

释放城市  
未来生命力

UNLEASHING  
FUTURE VITALITY  
OF THE CITY





# ABOUT US

## 关于我们

秉承中国中化“科学至上”的核心理念，中国金茂始终坚持高端定位和精品路线，在以品质领先为核心的“双轮两翼”战略基础上，聚焦“两驱动、两升级”的城市运营模式，致力于成为中国领先的城市运营商。

基于对城市潜能的远见，中国金茂整合国际领先的优质资源，引进合理互生的城市规划理念，实现区域功能与城市活力的全面提升，并成功打造了以“金茂”品牌为核心的高端系列产品。

We adhere to Sinochem Holdings' core value of "In Science We Trust" and insist on its adherence to top positioning and premium quality. China Jinmao has focused on the city operations model of "two drives and two upgrades" based on its strategy of "two-wheel and two-wing driven" anchoring on leading quality, with the aim to be the leading city operator in China.

Based on its foresight about urban potential, China Jinmao integrates world-leading quality resources in introducing a reasonable and mutual-growth urban planning concept, achieving all-around improvement of regional functions and urban vitality, and successfully creating high-end series products centring on the "Jinmao" brand.

HK 00817

中国金茂控股有限公司（简称“中国金茂”）是中国中化控股有限责任公司旗下城市运营领域的平台企业

China Jinmao Holdings Group Limited ("China Jinmao") is a platform enterprise in the field of city operation under Sinochem Holdings Corporation Ltd.

# NATIONAL LAYOUT

## 全国布局

7 大重点区域  
稳健布局 30 余个  
城市运营项目

7 key regions  
Sound layout for over 30  
city operations projects

50 余座核心城市  
300+ 精品项目

More than 50 Core Cities and  
Over 300 Premium Quality Projects

# DEVELOPMENT STRATEGY

## 发展战略



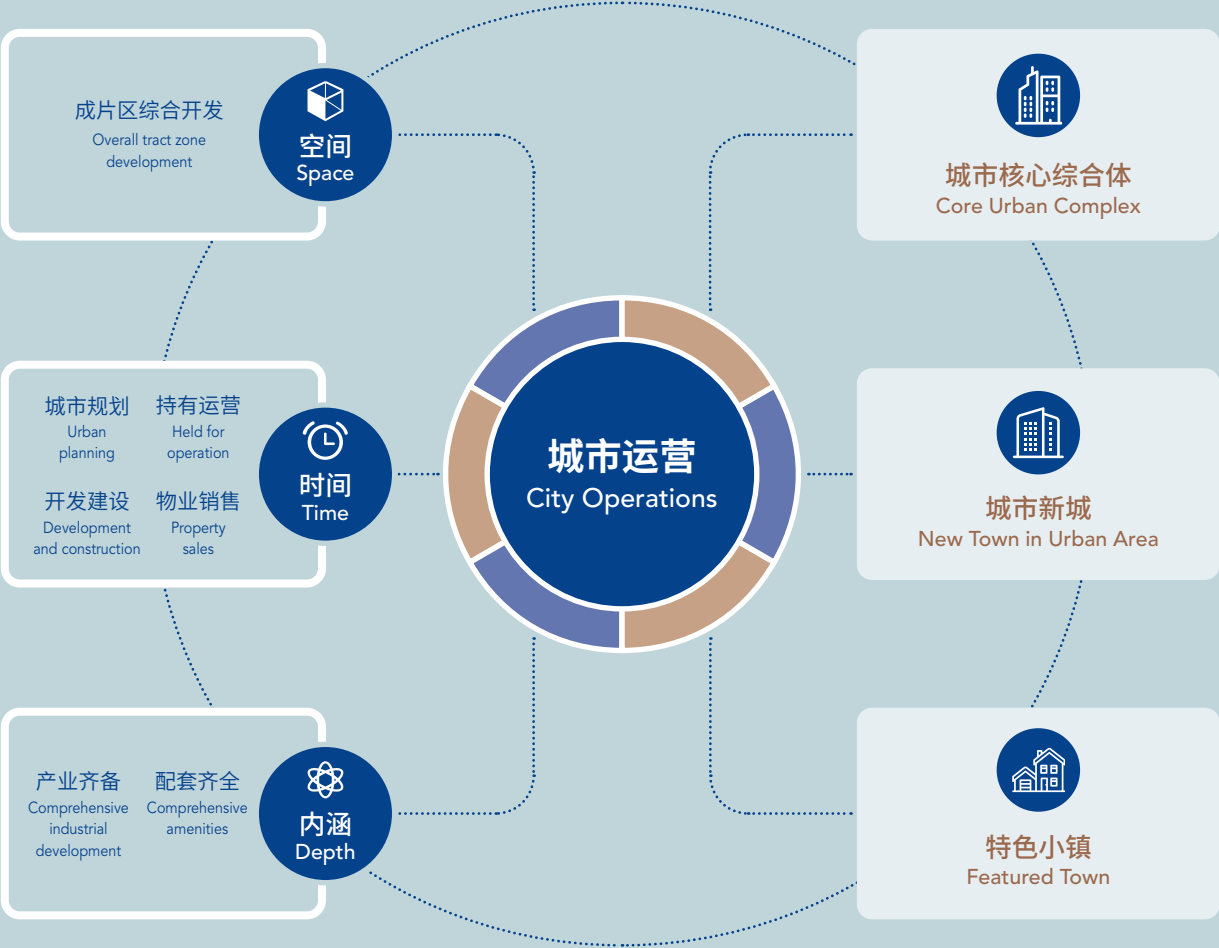
优化“地产开发与持有运营”双轮业务结构，增强“科技引领与服务创新”两翼竞争优势，  
引领城市高质量发展，业绩实现可持续增长

We have been optimizing the two-wheel business structure of "property development" and "held for operation" and enhancing the two-wing competitive advantages of "technology-leading" and "service innovation", with the aim of leading high-quality development of cities and achieving sustainable growth in our results.



# DEFINITION OF CITY OPERATIONS

## 城市运营定义



# FRAMEWORK OF CITY OPERATIONS

## 城市运营逻辑

### 城市运营遵循

### 先“造城市”再“聚人气”“促产业”的发展逻辑

City operations adhere to the development formula of “building city”, followed by “clustering people” and “promoting industry”



# MODEL FOR CITY OPERATIONS

## 城市运营模式

### 品质城市引领者

### LEADER OF QUALITY CITY

#### 城市高品质生活方式革新 Reform of quality city lifestyles

在品质住宅、五星酒店、精品商业、5A 写字楼领域具有产品优势与品牌口碑

China Jinmao enjoys product superiority and brand reputation in the fields of quality residences, five-star hotels, premium quality business, and 5A-grade office buildings

#### 国际视野的规划团队及合作单位 城市运营项目规划落地实践经验

Planning team and partners with global visions  
Practical experience in planning and implementation of city operations projects

#### 城市高质量产业迭代升级 Ongoing upgrade of quality industrial city

大科技产业  
大文化产业  
大健康产业

Comprehensive technology industry  
Comprehensive culture industry  
Comprehensive health industry

#### 依托金茂资本优势和信用背书， 实现以投引产、产融结合

To achieve the purpose of advancing the industry with investment and the integration of industry and finance based on the strengths and credit endorsements of Jinmao Capital





