

CHINA JINMAO



释放城市
未来生命力
UNLEASHING
FUTURE VITALITY
OF THE CITY



中国金茂
CHINA JINMAO
中化集团成员企业

CHINA
JINMAO

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关于 我们

ABOUT US

中国金茂控股集团有限公司（简称“中国金茂”）是世界五百强企业之一中国中化集团公司（2015 年列《财富》全球 500 强之第 105 位）旗下房地产和酒店板块的平台企业，于 2007 年 8 月 17 日在香港联合交易所主板上市（股票代码：HK.00817），是香港恒生综合指数成份股之一。中国中化集团公司是获得国资委批准的以地产开发和酒店经营为主营业务的中央国有企业之一。

China Jinmao Holdings Group Limited (hereinafter referred to as “China Jinmao”) is a platform enterprise under the real estate and the hotel segment of Sinochem Group, one of the top 500 world's enterprises (ranking the 105th among the top 500 world's enterprises in 2015 by “Fortune”). On 17 August 2007, the Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (Stock Code: HK.00817). It is now one of the component stocks of the Hong Kong Hang Seng Composite Index. Sinochem Group is one of the state-owned enterprises that are approved by the State-owned Assets Supervision and Administration Commission to engage principally in property development and hotel operations.

释放 城市未来 生命力

Unleashing
future vitality
of the city

企业概况 COMPANY OVERVIEW

秉承中化集团“创造价值、追求卓越”的核心理念，中国金茂始终坚持高端定位和精品路线，加快推进服务与金融创新，致力于成为中国领先的城市综合开发商与运营商。

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，实现区域功能和城市活力的全面提升。目前，公司已成功进驻华北、华东、华南、华中、西南 5 大区域、15 座核心城市，并成功打造了以“金茂”品牌为核心的高端系列产品。

“金茂”（JINMAO）品牌为中国驰名商标。自 2005 年以来，“金茂”品牌已连续十一次入围“中国 500 最具价值品牌”榜。2015 年，“金茂”以 108.05 亿元的品牌价值位居第 228 位。

中国金茂的历史可以追溯到上世纪九十年代开发建设上海浦东标志性建筑金茂大厦，随即开发的上海港国际客运中心和上海国际航运服务中心两大项目构成了上海北外滩的主体。如今在上海城市核心区，在以东方明珠为中心 2 公里的半径范围内，坐落着近 150 栋优秀商办建筑，其中由中国金茂开发建设的多达 45 栋。

The history of China Jinmao can be traced back to the development and construction of Jinmao Tower, the landmark in Pudong, Shanghai, in the 90s of the previous century. Shortly afterwards, the two major projects, Shanghai Port International Cruise Terminal and Shanghai International Shipping Service Center were developed and became the main body of Shanghai North Bund. Currently, within the radius of 2 km with the Pearl of the Orient as the center in the core urban area of Shanghai, there are nearly 150 excellent commercial buildings, 45 of which were developed and constructed by China Jinmao.

Having inherited the core philosophy of Sinochem Group – “Creating Value and Pursuing Excellence”, China Jinmao has insisted on the high-end positioning and the boutique line and expedited the implementation of service and financial innovation in order to endeavour to become the leading urban comprehensive developer and operator in the PRC.

Given our foresight on city potentials, China Jinmao integrated the world’s leading premium resources and introduced mutually beneficial city planning concepts to the cities to achieve the overall enhancement in regional functions and city vitality. Currently, the Company has succeeded in entering the markets in fifteen core cities of the big five regions including Northern China, Eastern China, Southern China, Central China and Southwestern China and creating the high-end product series under the core brand name “JINMAO”.

“JINMAO” Brand is a famous trademark in the PRC. Since 2005, “JINMAO” Brand has been included in the billboard of “China’s Top 500 Most Valuable Brands” on eleven consecutive occasions. In 2015, “JINMAO” was ranked the 228th with the brand value of RMB10.805 billion.

绿色科技 Green technology
金茂品质 Jinmao quality

我们发挥板块间协同效应，打造了以“金茂”品牌为核心的高端系列产品。“绿色科技、金茂品质”的“绿金”标准已成为“金茂”系列产品独有的优质基因及品牌内涵，并在行业中不断重新定义高端与品质。

China Jinmao has exerted its synergistic effect among segments to create the high-end product series under the core brand name “JINMAO”. The “Green Gold” standard of “Green Technology and Jinmao Quality” has become the proprietary premium DNA and brand concept of the “JINMAO” product series, with on-going high-end and quality redefinition in the industry.

城市综合开发商与运营商
Comprehensive City Developer and Operator

中国金茂充分利用一二级联动、综合体开发、持有物业运营等方面的经验与优势，通过规划引导、资源整合、地产开发与客户服务，打造城市新核心。

China Jinmao has fully utilized its experiences and advantages in various aspects including the grade 1 and grade 2 interaction, the complex development and the operation of properties held to build the new core of the city through guidance for planning, integration of resources, property development and customer services.

开发业务 Development Business

>>> 城市开发
City Development



>>> 物业开发
Property Development



持有业务 Holding Business

>>> 酒店经营
Hotel Operations



>>> 商务租赁
Commercial Leasing



>>> 零售商业运营
Retail Operations



发展历程 DEVELOPMENT HISTORY

1998

12 月

金茂大厦落成，成为中国经济发展的标志。

In **December**, Jinmao Tower upon completion became the sign of the economic development in the PRC.

2004

6 月

公司在香港正式成立。

In **June**, the Company was officially set up in Hong Kong.

2007

8 月 17 日

公司在香港联交所主板上市，股票代码 00817。

12 月

公司完成对凯晨世贸中心、王府井大饭店及中化物业的全面收购。

On **17 August**, the Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (Stock Code 00817).
In **December**, the Company completed the overall acquisition of ChemSunny World Trade Centre, Wangfujing Grand Hotel and Sinochem properties.

