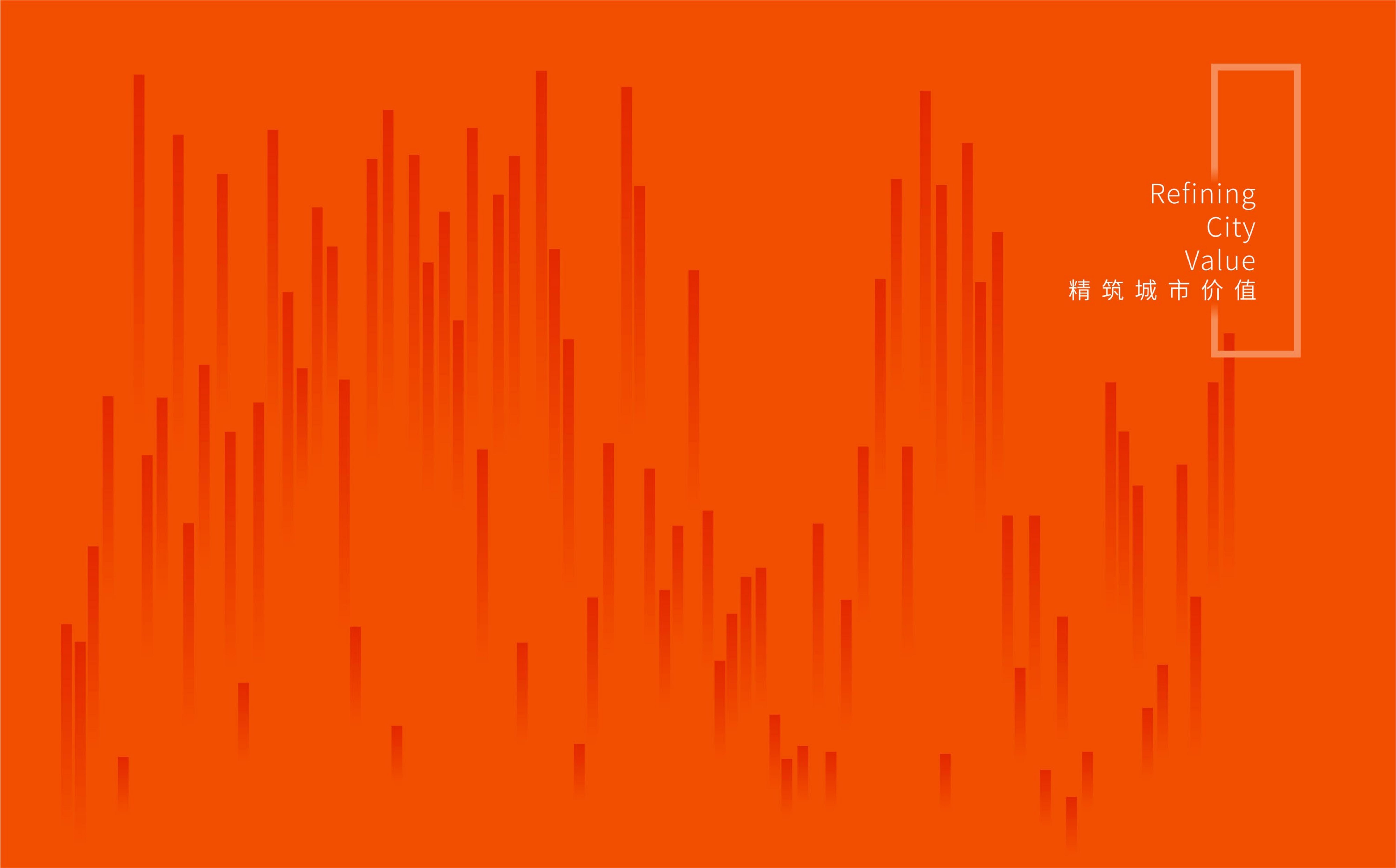


金地商置集团有限公司
Gemdale Properties and Investment Corporation Limited
www.gemdalepi.com

 金地商置
Gemdale Properties & Investment

精筑城市价值

Refining
City
Value
精 筑 城 市 价 值





Message from CEO 行政总裁致辞

城市凝聚了人类社会经济与文明发展的精华，也是人们对美好生活向往的重要载体。城市与城市群的发展，引领着中国的经济转型、产业升级和消费升级。

依托金地集团三十年的丰厚经验，金地商置以珍视的眼光，审视每一寸城市土地，想象其无限的价值。在我们看来，生机蓬勃的商业中心，代表着城市的商务提升与消费升级；欣欣向荣的产业园镇，是城市的经济引擎与生长动力；方兴未艾的长租公寓，预示着社群增值与人口红利；遍布城市的住宅社区，则昭示着人们的幸福指数。

我们预见到这些蕴含在城市空间的可贵价值，并致力于进一步深入挖掘、精致创造和悉心集成。

金地商置以多元业态综合开发、资产经营与增值、业务创新、金融与资本运作、资源整合与管理等核心能力，在最具潜力的中国城市群落，持续创造更广阔多元、高效精致的商业、消费、产业和居住空间，精筑城市价值，与城市共生共长，稳步迈向“高质量的全球化资产管理平台和有价值的房地产综合开发企业”的战略愿景。

徐家俊

Cities manifest human society's achievements in economics and civilized development, enabling people to yearn for better lifestyles. The development of cities and urban agglomerations inject vigor into China's economic transformation and aid industrial and consumption upgrading.

Having derived rich experience from Gemdale Group over the last three decades, Gemdale Properties and Investment Corporation Limited (hereinafter referred to as "the Company" or "we") cherishes every piece of land and envisions its potential value. We believe that prosperous business centers represent upgraded businesses and consumption upgrading within cities, flourishing industrial parks and towns drive cities' economic growth and development, growing apartments signify an increase in community value and individual economic wealth, and residential communities throughout the city measure the index of people's happiness.

We have an extensive understanding of the precious values lying within city spaces and devote ourselves to further mastering, creating, and integrating this knowledge meticulously.

With core strengths in integrated mixed-use development, assets management with appreciation, innovation, capital operation, and resource integration, we continue to create broader, more diversified, efficient, and exquisite business, commercial, industrial and residential areas in the most promising Chinese cities. These areas grow with the surrounding city simultaneously, steadily and confidently advancing towards the strategic vision of "A High Quality Global Asset Management Platform and High Value Integrated Real Estate Development Corporation".

人们眼中的城市 What people see in a city



我们眼中的城市 What we see in a city

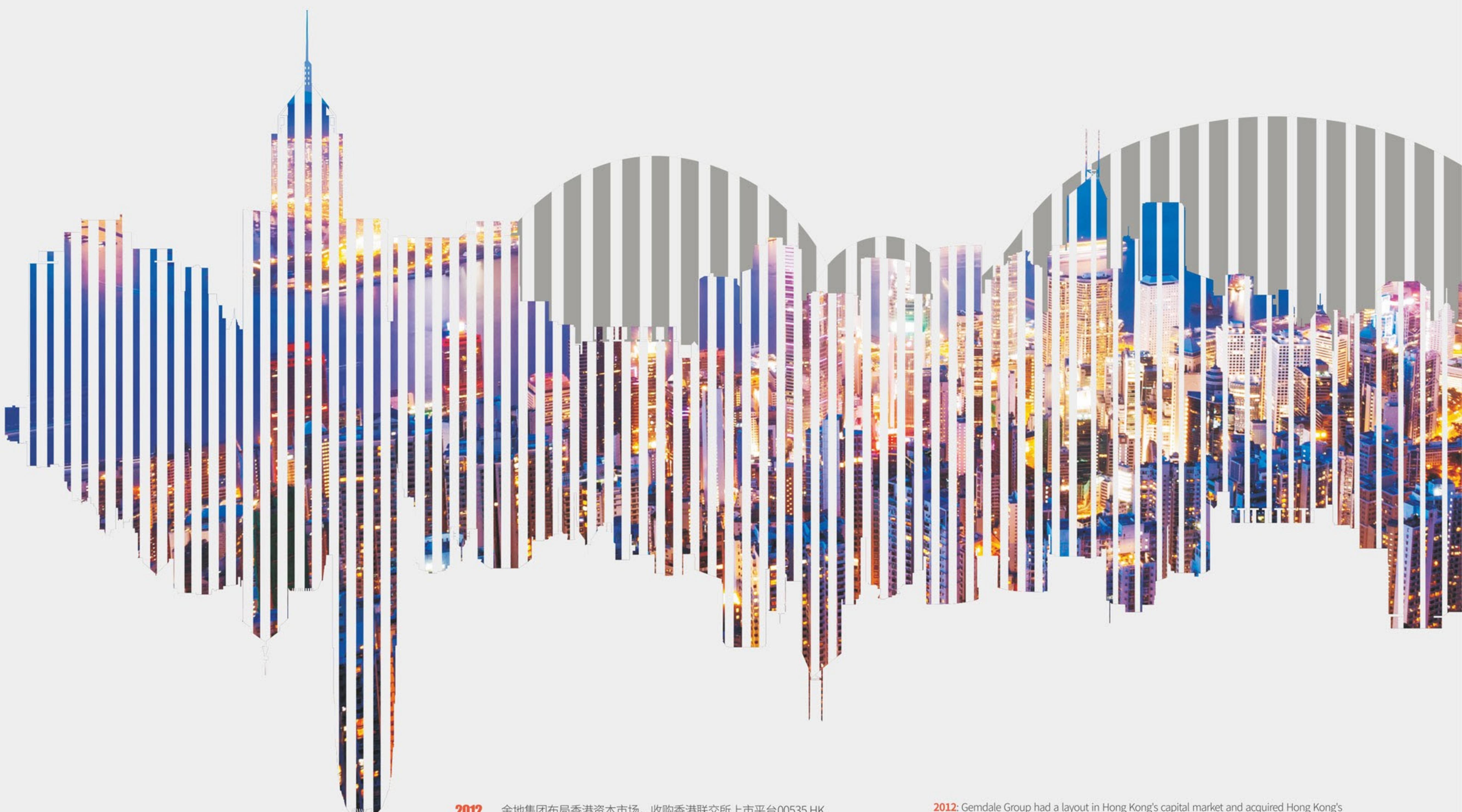


Company Profile

金地商置概况

金地商置集团有限公司（535.HK）成立于2013年，是香港上市公司，也是金地集团成员企业。金地商置集地产综合开发和资产管理平台为一体，通过商业中心综合体、产业园区、精品住宅、长租公寓、星级酒店等多元物业的开发销售、投资管理和服务运营，在最具发展潜力的城市与城市群，为企业和个人提供集成式空间与服务，精筑城市价值，促进城市增值，致力成为城市价值集成商。

Founded in 2013, Gembale Properties and Investment Corporation Limited (535.HK) is a Hong Kong listed company, as well as a member of Gembale Group. As an integrated real estate developer and an assets management platform, we provide integrated spaces and services for enterprises and individuals in the most promising cities within urban agglomerations, through development, investment, management and operation of multiple properties such as city complexes, industrial parks/towns, high-quality residential communities, apartments, and star hotel projects. These properties then lead to appreciation in city value.



- 2012** 金地集团布局香港资本市场，收购香港联交所上市平台00535.HK
- 2013** 正式更名为金地商置，开展全国性地产业务布局
- 2014** 销售额突破100亿，实现跨越式发展
- 2015** 收购广电地产、并购启客集团，经营规模迅速扩大
- 2016** 产业园、长租公寓全面发力并取得突破性进展，落子美国，开拓国际视野
- 2017** 发布国内首单文创园区资产证券化产品，荣获中国地产年度影响力上市企业
- 2018** 销售额近500亿，长租公寓ABS产品成功获批，荣获“商业地产综合实力50强”

2012: Gembale Group had a layout in Hong Kong's capital market and acquired Hong Kong's listed company Frasers Property.