# URBAN UPGRADING

## 城市升级

<b>金茂住宅</b> JINMAO RESIDENCE	绿色健康与智慧科技住宅 Green, Healthy, Smart Technology Residences	高端五星级酒店 High-end Five-star Hotels	<b>金茂酒店</b> JINMAO HOTEL
<b>金茂商业</b> JINMAO RETAIL	高品质体验型生活中心 High Quality Experience Living Centers	优质城市地标写字楼 Quality City Landmark Office Buildings	<b>金茂商务</b> JINMAO COMMERCIAL LEASING
<b>金茂绿建</b> JINMAO GREEN BUILDING	智慧能源和建筑科技综合服务 Comprehensive Smart Energy and Building Technology Services	城市运营金融服务 City Operations Financial Services	<b>金茂资本</b> JINMAO CAPITAL
<b>金茂服务</b> JINMAO SERVICES	高品质智慧城市服务 Prime Smart City Services	环境空间营造服务 Landscaping Services	<b>金茂装饰</b> JINMAO DECORATION
<b>金茂教育</b> JINMAO EDUCATION	智慧教育与职业教育服务 Intelligent Education and Vocational Education Services	智慧物联与数字化服务 Intelligent IoT and Digital Services	<b>金茂云服</b> JINMAO CLOUD

# INDUSTRIAL UPGRADING 产业升级

## 内部资源协同支撑

Synergistic support from internal resources

依托中国中化在生命科学、材料科学、石油化工、环境科学、橡胶轮胎、机械装备、产业金融领域的优势

Drawing on the strengths of Sinochem Holdings in the areas of life science, material science, petrochemical products, environmental science, rubber tire, mechanical equipment and industrial finance

协同中国平安、新华保险等股东旗下的优质产业资源

Pairing them with the quality resources of our shareholders such as Ping An and New China Life Insurance to create synergies

## 外部资源整合支撑

Support from external resources integration

大科技  
Comprehensive  
Technology  
Industry



Haier

網易

ZTE中兴



大文化  
Comprehensive  
Culture Industry

大健康  
Comprehensive  
Health Industry



# 上海 SHANGHAI



## 浦东建设

### DEVELOPMENT IN PUDONG

城市核心综合体 · Core Urban Complex

二十世纪九十年代，响应国家开发、开放浦东的号召，“中华第一楼”金茂大厦应运而生。

上海金茂大厦坐落于黄浦江畔的陆家嘴金融贸易区核心地段，于1994年破土动工，1999年全面竣工，楼高420.5米，是集现代化商务办公、五星级酒店、会展中心、旅游观光、购物休闲于一体，融汇中国塔型风格与西方建筑技术的多功能型地标建筑。

作为我国首座超400米的智慧型摩天大楼，金茂大厦不仅开启了上海浦东新区发展的帷幕，也是新中国接轨国际、经济崛起的里程碑。

During the 1990s, Jinmao Tower, “the first skyscraper in China”, was developed in response to government policies to develop and open up Pudong.

Situated at the prime locations of Lujiazui Finance & Trade Zone that lies on the coastline of Huangpu River, Shanghai Jinmao Tower began construction in 1994 and was completed in 1999. The 420.5-meter-high tower is a multi-functional landmark which represents a perfect combination of Chinese pagoda-style building techniques and western building techniques and comprises modern office space, five-star hotel, exhibition hall, travel attractions, shopping malls and entertainment facilities.

Jinmao Tower is the first smart skyscraper of over 400 meters high in China, representing the pioneer development in Pudong New Area in Shanghai and the milestone for China's globalization and economic development.



# 上海 SHANGHAI



## 金茂北外滩

### JINMAO NORTH BUND

城市核心综合体 · Core Urban Complex

上海金茂北外滩位于虹口区北外滩滨江核心区域，自2007年起开始规划建设，是中国金茂继浦东新区开发后，“城市核心综合体”系列的又一标杆力作。项目总占地约30万方，总建面约150万方，共建有34栋甲级总部办公楼，是亚洲最大规模的绿色商办建筑群，已获得国家住建部颁发的绿色建筑三星级认证、美国绿色建筑委员会颁发的LEED CS金奖认证、英国建筑研究院颁发的BREEAM杰出级认证。

Located in the core area of the North Bund riverside in Hongkou District, Shanghai Jinmao North Bund commenced planning and construction in 2007 as another masterpiece of China Jinmao series of "Core Urban Complex" following the development of Pudong New Area. The project covers a total area of approximately 300,000 square meters and has a total construction area of approximately 1.5 million square meters. With 34 grade A headquarters buildings, it is the largest green commercial building complex in Asia. The project has obtained the three-star certification of green building issued by the Ministry of Housing and Urban-Rural Development, the LEED CS Gold Award certification issued by the U.S. Green Building Council, and the BREEAM Excellent Certification issued by the U.K.'s Building Research Establishment.



## 梅溪湖国际新城

### MEIXI LAKE INTERNATIONAL NEW CITY

城市新城 · New Town in Urban Area

长沙梅溪湖国际新城位于湖南湘江新区重点开发的核心片区，于2011年获取，坐拥3000亩梅溪湖、万亩桃花岭公园和投资超百亿的商业综合体、国际文化艺术中心。

长沙梅溪湖国际新城是中国金茂“城市新城”系列中的扛鼎之作，也是中国金茂城市规划与运营能力的集中体现。伴随着三十余家实力名企强势入驻，梅溪湖国际新城现已成为长沙市最具活力的城市副中心、长株潭新型城镇化示范区，并获得国家住建部首批“绿色生态示范城区”称号。

Changsha Meixi Lake International New City, acquired in 2011, is located in the core area of Hunan Xiangjiang New District's key development zone, with the 3,000-mu Meixi Lake, the 10,000-mu Taohua Ridge Park, a commercial complex with an investment of over RMB10 billion and an international cultural and arts center.

Changsha Meixi Lake International New City is the key project of the "New Town in Urban Area" series by China Jinmao, representing a combination of China Jinmao's abilities in planning and operation. As more than thirty large business brands were recruited as its tenants, Changsha Meixi Lake International New City has been developed into the new and most dynamic city sub-center in Changsha and the New-type Urbanization Demonstration Zone in Chang-Zhu-Tan area. It was also named among the first batch of "Green Ecological Demonstration Areas" by the Ministry of Housing and Urban-Rural Development of China.



# 丽江 LIJIANG



## 金茂谷镇

### JINMAO RICHMOND TOWN

特色小镇 · Featured Town

丽江金茂谷镇地处玉龙雪山脚下高端度假休闲区核心，于2008年获取，总占地约856亩，复合开发和成熟运营有金茂雪山语、金茂凯悦臻选酒店、金茂璞修雪山酒店和金茂时尚生活中心等多重业态，并规划建设“一院四馆一中心”，即大剧院、文化馆、博物馆、非遗馆、美术馆、广电传媒中心等大型公共配套，成为丽江市仅此列入全省重点文化产业的项目。

丽江金茂谷镇整合全球优质资源，打造丽江智慧旅游窗口、西南区域以少数民族文化为创意核心的文化硅谷。

Lijiang Jinmao Richmond Town is situated at the heart of the high-end vacation resort area at the foot of Jade Dragon Snow Mountain, Lijiang. The project, acquired in 2008, has a total area of approximately 856 mu, with joint development and mature operation of a variety of segments including Jinmao Whisper of Jade Dragon, Jinmao Hotel Lijiang, Jinmao Purelax Mountain Hotel and J•LIFE. We plan to build “One Opera, Four Halls, One Center”, which comprises large facilities namely, opera theater, culture hall, museum hall, non-heritage hall, art gallery, and radio & television center. It is the only project in Lijiang designated as a key cultural industrial project in the province.