2008

公司投资开发上海港国际客运中心、上海国际航运服务中心，打造上海北外滩。

The Company invested in the development of Shanghai Port International Cruise Terminal and Shanghai International Shipping Service Center to build the Shanghai North Bund.

2010

1 月

公司旗下“金茂”商标，被国家工商总局商标局认定为“不动产出租、不动产管理类”中国驰名商标。

9 月

公司获取青岛金茂湾项目，正式进驻青岛。

In **January**, the “JINMAO” trademark under the Company was certified by the Trademark Office under the State Administration for Industry and Commerce of the PRC as the famous trademark in the PRC under the “Category of Real Estate Leasing and Real Estate Management”.
In **September**, the Company obtained Qingdao Jinmao Harbour Project and officially entered Qingdao.

2009

1 月

公司完成对中国金茂（集团）股份有限公司的全面收购。

6 月

公司获取北京广渠路 15 号地块。

In **January**, the Company completed the overall acquisition of China Jinmao Group Co., Ltd.
In **June**, the Company acquired the land lot of No. 15 Guangqu Road, Beijing.

2011

1 月

公司获取长沙梅溪湖片区一级开发权，成功入驻长沙。

3 月

公司成为国内首个自愿减排标准“熊猫标准”购买者。

12 月

公司成功入驻重庆。

In **January**, after obtaining the grade one development right of Meixi Lake Zone, Changsha, the Company succeeded in entering the market in Changsha.

In **March**, the Company was the first purchaser of voluntary emission reduction standard – “Panda Standard” in the PRC.

In **December**, the Company succeeded in entering the market in Chongqing.

2012

12 月

公司成功入驻苏州。

In **December**, the Company succeeded in entering the market in Suzhou.

2014

1 月

公司成功入驻杭州。

2 月

公司旗下“金茂”图形商标，被国家工商总局商标局认定为“不动产出租、不动产管理类”中国驰名商标。

7 月

公司旗下金茂投资及金茂（中国）投资控股有限公司在香港联交所主板上市，股票代码 06139。

In **January**, the Company succeeded in entering the market in Hangzhou.

In **February**, the Company’s “JINMAO” logo trademark was certified by the Trademark Office of the State Administration for Industry and Commerce as the famous trademark in the PRC under the “Category of Real Estate Leasing and Real Estate Management”.

In **July**, Jinmao Investments and Jinmao (China) Investments Holdings Limited under the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (Stock Code: 06139).

2013

2 月

公司成功并购南京国际广场项目，全面入驻南京。

9 月

公司成功入驻广州并加入南沙新区国家级新区开发进程。

9 月

公司成功入驻宁波。

11 月

公司实现中国建筑业碳交易第一单。

In **February**, the Company succeeded in the merger and acquisition of the project of Nanjing International Center with overall entry to the market in Nanjing.

In **September**, the Company succeeded in entering the market in Guangzhou and took part in the new state-level development process of Nansha New Zone.

In **September**, the Company succeeded in entering the market in Ningbo.

In **November**, the Company achieved the first carbon trading transaction of the construction industry in the PRC.

2015

6 月

公司成功引入战略投资者——新华保险、GIC、华平、郭炳湘。

9 月

公司正式更名为“中国金茂控股集团有限公司”，简称“中国金茂”。

10 月

公司成功入驻佛山。

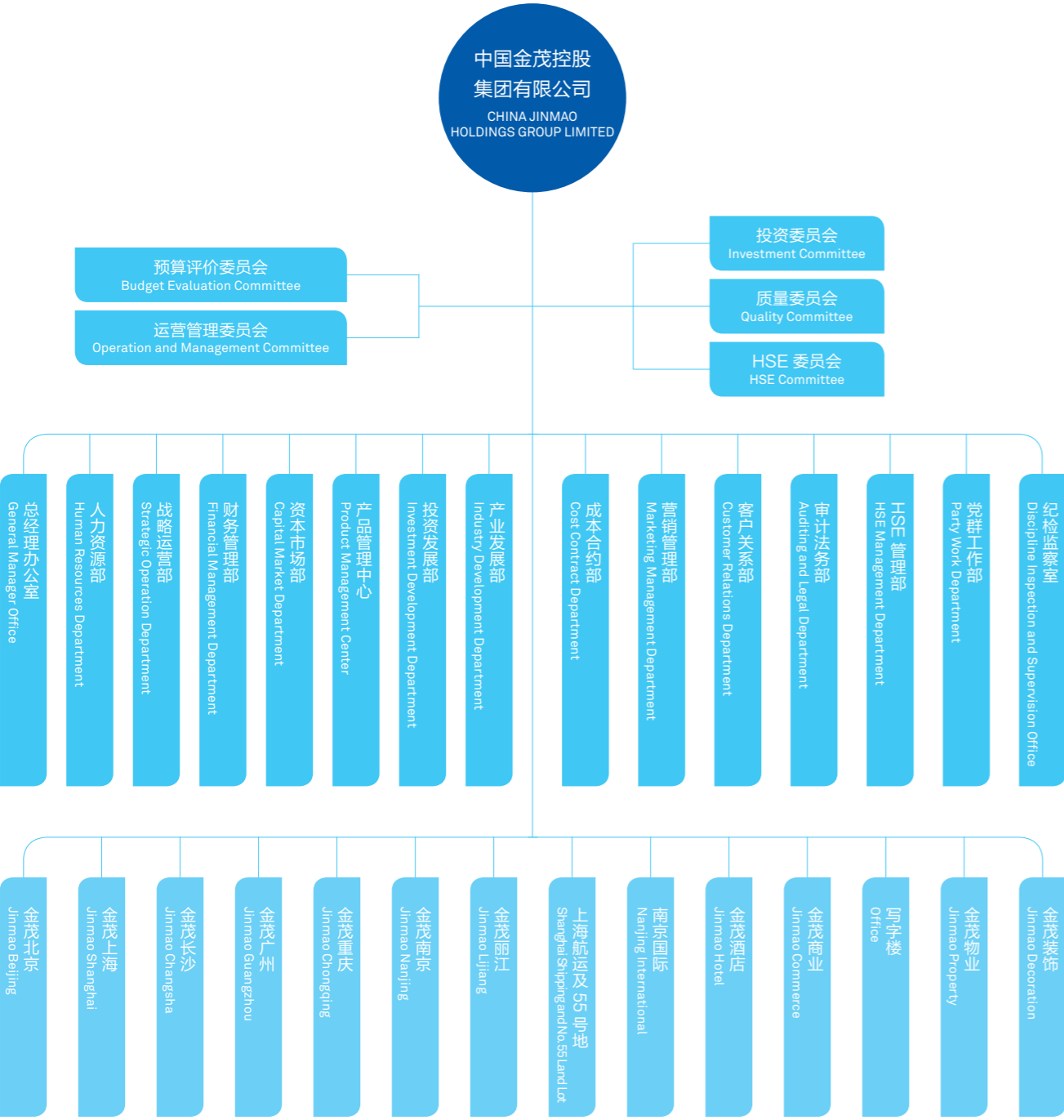
In **June**, the Company has succeeded in securing strategic investors: New China Life Insurance, GIC, Warburg Pincus and Walter Kwok.