2013: Renamed as Gembale Properties and Investment Corporation Limited formally and arranged a nationwide real estate business layout.

2014: Great leap forward in development, with sales volume exceeding RMB 10 billion.

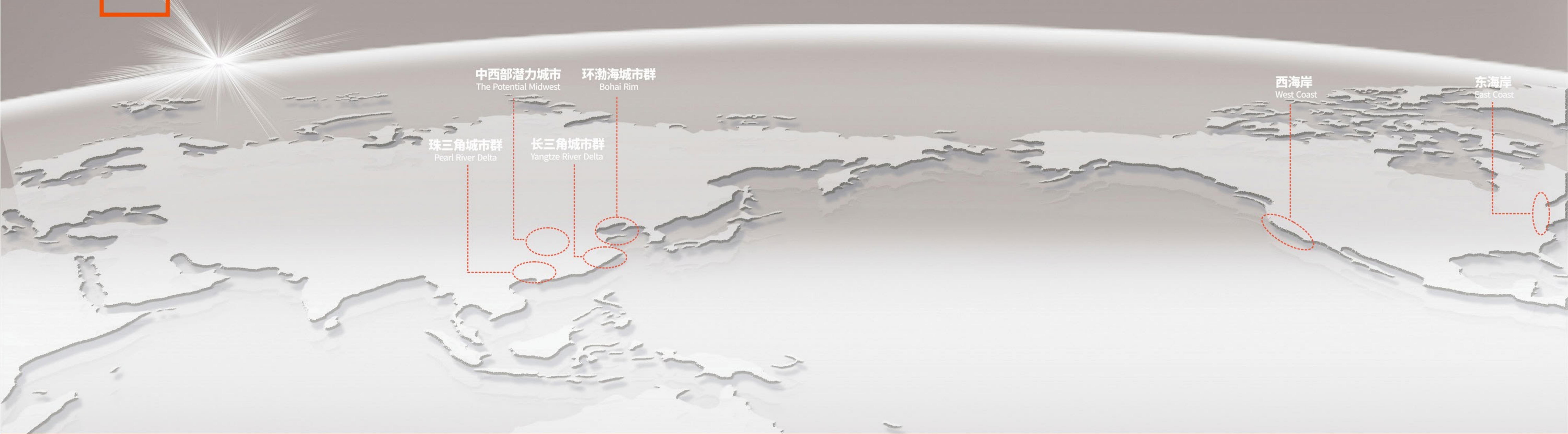
2015: Rapid expansion after merging and acquiring Kicers Group Limited and Guangdian Real Estate.

2016: Initial success in multi-development and a breakthrough after vigorously developing industrial parks/towns and apartments. Established a subsidiary in the US, paving the way for the Company's evolution into an international enterprise.

2017: ABS of cultural innovation park were successfully released and won China's annual influential listed enterprises.

2018: Sales volume reached nearly RMB 50 billion, ABS of long-rented apartments were approved and won the top 50 commercial estate companies.

Presence
战略布局活力城市群



金地商置以前瞻之战略布局，聚焦中国核心城市群的发展，截至2018年底，在最具潜力的城市群所覆盖的24座一线、强二线和卫星城市，开发在建和持有运营的项目共计99个；土地储备约1375万平方米，23%位于一线城市，66%位于二线城市；在美国的8个项目分布在东西海岸4座门户城市。

With a forward-looking strategic layout, we focus on the development of Chinese core urban agglomerations. As of the end of 2018, we developed and been operating 84 projects in 99 promising cities in urban agglomerations with the highest potential. Our land banking scales amounted to around 13.75million m², 23% in first-tier cities and 66% in the second-tier cities. We also had 8 projects in 4 gateway cities along the east and west coasts of the US.

中国活力城市群
Dynamic Urban Agglomerations in China

长三角城市群 Yangtze River Delta	环渤海城市群 Bohai Rim	珠三角城市群 Pearl River Delta	中西部潜力城市 The Potential Midwest
上海 Shanghai	北京 Beijing	深圳 Shenzhen	成都 Chengdu
南京 Nanjing	天津 Tianjin	广州 Guangzhou	武汉 Wuhan
杭州 Hangzhou	济南 Jinan	青岛 Qingdao	长沙 Changsha
苏州 Suzhou	沈阳 Shenyang	昆明 Kunming	西安 Xi'an
昆山 Kunshan	大连 Dalian	太原 Taiyuan	昆明 Kunming
淮安 Huai'an		株洲 Zhuzhou	
嘉兴 Jiaxing			
绍兴 Shaoxing			
徐州 Xuzhou			

美国门户海岸
Coastal Gateway Cities in the US

东海岸 East Coast	西海岸 West Coast
纽约 New York	旧金山 San Francisco
洛杉矶 Los Angeles	
圣何西 San Jose	

Scale and Quality of Growth 规模质量同步增长

金地商置致力于追求有质量的规模增长。2018年，实现销售金额490亿元，同比增长8%，租金及管理收入约5.1亿元，同比增长32%，在开发销售和持有运营两个纬度均体现出高速成长性；净利润约27.5亿元，同比增长52%；截至2018年底，土地储备约1375万平方米，其中一、二线城市占比约89%，总资产约520亿元，同比增长19%，为未来持续高速增长提供保障。

We focus on pursuing a high-quality scale of growth. In 2018, our sales volume reached RMB 49 billion with a 8% YoY growth , while the rent and management income reached RMB 510 million with a 32% YoY growth, showing high growth potentials in both development and operation; as well as the net profits of about RMB2.75 billion with a 52% YoY growth. As of the end of 2018, its land bank totaled 13.75 million square meters, under which approximately 89% were located in first and second tier cities. Besides, its total assets valued about RMB52 billion with a 19% YoY growth, ensuring sustained high-speed growth in the future.



Strategic Vision 面向未来战略愿景

Strengths 全面制胜的核心能力

高质量的全球化资产管理平台和有价值的房地产综合开发企业

- 基于住宅和商业的规模做大，结合产业地产及更多的创新业务，实现规模升级；
- 在资管平台基础上，实现以住宅/商业/产业为主体的多元化综合开发企业。

High-quality global assets management platform and high-value integrated real estate developer

- Expansion based on the growing residential and commercial scale with industrial and other innovative businesses;
- Become an integrated developer focused on residential, commercial, industrial projects based on an assets management platform.

金地商置资产管理平台

Assets management platform of GEMDALE Properties and Investment Corporation Limited



- 多元业态综合开发能力
- 资产经营与增值能力
- 业务创新能力
- 金融与资本运作能力
- 资源整合与管理能力

- Ability of multi-use properties development
- Ability of assets operation with appreciation
- Ability of business innovation
- Ability of financial and capital operation
- Ability of resource integration and management

Leadership 永葆激情的管理团队



LING Ke
凌克先生

金地商置执行董事，现任金地集团董事长。浙江大学管理工程硕士，高级经济师。

Mr. LING is one of the executive directors of Gemdale Properties and Investment. He is also the chairman of Gemdale Group. He holds a master's degree in Management Engineering from Zhejiang University. Mr. LING is a senior economist.



HUANG Juncan
黄俊灿先生

金地商置执行董事，现任金地集团总裁。同济大学工学学士，清华大学五道口金融学院金融EMBA。

Mr. HUANG is one of the executive directors of Gemdale Properties and Investment, as well as the CEO of Gemdale Group. He holds a bachelor's degree in Engineering from Tongji University and EMBA of Finance of PBC School of Finance, Tsinghua University.



XU Jiajun
徐家俊先生

金地商置执行董事、行政总裁，现任金地集团高级副总裁、董事会秘书。上海财经大学管理学硕士。

Mr. XU is CEO and one of the executive directors of Gemdale Properties and Investment. He is also SVP of Gemdale Group and secretary of the board. He holds a master's degree in Management from Shanghai University of Finance & Economics.



WEI Chuanjun
韦传军先生

金地商置执行董事，现任金地集团财务负责人、高级副总裁。上海财经大学MBA，中国注册会计师协会会员及英国特许会计师协会会员。

Mr. WEI is one of the executive directors of Gemdale Properties and Investment. He is also CFO and SVP of Gemdale Group. He holds an MBA from Shanghai University of Finance and Economics. Mr. WEI is a member of both the Chinese Institute of Certified Public Accountants (CICPA) and the Association of Chartered Certified Accountants (ACCA).



LIU Yanping
刘炎平先生

金地商置副总裁、金地商置商业开发公司总经理。华中科技大学工民建学士。

Mr. LIU is VP of Gemdale Properties and Investment and GM of Commercial Development Company. He is a Bachelor of Industrial and Civil Architecture of Huazhong University of Science and Technology.

Organization Chart for Growth 创业生长的组织架构



Core Values 我们的核心理念

企业定位
Orientation

城市价值集成商 City Value Integrator

通过地产综合开发和资产管理，持续发现、挖掘、增加和聚合城市及城市群的价值，成为生产与生活方式不断丰富和升级的推动者与开拓者。

Consistently discover, delve into, increase, and combine values of cities and urban agglomerations through developing multi-use properties and assets management, to continue enriching and upgrading the modes of production and lifestyles.

企业使命
Mission

精筑城市价值 Refining City Value

在尊重城市文化的基础上，用心开创更高品质的精致作品，以精耕细作之心态为城市筑就核心价值。

Aim to build higher-quality projects by respecting city culture and improving core value for cities.

企业精神
Beliefs

信仰坚定 Perseverance

相信精筑价值能为城市带来更美好的未来。
Strong belief that persistent improvements in city value will lead to brighter futures for cities.

人格真诚 Honesty

真诚对待客户、股东、员工、伙伴和公众。
Treat all customers, shareholders, employees, partners and the public sincerely.

品味精致 Excellence

细节之美塑造城市，灵动创新丰盈人心。
Shaping cities and building reputation by focusing on details and innovation.

开放包容 Diversity

博采众长，兼容并蓄，协作共赢，尊重多元。
Embrace others and learn from each other, while respecting differences in order to cooperate and reap mutual benefits.

Honors 荣誉与认可



Industrial Park

产业园镇

精筑产业价值 驱动城市生长

Refining Industrial Value and Boosting City Growth

VISEEN
TECHNOLOGY & INDUSTRIAL PARK
金地·威新

金地威新
中国产业发展合伙人
Gemdale Viseen
The Partner of Chinese Industrial Development

以“中国产业发展合伙人”为愿景，金地商置成立了专注于产业平台的控股子公司“金地威新”，以“深耕中国，国际视野”为宗旨，聚焦高科技、新能源、大健康、新文创等领域，高标准打造“芯品牌、芯空间、芯服务、芯配套、芯联盟、芯基金”的六芯级产业园区。截至2018年底，自主开发及轻资产运营的纯产业类项目共13个，总建筑面积近130万平方米，布局中国长三角、珠三角、环渤海和美国硅谷等全球产业高地，产品线涵盖智造园、科创园、文创园、特色小镇（拟进入）四大系列，已吸引众多世界500强及目标产业领域的领先企业入驻。同时，金地威新还引入美国阿波罗基金等合作伙伴，并与源创力波士顿、丰元创投、中国产业升级网等全球著名资源平台及孵化器签订战略协议，在产业平台发展中深入合作。

With an aim of becoming the “partner of Chinese industrial development”, we have established a holding subsidiary that specializes in industrial platform. With a strong focus on “deep exploration in China and international vision” and fields such as high tech, new energy, massive health and new cultural and creative industry, the Company plans to build six-core industrial parks (core brand, core space, core service, core matching facility, core alliance and core alliance) as per high standards. As of the end of 2018, we had developed and been operating 13 industrial projects independently, with a total building area of about 1,300,000m². Those projects are widely distributed in China's Yangtze River Delta, Pearl River Delta, and Bohai Rim, the US's Silicon Valley and other industrial highlands, with product lines covering four series: intelligent manufacturing parks, science and technology innovation parks, cultural and creative parks and characteristic towns, all of which have successfully attracted the settlement of many Fortune Global 500 companies, as well as leading enterprises in target industries and fields. Meanwhile, Gemdale Viseen introduces the US's Apollo Fund and other cooperative partners and has signed strategic agreements with CPI (Boston), Amino Capital, ChinaIndustry.com and other global famous resources platforms and incubators, with hope for in-depth cooperation in industrial platform development.