With the efforts of mobilizing global prime resources to the project, we are building the project into the window to smart tourism in Lijiang and innovative Silicon Valley of culture based on heritage of minorities in Southwest China.





南京  
NANJING

## 青龙山国际生态新城

QINGLONG  
MOUNTAIN  
INTERNATIONAL  
ECOLOGICAL  
NEW CITY

城市新城 · New Town in Urban Area

南京青龙山国际生态新城位于南京东山副城核心区，于2014年获取，总建面约380万方，涵盖核心商务区、品质住宅区、公建配套区等功能片区。项目依托青龙山自然资源，以绿色生态为核心，引入国际领先的城市规划理念，致力于成为融合生态、科技、人文的中国绿色新城示范。

南京青龙山国际生态新城打造了中国金茂旧城改造的创新典范，于2015年荣获“全球人居环境规划设计奖”。

Located in the key area of Dongshan Sub-City Area, Nanjing, Nanjing Qinglong Mountain International Ecological New City was acquired in 2014 and has a total construction area of approximately 3.8 million square meters. It is a multi-functional zone that covers CBDs, quality residence and public facilities. By leveraging on resources of Qinglong Mountain and based on green technology, the project introduces international advanced city planning concepts in developing a green new city model in China comprising ecology, technology and culture.

Nanjing Qinglong Mountain International Ecological New City sets an innovative example of the transformation of the old cities by China Jinmao and won the “Global Human Settlements Award on Planning and Design” in 2015.

青 岛

QINGDAO



## 中欧国际城

CHINA-EUROPE  
INTERNATIONAL  
CITY

城市新城 · New Town in Urban Area

青岛中欧国际城位于大青岛发展几何中心，地处高新区桥头堡，俯瞰青岛胶州湾，于2016年获取，总占地近2400亩，总建面约400万方，涵盖高端住宅、精英公寓、大型购物中心、五星级酒店、产业办公等多种业态，建设生态、智慧、多元、国际、文化的城市运营级项目。项目依托区域内海、河、湿地等自然资源，结合绿色人居理念、未来产业发展方向，将城市功能、产业功能、生态功能融为一体，开拓城市发展的新模式。

Qingdao China-Europe International City is the key project in the development of Qingdao. The project, acquired in 2016, is located at the gateway to Qingdao High-Tech Zone and overlooks Jiaozhou Bay, Qingdao. With a total area of nearly 2,400 mu and a total construction area of approximately 4 million square meters, the project comprises a variety of business forms from high-end residences, elite apartments, large shopping malls, five-star hotels to office buildings, to build a city operation project featured with ecology, intelligence, diversification, internationalization and culture. Relying on its natural resources such as seas, rivers and wetlands in the area, and combining with the concept of green living and the industrial development direction of the future, the project integrates city function, industrial function and ecological function to develop a new model of urban development.





温州

WENZHOU

## 瓯江国际新城

### OUJIANG INTERNATIONAL NEW CITY

城市新城 · New Town in Urban Area

温州瓯江国际新城毗邻温州龙湾国际机场、状元岙深水港区和温州高铁东站，于2017年获取，总占地约632亩，总建面约88.33万方。项目整合了国际优秀的规划设计团队，以“产城融合”、“智慧城市”为理念，着力以TOD模式打造商业综合体和休闲商业区。通过导入优质商业资源，完善城市服务配套，塑造高品位、生态型、智慧型、宜居型的现代产业新城。

Adjacent to Wenzhou Longwan International Airport, the Zhuangyuanao deepwater port district and Wenzhou East High-speed Train Station, Wenzhou Oujiang International New City was acquired in 2017 and covers a total area of approximately 623 mu and a total construction area of approximately 883,300 square meters. The project has integrated ideas of an internationally outstanding planning and design team on the concept of "industrial-urban integration" and "smart city", striving to build a commercial complex and leisure business district in the transit-oriented development (TOD) mode. Through the introduction of quality commercial resources, it aims to improve urban service facilities, and create a high-grade, ecological, smart and liveable new city for modern industries.



南京

NANJING



## 汤山温泉康养小镇

TANGSHAN SPA &  
WELLNESS TOWN

特色小镇 · Featured Town

南京汤山温泉康养小镇位于南京汤山国家级旅游度假区核心区，于2017年获取，总规划面积约2017亩，总建面约73万方，是南京首个集“医疗康复、颐乐文博、旅游度假、老年贸易、生态休闲、CCRC生命公寓”六大功能于一体的健康产业综合开发项目。南京汤山温泉康养小镇将以12大成熟配套、“生活、健康、快乐”3大服务体系，定义世界级康养生活新体验。

Nanjing Tangshan Spa & Wellness Town, acquired in 2017, is located in the core area of Nanjing Tangshan National Tourist Resort. Covering a total planned area of approximately 2,017 mu and a total construction area of approximately 730,000 square meters, it is Nanjing's first comprehensive health industry development project integrating six major functions: "health and rehabilitation, music and culture, tourism and resort, elderly trade, ecological leisure, and CCRC lifestyle apartment". It is expected that Nanjing Tangshan Spa & Wellness Town will define a new world-class wellness living experience with its 12 mature supporting facilities and a 3-major service system of "living, health and happiness".



## 宁波生命科学城

### NINGBO LIFE SCIENCE CITY

城市新城 · New Town in Urban Area

宁波生命科学城位于宁波奉化区北部方桥地块，于2018年获取，总占地约5910亩，总建面约481万方，分为智慧产业区、高端商务区和品质居住区三大板块，打造功能齐备、产业创新、宜居宜业之城。项目依托宁波市第一医院及医科院校等优质资源，围绕医疗上下游，积极布局、导入高端医疗产业资源，形成“三医联动”格局，带动宁波健康产业发展，努力打造浙东健康经济新支点、长三角前沿医疗新高地、全国生命科学生态新典范。

Ningbo Life Science City, acquired in 2018, is located in the Fangqiao area in the northern part of Fenghua District, Ningbo. Covering a total area of approximately 5,910 mu and a total construction area of approximately 4.81 million square meters, it is divided into three major sections: the smart industrial zone, the high-end business district and the quality residential zone, creating a city featuring complete functions, industrial innovation, and suitability for living and business. Relying on high-quality resources such as Ningbo First Hospital and medical colleges, the project is an active strategizing centering on health care upstream and downstream introducing high-end medical industry resources to form a “three medical linkage” structure to drive the development of Ningbo’s health industry, striving to create a new fulcrum in health economy in eastern Zhejiang, a new frontier in medical care in the Yangtze River Delta, and a new model of life science and ecology nationwide.



青 岛

QINGDAO



## 即墨金茂智慧国际城

JIMO JINMAO SMART  
INTERNATIONAL CITY

城市新城 · New Town in Urban Area

青岛即墨金茂智慧国际城地处“三湾三城”规划的核心地带，将建设成集商业零售、商务办公、酒店餐饮、公寓住宅、文化娱乐、游憩休闲等六大功能于一体的新型综合体。项目于2018年获取，总占地1000余亩，规划总建筑面积约120万方，以绿色智慧为特色，落地海绵城市，构建智慧住宅群与高端都市商圈，引领所属片区焕新、蝶变、升级，树立青岛北都心的新形象。

Qingdao Jimo Jinmao Smart International City, located in the core region of the “Three Bays Three Cities” planning, will be built into a new-type complex that integrates six major functions: commerce and retail, business and offices, hotels and catering, apartments and residences, cultural entertainment, recreation and leisure. The project, acquired in 2018, covers a total area of more than 1,000 mu and a total planned construction area of approximately 1.2 million square meters. With green wisdom as its feature and landing in a sponge city, the project aims to build smart residential clusters and high-end urban business districts to lead the renovation, transformation and upgrade of the area, thus establishing a new image of the core area of northern Qingdao.

