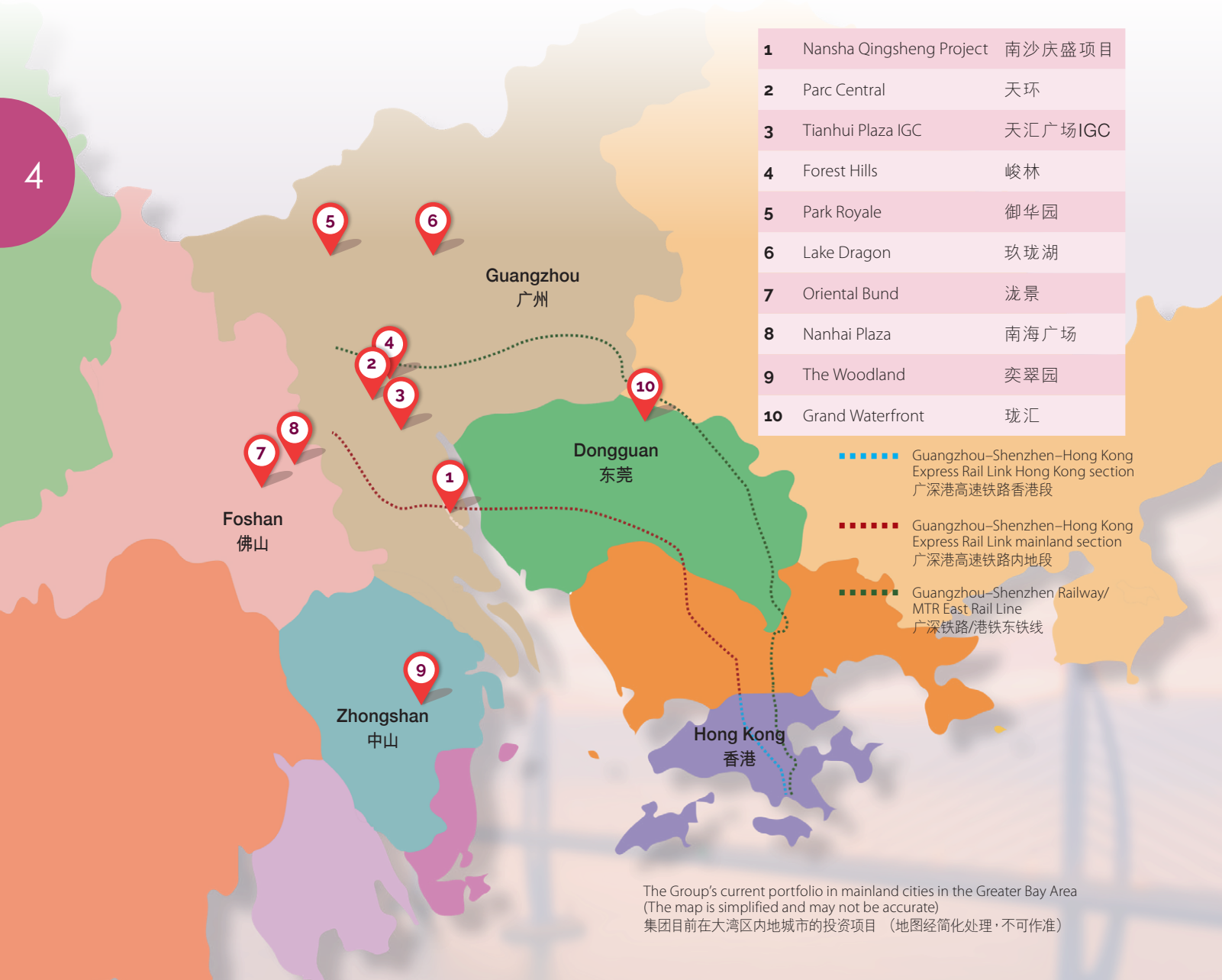


The Group's Greater Bay Area investments set an example for premium living

The Group has participated in the construction of mainland cities in the Guangdong-Hong Kong-Macao Greater Bay Area (the Greater Bay Area) since the early 2000s. The first premium residential project was The Woodland in Zhongshan, whose first phase was completed in 2003. The portfolio was then extended to Guangzhou, Foshan and Dongguan, covering residences, shopping malls, offices, serviced apartments and integrated complexes. Excluding Hong Kong, the Group's current portfolio in the Greater Bay Area, including completed properties and properties under development, comprises 10 projects. Among them, the newly acquired commercial site in the Nansha Free Trade Zone in Guangzhou will be developed into a Transit-Oriented Development (TOD) integrated complex, injecting fresh impetus to Nansha.