In **September**, the Company was officially renamed “China Jinmao Holdings Group Limited” (“China Jinmao”).

In **October**, the Company succeeded in entering the market in Foshan.

组织架构

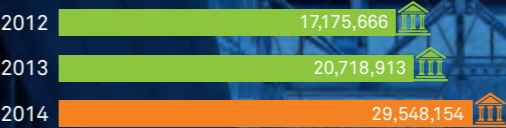
ORGANIZATIONAL STRUCTURE



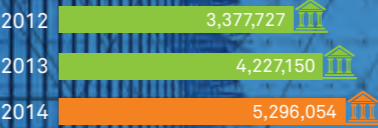
经营业绩

OPERATING PERFORMANCE

营业收入 (单位: 港币千元)
Revenue (Unit: HK\$'000)



归属于母公司净利润 (单位: 港币千元)
Net Profit attributed to Parent Company (Unit: HK\$'000)



资产总额 (单位: 港币千元)
Total Assets (Unit: HK\$'000)



土地储备 (单位: 万平方米)
Land Reserve (10,000 sq. m.)



公司荣誉 COMPANY HONOURS

2015

- 5月，荣获“2015 中国大陆在港上市房地产公司综合实力 TOP10”及“2015 中国大陆在港上市房地产公司投资价值 TOP10”称号，这是公司连续第三年获得该项荣誉。
- 6月，金茂品牌连续十一年入围“中国 500 最具价值品牌”榜。2015 年，以 108.05 亿元的品牌价值位列第 228 位。
- 6月，在权威媒体《经济观察报》主办的“第十二届中国蓝筹地产年会”上，荣登“2015 年度第十二届中国蓝筹地产”主榜单。
- In May, the Company had the honour of being named one of the “2015 Top 10 Hong Kong Listed China Real Estate Developers in Overall Performance” as well as one of the “2015 Top 10 Hong Kong Listed China Real Estate Developers in Investment Value” for three consecutive years.
- In June, “JINMAO” Brand was included in the billboard of “China’s Top 500 Most Valuable Brands” for eleven consecutive years. In 2015, “JINMAO” was ranked the 228th with the brand value of RMB10.805 billion.
- In June, the Company had the honour of being included in the main billboard of the “12th Anniversary China Blue Chip Real Estate 2015” in the “12th Anniversary China Blue Chip Real Estate Annual Meeting” organized by the respected media, “Economic Observer”.



TOP 10

位列
Ranked

228th

2

品牌 文化

BRAND CULTURE

金茂

2010 年“金茂”商标被国家工商行政管理总局认定为不动产出租和不动产服务管理类“中国驰名商标”

In 2010, the trademark of “JINMAO” was certified by the State Administration for Industry and Commerce as the “Famous Trademark in the PRC” under the category of real estate leasing and real estate management.



2014 年“金茂”图形商标被国家工商行政管理总局认定为不动产出租和不动产服务管理类“中国驰名商标”

In 2014, the logo trademark of “JINMAO” was certified by the State Administration for Industry and Commerce as the “Famous Trademark in the PRC” under the category of real estate leasing and real estate management.

品牌理念 BRAND CONCEPT

瞻高 Aim High

我们的视角 Our Perspective

因为高度，我们创造了引领性的标杆物业并确立了高品质的发展愿景。

In light of height, we have created the leading benchmark property and set the vision of leading quality development.

筑远 With Vision

我们的态度 Our Attitude

我们以更长久的承诺，非凡的眼界和视野，领先的规划理念与设计美感，创造能满足未来城市生活的物业，以旺盛的生命力成其久远。

With more long-lasting commitment, exceptional field of vision and horizons, leading planning concept and design aesthetics, we create the property to satisfy the future urban living and attain long-lasting effects by vigorous vitality.