上海·启客威新8号桥

Kicers Viseen Bridge 8 Shanghai



大都会创意产业活化标杆

Benchmark for Urban Creative Industries

上海·启客威新8号桥是上海首批创意产业集聚区、其原址为原上海汽车制动器厂、申贝机械厂、白象电池厂、色织三厂。通过业态改造和产业导入，8号桥吸引了洛可可、戴森等国内外高端现代服务业领头企业和高端创意产业人才，推助该区域成为全球高端现代服务业的高地。8号桥已接待逾50批中央领导和逾1000批省市级领导的考察参观。园区荣获“上海市A级创业孵化示范基地”、“上海市既有建筑绿色更新改造评定金奖”、“全国工业旅游示范点”、“上海市对外文化交流基地”、“上海老厂房改造节能降耗示范点”等多项殊荣。

- 项目区位：三产发达、寸土寸金、中西融合、文商汇通的上海黄浦核心区
- 项目规模：占地约3万平方米，建筑面积逾6万平方米，入驻企业140余家，园
区人才5000多名
- 功能定位：集办公、企业展厅、创意集市、沙龙平台为一体的文化创意综合园区

As Shanghai's first creative industry cluster, Kicers Viseen No. 8 Bridge's location was formerly occupied by Shanghai Auto Brake Factory, SGSB Machinery Factory, White Elephant Battery Factory, and Yam Dye No. 3 Factory. After format transformation and industrial introduction, the No. 8 Bridge successfully attracts some domestic and foreign high-end leading enterprises in the modern service industry such as Rocoo and Dyson, as well as high-level talents in the creative industry and, making the region a global high-end modern service industry. Over 50 groups of central leaders and more than 1000 groups of provincial and municipal leaders have visited it. The park is honored with multiple titles such as "Class A Business Incubation Demonstration Base of Shanghai City", "Gold Award in Green Renovation Competition of Existing Buildings OG Shanghai", "National Industrial Tourism Demonstration Site", "Shanghai External Exchange Base", and "Shanghai Demonstration Site for Old Plant Transformation, Energy Conservation and Consumption Reduction".

- Location: Core area of Huangpu District, Shanghai, a place with a developed tertiary industry, scarce and expensive land, and a fusion of Chinese and Western culture and business.
- Scale: With a floor area of about 30,000m² and a total building area of more than 60,000m², the project attracts over 140 enterprises and more than 5,000 talents.
- Functional orientation: Comprehensive cultural and creative park integrating offices, enterprise exhibition hall, creative markets and salon platforms.

南硅谷的高新产业集群

Hi-tech Industrial Cluster in South Silicon Valley

深圳·金地威新软件科技园以“共享园区”理念，打造国际化创新科技产业示范区，吸引了英伟达、英特尔、亚马逊、大疆创新、松下电器、歌尔声学等引领前沿科技、模式创新的全球尖端企业群入驻，世界500强和上市公司占半壁江山；园区联合办公平台还为初创型企业提供融资租赁、联合办公、创客辅导、企业行政等多项服务。目前，园区已经形成成熟的高科技企业生态圈、国际化的产业联盟和共享式的企业成长平台，荣获“2016-2017中国优秀特色主题产业园”、“2018粤港澳产业园区金项目10强”等多项殊荣。

- 项目区位：深圳南山高新技术产业园核心区
- 项目规模：占地约7万平方米，建筑面积约15万平方米，入驻企业50多家，园区人才1.2万名
- 功能定位：集总部基地、研发办公、企业会所、特色商业等为一体的综合性高新产业集群

Gemdale Viseen Technology & Business Park uses the idea of a “shared park” and the goal of building an international area demonstrating innovative technology industry, which has attracted NVIDIA, Intel, Amazon, DJI, Panasonic, GoerTek and more of the world’s top enterprise leaders in cutting-edge technology and mode innovation, with Fortune Global 500 companies and listed companies accounting for half of the number. The park’s jointly established platform provides financing, joint offices, creative counseling, enterprise administration, and other services for start-up enterprises. Due to its well-established mature hi-tech enterprise ecosystem, international industrial alliance, and shared enterprise growth platform, the park has been honored with titles including “China’s Excellent Theme Industrial Park 2016-2017”, “2016 Best Industrial Park Operator in China”, “Top 10 Gold-grade Industrial Park Projects in GBA 2018”,etc.

- Location: Core area of Shenzhen Nanshan High-tech Industrial Park.
- Scale: With a floor area of about 70,000m² and a total building area of about 150,000m², the project attracts more than 50 enterprises and 12,000 talents.
- Functional orientation: Comprehensive hi-tech industrial cluster integrating headquarters base, R & D office, enterprise club and characteristic commerce.

金地威新软件科技园

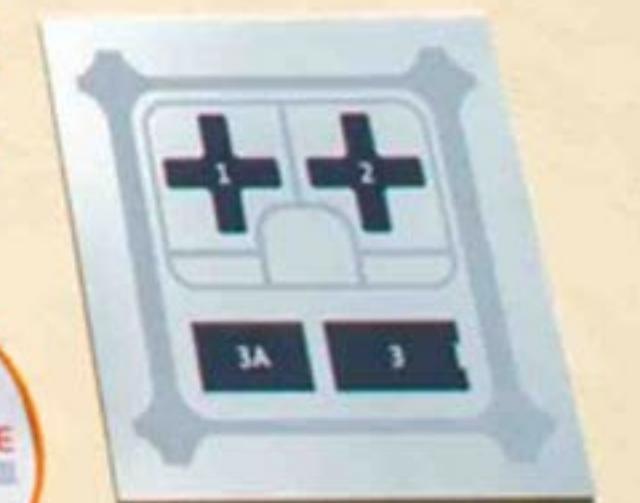


金地商置
Gemdale Properties & Investment



VISEEN
TECHNOLOGY & INDUSTRIAL PARK

高新南九道 9号
邮政编码：518057



上海·金地威新闵行科创园

Gemdale Viseen Minhang Technology & Industrial Park Shanghai



上海南部科创中心的研发基地

R&D Base of Center for Science and Technology Innovation
in South Shanghai

上海·金地威新闵行科创园地处上海南部科创中心核心区，大紫竹科技创新功能区，隶属大张江区域，享受张江国家自主创新示范区政策优惠。聚焦新一代信息技术、航空航天、高端装备制造、新材料、智能机器人等5大重点产业，打造自主创新、产学研一体、互动循环的新型高科技产业发展平台，为企业提供全生命周期服务，构建创新资源与产业生态平台。

- 项目区位：上海南部科创中心核心区
- 项目规模：占地约8万平方米，建筑面积约10万平方米
- 项目定位：集生产研发、企业办公、商业配套、人才公寓为一体的全生命周期产业综合体

Situated in the core area of Science & Technology Central in South Shanghai and Pan-Zizhu Hi-Tech Innovation Zone, which is affiliated with the Greater Zhangjiang area, Gemdale Viseen Minhang Technology & Industrial Park enjoys the preferential policies of Zhangjiang National Independent Innovation Demonstration Zone. The park focuses on five key industries including new information technology, aerospace, high-tech equipment manufacturing, new materials, and intelligent robots to build a new form of hi-tech industry development platform. This platform features independent innovation, research and education integration and a positive ripple effect that provides daily life services and establishes innovative resources and industry ecological platform for enterprises.

- Location: Core area of South Shanghai Center for Science & Technology Innovation.
- Scale: A floor area of about 80,000m² and a total building area of about 100,000m².
- Functional orientation: Fully serviced industrial complex integrating R & D, enterprise office, commercial facility, and apartment for talents.

上海·金地威新嘉定智造园

Gemdale Viseen Jiading Industrial Park Shanghai



汽车城的产业综合体

Auto City Industrial Complex

上海·金地威新嘉定智造园地处“上海新能源汽车及关键零部件产业基地”核心位置，依托雄厚的汽车产业基础，以新能源汽车及零配件研发为主，聚焦汽车制造、新能源、生物医药、节能环保、高端装备、信息技术6大产业，打造科技型、智能化企业集聚的高端生产制造园区，全面满足企业个性化的需求，荣获“2017中国年度发展潜力产业园区”等殊荣。

- 项目区位：上海嘉定国际汽车城板块
- 项目规模：占地约8万平方米，建筑面积超过15万平方米
- 功能定位：以新能源汽车及汽车零部件为核心产业，集智能制造、生产研发、企业办公、商业配套为一体的高端智造产业创新基地

Located in the core area of Shanghai New Energy Vehicle and Key Parts Industry Base, Gemdale Viseen Jiading Industrial Park specializes in R & D of new energy vehicles and parts based on a solid auto industry foundation. With a strong focus on auto manufacturing, new energy, biological medicine, energy conservation, environmental protection, and high-tech equipment and information technology, the park aims to create a high-tech manufacturing park with a cluster of technology and intelligence enterprises that meets personalized R & D and production demands of enterprises. It has been honored with “2017 Chinese Industrial Park with Development Potential”, etc.

- Location: Shanghai Jiading International Auto City.
- Scale: With a floor area of about 80,000m² and a total building area of over 150,000m².
- Functional orientation: The park focuses on the new energy vehicle and auto part industry, allowing it to become a high-tech intelligence manufacture innovation base that integrates intelligence manufacturing, production R & D, corporate office, and commercial support.

上海·金地威新宝山智造园

Gemdale Viseen Baoshan Industrial Park Shanghai



北上海战略性新兴产业标杆

Benchmark for Emerging Industries in North Shanghai

上海·金地威新宝山智造园地处上海宝山工业园核心区，东临长江黄金口岸及吴淞口国际邮轮港。契合宝山工业园区整体定位，园区重点发展新一代信息技术、生物医药及生命健康产业，兼顾邮轮经济，筑就战略性新兴产业重要载体，全力打造上海产城深度融合的标杆典范。

- 项目区位：上海宝山工业园核心区
- 项目规模：占地逾7万平方米，建筑面积超过11万平方米
- 功能定位：集智能制造、研发生产、创新基地、商业配套为一体的高标准智造产业基地

Gemdale Viseen Baoshan Industrial Park is in the core area of Shanghai Baoshan Industrial Park, adjacent to Yangtze River Golden Port and Wusongkou International Cruise Port. Responding to overall orientation of Baoshan Industrial Park, the park is focused on developing new information technology and the biomedical and life health industry. In order to set up a benchmark of Shanghai's industrial city, the park also accounts for the cruise economy, so as to be able to support emerging strategic industries.

- Location: Core area of Shanghai Baoshan Industrial Park.
- Scale: A floor area of about 70,000m² and a total building area of over 110,000m².
- Functional orientation: High-standard intelligence manufacturing base integrating intelligent manufacturing, R&D and production, innovation base and commercial support.