The Group's current portfolio in mainland cities in the Greater Bay Area
 (The map is simplified and may not be accurate)

集团目前在大湾区内地城市的投资项目 (地图经简化处理, 不可作准)



Rendering 效果图

Commercial sites in the Qingsheng hub cluster, Nansha will be developed into a premium TOD integrated complex with direct connections to the Greater Bay Area
南沙庆盛枢纽区块商业地皮将发展为优质TOD综合商业项目·与大湾区全面接通

Commercial sites in the Qingsheng hub cluster in Nansha

The Group recently acquired through a public listing a commercial site in the Qingsheng hub cluster in Nansha, Guangzhou, with a site area of 70,000 square metres (750,000 square feet), representing the first major integrated commercial site acquired by a Hong Kong property developer since the announcement of the Outline Development Plan for the Guangdong–Hong Kong–Macao Greater Bay Area on 20 February 2019. This newly acquired site is adjacent to a commercial site acquired in May 2018. The two parcels of land, with a

combined gross floor area of about 306,600 square metres (3.3 million square feet), will be jointly developed using the TOD model. Given the Nansha Qingsheng Area's excellent connectivity to Guangdong, Hong Kong and priority cities in the Greater Bay Area, the project is destined to become a premium integrated complex, offering seamless transport connections, excellent city–industry integration and a good job–housing balance.

Well served by transport infrastructure

Located in the geographical centre of the Greater Bay Area, Nansha is supported by a port terminal, the Guangzhou–Shenzhen–Hong Kong Express Rail Link (XRL), the Metro, expressways and other transport infrastructure to connect it closely to other cities in the Greater Bay Area.

Qingsheng Station, which is a key stop on the XRL, will benefit further as an interchange station for four lines. The new site adjoins the existing XRL Qingsheng Station and Guangzhou Metro Line 4 Qingsheng Station. In the future, the interchange station will also serve Metro Line 22 and the Zhinan Line, which are currently under planning.

Since the commissioning of the XRL Hong Kong section, travelling between Nansha and Hong Kong has become much faster. More people have now been drawn to the

Qingsheng hub cluster area, which means more business opportunities. On the XRL, it is only about 13 minutes from Qingsheng to the Guangzhou South Railway Station and only about half an hour to Shenzhen. It takes only about an hour from Qingsheng to XRL Hong Kong West Kowloon Station, which provides a direct connection to the International Commerce Centre. The project will also benefit from the established expressway network, as it is close to the newly opened Nansha Bridge, which provides a close link to the eastern cities of the Pearl River Delta.

Core of the Nansha Free Trade Zone

Nansha is a national free trade zone, which will be developed into Guangzhou's only sub-central business district under the Guangzhou Municipal Government plans. Nansha will thus benefit from relevant national, provincial and city policies. Nansha is also well positioned as a strategic spot for technology research and development in the Greater Bay Area, as well as a demonstration zone for comprehensive co-operation among Guangdong, Hong Kong and Macao.

According to the government plans, most of the areas in the Qingsheng hub cluster will be in the inner contours of the TOD, enjoying a competitive edge. In the future, the Qingsheng hub cluster will be a transportation node in north Nansha, providing convenient



The Qingsheng hub cluster integrated project in Nansha had its ground-breaking ceremony in this early June
南沙庆盛枢纽综合项目刚于今年六月初举行奠基仪式

access to the Guangzhou Higher Education Mega Centre, the Pearl River Delta region and Hong Kong. Its strong attraction to industry and talent will make it a cornerstone for artificial intelligence, Internet, innovation and technology, technology research and development and related industries. The Qingsheng hub cluster integrated project is entering the development stage.

TOD integrated complex

The Group will develop its Qingsheng hub cluster project into a major TOD integrated complex with quality business space, comprising offices, a shopping mall and a green leisure platform for the public. The commercial section consists of about 220,000 square metres (2.36 million square feet) of office area which includes an approximately 250-metre-tall skyscraper as well as an approximately 80,000-square-metre (860,000-square-foot) mall for locals and visitors. The major mall will have seamless connections to the XRL and Metro Qingsheng stations. Public facilities, such as a transfer concourse, long-distance passenger terminal

and public transport terminals, will also be part of the complex.