建未来 Building for the Future

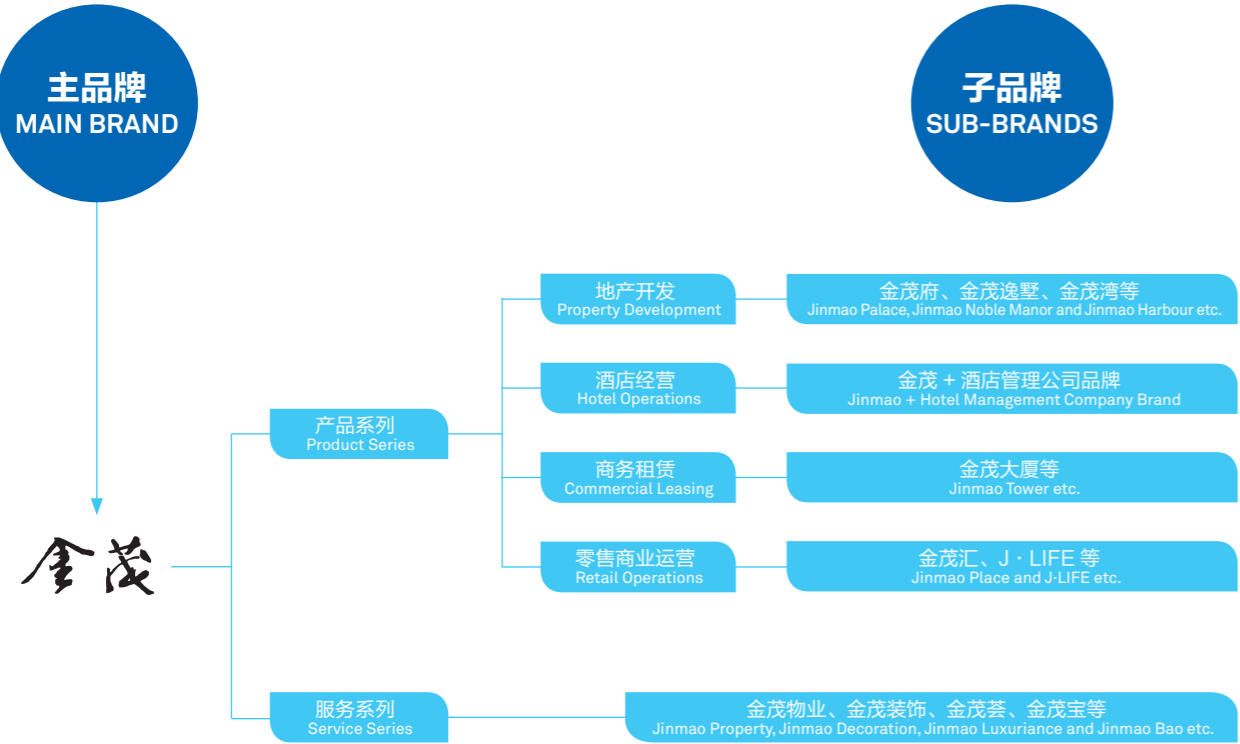
我们的目标 Our Target

我们为人们实现“绿色科技、金茂品质”的“绿金”生活梦想，与所有利益相关方一道，实现经济、社会和情感价值的和谐统一，成就可持续的共好未来。

We help people to realize the dream of “Green Gold” living with “Green Technology, Jinmao Quality” and, together with all the interested parties, to achieve the harmony and unification of economic, social and sentimental values so as to build a more sustainable future.



品牌架构 BRAND STRUCTURE



文化体系 CULTURAL SYSTEM

企业使命 Company Mission

释放城市 未来生命力

Unleashing Future
Vitality of the City

我们专注发展具有高尚艺术品位，追求人、建筑与自然和谐共荣的城市地标，以前瞻的眼光与思维、创新的规划与设计、诚信的态度与品质，推动有品质的城市化进程，不断实现未来人居和城市梦想，释放出持久发展的生命力！

We focus on the development of city landmark featuring noble artistic style and positioning, and in pursuit of mutual harmony and prosperity for people, architecture and nature, and push quality urbanization forward with forward-looking horizon and thinking, innovative planning and design, as well as faithful attitude and quality, so as to keep on realizing the future home and city dream as well as unleashing future vitality of the city!

企业愿景 Company Vision

成为受人尊敬的 品质地产引领者

Becoming a Well-
respected and Leading
Quality Property Developer

我们专注于高端品质，为客户提供高品质的产品和服务。我们实施绿色发展战略，致力于成为绿色发展应用型典范。我们愿与社会各方共同打造责任地产、绿色地产和品质地产的企业形象，成为受人尊敬的品质地产引领者！

We focus on high-end quality and provide our customers with premium products and services.

We impose the green development strategy and commit ourselves in becoming the application model for green development.

We are willing to build up the enterprise image of responsible property, green property and quality property together with all sectors in society so as to become a well-respected and quality property developer!

核心价值观 Core Values

创造价值 Creating Value

我们以合作与共赢的思维为股东创造卓越的价值回报，为客户构建理想的生活空间，为员工提供高成长的事业平台，为社会传递富而有道的现代文明。

With the cooperation and win-win thinking, we create the excellent value return for our shareholders and construct the ideal living space for our customers, provide our employees with the business platform featuring high growth, and pass on the modern civilization featuring well-governed wealth.

追求卓越 Pursuing Excellence

我们永葆创业激情，执着务实，用心谋事，极力成事，不断寻求突破，有永远追求更加卓越的雄心、勇气和自信。

We retain the entrepreneurial passion, persistence, practicability, dedication and commitment for attaining our goals, coupled with everlasting ambition, courage and self-confidence in pursuit of even greater excellence.

发展理念 Development Concept

快跑 Run Rapidly

我们要加快奔跑，为自己奔跑，为企业奔跑，为梦想奔跑！
We must run more rapidly for ourselves, for the enterprise and for the dream!

敢想 Dare to Think

我们要有敢为天下先的创业精神，要敢于承担重大责任。
We must have the entrepreneurial spirit of becoming a forerunner, and dare to bear material responsibilities.

敏行 Act Swiftly

我们需要不断的学习和冷静的思考，在智慧的指引下，站在未来，思考现在，敏捷前进。
We need to keep on learning with calm thinking, think wisely for the current situation by projecting ourselves to the future, and march ahead swiftly.

员工理念 Employees' Concepts

共创、共享、共成长 Joint Creation, Joint Enjoyment and Joint Growth

我们努力让员工获得应有的尊重、信赖和成长机会，释放员工的激情、责任心和创造力，共同分享企业发展成果。

我们通过人性化的企业管理，充满鼓励的工作氛围和完备的人才培养计划，让员工与企业共同成长。

We endeavor to let our employees enjoy their due respect, trust and growth opportunity, and release their passions, responsibilities and creative capabilities together with the benefit of sharing the achievements of the enterprise development.