苏州  
SUZHOU

CHINA JINMAO ISC  
CHINA JINMAO ISC

## 张家港智慧科学城

ZHANGJIAGANG  
INTELLIGENCE  
AND SCIENCE CITY

城市新城 · New Town in Urban Area

苏州张家港智慧科学城坐落于张家港政府重点打造的沙洲湖科教新城板块，于2018年获取，总规划面积约1.7万亩，总建面约450万方，定位于全市创新发展引领区与高端要素集聚地。未来将打造成为集商、住、娱、产、学、研为一体的城市“新中心”，成为张家港城市新名片。

Suzhou Zhangjiagang Intelligence And Science City, acquired in 2018, is located in the Shazhou Lake Science and Education New City Area built by the Zhangjiagang government. Covering a total planned area of approximately 17,000 mu and a total construction area of approximately 4.5 million square meters, it is positioned as the city's innovation and development leading zone and a cluster of high-end elements. Going forward, it will be built into a "new center" of the city that integrates business, housing, entertainment, industry, academics and research, giving Zhangjiagang City a new name card.



# 三亚 SANYA



## 南繁科技城

### NANFAN TECHNOLOGY CITY

城市新城 · New Town in Urban Area

三亚南繁科技城位于海南省三亚市崖州区，于2018年获取，规划范围6028亩，与深海科技城和科教城共同构成崖州湾科技城。项目不仅承载着“深度服务南繁科研”的国家战略保障重任，也担负着“引领民族种业创新开放发展”与“带动区域产业和城市双升级”的重要使命。未来项目将打造成为农业科技生态最优、民族种业国际竞争力最强、产业国际开放度最高的“无边界”世界级产城融合国际智慧生态新城。

Located in Yazhou District, Sanya City, Hainan Province, Sanya Nanfan Technology City was acquired in 2018 and covers a planned area of approximately 6,028 mu. It forms the Yazhou Bay Technology City together with the Deep Sea Technology City and the Science and Education City. The project not only shoulders the national strategic security task of "intensively serving scientific research in Nanfan", but also bears the important mission of "leading the innovation, opening up and development of national seed industries" and "driving the double upgrading of regional industries and cities". Going forward, the project is expected to create a "borderless" world-class international smart ecological city integrating industries and cities boasting the best ecology for agricultural science and technology, the strongest international competitiveness of national seed industries, and the highest degree of international openness among industries.



青 岛

QINGDAO



## 西海岸创新科技城

WEST COAST  
INNOVATION AND  
TECHNOLOGY  
CITY

城市新城 · New Town in Urban Area

青岛西海岸创新科技城位于青岛西海岸新区核心交通商务区，于2018年获取，总占地约6000亩，总建面约510万方。项目涵盖绿色生态住宅、时尚精品街区、国际精英公寓、大型购物中心、超高层五星级酒店、创新型产业办公等多种业态。项目引入绿色智慧、休闲健康、商务服务等创新型高端产业，将创新产业集群与城市发展相融合，打造具有国际影响力的智慧生态科技新城。

Qingdao West Coast Innovation and Technology City is located in the core traffic and business district of Qingdao West Coast New District. It was acquired in 2018 and covers a total area of approximately 6,000 mu and a total construction area of approximately 5.1 million square meters. It integrates business forms such as green ecological residences, boutique districts, international elite apartments, large shopping malls, super high-rise five-star hotels and innovative office buildings. The project has successfully introduced innovative high-end industries relating to green wisdom, leisure and health, commercial services, etc., which integrates innovative industrial clusters with urban development, thus creating a smart ecological technology new city with an international presence.





# 广州 GUANGZHOU

## 中化现代农业科学城

SINOCHEM  
MODERN  
AGRICULTURAL  
SCIENCE CITY

城市新城 · New Town in Urban Area

广州中化现代农业科学城位于南沙新区，总占地面积4,605亩，总建面约163万方，涵括商务总部、国际人才社区、五星级酒店、5A级写字楼等顶级业态。项目汇集中国中化旗下先正达集团、中化金融、中国金茂三大业务板块资源，重点打造华南现代种业研究推广和成果转化中心、国际种业交易博览和贸易中心、城乡融合发展中心，发展现代农业技术服务产业链、农业金融服务产业链的“三中心两链”国家级现代农业硅谷。

Guangzhou Sinochem Modern Agricultural Science City is located in Nansha New District, covering a total area of 4,605 mu and a total construction area of approximately 1.63 million square meters, it encompasses forms of business in the top level such as business headquarters, global talent communities, five-star hotels, 5A-grade office buildings. The project brings together the resources of Sinochem Holdings' three major business sectors, Syngenta Group, Sinochem Finance and China Jinmao, and focuses on building a national modern agricultural silicon valley with "three centers and two chains", including a modern seed industry research and promotion and achievements transformation center in South China, an international seed industry trade expo and trade center, and an urban-rural integration development center, as well as developing a modern agricultural technology service industry chain and an agricultural financial service industry chain.



温州

WENZHOU



## 瑞安生态科学城

RUI'AN  
ECOLOGICAL  
SCIENCE CITY

城市新城 · New Town in Urban Area

温州瑞安生态科学城位于瑞安市区南部的南滨江片区，于2019年获取，总占地约11.43万方，总建面约39.56万方。项目坚持以科技创新产业、生态休闲产业为核心，以综合服务产业、城市配套产业为辅助，构建产城融合的“2+2”产业体系。凭借其城市新城中心的区位优势与景观资源，温州瑞安生态科学城将打造成为瑞安未来的新晋中心区域。

Wenzhou Rui'an Ecological Science City, acquired in 2019, is located in the southern riverside area in the south of Rui'an City, covering a total area of approximately 114,300 square meters and a total construction area of approximately 395,600 square meters. The project adheres to the concept of scientific and technological innovation industries and ecological leisure industries being the core, and integrated service industries and urban ancillary industries being the supports in building a “2+2” industrial system featuring industry-city integration. Relying on its location advantages and landscape resources as a new urban center of the city, Wenzhou Rui'an Ecological Science City will be built into an emerging central area of Rui'an going forward.

无锡  
WUXI



## 霞客岛生态城

### XIAKE ISLAND ECOLOGICAL CITY

城市新城 · New Town in Urban Area

霞客岛生态城坐落于世界闻名的游圣徐霞客故乡——徐霞客镇。项目位于锡澄一体化协同发展启动区，坐拥约2000亩原生湿地，邻近锡澄S1轻轨徐霞客站（在建）。项目以徐霞客的游历足迹和传奇经历为背景蓝图，以独特的生态资源、住宅理念打造长三角人居标杆、宜居之城。

Xiaoke Island Ecological City is located in the world-famous hometown of Xu Xiake, the great traveler - Xu Xiake Town. Located in the pilot zone of Wuxi-Jiangyin integrated synergistic development area, the project has about 2,000 mu of primary wetlands and is adjacent to Xuxiake station of the Wuxi-Jiangyin S1 light rail (currently under construction). Based on the travel footprint and legendary experience of Xu Xiake as the blueprint, the project builds a benchmark of living in the Yangtze River Delta and a livable city with unique ecological resources and housing concepts.