Given the Group's proven track record in building major integrated developments, the Qingsheng hub cluster integrated complex is poised to become another landmark in Guangzhou. The project will introduce innovation and technology businesses to the region and is expected to drive the urbanization process in the area.

The project will be developed in three phases. The first phase will include the shopping mall, transfer concourse and other public facilities. The second and third phases will include the offices. This signature Guangdong-Hong Kong co-operation project is expected to be completed in phases from 2023.

Completed properties

The Group has two major shopping malls in mainland cities in the Greater Bay Area. Both joint-venture projects are on Guangzhou's new central axis, namely Parc Central in the Tianhe central business district and Tianhui Plaza IGC

in the Zhujiang New Town central business district.

Parc Central shopping mall features a unique exterior and an open garden terrace concept, a rare feature along the axis. The 83,600-square-metre (900,000-square-foot) mall has ample outdoor green space with a high greening coverage of 60%, resembling an urban oasis. The mall houses over 150 renowned retailers, including trendy international brands and popular restaurants serving international cuisines. The tenant list includes some of the first global flagship stores, as well as a number of retailers and 'Instagrammable' food and beverage outlets that have made their debut presence in southern China or Guangzhou.

Tianhui Plaza IGC is a trendy, one-stop international shopping centre in the landmark large-scale urban complex, spanning 92,000 square metres (one million square feet), with a direct connection to Metro Liede Station for easy access. The mall has attracted about 160 international brands, including a number of trendy labels making their first appearance



In Guangzhou, Parc Central has introduced a number of popular brands for young people
天环为广州引入多个深受年轻人欢迎的潮流品牌

in southern China, the first flagship stores in Guangzhou, highly-sought after restaurants and an IMAX cinema. The shopping and leisure spot is popular with high-spending consumers. Its top floor is a riverside, sky duplex for dining, with an unrivalled view of the Zhujiang River. The project also includes Top Plaza grade-A offices, the first Conrad Hotel in southern China, The Riviera luxury serviced apartments and an outdoor urban art park.

In addition, Forest Hills in the Tianhe North business district is also in a prime location on Guangzhou's new central axis. The project comprises seven high-rise residential towers and one office building named Guangzhou Commerce Centre, and is next to the Guangzhou East Station transportation hub, thus benefiting from the comprehensive transportation network. Forest Hills still has a few single floor residential units remaining for sale.

Projects under development

The Group has been developing a number of large residential projects in phases in Guangzhou, Foshan, Zhongshan and Dongguan. Some of the phases have been completed, with units handed over to buyers who have given high praise for the quality of the properties.

Park Royale is a large-scale premium residential development in Huadu, Guangzhou, which has a gross floor area of over 740,000 square metres (eight million square feet). Some of the residential units in its second phase, which is under development, overlook the scenic Hongxiuquan Reservoir, with Wangzi Mountain in the distance. Park Royale is connected to a number of expressways. Residents can also take the shuttle bus service direct to Guangzhou Metro Line 9 Ma'anshan Park Station.

Oriental Bund is a mega integrated development in Chancheng, Foshan, comprising mainly premium residences with a panoramic view of the Dongping River. The project has a gross floor area of about 2.78 million square metres (30 million square feet), with over 70% of the floor area residences and the rest a comprehensive shopping mall, premium offices and a hotel. The project is close to one existing and one future Guangfo Metro Station. The developing phase will provide four residential towers and two apartment buildings upon completion.

The Woodland is a low-density residential development in Zhongshan's city centre, with a total floor area of about 520,000 square metres (5.6 million square feet). Facing Zimaling Park, The Woodland is beside Qiwan Road and the Zhongshan 5 Road central business district. Its transport network is set to benefit from the opening of the Hong Kong-Zhuhai-Macao Bridge and the future Shenzhen-Zhongshan Bridge.



Forest Hills, which is close to the Guangzhou East Station transportation hub, is the Group's only residential project with units for sale in the Guangzhou city centre
峻林为集团在广州市中心唯一可出售的住宅项目·邻近广州东交通枢纽

Located in the business district of Shilong, Dongguan, Grand Waterfront boasts a gross floor area of about 410,000 square metres (4.5 million square feet). The project consists of 25 riverside high-rise residential towers and 30 low-density residential blocks, with most of them enjoying sweeping views of the Dongjiang River. The project is close to Guangshen Railway Dongguan Station for easy access. Four residential towers are now under construction.