Through humanised enterprise management, we provide the working environment filled with encouraging elements and the complete talents nurturing plan to enable our employees to grow with the enterprise.

行为准则 Code of Conduct

诚信 Faithful

我们追求高水平的企业管治、商业诚信及透明度标准，努力实现对公司与合作伙伴的承诺。

We pursue high-standard corporate governance, commercial faith and standard of transparency and endeavour to realize our commitment for the Company and the cooperative partners.

合作 Cooperative

我们重视跨部门之间的准确沟通与高效协作，以合作与共赢得思维为他人分担。
We emphasize accurate inter-department communication and highly effective coordination and share the burden with others by means of cooperation and win-win concept.

善于学习 Good at Learning

我们以开放而自信的心态，客观评价自己，持续改善自身能力，追求更高业绩。
We adopt the open and self-confident attitude to evaluate ourselves objectively and continuously improve our ability in pursuit of better performance.

认真 Earnest

我们始终保有工作的主动性和持久的热情，脚踏实地、恪尽职守。
After all, we retain the initiative and persistent passion on the job and carry out our duties in a down-to-earth manner.

创新 Innovative

我们相信创新是前进的推动力，以市场需求和客户价值为导向，把握机遇，谋求发展。
We believe that innovation is the impetus for us to go ahead and seize the opportunity to look for development in light of market demand and customers' value.

追求卓越 Pursuing Excellence

我们自信但不自傲，不断追求更高的目标，实现从个人卓越到组织卓越。
We are self-confident but not proud of ourselves. We keep on pursuing higher targets so as to realize distinguished achievement from individual to organization.

3

战略 布局

STRATEGIC
LAYOUT

战略思路 STRATEGIC THINKING

“12345” 战略 The Strategy of “12345”

1 个定位 One positioning

坚持品质领先的核心定位
Adhere to the quality of the leading core position

2 大基础 Two big foundation

夯实销售及持有两大业务基础
Consolidate sales and hold two big business foundation

3 项主题 Three themes

围绕“快速、健康、可持续”三项主题
Focus on the three themes: “rapid, healthy and sustainable”

4 类资源 Four types of resources

紧抓土地、资金、人才、合作伙伴四类资源
Cling to the four types of resources: “land, capital, talent and partners”

5 种能力 Five kinds of ability

打造资源整合能力领先、运营管理能力均好、客户服务能力成熟、风险管控能力稳健、创新能力突出的核心竞争力
Build leading ability of integrating resources, good ability of operation and management, matured customer service ability, sound ability of risk control, and the core competitiveness with outstanding innovation ability.

战略发展目标
Strategic Development Target

中国金茂将在以品质领先为核心的战略基础上，全力推动核心业务的跨越发展，加快推进服务与金融创新，实现由“双轮驱动”到“双轮两翼”的战略升级。

Based on the core strategy of quality leadership, China Jinmao will promote frog-leap development of the core business with all efforts, expedite the service and financial innovation, and achieve the upgrade from the “Two-wheel Driven Strategy” to the “Two-wheel and Two-wing Driven Strategy”.

双轮 开发 + 持有 “Two Wheels” the development + the possession

持续构建开发持有两大核心业务的均衡组合与良性互动，实现开发业务规模有序扩张，酒店、商业、写字楼等持有业务规模稳步增长，巩固“精工优质、绿色健康、智慧科技”的品质地产标杆地位。

It is to persistently construct, develop and hold the balanced combination and good interaction of the two core businesses so as to expand the scale of the development business in good order, with steady growth in the scale of the business of holding hotels, businesses and offices, and consolidate the leading position of the quality property characterized by “Exquisite Quality, Green Health and Smart Technology”.

两翼 服务 + 金融 “Two Wings” the service + the finance

在服务方面，坚持客户导向，整合服务资源，搭建互联网平台，围绕核心业务实现服务延伸，逐渐形成“配套多维、体验超值、便捷无忧”的服务地产特色形象。

在金融方面，推进多种渠道资本运作创新，提供多种形式金融服务创新，丰富投融资渠道，打造地产金融创新平台。

In terms of services, it is to insist on the customer-oriented approach, integrate the service resources, construct the Internet platform, focus on realizing the service extension of the core business, so as to gradually form the property specialty image of the services characterized by “multi-dimensional support, experience of over-value, and worry-free convenience”.

In terms of finance, it is to promote the innovation in the capital operation of various channels, provide various types of financial service innovation, enrich investment and financing channels and build the property and finance innovation platform.

精工优质

绿色健康

智慧科技

配套多维

体验超值

便捷无忧

“Premium Exquisite Work, Green Health, Smart Technology”

“Multi-dimensional Supports, Super Value Experience, Worry-free Convenience”