上海·金地威新松江智造园

Gemdale Viseen Songjiang Industrial Park Shanghai



G60科创走廊的智造基地

Intelligence Manufacturing Base in G60 Science & Technology Corridor

上海·金地威新松江智造园扎根G60科创走廊，地处上海松江国家级经济开发区，做强电子信息设备、精密仪器、高端装备制造等高新技术主导产业，培育发展生物医药、新能源、新材料等新兴产业，打造上海先进的创新智造产业基地。

- 项目区位：上海松江国家级经济开发区
- 项目规模：占地逾7万平方米，建筑面积约11万平方米
- 功能定位：集研发平台、生产制造、商业配套为一体的产业综合体

G60 Science & Technology Corridor is rooted in Gemdale Viseen Songjiang Industrial Park, which is located in National Shanghai Songjiang Economic and Technological Development Zone. The park focuses on high-tech leading industries such as electronic information equipment, precise instruments and high-end equipment manufacturing, as well as cultivating and developing emerging industries such as biomedicine, new energy and new materials, and building an advanced and innovative intellectual manufacturing base in Shanghai.

- Location: National Shanghai Songjiang Economic and Technological Development Zone.
- Scale: An occupation area of over 70,000m² and a total building area of about 110,000m².
- Functional orientation: Industrial complex integrating R&D platform, manufacturing, and commercial support.

上海·金地威新松江科创园

Gemdale Viseen Song Jiang Science and Technology Innovation Park Shanghai



G60科创走廊的研发基地

Research and Innovation Base in G60 Science & Technology Corridor

上海·金地威新松江科创园扎根G60科创走廊，地处泗泾人工智能产业基地核心区。以人工智能、机器人为主导产业，辅助发展电子信息技术、精密仪器、现代装备制造等新兴产业，打造上海先进的科技创新型产业园区。

- 项目区位：上海泗泾人工智能产业基地
- 项目规模：占地约3.8万m²，建筑面积约6.6万m²
- 功能定位：集生产研发、智能制造、商业配套为一体的科技创新型产业园区

Gemdale Viseen Songjiang Science and Technology Innovation Park sits along G60 Science and Technology Innovation Corridor, and is located at the core area of Sijing AI Industrial Base. The Park focuses on AI and robotics, complemented by emerging industries such as electronic information technology, precision instruments and modern equipment manufacturing, and strives to be an advanced industrial park of science and technology innovation in Shanghai.

- Location: Shanghai Sijing AI Industrial Base.
- Scale: Covers 38,000m² with building area reaching around 66,000 m².
- Functional orientation: An industrial park of science and technology innovation combining production, R&D, intelligence manufacturing with commercial package.

南京·金地威新软件科技园

Gemdale Viseen Software Science and Technology Park Nanjing

软件谷核心区的创新产业基地

Innovation Industrial Base in the core area of Software Valley

南京·金地威新软件科技园位于雨花（中国）软件谷北园，互联网产业集聚地，与华为、中兴等500强企业为邻。周边交通便捷、商务配套成熟，临近禄口机场和南京高铁南站、毗邻南京三大CBD中枢。重点引进通信技术研发、应用软件开发及人工智能等科技型产业，打造服务于企业全生命周期的创新产业基地。

- 项目区位：南京市雨花台区软件谷核心区域
- 项目规模：占地2万m²，建筑面积约6万m²
- 功能定位：集总部基地、孵化器、加速器为一体的创新产业基地

Gemdale Viseen Software Science and Technology Park is situated in the north park of Yuhua (China) Software Valley, an internet industrial cluster, neighbored by Fortune Top 500 enterprises like Huawei and ZTE. The Park enjoys convenient transport networks and developed commercial package, close to Lukou International Airport, Nanjing South High-speed Railway Station and the three major CBD centers in Nanjing. The park focuses on introducing technological industries such as research and development of telecommunication technology, application development and AI, aiming to become an innovation industrial base for full lifecycle of companies.

- Location: Core area of Software Valley, Yuhuatai district, Nanjing City.
- Scale: Covers 20,000 m²with building area reaching around 60,000 m².
- Functional orientation: Innovation industrial base with a combined role of headquarters, incubator and accelerator.

北京·金地EOD总部港

Gemdale Eod Headquarters Garden Beijing

总部经济聚合体

Economic Aggregate of Headquarters

金地EOD总部港雄踞北京大兴国门板块，地处首都经济圈“一核两翼”的城市战略腹地。作为国家新媒体产业基地的核心成员，承载国际化的城市商务功能，优享多重企业扶持政策红利。以国际先进的EOD生态商务区概念进行整盘规划设计，精心布局10栋生态花园独栋、5栋智慧化写字楼和多元复合商业空间，营造独一无二的企业总部级生态办公秘境。

- 项目区位：大兴国家新媒体产业基地
- 项目规模：建筑面积约22万m²，10座生态花园独栋、5座近甲级写字楼
- 功能定位：以新媒体产业为主体，辐射科创、文创、传媒等产业的生态花园总部经济聚合体

Gemdale EOD Garden is situated at Beijing Daxing New National Gate section which is a piece of strategic hinterland known as "one core, two wings" in the capital's economic circle. As a core member of National New Media Industrial Base, the EOD Garden serves as a hub of globalized urban business and enjoys a host of corporation incentives and subsidies. It was designed according to the world-leading notion of EOD ecological business zone, encompassing 10 single ecological parks, 5 intelligent office buildings and multiple composite space to create unique headquarter-grade ecological office environment.

- Location:Daxing National New Media Industrial Base.
- Scale: Covers around 220,000 m²with 10 ecological single-family buildings and 5 near-A-grade office buildings.
- Functional orientation: An ecological economic consortium for headquarters focused on new media industry with influences on such industries as science and technology, culture creativity and media.



产商跨界的体育文化互动园区

Industrial and Business-combined Sports and Cultural Interaction Park

上海三邻桥位于宝山、静安、虹口三区交汇处，原址为上海日硝保温瓶厂。作为以“大健康”为主题的体育文化园，三邻桥内设“体育运动”、“文化艺术”、“活力市集”、“配套商业”四大板块，旨在向人们传递健康的有品质的生活方式，为人们打造一个集休闲、娱乐、互动、社交为一体的平台。筹划中的二期将完善体育文化产业链，有机整合各类资源，形成产业与商业互动、商业与社区互动、社区与产业互动的良性循环。

- 项目区位：上海宝山区高境板块，虹口、静安、宝山三区交界处，隶属高校经济辐射区域
- 项目规模：占地逾4万平方米，建筑面积约4万平方米
- 功能定位：集文创办公、精品商业、知识平台、文体休闲为一体的复合型文创园区

Bridge 3 in Shanghai sits in the converging area of Baoshan, Jing'an and Hongkou districts, where Shanghai Rixiao Vacuum Flask Factory lied. As a sports and culture park themed with "Big Health", Bridgelife project is divided into four sections of "Sports", "Art and Culture", "Vibrant Fair" and "Supporting Business", aiming to present healthy and quality lifestyle to the public and create a platform for the purpose of leisure, entertainment, interaction and social engagement. During the second phase of the project under planning, sports and culture industrial chains will be improved and a variety of resources will be integrated to form a positive cycle of interaction between industry and business, business and community and community and industry.

- Location: Gaojing, Baoshan District, Shanghai, at the intersection of Hongkou District, Jing'an District, and Baoshan District, near the economy of universities and colleges.
- Scale: An occupation area of over 40,000m² and a building area of about 40,000m².
- Functional orientation: Compound cultural and creative park integrating offices, boutique businesses, knowledge platforms, and sports leisure.

BRIDGES



硅谷核心的研发整合中心

Core R & D Integration Center in Silicon Valley

硅谷Midpoint项目坐落于美国旧金山湾区圣何西市北部，硅谷核心区域，毗邻苹果、谷歌、脸书等众多世界顶尖科技企业总部和斯坦福大学，是全球前沿技术和创新企业的摇篮。项目规划拟建设面向全球高新科技企业的办公研发园区，是金地商置智慧型科技园区的海外实践，也将打造成国内外科技产业资源的整合互动平台。

- 项目位置：4500 North 1st Street, 圣何西北部硅谷核心区域
- 项目规模：占地约9万平方米，建筑面积约4万平方米，4栋研发办公楼
- 项目定位：集研发中心、智慧生产、企业办公、信息平台为一体的高科技研发园区

Located in northern San Jose, San Francisco Bay Area, Midpoint Project is in the core area of Silicon Valley next to many of the world's top hi-tech enterprise headquarters, such as Apple Inc., Google and Facebook, and Stanford University, also known as the "cradle" of global cutting-edge technology and innovative enterprises. Our overseas practice in technological intelligence parks is an office and R & D industrial park oriented towards the world's hi-tech enterprises, which will be established according to the project plan and is expected to form an interactive platform where technology industry resources, domestic and abroad, are integrated.

- Location: 4,500 North 1st Street, northern core area of Silicon Valley, San Jose.
- Scale: With a floor area of about 90,000m² and a total building area of about 40,000m², the project includes four R & D office buildings.
- Functional orientation: Hi-tech R & D park integrating R & D center, intelligent production, enterprise office and information platform.



Commercial Complex

商业中心

精筑商业价值 共谱城市繁华

Refining Commercial Value and Co-Creating a Prosperous City

精致商业
创享璀璨活力都市
Exquisite Commercial Center
Creating a Bright and Vibrant City

产业所形成的经济生长力，需要商业空间的传导、发酵与升级。金地商置致力于以城市综合体为载体，在都市核心区域提供具有综合功能和无限活力的复合型商业空间与服务，持续推动城市工作和生活模式不断革新。截至2018年底，金地商置在北京、上海、深圳、南京等地运营和在建商业中心项目23个，物业形态覆盖超高层写字楼、大型Mall、星级酒店、城市公寓等，总建筑面积近220万平方米。通过专业化规划开发及运营服务，项目所辐射的企业、商家、人群的各项需求得到满足的同时，这些城市的核心资产也得到持续增值。

Economic growth formed by industry requires business space to transmit, expand and upgrade. The Company is devoted to providing composite business spaces and services with comprehensive functions and endless vitality in the core areas of metropolises and pushing forward the constant innovation of urban work and lifestyles, embodied in urban complexes. As of the end of 2018, the Company had operated and constructed 23 business center projects including super high-rise office buildings, large malls, star-level hotels and urban apartments, covering a total building area of nearly 2,200,000m² in Beijing, Shanghai, Shenzhen and Nanjing, etc. Through professional planning, development, and operation, these projects can meet the demands of the enterprises, merchants, and populations they cater to, and continue to improve the core assets of the cities they are located in.