The scenic Lake Dragon is in the Dragon Lake resort area, close to the Guangzhou city centre and Guangzhou Baiyun International Airport. Covering a gross floor area of over 557,000 square metres (six million square feet), the low-density residential development is surrounded by a golf course, lakeside European-style entertainment village and starred resort hotel.

More quality living circles

Following the commissioning of the XRL, the Hong Kong-Zhuhai-Macao Bridge and other cross-region infrastructure, connections between Greater Bay Area cities have been enhanced, creating enormous business opportunities. The Group will continue to focus on land acquisition opportunities in key cities to expand its investment portfolio in the Greater Bay Area. More landmark properties will also be built to provide a premium living environment.

集团投资大湾区

引领优质生活

自21世纪初期，集团就已参与粤港澳大湾区（大湾区）内地城市的建设工作，中山奕翠园为首个发展的优质住宅项目，第一期于2003年落成。随后，集团相继在广州、佛山及东莞投资，发展住宅项目、商场、写字楼、服务式公寓以至综合商业项目等。如今，不包括香港在内，集团在大湾区已落成及发展中的投资项目总共有10个。其中，最新投得的广州南沙自由贸易区商业地皮将发展为公共交通导向（TOD）综合商业发展项目，相信可为南沙带来一番新景象。

南沙庆盛枢纽区块商业地

集团通过政府公开挂牌，最近投得位于广州南沙庆盛枢纽区块的一幅商业地皮，地盘面积达70,000平方米（750,000平方呎），乃《粤港澳大湾区发展规划纲要》于2019年2月20日公布后，首个由香港发展商取得的大型综合商业用地项目。新增地皮毗邻于2018年5月投得的商业地，两幅地皮的总建筑面积合计约306,600平方米（330万平方呎），将采用TOD模式开发。凭借南沙庆盛片区高度连接粤港和大湾区发展重镇的优势，该项目将创建为无缝连接、“产城融合”、“职住平衡”的优质综合商业项目。

坐拥交通基建

南沙位于大湾区的地理中心，拥有港口码头、广深港高铁（高铁）、地铁、高速公路等交通基础设施，紧密连接大湾区内各个城市。

庆盛站是高铁的重要一站，将享有四线交汇的优势。新增地皮毗邻已开通的高铁庆盛站和广州地铁4号线庆盛站，而规划中的地铁22号线和知南线亦会在该处设站。

自从高铁香港段开通后，大大缩短了往来南沙与香港的交通时间，吸引更多人流进出庆盛枢纽片区，带来重大的发展机遇。在庆盛乘坐高铁到广州南站只需约13分钟，到深圳只需约半小时，而只需约一小时即可抵达香港西九龙高铁站，直达环球贸易广场。在公路连接方面，项目邻近早前已开通的南沙大桥，紧密连接珠江口东岸城市，公路网络广阔。

南沙自由贸易区重点区域

南沙属于国家自由贸易区，根据广州市的规划，将会建设成为广州市唯一的城市副中心，换句话说，南沙将受惠于国家及省市层面的多项政策。南沙亦属于大湾区的科研发展重镇，更是粤港澳全面合作示范区，发展优势尽显。

根据政府规划，庆盛枢纽区块内大部分面积均位于TOD核心范围，可享开发优势。未来，庆盛枢纽区块将成为南沙北部的交通枢纽，连接广州大学城、珠三角地区及香港的交通，极为便利，并且具有较强的产业及人才凝聚力，是承载人工智能、互联科技、创客、科技

研发等产业的关键区域。庆盛枢纽区块综合项目现已进入开发建设阶段。

TOD综合商业项目

集团在庆盛枢纽区块的项目将发展为大型TOD综合商业项目，汇聚写字楼、商场及公共绿化休憩平台，提供优质商业活动空间。商业部分可提供约220,000平方米（236万平方呎）写字楼楼面，其中包括楼高约250米的摩天大楼，另有约80,000平方米（860,000平方呎）商场，以服务区内居民及游客为主。大型商场将高铁和地铁庆盛站无缝连接，另设有交通换乘大堂、长途客运站、公共交通总站等公共设施。