嘉兴  
JIAXING

## 上海之窗智慧科学城

WINDOW OF SHANGHAI  
INTELLIGENCE AND  
SCIENCE CITY

城市新城 · New Town in Urban Area

嘉兴上海之窗智慧科学城位于浙江嘉善经济技术开发区，是嘉善接轨上海的门户。于2019年获取，总规划面积约2878亩，总建面约181万方，涵盖中荷产业园、TOD新城等核心板块。项目未来将建成集城市配套、智能制造、智慧产业、生态宜居于一体，高品位、生态型、智慧型、宜居型的现代新城，成为助推长三角一体化发展的动力引擎。

Window of Shanghai Intelligence And Science City is located in Jiashan Economic and Technological Development Zone in Zhejiang, and is the gateway connecting Jiashan and Shanghai. Acquired in 2019 and occupying a total planned area of approximately 2,878 mu and a total construction area of approximately 1.81 million square meters, the project covers core sections such as the Sino-Dutch Industrial Cooperation Park and the TOD New City. In the future, the project will be built into a high-taste, ecological, smart and livable modern new city that integrates urban auxiliary, smart manufacturing, smart industry and ecological liveability, becoming a driving force for the integrated development of the Yangtze River Delta.



# 岳阳 YUEYANG



## 洞庭生态创新城

### DONGTING ECOLOGICAL INNOVATION CITY

城市新城 · New Town in Urban Area

岳阳洞庭生态创新城位于岳阳东风湖新区，坐拥东风湖、洞庭湖两大水系，近揽九华山公园、东风湖公园、望湖公园三大公园，紧邻国家5A级景区岳阳楼和岳阳核心商圈。项目于2019年获取，总占地约666亩，总建面约134万方，计划建设岳阳第一高楼与特色商业街区，全面升级城市配套，打造岳阳新地标、新名片。

Located in the Dongfeng Lake New District of Yueyang, Yueyang Dongting Ecological Innovation City boasts two major water systems, Dongfeng Lake and Dongting Lake. Alongside the three major parks of Jiuhuashan Park, Dongfeng Lake Park and Wanghu Park, it is in close proximity to the national 5A-grade scenic spot Yueyang Tower and the core business district of Yueyang. Acquired in 2019 and covering a total area of approximately 666 mu and a total construction area of approximately 1.34 million square meters, the project is planned to build into Yueyang's No.1 high rise and characteristic commercial district, fully upgrading urban facilities to create a new landmark and new name card for Yueyang.

福州  
FUZHOU



## 滨海金茂智慧科学城

BINHAI JINMAO  
SMART SCIENCE CITY

城市新城 · New Town in Urban Area

福州滨海金茂智慧科学城位于福州市长乐滨海新城，于2019年获取，总占地约1265亩，总建面约225万方，规划建成集高端商业综合体、5A级办公塔楼、五星级酒店、中央公园、双轨道交汇于一体的城市之核，并打造涵盖科研孵化平台、智慧科研旗舰总部、商务会务中心、智慧协同产业创新综合体、生态社区等多种产业集群的产业创新磁极，未来将成为福州新区核心区示范性现代化国际新城。

Fuzhou Binhai Jinmao Smart Science City, acquired in 2019, is located in Changle Binhai New City, Fuzhou City. With a total area of approximately 1,265 mu and a total construction area of approximately 2.25 million square meters, it is planned to be built into a city core integrating high-end commercial complexes, 5A-grade office towers, five-star hotels, central parks, and dual-track intersections, as well as an industrial innovation magnetic pole encompassing a variety of industrial clusters such as scientific research incubation platforms, smart scientific research flagships and headquarters, business conference centers, collaborative smart innovation complexes and ecological communities, thus becoming a demonstrative new modern international city for the core area of Fuzhou New District.



杭州

HANGZHOU



## 富春金茂星外滩

FUCHUN JINMAO  
STAR IN THE BUND

城市核心综合体 · Core Urban Complex

富春金茂星外滩位于杭州市富阳区富春板块核心，富春江畔，于2019年获取，计容面积约76万方。项目基于城、站、隧于一体，构建地上、地下互联互通的道路立体化网络体系；整体项目规划汲取《富春山居图》，涵盖5幢超高层塔楼、览秀城商业MALL、秦望水街和臻品住宅，同时代建秦望广场和科技馆等业态，打造高规格复合业态一体的滨水TOD综合体，书写城市与时代新篇章。

Fuchun Jinmao Star in the Bund, acquired in 2019, is located in the heart of Fuchun section in Fuyang District, Hangzhou City, adjacent to Fuchun River, occupying a plot area of approximately 760,000 square meters. Based on the plan of integrating stations and tunnels with the city, the project will be built into a three-dimensional network system of interconnected roads above and below the ground. The overall project plan is inspired by "Dwelling in the Fuchun Mountains", encompassing 5 super high-rise tower buildings, The Mall of Splendors, Qinwang Commercial Street and quality residences. It also provides agent construction for Qinwang Plaza and Science and Technology Museum with an aim of establishing a high-standard waterfront TOD complex with integrated business forms, writing a new chapter in the city and the era.





郑州

ZHENGZHOU

## 二七区马寨新城

ERQI MAZHAI  
NEW CITY

城市新城 · New Town in Urban Area

郑州二七区马寨新城项目位于郑州主城区二七区内，坐拥水库景观资源，于2019年获取，总占地约8145亩，计容总建面约488万方。依托良好的区位优势和丰富的生态资源，项目遵循科学规划、整体设计、配套先行、滚动开发的整体运营思路，通过营城、聚人、引产，推动城市面貌升级、城市产业升级，塑造未来智慧之城、绿色之城、生态之城、国际之城、创新之城、创意之城。

Located in Erqi District in the main urban district of Zhengzhou and acquired in 2019, Zhengzhou Erqi Mazhai New City Project boasts reservoir landscape resources, covering a total area of approximately 8,145 mu and a total plot area of approximately 4.88 million square meters. Relying on its good location advantages and rich ecological resources, the project follows the general operational thinking of scientific planning, overall design, auxiliary first, and rolling development. By running city, gathering people, and introducing industries, it promotes upgrading of the city's looks and industries with the aim of shaping a future wisdom city, green city, eco city, international city, innovation city and creativity city.

# 武汉 WUHAN



## 方岛金茂智慧科学城

FANGDAO JINMAO  
SMART SCIENCE CITY

城市新城 · New Town in Urban Area

武汉方岛金茂智慧科学城位于汉阳区四新片区，于2020年获取，总占地约100公顷，总建面约130万方。区内打造高端商业综合体览秀城、五星级酒店、丰富文化设施，并大力导入产业经济，引入绿色集中能源站。项目以“活力之岛、智慧之岛、生态绿岛”为发展目标，聚焦“数字科技、数字文化”两大产业方向，提升方岛产业活力和城市吸引力。

Wuhan Fangdao Jinmao Smart Science City, acquired in 2020, is located in Sixin area of Hanyang District, covering a total area of approximately 100 hectares and a total construction area of approximately 1.3 million square meters. The project is planned to build a high-end commercial complex, namely The Mall of Splendors, five-star hotels and various cultural facilities in the area. It will also actively introduce the industrial economy and bring in green concentrated energy stations. With “vibrant island, smart island and ecological island” as its development goals, the project focuses on the two industrial directions of “digital technology and digital culture” to enhance the industrial vitality and urban attraction of Fangdao.



