#### 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

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
	<ul> <li>Office</li> </ul>	75,780 sqm
	<ul> <li>Retail</li> </ul>	7,375 sqm
	Others (basement)	14,925 sqm
Car Park	226 car park spaces	

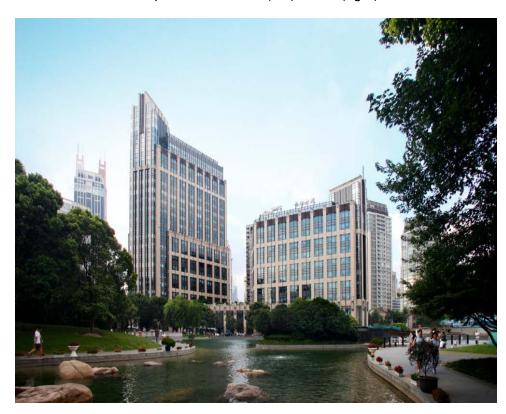
#### **Tenant Mix**

- 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**

