

# Nanjing IFC

## set to become a new landmark

Nanjing IFC is the Group's first ever investment in Nanjing and the third IFC project after Hong Kong and Shanghai. Situated in a prime location, the 316,000-square-metre (3.4 million-square-foot) project will be one of the few major integrated developments in the area, comprising offices, a shopping mall and hotel. Built with international standards, from project design, construction quality to variable facilities and professional management services, and having gained invaluable experience from Hong Kong IFC and Shanghai IFC, this new integrated project is poised to become a new landmark in Nanjing.

### Hexi CBD prime site with convenient access

Located in Hexi Central Business District, one of the major CBDs in Eastern China comparable to the Lujiazui Finance and Trade Zone in Shanghai Pudong, the wholly-owned large-scale integrated project will feature two super grade-A office towers, a 93,000-square-metre-plus (one-million-square-foot-plus) high-end shopping mall and a five-star hotel to be built on three buildings inter-connected on the podium.

Built atop Metro Yuantong Station, the integrated project will enjoy seamless connection to the metro at Basement 1 on completion. By then, Metro Yuantong Station will become one of the few Nanjing Metro interchange stations with direct linkage to major commercial complexes and the only interchange station at Hexi CBD which connects the existing Nanjing Metro Line 2 and Line 10.

Strategically located at the junction of main roads Hexi Street and Jiangdong Middle Road in front of an existing tram station, Nanjing IFC is easily accessible by road and underground to other districts, mainland cities or even the international airport, with about 15 minutes' drive to CRH Nanjing South Railway Station and about 40 minutes' drive to Nanjing Lukou International Airport.

Major landmarks such as the Hexi Central Park, Nanjing International Expo Center are located in the area, and with office clusters and the development of over a dozen of commercial projects, further upside is anticipated.

### Stylish design backed by comprehensive facilities

Nanjing IFC is being built by a world-renowned architectural firm. Inspired by the concept of crystal clusters, the tower form, tower crowns and facades of the towers are finely constructed to resemble giant crystals with well-scattered raindrop-like fins as touch ups. Reflections will sparkle differently depending on the vantage points to give a chic and shiny look.

With a total area of over 186,000 square metres (two million square feet), the two super grade-A office towers Nanjing One IFC and Nanjing Two IFC are being built according to international standards, with efficient layouts and modern facilities. Visitors taking the express escalators to the elevated lobby on the fifth level will be able to enjoy the sunken plaza view through the glass facades.

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Featuring super grade-A offices, a high-end shopping mall and five-star hotel, Nanjing IFC will set new standards for commercial developments in the area and become a new landmark  
 南京国金中心结合超甲级写字楼、高级商场及五星级酒店于一体，预期可为南京商业项目带来新标准，成为市内地标项目

**Expected completions of Nanjing IFC**  
南京国金中心的预计落成日期

Expected completion 预计落成	Section 项目部分	Location 位置
Late 2018 2018年底	Office Tower (198-metre tall) 写字楼 (楼高198米)	Nanjing One IFC 南京国金中心一期
	Shopping Mall 商场	Podium 平台
	Hotel 酒店	Hotel Tower 酒店大楼
Late 2019 2019年底	Office Tower (290-metre tall) 写字楼 (楼高290米)	Nanjing Two IFC 南京国金中心二期

The 198-metre tall Nanjing One IFC will provide 26 floors of super grade-A offices with each floor covering about 1,400 square metres (15,000 square feet) and clear ceiling heights of about 2.75 metres and raised floors of approximately 100 mm. The 290-metre tall Nanjing Two IFC, the tallest of the three, will have 46 levels of super grade-A offices with each floor covering almost 2,500 square metres (27,000 square feet), ideal for companies looking for offices with large floor plates.

Mirroring the success of Shanghai IFC Mall, the Nanjing IFC mall which will house international top-tier tenants and new comers to Nanjing is set to become a much sought-after shopping destination for luxury products. The 93,000-square-metre-plus (one million-square-foot-plus) retail space will be spread out on nine levels at the towers' podium. Pre-leasing response has been very encouraging.

Managed by Hyatt Hotels Corporation, the 29-storey five-star hotel will cover a gross floor area of over 27,900 square metres (300,000 square feet), which allows guests easy access to shopping and gourmet restaurants from both the Nanjing IFC mall as well as the hotel itself.

**First phase to complete by late 2018**

The entire project is expected to be completed in two phases. The first phase of the project will include Nanjing One IFC offices, shopping mall, hotel, podium and basement. The two towers have been topped out with curtain walls being installed and expected to be completed by the end of 2018. The 290-metre tall offices Nanjing Two IFC which belongs to the second phase of the project is now under the superstructure construction. Progress is on schedule and the project is expected to be completed in late 2019.