天津  
TIANJIN



## 上东金茂智慧科学城

SHANGDONG  
JINMAO SMART  
SCIENCE CITY

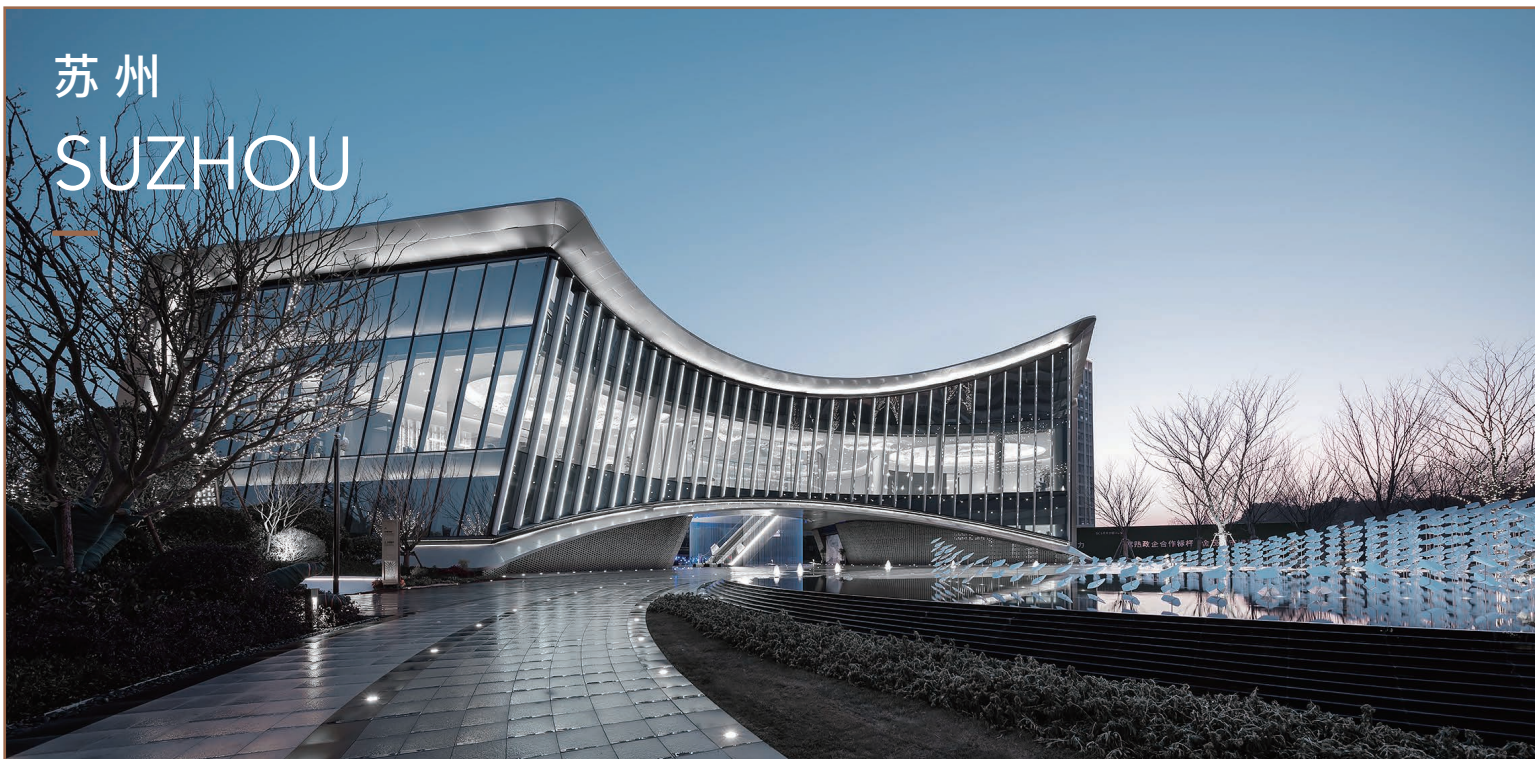
城市新城 · New Town in Urban Area

上东金茂智慧科学城位于天津中心城区东部核心区域，于2020年获取首批用地，规划总占地约1890亩，总建面约119万方。项目依托TOD商业核心区 and 休闲绿化轴，共规划TOD商业区、智慧办公区、城市公园区、精英教育区和生态居住区五大功能区，打造集商业、酒店、产业、教育和居住于一体的智慧城市综合体，助力天津东部新核心升级。

Located in the core area at the east of the city center in Tianjin, Shangdong Jinmao Smart Science City, with its first batch of land acquired in 2020, has a total planned area of approximately 1,890 mu and a total construction area of approximately 1.19 million square meters. Relying on its TOD core business area and the green & leisure elements, the project is designed to build five functional zones, namely the TOD business, smart office, urban park, elite education and ecological residence. It is planned to be developed into a smart urban complex that integrates business, hotel, industry, education and residence, so as to facilitate the upgrading of the new core of eastern Tianjin.