凭借集团发展大型综合项目的丰富经验，庆盛枢纽综合项目势将成为广州市另一个地标。项目在引入科技创新业务的同时，有望推动区内的城市化发展。

项目将分三期发展：第一期为商场及交通换乘大堂等公共设施，第二及三期均为写字楼。这个标志性的粤港合作项目预计可于2023年起分阶段落成。



IGC is a trendy, one-stop international shopping centre in the landmark large-scale urban complex Tianhui Plaza. The mall's Basement One has direct access to Metro Liede Station
IGC为地标性大型城市综合项目天汇广场的一站式国际时尚购物中心，商场地下一层连接地铁猎德站

已落成物业

集团在大湾区的内地城市拥有两个主要商场，同属合作发展项目，均位于广州新中轴线上，分别坐落于天河中央商务区的天环以及位于珠江新城中央商务区的天汇广场IGC。

天环购物中心建筑外型独特，罕见地以开放式花园为设计理念。商场总楼面约83,600平方米（900,000平方呎），拥有超宽敞的户外绿色空间，绿化覆盖率达60%，犹如城市中的绿洲。商场吸引了超过150个知名品牌进驻，覆盖国际时尚品牌及全球人气美食，其中更包括全球首家旗舰店，另有众多首次进驻华南或广州的零售及网红餐饮品牌。

天汇广场IGC为地标性大型城市综合项目旗下的一站式国际时尚购物中心，面积达92,000平方米（100万平方呎），可直达地铁猎德站，交通便捷。商场汇聚约160个国际品牌，包括多间华南首店、广州首家旗舰店等潮流品牌、人气餐饮及IMAX影院，成为高消费客群的购物、休闲热点。商场顶层为临江天际复式餐厅，可饱览珠江一线景色。项目还包括甲级写字楼天盈广场、华南首家康莱德酒店、豪华服务式公寓天玺及户外城市艺术公园。

此外，位于天河北商业区的峻林亦位处广州新中轴线上，位置优越。项目由七幢高层住宅大楼及名为广贸中心的办公楼组成，毗邻交通枢纽广州东站，交通网络发展完善。目前，峻林尚余少量大平层住宅单位可供发售。

发展中项目

集团在广州、佛山、中山及东莞正分期发展多个大型住宅项目，部分期数已经交楼，物业品质获住客赞许。

御华园位于广州市花都区，属大型优质住宅项目，楼面面积逾740,000平方米（800万平方呎）。项目现正发展第二期，部分住宅单位可饱览洪秀全水库及王子山山脉景致。御华园接驳多条高速公路，住户亦可搭乘专用穿梭巴士，直达广州地铁9号线马鞍山公园站。

珑景位于佛山市禅城区，是一个以优质住宅为主的大型综合发展项目，可饱览东平河景致。项目总楼面面积约278万平方米（3,000万平方呎），其中超过七成面积为住宅，并配以设施齐备的商场、优质写字楼和酒店。项目邻近两个广佛线铁路站，其中一个已经通车，四幢住宅大楼和两幢公寓现正处于发展中。

奕翠园乃位于中山市中心的低密度住宅发展项目，总楼面面积约520,000平方米（560万平方呎）。奕翠园面向紫马岭公园，旁为起湾路及中山五路中央商务区核心，交通网络受惠于港珠澳大桥的开通及建设中的深中通道。

珑汇位于东莞市石龙镇商业区，总楼面面积约410,000平方米（450万平方呎），由25幢临江高层住宅大楼和30栋低密度住宅大楼组成，大部分住宅单元均可眺望辽阔的东江景致。项



The Woodland in Zhongshan is the Group's first residential development in mainland cities in the Greater Bay Area
中山奕翠园为集团首个在大湾区内地城市发展的住宅项目



Park Royale in Guangzhou has received acclaim from users for its building quality
广州市御华园的建筑品质备受住户赞赏



Residential units in the Grand Waterfront, Dongguan enjoy a spectacular view
东莞市珑汇的住宅单元景致壮阔

目邻近广深铁路东莞站，交通网络便利。项目现正发展四幢住宅大楼。

玖珑湖位于九龙湖度假区，风景秀丽，邻近广州市中心及广州白云国际机场。项目总楼面面积逾557,000平方米（600万平方呎），为低密度住宅，毗邻高尔夫球场地、湖畔欧式娱乐小镇及星级度假酒店。

更多优质生活圈

随着高铁及港珠澳大桥等跨区基建投入服务，大湾区内各城市之间的联系增强，发展机遇庞大。集团将继续专注在主要城市物色增添新地皮的机会，拓展在大湾区的投资项目，并且兴建更多地标物业，为居民带来优质生活。