

## About Metropolitan Plaza - 8 Huangsha Road in Guangzhou

### Background Information

- Completed in 2011 and opened in 2012
- Metropolitan Plaza - 8 Huangsha Road is one of the few recently-built, high-quality shopping centres in the Pearl River Delta area. Situated in Guangzhou's Liwan District which boasts popular tourist attractions and high-end residential developments offering approximately 3,000 units nearby, the Property is well-positioned as a shopping mall serving a population of young professionals and middle-class families in the District with good occupancy and footfall
- Guangzhou ranks among the top three cities in China in GDP and GDP per capita and yet has the lowest retail property supply among Tier 1 cities. The Property is especially attractive as Liwan District where it is located has no new large-scale retail supply up to 2021.
- Liwan District is one of the most popular mass market shopping and leisure destinations and one of the most densely-populated districts of Guangzhou, with a population of approximately 0.93 million as of 2016
- The Property is strategically located at 8 Huangsha Road in Liwan District, atop the intersection of Guangzhou Metro Line 1 and Line 6, two of the busiest metro lines in Guangzhou offering direct access to the station concourse of Huangsha Station through basement level one
- The Property has a total gross floor area of approximately 88,726 square metres. It comprises:
  - the shopping facilities from basement level one to the third floor (gross lettable area: approximately 85,732 sq m)
  - 695 parking lots on basement levels one and two (gross floor area: approximately 41,334 sq m)

### Trade Mix

- The Property is well-positioned as a shopping mall serving a population of young professionals and middle-class families in the District
- The Property houses a cinema and major international brands such as Decathlon, Nike, H&M, UNIQLO and Starbucks Coffee offer visitors a unique shopping experience
- As at 28 February 2017, retail occupancy stood at 94.1% with 219 tenancies. It can generate immediate contribution to Link REIT's earnings

## Photos of Mall

### Mall Exterior



### Mall Interior





# Location Map

**Metropolitan Plaza – 8 Huangsha Road**

**Regional Context:** The map shows the location of the project within the Greater Guangzhou area, including districts like Huadu, Baiyun, Huangpu, Yuexiu, Liwan, Haizhu, and Tianhe. Key transportation hubs are marked: GZ Baiyun International Airport, GZ East Railway Station, and GZ South Railway Station.

**Detailed View:** A zoomed-in map shows the project's proximity to Metro Line 1 (Changshou Lu Station) and Metro Line 6 (Huangsha Station). Landmarks include Liwanhu Park, Hengbao Plaza, Ruyifang Station, Guangzhou No. 1 Middle School, and Cultural Park Station.

**Local Landmarks:**

- Shangxiajiu Pedestrian Shopping Street & Area:** A vibrant street scene with numerous shops and pedestrians.
- Shamian Island Tourist Zone:** A scenic area with historic architecture and a large tree.
- Huangsha Seafood Market:** A busy market with various seafood stalls.

**Residential Developments:**

- High-end residential (~1,100 units):** A modern high-rise apartment complex.
- High-end residential (~1,900 units):** Another modern high-rise apartment complex.