# 苏州 SUZHOU



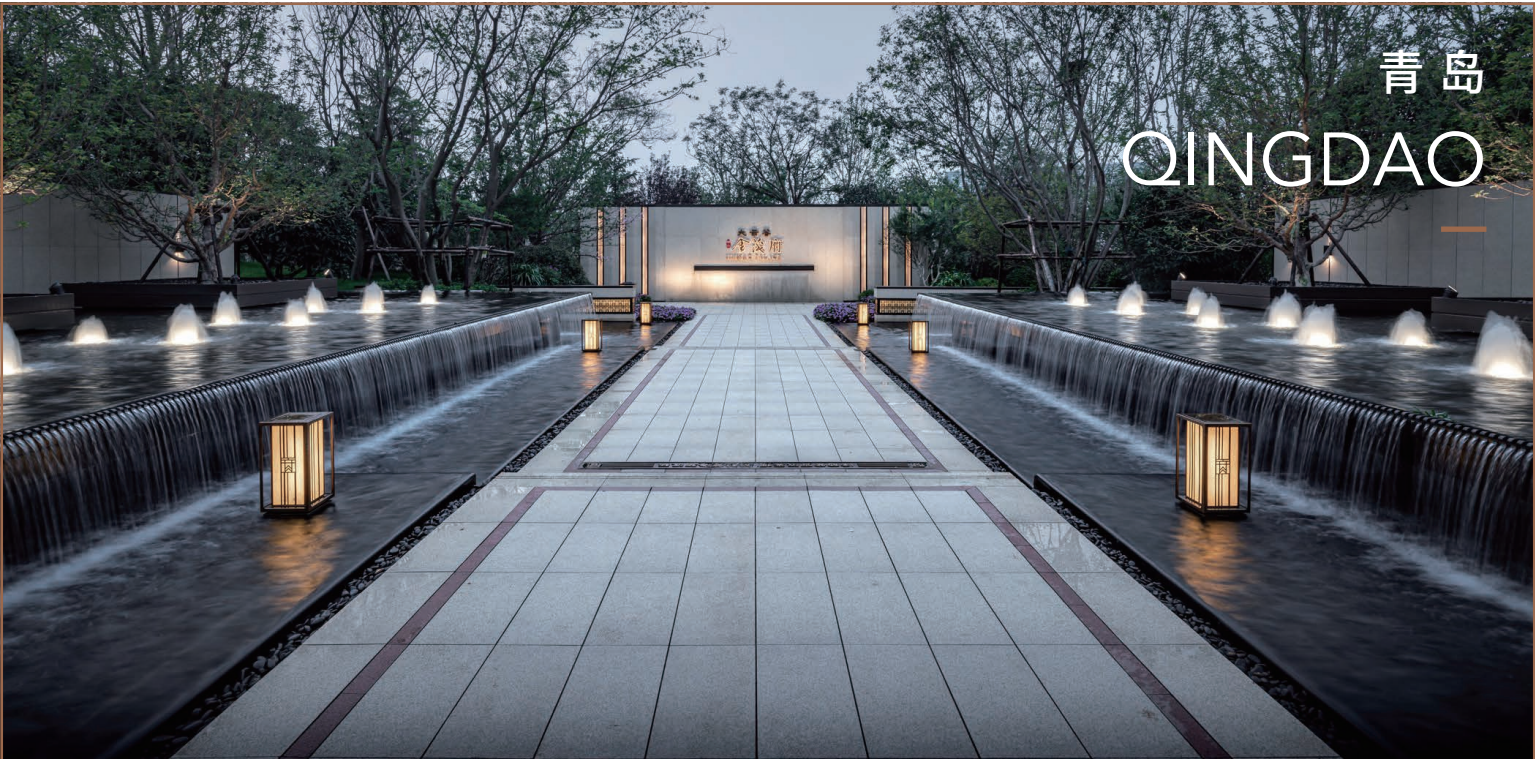
## 常熟金茂智慧科学城

### CHANGSHU JINMAO INTELLIGENCE AND SCIENCE CITY

城市新城 · New Town in Urban Area

苏州常熟金茂智慧科学城位于常熟南部新城核心区，毗邻昆承湖与沙家浜两大生态绿肺，于2020年获取，总规划面积约6495亩。项目秉承“健康+智慧”理念，围绕城市发展及高端圈层需求，呼应优越的自然与产业环境，通过配备品质配套、绿色商办和智慧住宅，打造出彰显高端品质的智慧新城，构建常熟城市发展产业跨越与能级提升的新引擎。

Changshu Jinmao Intelligence And Science City is located in the core area of the new city in southern Changshu, adjacent to the two ecological green areas of Kuncheng Lake and Shajiabang. It was acquired in 2020 and covers a total planned area of approximately 6,495 mu. Adhering to the concept of "Healthy+Smart" and focusing on the urban development and the high-end community demands, the project is equipped with quality supporting facilities, green commercial offices and smart residences by leveraging the superior natural and industrial environment, so as to create a smart new city that demonstrates high-end quality and form a new engine stimulating the leaping development of industries and upgrading of city capabilities in the urban development of Changshu.



青 岛

QINGDAO

# 大云谷城市运营项目

## DAYUN VALLEY CITY OPERATION PROJECT

城市新城 · New Town in Urban Area

青岛大云谷城市运营项目位于青岛市主城区核心板块，横跨崂山、市北、李沧三区，于2020年获取，合作开发用地约487亩，计容总建面约106.7万方。项目贯彻“产城融合、创智标杆、共享互联、低碳生态”四大规划理念，定位为“高端、生态、活力中心城”，以工业4.0、电子商务、物联网+创客、创新金融为主导产业，构建创新、开放、共赢的社群生态圈平台及智慧生活产业链群，打造青岛核心智慧城市范本。

Qingdao Dayun Valley City Operation Project is located in the key area of the main urban district of Qingdao and spanning the three districts of Laoshan, Shibei and Licang, acquired in 2020 and covering the land under joint development of approximately 487 mu and a total plot area of approximately 1.067 million square meters. The project adheres to the four planning concepts of “industrial-urban integration, innovation and intellectualization benchmark, sharing and interconnection, and low-carbon ecology”, and is positioned as “a high-end, ecological and vibrant city center”. With Industry 4.0, e-commerce, Internet of Things + Makers and innovative finance as its leading industries, the project will build an innovative, open and win-win community ecosystem platform and the smart life industry chain group, which creates a model of core smart city for Qingdao.



温州

WENZHOU



## 鳌江国际新城

AOJIANG  
INTERNATIONAL  
NEW CITY

城市新城 · New Town in Urban Area

温州鳌江国际新城位于温州副中心古鳌头片区，于2020年获取，占地面积约1972亩，规划总建面113.5万方。项目以“科创+金融+文化”的体系融合发展为核心特色，从片区生态、人文、区位等核心价值出发，打造以金融总部、地标建筑、特色商业为主的产业集群，塑造现代新城综合配套体系，最终成为温州副中心的产城融合标杆、鳌江流域一体化发展的强力引擎、浙江南部高端服务业引领高地。

Located in the Gu Ao Tou area of sub-center, Wenzhou City and acquired in 2020, Wenzhou Aojiang International New City occupies a total area of approximately 1,972 mu and a total planned construction area of approximately 1.135 million square meters. With integrated development of the system of “technological innovation + finance + culture” as the core feature and based on the core values of ecology, humanity and location in the area, the project will build an industrial cluster that is dominated by financial headquarters, landmark buildings and characteristic businesses, and shape a modern new city complex. It will become the benchmark for industrial-urban integration of Wenzhou sub-center and a powerful engine for the integrated development of the Aojiang River region, leading the high-end service industry of southern Zhejiang.





## 丹阳眼镜城

### DANYANG GLASSES CITY

特色小镇 · Featured Town

丹阳眼镜城位于丹阳市沪宁城际站前，于2020年获取，合作开发用地约1700亩，是江苏省第一批省级特色小镇。项目通过高标准规划，聚焦城市运营、产业升级和文化旅游三大业务条线，以眼镜产业为支撑，“产业核-商旅核”双核驱动，规划“产、旅、居”三大功能板块，将丹阳眼镜城建设成为全周期体验、全域化旅游、全方位升级的国际眼镜双创基地和城市品质提升的新地标。

Located in front of the Shanghai-Nanjing intercity railway station in Danyang City and acquired in 2020, Danyang Glasses City has the land under joint development of approximately 1,700 mu and is among the first provincial-level featured towns in Jiangsu Province. Through high-standard planning and focusing on three major business lines of city operation, industrial upgrading and cultural tourism, the project is planned to integrate three major functions including “industry, tourism and residence” with support from the glasses industry and driven by the dual-core strategy of “industrial core-business travel core”, with the aim of building Danyang Glasses City into an entrepreneurship and innovation base for the glasses industry and a new landmark for urban quality improvement that provides full-cycle experience, all-area-advancing tourism, and all-round upgrading.

金华

JINHUA



## 金华金茂未来科学城

JINHUA JINMAO  
FUTURE SCIENCE  
CITY

城市新城 · New Town in Urban Area

金华金茂未来科学城位于金华东湄区块，于2020年获取，合作区域约2760亩。项目定位为浙中活力引擎，数创协同中枢，规划“两区一片”复合功能结构，分别为中央魅力区、数创活力区、绿色生态片，建设涵盖景观公园、文化馆等公建配套，同时融合智慧居住、品质教育、特色商业、商务办公、产业研发等城市功能物业模块，打造功能完善、业态丰富、运营智能的省级全域未来社区标杆项目。

Jinhua Jinmao Future Science City, acquired in 2020, is located in Dongmei Area of Jinhua. Covering a cooperative area of approximately 2,760 mu, the project is positioned as the vitality engine and the digital innovation collaboration center of Central Zhejiang. It is planned to form a composite functional structure of "two zones and one area", namely the central zone, the digital innovation zone, and the green ecological area. It will build the public auxiliary facilities that comprise landscaped parks and cultural centers, and will integrate the urban functional property modules including smart residence, quality education, characteristic commerce, office space and industrial R&D, so as to create a provincial-level and all-area future community benchmark project with comprehensive functions, diversified business forms and intelligent operations.