长三角城市群

上海·九亭中心
上海·西虹桥项目
上海·七宝项目
上海·新华路项目
上海·长寿路项目
上海·七莘路项目
上海·美兰湖项目
南京·金地中心
南京·峯汇中心
南京·宇龙项目
杭州·金地广场
苏州·人民路项目
淮安·金地中心
诸暨·广粤荟

珠三角城市群

深圳·金地威新中心
广州·天河都市广场

环渤海城市群

北京·金地中心
北京·搜狐网络大厦
北京·大兴项目

中西部潜力城市

武汉·金地广场
长沙·洋湖兰亭Mall
西安·金地广场
昆明·金地兰亭广场

Yangtze Delta

City Plaza 9 Shanghai
Xihongqiao Project Shanghai

Qibao Project Shanghai
Xinhua Rd Project Shanghai

Changzhou Rd Project Shanghai

Qixin Rd Project Shanghai
Meilan Lake Project Shanghai

Gemdale Center Nanjing

Top View Nanjing

Yulong Project Nanjing

Gemdale Plaza Hangzhou

Renmin Rd Project Suzhou

Gemdale Center Huai'an

Guangyue Plaza Zhiji

Pearl River Delta

Viseen Phase 3 Shenzhen

Tianhe Plaza Guangzhou

Bohai Rim

Gemdale Center Beijing
Sohu Internet Building

The Potential Midwest

Gemdale Plaza Wuhan

Gemdale Plaza Xi'an

Yanghu Sense Wood Mall Changsha

Gemdale Sense Wood Plaza Kunming



长安街上的炫丽地标

Bright Landmark on Chang'an Avenue

北京·金地中心雄踞北京中央商务区核心位置，地处繁华的东长安街延长线，毗邻东三环，集约11万平方米两座超高层国际甲级写字楼、约3万平方米时尚购物中心和约15万平方米国际住区于一体，建筑设计和园林设计分别由美国知名公司SOM和SWA公司操刀，是北京著名的商务地标之一。写字楼入驻企业包括美通社、旭化成、雅诗兰黛、丰田互联网、软银中国、伊藤忠丸红钢铁株式会社等世界知名企业；购物中心入驻商家包括 ZARA、SEPHORA、SWAROVSKI、CHARLES & KEITH、STARBUCKS、SUPER MONKEY、WAGAS 等全球时尚品牌，以及米其林级别餐饮品牌“翡翠江南”。

- 项目区位：北京CBD核心区
- 项目规模：总建筑面积约30万平方米，包括2座超高层甲级写字楼、4层购物中心、5栋741户高级城市大宅
- 功能定位：集甲级商务办公、时尚购物中心、高端国际住区为一体的大型CBD综合体

Located at the heart of Beijing CBD, Beijing Gemdale Center took a place in the extension of East Chang'an Avenue and neighbors the East 3rd Ring Road. A famous commercial landmark in Beijing, it includes two super high-rise international A-level office buildings of about 110,000m², shopping malls of about 30,000m² and an international residential area of about 150,000m² designed by famous American companies SOM and SWA engaging in architectural and garden design. Many world-famous enterprises including PR Newswire, Asahi Kasei, Estee Lauder, Toyota Internet, Softbank China, Marubeni Itochu Steel have settled down in the office buildings. Meanwhile, many fashion and F & B brands such as ZARA, SEPHORA, SWAROVSKI, Aape, CHARLES & KEITH, Mannings, STARBUCKS, SUPER MONKEY and WAGAS have settled down in the shopping mall, as well as Michelin-level catering brand Emerald South of the Yangtze River.

- Location: Center of CBD, Beijing
- Scale: With a total building area of about 300,000m², this project includes 2 super high-rise A-level office buildings, 4 shopping malls and 5 high-end 741-household urban residences.
- Functional orientation: Large CBD complex integrating A-level business offices, shopping malls and high-end international residences.

南硅谷的科创总部云立方

Cloud Cube of Scientific and Tech HQs
in South Silicon Valley

深圳·金地威新中心位于中国南硅谷高科技企业总部聚集之地深圳科技园片区，包含2栋超高层5A级写字楼、裙房办公、地下车库及智慧办公和可持续生态系统。顺应绿色办公、智慧办公、标志办公等未来的发展趋势，同时紧扣用户需求，项目创新性地以“立方体”+“方盒”的穿插组合，创造出更大的创新与社交型商务空间，并隐喻知识升级与创新无限的可能性。遍布各处的微型公园设计和整体的垂直公园理念，让科技和生态在此完美结合。

- 项目区位：深圳南山区高新科技园
- 项目规模：总建筑面积超过27万平方米，包括2栋超高层5A级写字楼、地下三层停车位共计1174个及体育公园等
- 功能定位：集总部基地、研发中心、企业会所、空中大堂、生态花园、可持续生态系统于一体的5A级双塔智慧办公群落

Located in the Shenzhen Science Park area where the headquarters of Chinese South Silicon Valley high-tech enterprises gather, Gemdale Viseen Center includes 2 super high-rise 5A office buildings, podiums, an underground garage, and smart office, creating a sustainable ecosystem. The project adopts the innovative “cube + square box” layout to stay up to date with future development trends and meet users' demands for green offices, smart offices, and landmark offices, resulting in more space for innovation and social interaction. Moreover, it serves as a metaphor for the endless possibilities for increasing knowledge and innovation. Micro parks and the overall vertical park concept integrate science and technology with ecology perfectly.

- Location: Nanshan District High-tech Park, Shenzhen.
- Scale: With a total floor area of over 270,000m², this project includes 2 super high-rise 5A office buildings, a 3-story underground garage of 1,174 parking spaces and a sports park.
- Functional orientation: The 5A double-tower intelligence office community includes headquarters bases, R & D centers, clubs, sky lobbies, an eco-garden and sustainable ecosystem.



南京·金地中心
Gemdale Center Nanjing



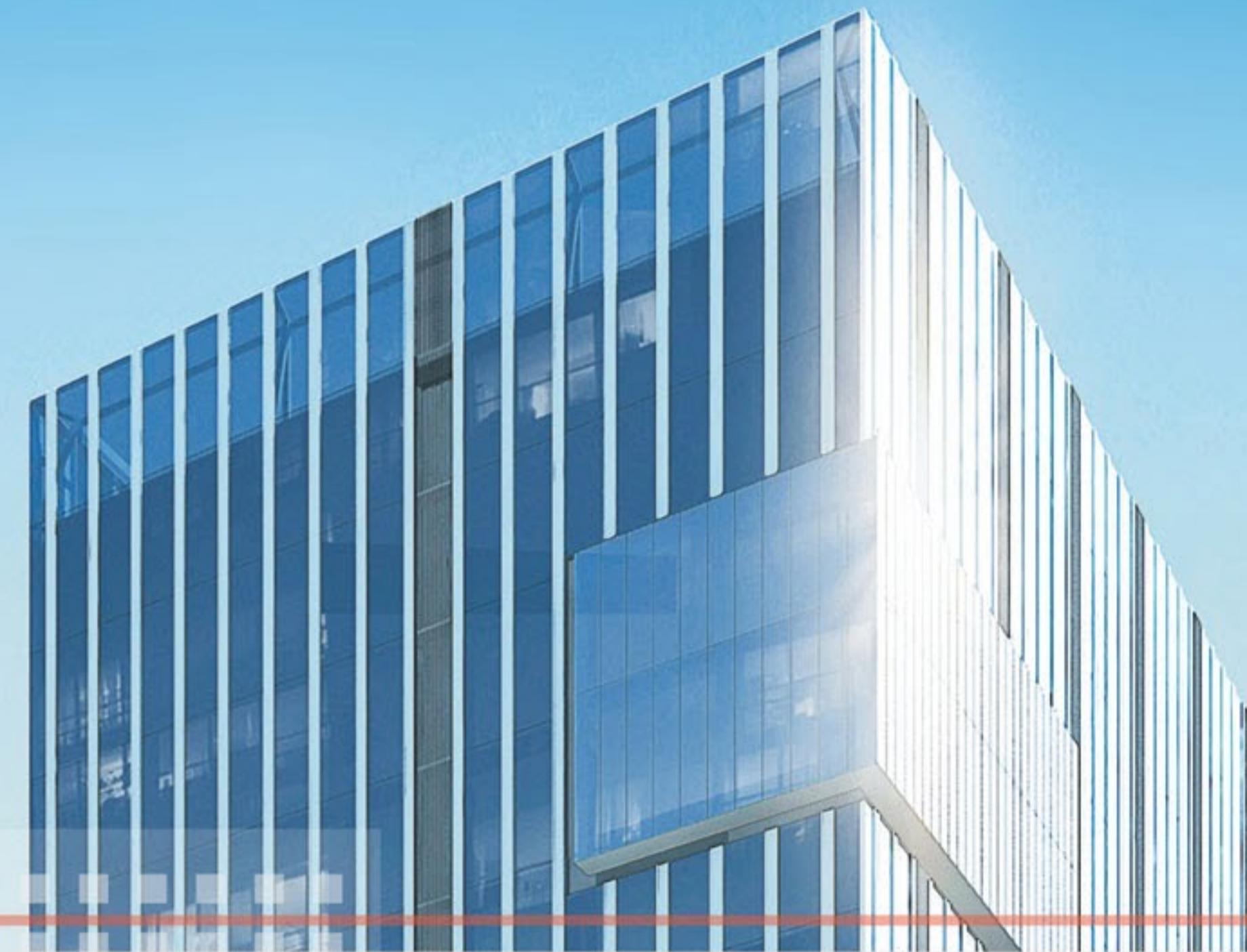
商务新区的城市T台
Urban Runway of New Business Zone

南京·金地中心位于政府规划中的第3代城市中心——CBD三期核心区，毗邻南京河西新城主轴线，是集超高层办公、Mall、公寓等为一体的城市顶级体验式大型文体综合体。项目以约11万平方米2栋高端商务写字楼辐射河西商务新区；通过引进文化、体育、娱乐相关特色主题店，打造约4万平方米河西“文化休闲娱乐”主题精品商业；约7万平方米Loft城市景观公寓定义都市新生活。

- 项目区位：南京新一代城市中心核心区，毗邻南京河西新城主轴线
- 项目规模：总建筑面积约32万平方米，1栋超高层写字楼，1栋高层写字楼，1栋购物中心
- 功能定位：集商务办公、购物中心、城市公寓为一体的大型城市综合体

Located in the core of the 3rd generation of city center planned by the government — CBD Phase III, Nanjing — Gemdale Center site along the main axis of Nanjing Hexi New City and is a large culture & sports complex that integrates a high-story office building, mall, and apartment, which provides the top urban experience. This project radiates towards Hexi New Business Area with its 2 high-end office buildings of about 110,000m²; it introduces culture, sports, and entertainment themed hotels to forge a “culture-leisure-entertainment” themed business of about 40,000m² in Hexi and defines new urban life with its city-view loft apartments of about 70,000m².

- Location: As part of the new generation of the urban central core area of Nanjing, it neighbors the main axis of Nanjing Hexi New City.
- Scale: With a total floor area of about 320,000m², this project includes 1 super high-rise office building, 1 high-rise building, and 1 shopping center.
- Functional orientation: A large urban complex integrating a business office building, shopping center, and urban apartment.



领跑品质商业的活力中心

A Center with Leading Commercial Quality

上海·九亭中心位于九亭中心区，集消费、办公、酒店、公寓等多项功能为一体的大型地铁上盖综合体，辐射3公里半径范围内的41万商务与居住人群。建筑采用玻璃幕墙、穿孔铝板、铝型材的交织结合及多层对话，独具匠心地塑造出一个丰富多维的立面形象。项目集商务、文化、艺术、时尚、生活等多项功能，打造九亭最具活力的新地标。

- 项目区位：上海九亭中心区，沪松公路与沪亭北路交汇口，地铁9号线九亭站
- 项目规模：总建筑面积约33万平方米，包括1栋4层购物中心、1条商业街区以及写字楼、公寓、精品酒店共12栋
- 功能定位：集购物中心、商业街区、商务办公、精品酒店、城市公寓为一体的大型区域综合体

Located in Jiuting Central Area, Shanghai City Plaza 9 is a large metro superstructure that integrates shopping, offices, hotels and apartments, and radiates towards 410,000 businessmen and residents within the scope of a 3-km radius. This center reflects a rich and multi-dimensional image through the combination of glass curtain walls, perforated aluminum panels and aluminum profiles. Characterized by multiple functions including commerce, culture, art fashion and lifestyle, this center has become the new energetic landmark of Jiuting.