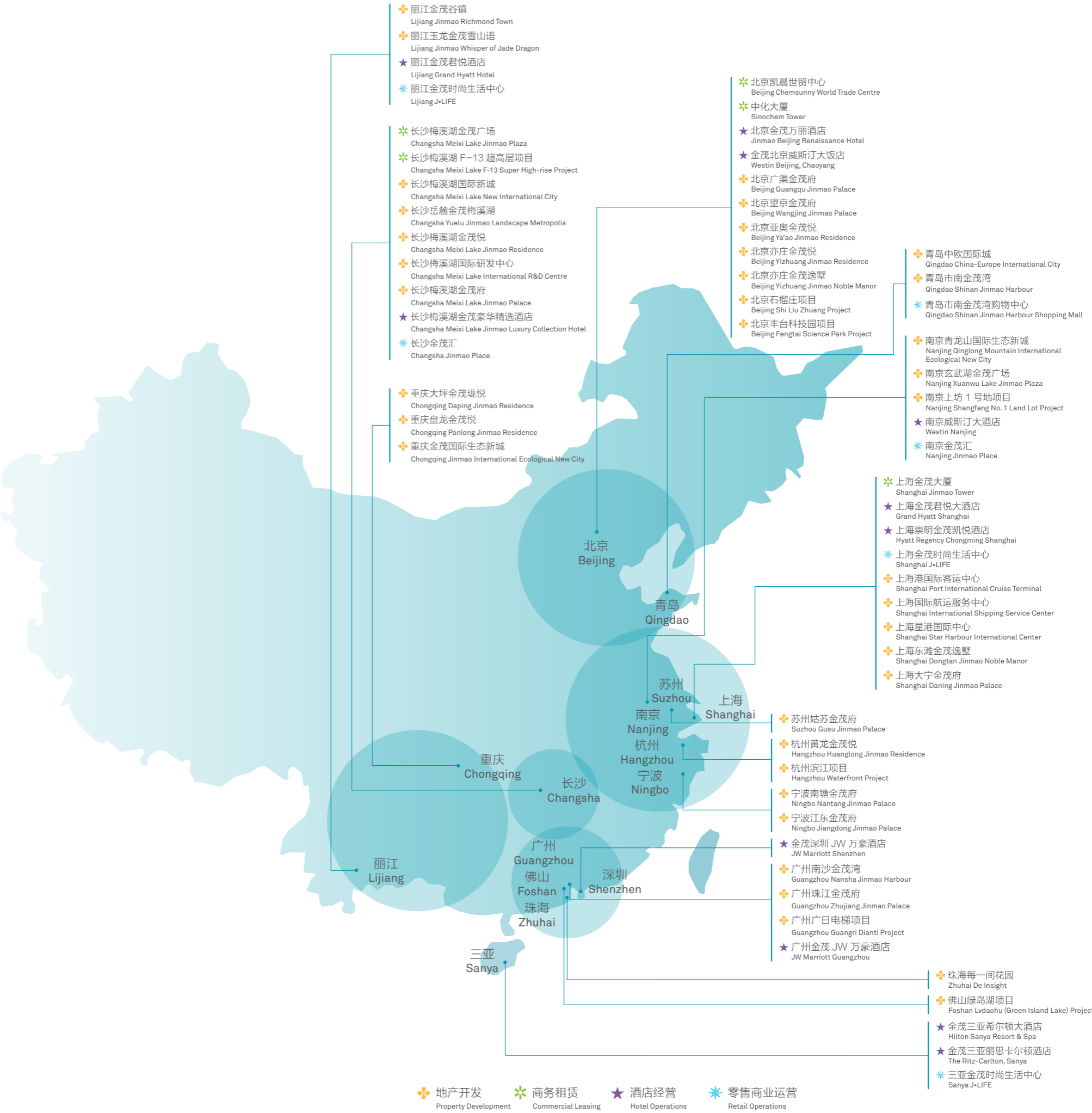
由开发与持有组成的“双轮”是公司发展的基础与优势；由服务与金融构成的“两翼”则是助推公司发展的全新动力。短期内，中国金茂将继续坚持以“双轮”为核心，同时借助金融及服务创新，推动主营业务更快更好地发展；在可预见的将来，随着地产相关服务与金融业务规模的持续增长和盈利能力日趋成熟，“两翼”将成长为中国金茂发展的新引擎。

Consisted of development and possession, the “Two Wheels” are the development foundation and advantage of the Company, whereas the “Two Wings” incorporating services and finance are the brand new driving forces for the development of the Company. In the short run, China Jinmao will continue to insist on having “Two Wheels” as the core and make use of finance and service innovation to push the main business forward for better development. In the foreseeable future, the growing “Two Wings” will turn into the new development engine of China Jinmao, following the persistent growth in the scale of property-related services and financial business, coupled with the ever-maturing profitability.

全国布局 NATIONAL LAYOUT

我们致力于在中国一二线城市黄金地段及著名度假区开发与运营高端精品物业。凭借丰富的经验及雄厚的实力，已成功进驻京津冀、长三角及珠三角等中国高速发展区域。目前，公司在北京、青岛、上海、苏州、宁波、杭州、南京、长沙、重庆、丽江、广州、三亚等 15 座核心城市，开发及持有 50 余个精品项目；土地储备规模已突破 3,200 万平方米。

We endeavour to develop and operate high-end boutique properties in prime locations and famous holiday resorts in the first-tier and second-tier cities in the PRC. By virtue of abundant experiences and powerful strength, we have managed to enter the markets in the rapid development regions in the PRC including Beijing, Tianjin, Hebei, the Yangtze River Delta Region, and the Pearl River Delta Region. Currently, the Company is developing and holding over 50 boutique projects in 15 core cities including Beijing, Qingdao, Shanghai, Suzhou, Ningbo, Hangzhou, Nanjing, Changsha, Chongqing, Lijiang, Guangzhou and Sanya. The scale of land reserve has exceeded 32 million sq. m.



4

业务 板块

BUSINESS SEGMENT



城市开发

CITY DEVELOPMENT



物业开发

PROPERTY
DEVELOPMENT



酒店经营

HOTEL OPERATIONS



商务租赁

COMMERCIAL LEASING



零售商业运营

RETAIL OPERATIONS

对艺术人居与生活理念的不懈追求，让我们着眼未来中国城市与质量建筑的有机成长与生生不息，不断思考美好当下与无限未来之间的关系，在项目开发、商业生活、区域活力、城市繁荣等各个层面付诸行动。

Persistent pursuit of artistic home and life philosophy has enabled us to focus on the relationship of the organic growth of China cities and quality architecture, the everlasting and on-going thinking of the current wonderful moment and the unlimited future, as well as taking action in the aspects of project development, commercial life, community vitality and city prosperity etc.



城市开发 CITY DEVELOPMENT

我们始终秉承前瞻的眼光与思维，精耕每一区域的潜能；以创新的规划与设计，倾注于脚下的每一块土地。

从开启上海发展新纪元的智慧型摩天大楼金茂大厦，到黄浦江畔亚洲最大的绿色商务建筑群组星外滩；从国家级首批绿色生态示范区长沙梅溪湖国际新城，到开拓城市发展新模式的青岛中欧国际城；我们始终致力于以建筑彰显现代都市的文明空间，不断实现未来人居和城市梦想。

After all, we adhere to the forward-looking foresight and thinking to figure out detailed potentials in each region and apply innovative planning and design to every parcel of land.

