

About Corporate Avenue 1 & 2, Shanghai

Background Information

- Strategically located on the Huaihai Middle Road CBD, next to Xintiandi in Puxi
- An integral part of Xintiandi, a world-renowned commercial centre with premium office buildings, 5-star hotels, popular food and entertainment establishments and high-end residential apartments.
- Well served by good transportation network with close proximity to four metro stations on three metro lines
- Renowned and affluent commercial and residential area with strong foot traffic
- Featuring top of the class specifications and classic Art Deco designs
- Completed in late 2003

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|-------------------------|--|------------|
| Address | No. 202 and 222 Hubin Road & No. 333 South Haung Pi Road, Huangpu District | |
| No. of Floors | Tower 1 – 21 floors (Office: 19 , Retail: 2) Tower 2 – 10 floors (Office: 8 , Retail: 2) Retail Pavilion – 2 floors (Retail) Basement: 2 levels | |
| Gross Floor Area | Total | 98,080 sqm |
| | • Office | 75,780 sqm |
| | • Retail | 7,375 sqm |
| | • Others (basement) | 14,925 sqm |
| Car Park | 226 car park spaces | |

Tenant Mix

- Preferred choice for prestigious companies – top 10 office tenants are MNCs in professional services, multimedia, banks, and industrial goods sectors.
- High occupancy rate (100% for retail, 98% for office)
 - Leases expire in 2015: Office: 11.6%, Retail: 34.1%
 - Leases expire in 2016: Office: 23.5%, Retail: 47%
 - Leases expire in 2017: Office: 29.6%, Retail: 5.2%
- Existing monthly rental (excluding other income, car park income and management fees) was approximately RMB24.6m based on the tenancy schedule of the Property as at 30 June 2015.

Photos of Corporate Avenue 1 & 2

Corporate Avenue 1 & 2

Corporate Avenue 1 (left) and 2 (right)



Night view



Wide shot of Corporate Avenue



Corporate Avenue 1



Premium Grade A Office Specifications



Location Map