- Location: Shanghai Jiuting Central Area, at the intersection of Husong Highway and Huting North Road, Metro Line 9 Jiuting Station.
- Scale: With a total building area of about 330,000m², this center includes 1 four-story shopping center, 1 commercial street and 12 buildings of office, apartments and boutique hotels.
- Functional orientation: A large regional complex integrating a shopping center, commercial street, business offices, boutique hotels, and urban apartments.



泛静安铂金板块之国际商务旗舰

International Business Flagship in Jing'an Platinum Block

上海·长寿路项目位于上海市普陀区长寿路双地铁上盖，隶属“泛静安”铂金板块，包括1栋高层国际甲级写字楼和裙楼商业，满足周边1公里中高端人群的精致生活及商务空间需求。项目的设计灵感来自中国山水文化，商业裙楼似“山”般稳重，办公塔楼如“云”般灵动。

- 项目区位：上海市普陀区长寿路常德路交叉口，泛静安铂金板块
- 项目规模：总建筑面积约8万平方米，包括约4万平方米高层写字楼和约2万平方米裙楼商业
- 功能定位：集国际商务办公和精致商业配套于一体的双地铁上盖综合体

As the dual-metro superstructure in Changshou Road, Putuo District, Shanghai, this project belongs to Jing'an platinum block and includes 1 high-rise international A-level office building and podium, which meets the requirements of middle and high-end populations within the scope of 1 km for high-quality living and business space. The inspiration for project design comes from imagery of mountains and water in Chinese culture, which are embodied in the “mountain-like” steady commercial podiums and “cloud-like” intelligence office towers.

- Location: Pan-Jing'an platinum block at the intersection of Changshou Road and Changde Road, Putuo District, Shanghai.
- Scale: With a total floor area of about 80,000m², this project includes high-rise office buildings of about 40,000m² and podiums of about 20,000m².
- Functional orientation: Dual-metro superstructure integrating international business offices and sophisticated business supporting facilities.





地铁上盖商务生活大型综合体

Business & Life Superstructure Complex above Metro

南京·峯汇中心项目位于南京市栖霞区尧化街道尧佳路，地铁七号线尧化门站上盖。规划建设写字楼、约10万平方米购物中心、酒店式公寓等多业态综合体，是南京城北尧化门板块首个大型地铁上盖商业综合体。

- 项目区位：南京市栖霞区金尧路与尧佳路交汇处，地铁七号线尧化门站上盖。
- 项目规模：占地面积约5万平方米，建筑面积约39万平方米，规划包括1个大型购物中心，1栋写字楼和5栋酒店式公寓
- 功能定位：集时尚购物、消费体验、商务办公和酒店公寓于一体的地铁上盖综合体

Located in Raojia Road, Raohua Sub-district, Qixia District, Nanjing, Top View is next to Yaohuamen Station of Metro Line 7. Designed with an office building shopping center of about 100,000 m², as well as hotel-style apartments, this project will be the first large business superstructure complex above a metro transportation system on Yaohuamen Block in Chengbei, Nanjing.

- Location: Next to Yaohuamen Station of Metro Line 7, it is on the intersection of Jinyao Road and Yaojia Road, Qixia District, Nanjing.
- Scale: With a floor area of about 50,000m² and a building area of about 390,000m², this project is designed with 1 large shopping center, 1 office building, and 5 apartment buildings.
- Functional orientation: Above-metro superstructure complex integrating shopping mall, business office, and hotel-style apartments.



都市公园型精致商业综合体

Exquisite Commercial Complex Like City Park

淮安·金地中心位于江苏省淮安市水渡口商圈核心地段，环伺醇熟繁华都市圈，紧邻钵池山公园，与1800亩绿色生态美景为伴，凝集一城精粹。项目共规划6栋高层建筑及1座购物中心，是集时尚购物、商务办公、精品住宅、酒店公寓和商业街区为一体的地标型综合体，购物中心将打造成为城市级精致时尚的家庭全业态生活中心。

- 项目区位：江苏省淮安市水渡口商圈核心区，无缝接驳有轨电车1号线水渡口站
- 项目规模：占地面积约4万m²，总建筑面积约24万m²
- 功能定位：集时尚购物、商务办公、精品住宅、酒店公寓和商业街于一体的城市级精致商业综合体

Gemdale Center is located at the core area of the Shuidukou business circle in Huai'an, Jiangsu, surrounded by the bustling metropolitan area and close to Bochishan Park, embracing 1800 acres of ecological scenery on the essence of the city. The project has a total of 6 high-rise buildings and a shopping mall. It is a landmark complex integrating fashion shopping malls, business offices, boutique residences, serviced apartments and commercial streets. The shopping center will become an exquisite and fashionable family life center with full-business models for the city.

- Location: Core area in Shuidukou business circle, close to Shuidukou Station of Tram Line 1, Huai'an, Jiangsu.
- Scale: Covers around 40,000 m² with building area reaching around 240,000 m².
- Functional orientation: A city-grade exquisite commercial complex combining fashion shopping malls, office buildings, boutique residences, serviced apartments and commercial streets.

西安·金地广场 Gemdale Plaza Xi'an



文化商务区的精致消费体验中心

Refined Shopping Center at Culture & Business District

西安·金地广场位于西安曲江新区大型综合性商业板块核心，辐射约120万平方米国际居住区、高产业区、历史旅游景区和五星级凯悦酒店。通过跨界整合餐饮、购物、体验等多元商业，成为西安城市级消费体验商业标杆。

- 项目区位：位居西安著名曲江新区核心区域，依曲江池遗址公园而建
- 项目规模：占地面积约3万平方米，建筑面积约9万平方米，地上4层，地下2层
- 功能定位：集精品超市、轻奢品牌、休闲娱乐、特色美食于一体的区域型消费体验中心

Located at the core of the large comprehensive business sector of Qujiang New Area, Xi'an, Xi'an Gemdale Plaza radiates towards the international residential area of about 1,200,000m², high-tech industrial area, historical and tourism zone and 5-star Hyatt Regency Hotel. By integrating diversified businesses such as F & B, shopping, and activities, this project has grown into the commercial benchmark of city-level shopping experience in Xi'an.

- Location: At the core area of the famous Qujiang New Area of Xi'an, next to Qujiangchi Park.
- Scale: With a floor area of about 30,000m² and a building area of about 90,000m², it includes 4 floors above ground and 2 floors underground.
- Functional orientation: Regional shopping center integrating supermarkets, affordable luxury brands, leisure & entertainment, and characteristics delicacies and cuisines.



杭州·金地广场 Gemdale Plaza Hangzhou



全业态乐活中心

Leisure and Activity Center with Full-business Models

杭州·金地广场位于杭州城西双地铁交汇处，承接良渚千年文化遗存，小却精致，美而不奢，汇集全球特色餐饮、童乐早教、精致购物、生活体验、娱乐休闲等百余家企业强势入驻，包括大地影院旗下高端品牌·自由人影城、永辉超市绿标店，快销品牌GAP、母婴童行业零售领军品牌孩子王、日本亲子乐园莫莉幻想，餐饮品牌星巴克、湊湊火锅、绿茶餐厅等，全力打造杭州首个一站式全业态生活中心。

- 项目位置：杭州市古墩路与池华街交汇处，地铁2、4号线金家渡站上盖
- 项目规模：总建筑面积约6.5万平方米，地上5层、地下3层
- 项目特色：集精致购物、教育培训、生活体验、休闲娱乐、品牌餐饮为一体的全业态生活中心

Located at the intersection of two metro lines, this plaza, small yet well-designed, beautiful but not overly extravagant, undertakes the tens of thousands of years of Liangzhu's cultural history. The plaza attracts more than 100 famous brands of F & B, classes for children, shopping, unique activities and entertainment & leisure such as iFree Cineplex, a high-end brand of Dadi Cinema, BRAVO OF YONGHUI Superstores, FMCG brands including GAP, NEW LOOK, and catering brands including STARBUCKS, Coco Kitchen, Green Tea, etc., making it the first one-stop community business and life center in Hangzhou.

- Location: Located above the Metro Line 2 and 4 Jinjiadu Station and at the intersection of Gudun Road and Chihua Road of Hangzhou.
- Scale: With a total building area of about 65,000m², the plaza has 5 floors above ground and 3 floors underground.
- Characteristics: Community business and life center integrating shopping, education & training, life experience, leisure & entertainment and brand F & B.

精致时尚家庭生活中心

Exquisite and Fashionable Family-Life Center

背靠武汉东湖央区约110万平方米综合型生活大城，武汉·金地广场以前瞻的国际级规划，整合全球精英品牌及商业精粹，筑就东湖旗舰商业聚合体，开创极具现代感及完整性的业态，引领未来城市级核心商业格局的高端走向。

- 项目区位：武汉市洪山区团结大道地铁4号线仁和路D出口，东湖央区商业板块中心点
- 项目规模：购物中心约7万平方米，商业街约6万平方米
- 功能定位：汇聚美食、影院、购物、办公、居住等多元业态的复合型商业体验空间

Back to back with the urban living area of about 1,100,000m² in the heart of Donghu District, Wuhan, this plaza is built with a forward-looking international level of planning that integrates global elite brands and excellent businesses, which helps to build up the Donghu flagship business through modern and complete formats. Hence, it is a bellwether of the future high-end patterns appearing in city-level core businesses.

- Location: Exit D of Renhe Road Station of Metro Line4, Hongshan District and the center if Donghu District in Wuhan.
- Scale: Shopping center of about 70,000m² and commercial street of about 60,000m².
- Functional orientation: Composite business experience space integrating diversified formats including food, cinema, shopping, office, and residence.



姑苏生活美学品质灯塔

Culturally Themed Suzhou Business Center

苏州·人民路项目位于姑苏城区地理核心，东侧紧邻城市南北中轴人民路，地铁交通条件极佳，是双地铁上盖项目，总建筑面积约11万平方米，地下4层、地上4层，项目将充分运用苏州古城区最优质丰富且不可复制的文化旅游资源，打造代言苏州生活美学的“城市级商业”。

- 项目区位：位于姑苏城区核心，东侧紧邻城市南北中轴人民路，双地铁上盖物业
- 项目规模：总建筑面积约11万平方米，地下4层、地上4层
- 功能定位：集时尚购物、文化生活、消费体验为一体的大型城市商业综合体

Located in the geographical center of Suzhou, this project is next to Renmin Road in the south, with north and middle axes to the east, and enjoys excellent metro traffic conditions. This double-metro superstructure project, with a total building area is about 110,000m², consists of 4 floors underground and 4 floors above ground. For this project, the most excellent, rich and original cultural and tourism resources of Suzhou ancient town area are used to forge “city-level business”, which is the cultural theme of Suzhou.

- Location: Double-metro superstructure property at the core of downtown Suzhou, next to Renmin Road in the south, with north and middle axes to the east.
- Scale: With a total building area of about 110,000m², it includes 4 floors underground and 4 floors above ground.
- Functional orientation: Large city mall integrating shopping, cultural life and shopping experience.