Located in a prime district, the stylish Nanjing IFC is destined to become a premium development backed by all-round facilities and professional, caring management service, representing a new symbol in the city.



Nanjing IFC office lobby will be stylishly elevated on the fifth level, presenting a shimmering glass box like design  
南京国金中心写字楼入口挑空五层·设计型格·仿如玻璃盒子





Located in Hexi Central Business District, Nanjing IFC will be atop Metro Yuanotong Station  
南京国金中心座落于河西中央商务区，为地铁元通站上盖物业

## 南京国金中心势将成为市内全新地标

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南京国金中心为集团在南京市首个投资项目，亦是集团继在香港和上海后，第三个兴建的国金中心。项目位置优越，总楼面面积达316,000平方米（340万平方呎），汇聚写字楼、商场及酒店于一身，是区内罕见的大型综合发展项目。项目由设计、建筑品质乃至配套设施及专业管理服务均达致国际级标准，并引入集团在发展香港国金中心和上海国金中心时的丰富经验，项目势将成为南京市全新地标。



### 商务区黄金地段 河西交通枢纽

南京国金中心座落于河西中央商务区，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。该大型综合发展项目由集团全资拥有，包括两幢超甲级写字楼、逾93,000平方米（100万平方呎）高级商场及一间五星级酒店，分布于三幢大楼，并于平台层连系接通。

南京国金中心为地铁元通站上盖物业，地库一层将与地铁无缝接通，尽享交通优势。待项目落成后，地铁元通站将成为整个南京地铁网络中，少数与大型商业综合发展项目直接连接的交汇站之一。该站亦是河西中央商务区内唯一交汇站，连接现有南京地铁2号线和10号线。

项目位处河西大街与江东中路两条主要道路交界，前方为现行有轨电车站，不论地上、地下均四通八达，前往市内各区、其他内地城市以至国际机场轻松便捷。项目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亦只需约40分钟车程。

The project will be atop Metro Yuanotong Station which is a major interchange station in Nanjing (The plan is simplified and may not be accurate in all respects)  
项目座落地铁元通站上盖，属南京市重要交汇站（地图经简化处理，不可作准）



The first phase of the project will be completed by the end of 2018 (site photos taken on 30 November 2017)

项目分两期落成，第一期将于2018年底完工（2017年11月30日于项目实景拍摄）



项目毗邻河西中央公园及南京国际博览中心，区内主要为写字楼群，建设中的商业项目亦有10多个，发展迅速，潜力优厚。

### 设计型格 配套完善

南京国金中心由国际著名建筑事务所主理，设计灵感源于水晶簇。大楼外型、塔顶以至外墙精心设计，外型仿如巨型水晶柱，以疏密有致的水滴动态造型点缀。随着观赏者所处的位置不同，折射出变化多端的光芒，时尚璀璨。

项目共有两幢写字楼——南京国金中心一期及南京国金中心二期，共提供逾186,000平方米（200万平方呎）超甲级写字楼楼面，以国际规格建造，户型方正，实用率高，配套设施现代化。写字楼入口挑空达五层，配以玻璃外墙，让访客乘搭高速电梯前往写字楼大堂时，可欣赏前方下沉式广场的景致。

楼高198米的南京国金中心一期将有26层超甲级写字楼，每层面积约1,400平方米（15,000平方呎），楼底净高约2.75米，设有约100毫米架高地台。南京国金中心二期为三幢大楼中最高，楼高290米，共有46层超甲级写字楼，每层面积近2,500平方米（27,000平方呎），尤其适合需要使用大型空间的企业。

南京国金中心商场将参考上海国金中心商场的成功经验，以高级奢华作定位，汇聚国际一线品牌，并为市内引入多个全新品牌，为南京带来崭新购物体验。商场设于三幢大楼的基座部分，总楼面面积逾93,000平方米（100万平方呎），共有九层。预租反应非常理想。



The Nanjing IFC mall will feature international top-tier tenants and new comers to Nanjing

南京国金中心商场将汇聚国际一线品牌，并为市内引入多个全新品牌

项目内的五星级酒店楼高29层，面积逾27,900平方米（300,000平方呎），由凯悦酒店集团营运。酒店宾客届时可穿梭酒店及南京国金中心商场部分，尽情购物消闲，享受环球美食。

### 首阶段2018年底完工

整个发展项目分两期落成。第一期包括写字楼南京国金中心一期、商场、酒店、平台及地库部分，相关的大楼已经平顶，现正安装幕墙，预计可于2018年底落成。二期为楼高290米的写字楼南京国金中心二期，现正进行上盖工程，进度理想，预期于2019年底完工。

南京国金中心凭借优越的地理位置，以及独特的外型，再配合集团的高质素建筑、完善的配套设施以及专业细心的物业管理服务，定可成为市内全新地标。