长沙

CHANGSHA

# 雨花金茂智慧科学城

YUHUA JINMAO  
SMART SCIENCE CITY

城市核心综合体 · Core Urban Complex

雨花金茂智慧科学城位于湖南省长沙市雅塘片区，于2021年获取。计容总建筑面积约102万方，规划建设集商业综合体、高端写字楼、创新孵化及文化办公基地、Block街区、绿金社区等多重业态为一体的城市核心综合体。项目将借鉴梅溪湖国际新城项目的成功经验，统一规划、整体开发，打造长沙城市有机更新标杆。

Yuhua Jinmao Smart Science City, acquired in 2021, is located in Yatang area of Changsha City, Hunan Province. With a total plot area of approximately 1.02 million square meters, the project is planned to be an urban core complex that integrates a commercial complex, high-end office, innovation incubation and cultural office bases, Block street, and green and gold community of the city. The project will draw on the successful experience of the Meixi Lake International New City project to create a benchmark for organic urban renewal in Changsha through unified planning and overall development.

南昌

NANCHANG



## 赣江新区中医药 国际生态城

GANJIANG NEW  
DISTRICT CHINESE  
MEDICINE  
INTERNATIONAL  
ECOLOGICAL TOWN

城市新城 · New Town in Urban Area

赣江新区中医药国际生态城位于江西省赣江新区中医药科创城白马庙片区，于2021年获取，合作区域9.38平方公里。项目依托中医药科创城国家级战略，从文化引领、生态先行、产业进阶、智慧创新四方面入手，构建从养生渡人到归真渡心的优质生活方式；引入以“中医药+”、“+中医药”为主的研发与科创产业资源，教育、医疗、文体等配套资源，同步构建新型智慧城市和智慧能源体系，打造产城融合项目新标杆。

Ganjiang New District Chinese Medicine International Ecological Town, acquired in 2021, is located in the Baimamiao area of Ganjiang New District Chinese Medicine Science and Innovation City in Jiangxi Province, covering a cooperative area of about 9.38 square kilometers. Relying on the national strategy of the Chinese Medicine Science and Technology Innovation City, the project starts from four aspects: cultural leadership, ecological advancement, industrial upgrade, and smart innovation, to build a high-quality lifestyle from health-preservation to soul. It introduces R&D and scientific and technological innovation industry resources mainly based on "TCM+" and "+TCM", as well as supporting resources such as education, medical care, culture and sports, and simultaneously build a new smart city and smart energy system, creating a new benchmark for industry-city integration projects.





## 清镇金茂水晶智慧新城

QINGZHEN JINMAO  
CRYSTAL SMART  
NEW CITY

城市新城 · New Town in Urban Area

清镇金茂水晶智慧新城位于贵阳清镇市城南片区，于2021年获取，目前规划面积万余亩。项目涵盖城市主题公园、文化创意基地、文化展示基地、智慧能源管理中心、户外运动公园、亲子主题公园、高端商业综合体、公立名校、医院等丰富城市配套设施，打造具备绿色能源体系、智能系统等绿金科技的智慧新城和绿色生态宜居之地。

Qingzhen Jinmao Crystal Smart New City, acquired in 2021, is located in the southern part of the city of Qingzhen, Guiyang, with a planned area of over 10,000 mu. The project covers urban theme park, cultural and creative base, cultural exhibition base, intelligent energy management center, outdoor sports park, parent-child theme park, high-end commercial complex, well-known public school, hospital and many other urban facilities. The aim is to create a new city and green ecological livable place with green energy system and intelligent system which apply green and gold technology.



上海

SHANGHAI



## 横沔古镇城市运营项目

### HENGMIAN ANCIENT TOWN CITY OPERATION PROJECT

城市新城 · New Town in Urban Area

横沔古镇城市运营项目位于上海市浦东新区，于2021年获取，总建筑面积约53万方。规划打造高端酒店、商业街区、品质住宅、历史风貌保护区等多元业态。中国金茂将借力高起点规划、高强度投入、高标准建设，将智慧科技、节能低碳等元素融入横沔古镇。

Hengmian Ancient Town City Operation project, acquired in 2021, is located in Shanghai's Pudong New District with a total construction area of approximately 530,000 square meters. It is planned to build high-end hotel, commercial street, quality residential, historical landscape protection area and other diversified business forms. China Jinmao will take advantage of high-quality planning, strong investment backup and high construction standards to integrate intelligent technology, energy saving, low carbon concept and other elements into the ancient town of Hengmian.





## 金茂南太湖未来之窗

### CHINA HUZHOU FUTURE CITY

城市新城 · New Town in Urban Area

金茂南太湖未来之窗项目总规划面积约3.26平方公里，规划七大智慧产城集群，涵盖滨湖地标、高端商业、教育集群、金融总部、医疗枢纽、双创基地和滨湖人居。项目携手全球农业巨头先正达集团，通过五大未来田园规划：未来农业展示中心、都市田园科教区、先正达功能水稻试验区、智慧无人农场引领区、先正达优新品种示范区，全维度提升城市价值，绘就湖州时代宏图新篇章。

With a total planned area of approximately 3.26 square kilometers, China Huzhou Future City project plans seven smart industrial city clusters, covering a lakeside landmark, high-end commercial complex, education cluster, financial headquarters, medical hub, entrepreneurship and innovation base and lakeside residential area. The project, together with the global agricultural giant Syngenta Group, enhances the value of the city in all dimensions and creates a new chapter in the grand plan of the Huzhou era through five future pastoral plans: Future Agriculture Exhibition Center, Urban Pastoral Science and Education Zone, Syngenta Functional Rice Pilot Zone, Smart Unmanned Farm Leading Zone, and Syngenta Superior New Variety Demonstration Zone.



廊坊

LANGFANG



## 龙河高新区项目

### LONGHE HIGH-TECH ZONE PROJECT

城市新城 · New Town in Urban Area

廊坊龙河高新区项目已初步形成了电子信息、装备制造和现代服务业三大主导产业集群。2021年，中国金茂战略投资宏泰发展后，开启助力龙河新区发展的步伐。通过导入中国中化战略产业资源，加强产业合作赋能，推动产业创新孵化，有效提升龙河新城产业发展能级，加速龙河新城国际化、科技化、智慧化的步伐，为廊坊城市发展赋予新能量。

Langfang Longhe High-tech Zone project has initially formed three major leading industry clusters, namely, electronic information, equipment manufacturing and modern service industries. In 2021, after China Jinmao's strategic investment in VAST Development, the development of Longhe New Zone has been facilitated. Through the introduction of Sinochem Group's strategic industrial resources, strengthened industrial cooperation and empowerment, and efforts to promote industrial innovation and incubation, the industrial development standard of Longhe New City has been effectively enhanced, accelerating the pace of internationalization, technology development and intelligentization of Longhe New City, and giving new energy to Langfang's urban development.



衢州

QUZHOU



## 衢州高铁新城项目

### QUZHOU HIGH-SPEED RAIL NEW CITY PROJECT

城市新城 · New Town in Urban Area

衢州高铁新城项目合作区域约为2.67平方公里，规划计容总建筑面积约113万平方米。项目涵盖基础设施与公共设施建设，同时融合智慧居住、特色商业、商务办公、品质教育、产业研发等城市配套设施，打造功能完善、业态丰富、运营智能的省级标杆项目。

The cooperation area of the Quzhou High-speed Rail New City Project is approximately 2.67 square kilometers, with a total planned GFA of approximately 1.13 million square meters. The project covers the construction of infrastructure and public facilities, and at the same time integrates urban ancillary facilities such as smart living, characteristic commerce, business office, quality education, and industrial research and development, to create a provincial benchmark project with complete functions, rich business formats, and intelligent operation.