Quality Residences 精品住宅

精筑居享价值 引领人本生活

Refining Enjoyable Living and Creating Modern Lifestyles



精宅美寓 科学筑家 智美精工

Sophisticated Residentials and Exquisite Apartments
The Pursuit of Wisdom, Beauty, Exquisiteness and Quality Behind the Science of Living

秉持金地“科学筑家、智美精工”的产品理念，金地商置致力于为城市提供优质的精品住宅，截至2018年底，在全国三大核心城市群及中西部潜力城市进行住宅开发。依托金地集团“褐石”、“名仕”、“格林”、“风华”、“未来”、“天境”、“世家”、“峯汇”、“社区商业”九大标准化产品系列，融汇广电“兰亭”系列，以精工品质满足不同消费价值观、不同家庭生命周期的客户需求。

By upholding the product philosophy of “Scientific Design and Intelligent Workmanship”, the Company is devoted to providing quality residential properties to cities. As of the end of 2018, we had developed residential buildings in three national core urban agglomerations, as well as middle and western cities with high potential. The Company relies on the product series of 9 standards- “Brown Stone”, “Eminence”, “Green”, “China Chic”, “Future”, “Azure”, “Aristo” and “Top View” -in combination with “Sense Wood” series, enabling it to provide quality apartments to customers with varied consumption values and different family lifestyle needs.

褐石 Brown Stone	名仕 Eminence	格林 Green
风华 China Chic	未来 Future	天境 Azure
世家 Aristo	峯汇 Top View	社区商业 Colorful-center
兰亭 Sense Wood		





北京·金地悦风华

Gemdale Yue Fenghua Beijing



风华卓越的东方奢宅

Oriental Luxurious Residences with Exceptional Features

金地·悦风华位于北京大兴新媒体产业基地内，为北京首个金地风华系产品。项目住宅占地3万多平米，总建面6.7万平米，由7栋高15层的小高层板楼组成，项目以高达2万多平米的“东方院落”景观、时尚东方的建筑风格，成为大兴新城的住宅品质标杆项目。

- 项目区位：北京市大兴区黄村广阳大街与春和路交叉口西南处
- 项目规模：总建面约6.7万m²，由7栋高15层的小高层板楼组合而成
- 主力户型：主力户型为89-139m²，三至四居

Gemdale Yue Fenghua, the first Gemdale Fenghua product in Beijing, is located in Beijing Daxing New Media Industry Base. The residential area covers more than 30,000 m² and the building area totals 67,000 m², consisting of 7 15-storey high-rise buildings. The project has become an example of boutique residence in Daxing New City with an "Oriental Courtyard" landscape of more than 20,000 m² covering areas and fashionable architectural style.

- Location: Southwest of the intersection of Guangyang Street and Chunhe Road, Huangcun town, Daxing district, Beijing.
- Scale: Building area totals 67,000 m² 15, encompassing 7 15-storey high-rise buildings.
- Main house type: 89-139m², 3-4 rooms.

上海·金地自在城

Gemdale Mega City Shanghai



商务与人文交汇的自由城邦

City of Freedom Where Business and Humanity Intersect

上海·金地自在城位于上海松江地铁泗泾站旁，占地约61万平方米，总建筑面积约100万平方米，分6期开发，规划总户数近7000户，将容纳近3万人口，是金地商置迄今为止最大的开发项目。项目北区是“国际快捷都市生活区”，南区是“艺术人文社区”，满足客户对于物理属性和精神属性的双重需求。

- 项目区位：位于上海松江地铁泗泾站旁，距徐家汇CBD仅9站，直接受虹桥核心区辐射
- 项目规模：占地约61万m²，总建筑面积约100万m²，分6期开发，规划总户数近7000户
- 主力户型：别墅、褐石洋房、小高层及高层多种户型公寓

Located beside Sijing Station of Songjiang Shanghai, this project covers a total floor area of 610,000m², including a building area of 1,000,000m². Developed in 6 phases, it is the largest development project so far in Shanghai that plans to accommodate nearly 7,000 households and 30,000 people. North of this project lies an "international, fast-paced urban life area" and to the south is the "community of art and humanity", which meet clients' physical and spiritual aesthetics.

- Location: Next to Sijing Station in Songjiang, Shanghai and only 9 stops from Xujiahui CBD, it receives advantages from the Grand Hongqiao Core Area.
- Scale: With a floor area of about 610,000m² and a building area of about 1,000,000m², it is developed in 6 phases and plans to accommodate nearly 7,000 households.
- Main house type: Villas, brownstone foreign-style houses, medium height high-rise apartments.

1.0低密度水岸墅区

1.0 Low-density Waterfront Villa

金地虹桥世家择址虹桥芯6平方公里天赋墅区，传承世家精神内核，演绎现代法式建筑风格，采用经典石筑宫廷，缓坡屋顶制式，匠心筑造1.0低密度水岸墅区，仅献210席5层洋房。距离国家会展中心仅约2公里，邻近亚洲最大综合交通枢纽虹桥站，距虹桥商务区也仅两三公里，约30分钟直达上海其他核心商圈，是虹桥区位红利的直接收益者。

- 项目区位：虹桥区核心处，距离国家会展中心仅约2公里
- 项目规模：占地面积约2.1万m²，建筑面积约20811m²
- 主力户型：5栋89m²洋房，3栋叠加别墅，上叠130m²，下叠139m²

The project Located in Tianfu villa area, which is the core area of Hongqiao, covering 6 square kilometers. Gemdale Land of Hongqiao Shanghai inherits the spirit of nobility and shows modern French architectural style, using the classic stone palace style and gentle sloping roofs to create 1.0 low-density waterfront villa, which consists of only 210 5-storey houses. The project is only about 2km away from the National Convention and Exhibition Center, and close to Hongqiao Station, the largest comprehensive transportation hub in Asia. Besides, it is only 2 or 3km away from Hongqiao Business District and takes about 30 minutes to reach other core business districts in Shanghai. The project is the direct beneficiary of Hongqiao's location advantages.

- Location: Sits in the core area of Hongqiao, only 2km away from National Exhibition and Convention Center.
- Scale: Covers around 21,000m² with building area reaching around 20,811m².
- Main house type: 5 buildings with 89 m² for the houses; 3 villas with 130m² for the upper stack and 139m² for the lower stack.

都会国际生活住区

International Metropolis Residential Area

都会风华位于杭州城市核心位置，传承了金地风华系的精髓。金地入杭数载，先后打造了金地西溪风华、金地大运河府、金地江山风华等经典力作。都会风华周边商业配套丰富，启幕一站式缤纷生活。教育资源荟萃，休闲配套环伺，以一线品牌、现代工艺与人性化精装，打造舒适的都会国际生活住区。

- 项目区位：杭州市江干区环站东路与花园兜街交汇处
- 项目规模：总建筑面积117,700m²，由5栋住宅和3栋酒店式公寓组成
- 主力户型：住宅主力户型为95m²、120m²、136m²、139m²；公寓主力户型为55m²

Metropolis Fenghua project is located in the core area of Hangzhou, which inherits the essence of Gemdale Fenghua series products. After years of operation in Hangzhou, Gemdale group has built lots of projects such as Gemdale Xixi Fenghua, Gemdale Grand Canal Mansion, Gemdale Country Fenghua and other classic works. Metropolis Fenghua project is surrounded by abundant commercial facilities, which deliver one-stop colorful life. The project enjoys a cluster of educational resources and leisure facilities, aiming to become a comfortable metropolis life community with leading brands, modern technologies and humanized decoration.

- Location: At the intersection of Huanzhan East Rd and Huayundou Street, Jianggan district, Hangzhou.
- Scale: Building area totals 117,700 m², encompassing 5 residences and 3 serviced apartments.
- Main house type: 95m², 120m², 136m² and 139m²; 55m² for apartments.

城市更新的标杆住区

Benchmark for Urban Renewal

广州·兰亭盛荟（东圃立交改造项目）位于广州天河区东南部、金融城东北侧。项目总建筑面积约53万平方米，由金地商置旗下广电地产开发，是广州城市更新的试点标杆。项目规划约6.5万平方米空中运动公园，拥有近10万平方米的绿化园林与文体设施，会所、私人泳池、绿色跑道、5人足球场、网球场、篮球场等设施一应俱全，是一个绿色健康生态型社区。

- 项目区位：广州黄埔大道桃园西路明镜路（东圃地铁站B出口）
- 项目规模：总建筑面积约53万平方米，由16栋现代建筑风格高层电梯洋房组成
- 主力户型：项目分三期开发，首期推售64-120平方米两至三房

Located in southeast of Guangzhou Tianhe District and northeast of Guangzhou International Financial Center, this residential project (Dongpu Interchange Reconstruction Project) has a total building area of about 530,000m². Developed by Guangdian Real Estate, an affiliated company of Gemdale, this project is the new pilot benchmark updating cities. The project plans to include a sports park of about 65,000m² suspended in the air, green parks, and culture & sports facilities of nearly 100,000m², which will offer clubs, private swimming pools, green runways, 5-person football fields, tennis courts, and basketball courts. All in all, it is a green, healthy and ecological community.

- Location: Mingjing Road, Taoyuan West Road, Huangpu Avenue, Guangzhou (Exit B of Dongpu Station).
- Scale: With a total building area of about 530,000m², this project includes 16 high-rise elevator building with modern architectural style.
- Main house type: This project is developed in 3 phases; the main type in Phase I is 2-bedroom and 3-bedroom houses ranging from 64-120m².



多元价值的国际化社区

Diverse International Community

武汉·兰亭盛荟位于汉阳六新新区核心，毗邻武汉国际博览中心，项目定位为会展商务配套区及高端居住区，地段优越，土地资源稀缺，未来升值潜力巨大。项目总建筑面积约90万平方米，为经典的Art-Deco建筑风格，目标打造一个集国博价值、生态价值、人文价值、高端住区于一体的汉阳首个国际化标杆生活区。

- 项目区位：江堤中路三中旁（江堤中路与四新北路交汇处）
- 项目规模：占地面积约30万平方米，总建筑面积约90万平方米，两期共5762户
- 主力户型：1期81-137平方米可变两房、三房，二期82-148平方米两房、三房、四房

Located at the core area of Hanyang Sixin New Area, Wuhan, this project serves as the supporting business and residential area for the neighboring International Exhibition Center. Since the project occupies rare land resources with its location, it has great appreciation value. With a total building area of about 900,000 m², the community is designed in a classic Art-Deco style and aims to establish itself as the first international benchmark living zone integrating the International Exhibition Center's value, ecological value, humanistic value, and high-end residential living in Hanyang.

- Location: Beside No. 3 High School of Jiangdi Middle Road (intersection of Jiangdi Middle Road and Sixin North Road).
- Scale: With a floor area of about 300,000m² and a building area of about 900,000m², it can accommodate 5,762 households after the 2nd construction phase.
- Main house type: Variable 2-bedroom and 3-bedroom houses of 81-137m² in Phase 1; 2-bedroom, 3-bedroom and 4-bedroom houses of 82-148m² in Phase 2.



昆山·兰亭御园

Lanting Royal Park Kunshan



徐州·四季连城锦宸

Four-season City Jinchen Xuzhou



Apartment

长租公寓

精筑社群价值 革新居住体验

Refining Community Value and Innovating Residential Experiences

金地草莓社区
做有灵性的艺术品公寓
做最有温度的有爱社区

Gemdale Strongberry Community
Inspiring Architecture, Warm and Caring Community

金地商置密切关注新时代下新锐社群的居住模式和需求，拥有专业运营长租公寓品牌——金地草莓社区。通过充分考虑人居体验、定制化空间产品设计，打通线上线下平台，以社群运营为核心，致力于改变全生命周期人群生活方式，覆盖从大学生、初入职青年、高级白领、家庭到商旅高端服务式人群的社区产品。截至2018年底，金地草莓社区已在深圳、上海、杭州、成都、广州等核心城市获取项目41个，已运营门店达30家，未来将拓展至厦门、武汉、南京、济南等强二线城市，拓展公寓5万间。

We pays close attention to the living styles and demands of popular communities in this modern age and operates a professional brand of Long-term Rental Apartments —— Gemdale Strongberry Community. Taking housing experiences into consideration, Gemdale Strongberry Community endeavours to design customized spatial products, connect online and offline platforms and focus on community operation in order to improve lifestyles over residents' lifetimes and meet the requirements of university students, workplace newbies, senior white collars, households, businessmen, and high-end elites. As the end of 2018, Gemdale Strongberry Community has got 41 projects with 30 stores in operation in Shenzhen, Shanghai, Hangzhou, Chengdu and Guangzhou. In the future, we will expand to the major second-tier cities such as Xiamen, Wuhan, Nanjing and Jinan, and increase the room resources to 50,000 suites.

