



## ITC project progressing well with One ITC already completed

### 徐家匯國貿中心項目進展良好 第一期國貿匯經已落成

It has always been the Group's approach to adopt a selective investment strategy for its business development on the mainland, focusing on prime locations in tier-one cities. ITC, the Group's mega integrated project in Shanghai, is a shining star among the Group's developments that has been drawing much attention, thanks to its outstanding design, prime location and convenient transportation network. The project is being developed in phases and construction has been progressing smoothly. The office space in One ITC has been well received by the market since it is made available for leasing.

#### A prime site endowed with unique advantages

ITC is located in the heart of Xujiahui, one of the most prosperous commercial hubs in Puxi. Comprising super grade-A offices, premium retail space and a luxury hotel, it spans four lots with a gross floor area of around 7.6 million square feet, which is roughly the size of both Shanghai IFC and Shanghai ICC combined. The space is sufficiently vast enough that various commercial activities can be incorporated within the complex to provide a diverse experience for customers. Following its full completion, ITC is poised to introduce a refreshing, significant change to the skyline of Shanghai. It is also linked to an interchange station for three existing and two future metro lines, offering easy transportation access around the greater metropolitan area.

#### Phased construction underway as slated

Due for completion in the second half of this year, phase 2 of ITC will provide about 320,000 square feet of offices and about 43,000 square feet of retail space. Pre-leasing is underway with positive market responses. Construction of the remaining phases, which will feature office towers, shopping malls and a five-star hotel, is progressing on schedule. The entire project is expected to be completed in 2023, which will bring a fresh impetus to the economy of Xujiahui and further strengthen the district's position as a prominent central business district in Shanghai.



One ITC includes two office towers and a shopping mall  
國貿匯由兩幢寫字樓和一個商場組成

#### Promising office leasing in phase 1

One ITC on Huashan Road, phase 1 of the project completed last year, comprises two office towers of about 170,000 square feet of gross floor area and a mall spanning about 340,000 square feet. The office space has been handed over to tenants and various multinational corporations have already moved in, including two reputable tenants Marriott and WeWork, a US co-working space provider. The current occupancy rate is approximately 70%. Meanwhile, enhancement work is being carried out in the mall, and leasing is coming along well. Prospective tenants include renowned luxury brands and restaurants, offering al fresco dining and high-quality entertainment facilities.

One ITC, phase 1 of ITC, was completed last year  
徐家匯國貿中心第一期國貿匯於去年竣工





One ITC is now the address for various multinationals  
多間跨國企業選址於國貿匯

集團一直以來以選擇性投資策略發展內地業務，專注在一線城市的黃金地段發展，其在上海重點發展的大型綜合項目徐家匯國貿中心憑藉優質的設計、有利的地理位置和完善交通網絡一直備受注目。項目分期發展，工程進展順利，第一期國貿匯寫字樓部分自開展租務以來，市場反應令人鼓舞。

#### 得天獨厚的黃金地段

徐家匯國貿中心坐落浦西其中一個最繁盛的商貿區徐家匯的核心地段，由四個地塊組成，包括超甲級寫字樓、優質商場及豪華酒店，總樓面面積約760萬平方呎，大約相等於上海國金中心和上海環貿廣場的樓面面積總和，其規模之大足以容納不同商業活動，為客戶提供多元化的體驗，全面落成後勢將為上海市的面貌帶來耳目一新的改變。項目直駁三條現有和兩條擬建的地鐵線交匯站，交通十分便捷。

#### 第一期寫字樓租務反應良好

項目第一期國貿匯坐落華山路，由兩幢總樓面面積約170,000平方呎的寫字樓和一個約340,000平方呎的商場組成，已於去年落成。寫字樓部分已經交付，多個跨國企業亦已遷入，當中包括兩個知名租戶Marriott以及提供共享工作空間的美國公司WeWork，目前出租率約為70%。至於商場部分正進行優化工程，招租反應理想，有意承租的租戶包括知名高級品牌及食肆，商場將會提供特色戶外餐飲及優質娛樂設施。

#### 分期工程按計劃進行

徐家匯國貿中心二期預計今年下半年落成，將提供約320,000平方呎的寫字樓及約43,000平方呎的零售樓面，目前正進行預租，市場反應理想。項目餘下期數包括寫字樓、商場及一間五星級酒店，建築工程如期進行。整個項目預計於2023年落成，將可為徐家匯經濟發展提供新動力，進一步加強該區作為上海市主要中央商業區的地位。



Phase 2 of ITC will complete by this second half  
徐家匯國貿中心二期快將於今年下半年落成



The construction site of ITC Phase 4 is progressing on schedule  
徐家匯國貿中心四期地盤，工程進度理想