From Jinmao Tower, the intelligent skyscraper, which marks the new era in Shanghai development to Asia's biggest cluster of green commercial buildings on the star bund of Huangpu River, and from Changsha Meixi Lake New International City amidst the first batch of national grade green ecological demonstration urban areas to Qingdao China-Europe International City, which explores the new urban development model, we have committed ourselves to highlight the civilization of modern city by means of architecture after all and continue to bring the future home and city dream into existence.

中国金茂充分发挥一二级联动、综合体开发、持有物业运营等方面的经验与优势，从经营城市的角度出发，通过规划引导、资源整合、地产开发与客户服务，打造城市新核心，更好地释放城市未来生命力。

By virtue of giving full play to its experiences and advantages in various aspects including the grade 1 and grade 2 interaction, the complex development and the operation of properties held, China Jinmao has managed to build the new core for the city to better release the future city vitality through guidance for planning, integration of resources, property development and customer services from the point of city operation.

1 规划引导 Guidance for Planning

借助绿色低碳、智慧科技等城市规划理念，依托多个全周期城市综合开发运营项目运作的经验及“金茂”的品牌影响力，以专业的视角与政府共同探索规划城市发展的灵魂。

By effectively applying the city planning concepts including the green, the low carbon and the smart technology characteristics, and relying on our project operating experiences in various full cycles of comprehensive city development and operation and the brand influence of "JINMAO", we explore the soul of planning the city development jointly with the government from the professional point of view.

2 资源整合 Integration of Resources

借助背景优势整合政府资源，结合产业导入能力整合产业和配套资源，以精益求精的态度实现资源的合理配置。

By means of our background advantages, we integrate the government resources, in combination with the industry induction capability to integrate the industrial and supporting resources, so as to achieve the reasonable allocation of resources in an ever-optimising manner.

3 地产开发 Property Development

继续坚持高端定位与品质路线，推进住宅开发、酒店开发及经营、商业开发及经营、写字楼开发及经营等业务有序开展。

We continue to adhere to high-end positioning and premium quality, as well as pushing forward with the orderly launch of residential development, hotel development and operations, the commercial development and operations, and the office building development.

4 客户服务 Customer Services

坚持客户导向，整合服务资源，实现服务的有机组合及嵌入，完成从提供产品向提供产品及服务的转变，满足客户全生活、全工作以及全生命周期的需要。

We adhere to the customer-oriented integration of resources for services to achieve the organic combination and integration of services so as to complete that change from providing products alone to providing products and services for satisfying the customers' needs as far as their full life, full work and full lifespan cycles are concerned.

»» 长沙梅溪湖国际新城
Changsha Meixi Lake New International City

梅溪湖国际新城位于湖南省长沙市大河西先导区核心地带，东起二环，西接三环，北起龙王港，南至岳麓山支脉桃花岭，环抱 3,000 亩梅溪湖，集山、水、洲、城于一体。项目占地约 11,452 亩，总建筑面积 945 万平方米，是宜居宜商宜休憩的绿色生态领地。项目涵括高端住宅、超五星级酒店、5A 级写字楼、酒店式公寓、文化艺术中心、科技创新中心等顶级业态。

在“生态、节能、创新、科技”的理念下，按照“总量目标 + 平行规划”的思路，长沙梅溪湖国际新城项目建立了完善的生态规划指标体系，包括一个总指标（人均碳排放指标），八个方面（城区规划、建筑规划、能源规划、水资源规划、生态环境规划、交通规划、固体废弃物规划、绿色人文）和 47 个分项指标。基于土地一二级统筹开发的思路及严格的量化标准，2012 年长沙梅溪湖国际新城获得国家住建部批复，成为国内首批“国家绿色生态示范城区”。

梅溪湖国际新城建成后，平均建筑节能率在 60% 以上，人均碳排放指标将达到北欧标准的 4.3t/y。按照 2010 年中国人均碳排放标准 6.8t/y 计算，碳减排量降低了 40%。

Located at the downtown in Hexi Leading District of Changsha, Hunan Province, Meixi Lake New International City is connected to Second Circular Road in the east and Third Circular Road in the west, Longwang Port in the north and Taohualing (a branch range of Yuelu Mountain) in the south. Surrounding Meixi Lake of 3,000 mu, it integrates mountains, waters, islands and the city into one unity. The project covers a land area of approximately 11,452 mu, with a gross floor area of 9.45 million sq. m. This green eco-land is suitable for living, doing business and recreation. The top-form project includes high-end residence, super 5-star hotels, grade 5A offices, service apartments, culture arts centers and technology innovation centers.

Under the concept of “ecology, energy-saving, innovation and technology”, the project of Changsha Meixi Lake New International City has established the perfect eco-planning index system in accordance with the idea of “Total Quantity Target + Parallel Planning”, including a total index (carbon emission index per capita), eight aspects (urban planning, architecture planning, energy planning, water resource planning, eco-environmental planning, transport planning, solid waste disposal planning and green humanities) and 47 itemized indices. In light of the idea of overall development of grade 1 and grade 2 land and the stringent quantified standard, Changsha Meixi Lake New International City was amidst the first batch of “National Green Eco-Demonstration Urban Districts” as approved by the Ministry of Housing and Urban-Rural Development of the PRC in 2012.

The average building energy saving rate of Meixi Lake New International City upon completion is over 60%. The carbon emission index per capita will reach the Scandinavian standard of 4.3t/y. According to the Chinese carbon emission standard per capita of 6.8t/y figured out in 2010, the carbon emission reduction is 40%.