青年公寓
Youth Apartment

精品公寓
Boutique Apartment

服务式公寓
Service Apartment



深圳·金地草莓社区(金谷店)
Gemdale Strongberry Community Jingu Shenzhen



生长多巴胺的青年社区

Center of Joy for Youth Community

深圳·金地金谷公寓2016年6月开业，为草莓社区的第一个入市运营项目，结合产品特色和地域特征，是以工业Art deco风格打造的汽车主题青年公寓，荣获2016年金窝奖年度最佳公寓大奖。

- 项目区位：深圳南山桃源街道金谷创业园E栋（7号线龙井站）
- 项目规模：210套，15-30平方米日式/复式大单间及阳光/山景房
- 项目配套：超1000平方米汽车主题公共大厅、酒吧、健身房、厨房、书吧、桌游、独立停车位、电梯、双重密码锁、24小时监控

Opened in June 2016, this community is the first operation project that was opened to the market of Strongberry Community. As an Art deco style, automobile-themed youth apartment, it won the Best Apartment Prize of 2016 Golden Nest Award.

- Location: Building E, Jingu Pioneer Park, Taoyuan Sub-district, Nanshan District, Shenzhen (Line 7 Longjing Station).
- Scale: 210 suites, including Japanese/duplex single-bed suites and sun/mountain-view suites of 15-30m².
- Auxiliary facilities: Automobile-themed public lobby of over 1,000m², bar, gym, kitchen, book bar, board games, private parking spaces, elevators, double-layer password locks and 24-hour surveillance.

深圳·金地草莓社区(清湖店)
Gemdale Strongberry Community Qinghu Shenzhen



奋斗者的休憩地

A Relaxing Habitat for the Ambitious

金地商置旗下第一个城中村项目，整体设计基于深圳城中村的历史肌理与厚重记忆，进行与旧为新的改造，在城市共生的浪潮中，共赴一场复兴之旅。

- 项目地址：深圳龙华清湖社区新村（4号线清湖站）
- 项目规模：216套单间/一房一厅, 截止目前共开发5期共10栋
- 项目配套：含独立阳台和整体卫浴，品牌家具家电全配

This was the Company's first urban village project. The overall design is based on the historical fabric and powerful memories of urban villages in Shenzhen. Transforming old into new, this project illustrates the journey of revival in the city.

- Location: New villages of Qinghu Community, Longhua District, Shenzhen (Qinghu Station of Line 4).
- Scale: 216 single-room suites / one-bedroom and one-living room suites, 10 buildings have been developed in 5 phases.
- Auxiliary facilities: Includes private balcony, completely furnished bathroom facilities, and furniture and home appliances of famous brands.

杭州·金地草莓社区 (金地广场We+店)
Gemdale Strongberry Community Gemdale Plaza Hangzhou

都市时尚乐活社区
Lively Fashionable Urban Community

金地商置旗下第一个自持项目，位于金地广场上，产品定位中高端，打造舒适开阔loft复式房型，重新定义都市人的居住方式。

- 项目位置：杭州余杭良渚古墩路1333号金地广场（2/4号线金家渡站）
- 项目规模：143套，30-60平方米Loft复式空间，一房/两房户型
- 项目配套：含厨房和干湿分离卫生间，全屋品牌家具家电全配

This apartment is located at Gemdale Plaza and is the first self-sustaining project of the Company. It provides comfortable and open loft duplex suites that redefine the living style of urbanites for middle and high-end residents.

- Location: Gemdale Plaza, No 1333, Liangzhu Gudun Road, Yuhang District, Hangzhou (Jinjiadu Station of Line 2/4).
- Scale: 143 suites, loft duplex suites of 30-60m², and one-bedroom/two-bedroom suites.
- Auxiliary facilities: Includes kitchen, bathrooms with divided dry and wet areas, and furniture and home appliances of famous brands.

上海·金地草莓社区 (闵行店)
Gemdale Strongberry Community Minhang Shanghai

科创园里的精致住区
Exquisite Apartment in the Industrial Park

金地草莓社区首次入驻金地威新产业园区，提供71套精致一室户长租公寓，为上海金地威新闵行科创园区的企业人才提供完美居住生活空间。

- 项目区位：上海市闵行区莘庄工业区中春路1288号1栋3-6楼
- 项目规模：71套，38 m²单间
- 项目配套：园区购物中心、自配超大休闲健身公区，公共厨房、健身房、影音厅等，全屋品牌家电商具全配

It is the first time for the Strongberry Community to enter Gemdale Viseen Industrial Park. The community offers 71 one-room exquisite apartment suites and provides perfect living space to the talents in Gemdale Viseen Minhang Technology & Industrial Park Shanghai.

- Location: 3-6 levels, Building 1, No. 1288 Zhongchun Rd, Xinzhuang Industry Park, Minhang district, Shanghai.
- Scale: 71 suites, single-room suites of 38m².
- Auxiliary facilities: Shopping center in the industrial park, large public area for entertainment, public kitchens, gyms and video rooms, and furniture and home appliances of famous brands.



Luxury Hotel

星级酒店

精筑旅居价值 品味城市文化

Building Travel Lifestyle and Exploring Urban Culture

从东方质趣到西方精巧，金地商置以精雕细琢之匠心，为城市打造五星级文旅旗舰酒店。

西安·凯悦酒店（五星级）

From oriental charm to western ingenuity, the Company is whole-heartedly devoted to the construction of 5-star cultural and tourism flagship hotels.

Hyatt Regency Xi'an

公园里的五星酒店

5-star Hotel within a Park

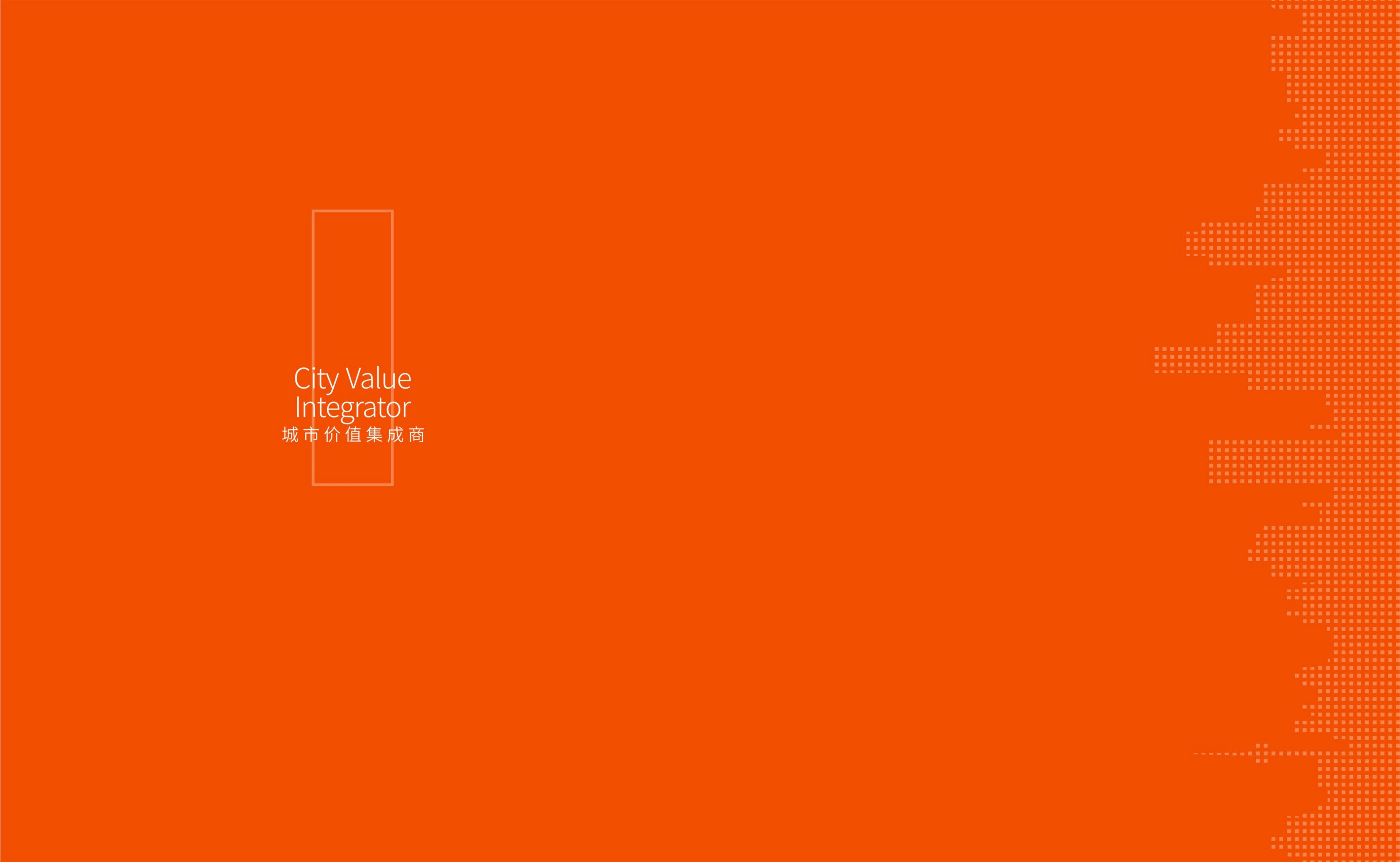
西安·凯悦酒店位于西安曲江南湖之畔，直通曲江池遗址公园，得天独厚的地理环境使得宾客如同居住在公园之中。酒店以盛唐文化为背景，展现园林式设计风格，格调雅致，氛围和谐舒适，令宾客能细细品味历史遗韵和自然美景。298间景湖客房、总统套房及主席套房与完善的智能服务设施，为客人带来无与伦比的旅居享受。

- 项目区位：西安曲江之畔，毗邻曲江池遗址公园
- 项目规模：占地面积约6万平方米，298间客房，约4千平方米高端宴会设施，3间国际主题餐厅，9间多功能会议厅，约1200平方米大宴会厅，湖畔婚礼草坪
- 功能定位：集商务文化旅游为一体的五星级酒店地标

On the bank of Qujiang in Xi'an, this hotel leads directly to Qujiangchi Park, which gives guests the feeling of living in a park. With the culture of the prosperous Tang Dynasty serving as a design background, this hotel demonstrates an elegant and harmonious garden-style design, enabling guests to experience the region's historical charm and natural scenery. The 298 lake-view suites presidential suites and chairman suites, complete with intelligence service facilities guarantee guests an incomparable experience.

- Location: At the bank of Qujiang and close to Qujiangchi Park in Xi'an.
- Scale: With a floor area of about 60,000m², this hotel includes 298 suites, high-end banquet facilities of about 4,000m², 3 internationally-themed restaurants, 9 multi-purpose conference rooms, 1 ballroom of about 1200m², and a lawn for lake-side weddings.
- Functional orientation: A landmark 5-star hotel integrating business, culture, and tourism.





City Value
Integrator

城市价值集成商