团全资拥有的徐家汇中心项目规模庞大，由四个地块组成，总楼面面积约达706,060平方米（760万平方呎），大约等于上海国金中心及上海环贸广场的总和。项目将集甲级写字楼、优质





Lot 1 of the project will have premium offices and an upscale mall with ample open space
项目一号地块设有优质写字楼和高级商场，并有开阔的户外空间

商场及高级酒店于一身，正在分阶段发展。项目设有多样顶级写字楼，提供约371,610平方米（400万平方呎）楼面，楼层设计方正实用，亦设有先进的机电配置，除了吸引金融行业进驻外，更放眼未来产业趋势，配合科技研发行业的高端要求。

位于华山路的一号地块设有两座八层高的大楼，16,720平方米（180,000平方呎）的写字楼目前正在内部装修及预租，计划2017年上半年率先投入营运。另外30,650平方米（330,000平方呎）的零售楼面正发展为高级商场，现正进行前期市场推广，势必将成为市内购物的新热点。位于恭城路的二号地块以写字楼为主，楼面面积29,630平方米（319,000平方呎），并提供商铺和餐饮等设施。四号地块已完成规划，其中两幢设计瞩目的写字楼将刻划出徐家汇中心项目清晰独特的轮廓。

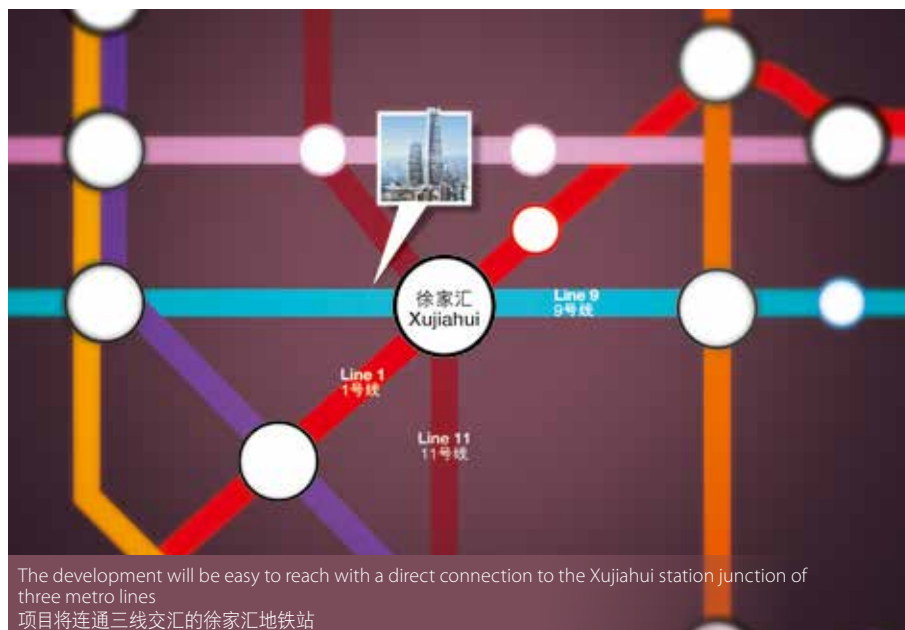
引领消费潮流

项目共有约278,700平方米（300万平方呎）的零售楼面，连通徐家汇地铁站，提供全天候购物环境。多元化的租户组合将包括多个知名国际品牌和IMAX电影院，其中更有复式旗舰店，加上特色户外餐饮和极佳的娱乐设施，营造富有生活品味的购物环境。集团冀望带动周边经济活动，提升社区整体形象。

提升区域地位

集团近年来积极在内地一线城市发展，集中资源支持主要项目，借助集团在香港推动社区发展的成功经验，在内地开创市场潮流。集团旗下的上海国金中心和上海环贸广场已是享誉盛名的市内地标，两个综合项目皆与地铁站连接，交通便捷，写字楼出租率长期处于九成以上高水平，是不少跨国企业和金融机构

的据点。这些标志性项目令集团的优质品牌声誉从香港延伸至内地。集团于2013年购入徐家汇中心项目作长线投资，项目汇聚高端产业及国际生活时尚品牌，将以“城中之城”的角色，推动徐家汇全面升级改造，使其成为上海市中心另一极具竞争力的中央购物商业区。



The development will be easy to reach with a direct connection to the Xujiahui station junction of three metro lines
项目将连通三线交汇的徐家汇地铁站