中国首批国家级绿色生态示范城区
长沙梅溪湖国际新城

China's First Lot of National-grade Urban
Green Ecological Demonstration Area
Changsha Meixi Lake New International City



华东地区国家绿色建筑示范推广基地

上海国际航运服务中心、上海港国际客运中心、上海星港国际中心

National Promotion Base of Green Building Demonstration in Eastern China Region
Shanghai International Shipping Service Center, Shanghai Port International Cruise
Terminal, and Shanghai Star Harbour International Center

»» 上海星外滩
Shanghai Star Harbour

上海星外滩位于虹口北外滩滨江核心地域，西连老外滩商业中心，南望陆家嘴金融中心，坐拥黄浦江黄金岸线，区位优势无可限量。

星外滩项目整体由上海港国际客运中心、上海国际航运服务中心和上海星港国际中心三部分组成，计划建造 300 万平方米高品质甲级写字楼。截至目前，上海港国际客运中心建有 13 座楼宇、上海国际航运服务中心建有 19 座楼宇，已入驻数十家中央及国有大型企业。

星外滩是中国乃至亚洲规模最大的绿色商务办公建筑群项目，已通过中国住建部颁发的绿色建筑三星认证、美国绿色建筑委员会（USGBC）颁发的 LEED-CS 金奖认证、英国建筑研究院（BRE）颁发的 BREEAM 杰出级认证。

Located at the riverfront downtown of North Bund in Hongkou, Shanghai Star Harbour is connected to the commercial center of the Bund in the west, and adjacent to Lujiazui Financial Center in the south. Its prime location at the banks of Huangpu River is of unlimited value.

The entire project of Shanghai Star Harbour comprises Shanghai Port International Cruise Terminal, Shanghai International Shipping Service Center and Shanghai Star Harbour International Center. It is planned to construct premium grade A office buildings with a GFA of 3 million sq. m. Currently, Shanghai Port International Cruise Terminal has 13 buildings and Shanghai International Shipping Service Center has 19 buildings. Dozens of the Central and the state-owned large enterprise have leased units in these buildings.

Shanghai Star Harbour is the largest project in the PRC and even Asia for green office buildings, which has already been granted the certification for 3-star Green Building by the Ministry of Housing and Urban-Rural Development of the PRC, the LEED-CS Gold Level by the U.S. Green Building Council (USGBC), and the BREEAM Outstanding Certificate by the British Building Research Establishment (BRE).

南京青龙山国际生态新城
Nanjing Qinglong Mountain International Ecological New City

青龙山国际生态新城位于南京东山副城核心区，紧邻青龙山－大连山山脉，总占地面积约 3.92 平方公里，总建筑面积约 380 万平方米。项目功能片区涵盖核心商务区、品质住宅区、公建配套区和景观区；业态类型涵括品质住宅、都会商业中心、五星级酒店、写字楼、公寓等。项目将打造为融合生态、科技、人文的中国绿色新城示范，依托产业和优质区位的国际化智慧人文之都。

Located at the downtown of Dongshan Vice City in Nanjing, Qinglong Mountain International Ecological New City is adjacent to Qinglong-Dalian Mountain Range in Nanjing, with a total site area of approximately 3.92 sq. km. and a GFA of approximately 3.80 million sq. m. The project function zone covers the core commercial area, the quality residential area, the area of public service facilities and the landscape area. The business segments include quality residence, metropolis commercial centre, 5-star hotels, offices, and apartments. The project will become the green demonstration new city in the PRC incorporating ecology, technology and humanities, as well as the international city of intelligence and humanities by virtue of its industries and premium location.



南京青龙山国际生态新城荣获
“全球人居环境规划设计奖”
Nanjing Qinglong Mountain
International Ecological New
City was granted “Global Home
Environment Planning and
Design Award”



青岛中欧国际城荣获 “中欧绿色和智慧城市技术创新奖”
Qingdao China-Europe International City was granted “China-
Europe Green and Smart City Technical Innovation Award”

青岛中欧国际城
Qingdao China-Europe International City

青岛中欧国际城踞拥青岛高新区，占地 2,500 亩，建筑面积 400 万平方米。项目引入享有“世界第八大奇迹”之称的伊甸园，打造世界级旅游度假休闲目的地。作为中国金茂运营的城系 2.0 产品，中欧国际城集萃花园别墅、水岸社区、精英公寓、总部办公、城市广场等产品业态，将建设成为生态、智慧、多元的全资源化国际社区。

At Qingdao High-tech Zone, Qingdao China-Europe International City has a site area of approximately 2,500 mu and a GFA of 4 million sq. m. The project has introduced Eden having been named “The Eighth Wonder of the World” to create the world class holiday resort. As a product of City Series 2.0 under the operation of China Jinmao, China-Europe International City will turn into an ecological, intelligent and diversified international society with comprehensive resources, characterized by garden villas, waterfront communities, elite apartments, head offices, and city plazas.



»» 丽江金茂谷镇
Lijiang Jinmao Richmond Town

金茂谷镇坐落于中国唯一的三遗城市丽江，地处玉龙雪山下高端度假休闲区核心。谷镇总占地约 855.96 亩，复合开发和成熟运营有金茂雪山语、丽江金茂君悦酒店、無同微酒店群、金茂时尚生活中心等多重业态。项目以文化、活力、创新、智慧为核心内涵，整合全球优质资源，打造为丽江前所未有的国际化旅游产业示范新区，成为丽江继大研古城、束河古镇之后的新时代“丽江第三镇”。

Located in Lijiang (the only city being admitted under the three categories of World Heritage: Natural Heritage, Cultural Heritage, Mixed Cultural and Natural Heritage in the PRC), Richmond Town has a site area of approximately 855.96 mu. in the centre of the high-end holiday resort at the foot of Yulong Snow Mountain with joint development and mature operation of a variety of segments including Jinmao Snow Mountain Whisper, Grant Hyatt Lijiang, Wutong Micro Hotel, and Lijiang J-LIFE. Culture, vitality, innovation and wisdom are the core contents of the project which has integrated the global premium resources to build the international tourism demonstration new area, the first of its kind in Lijiang, and becomes the “No. 3 Town in Lijiang” of the new era after Dayan Ancient City and Shuhe Ancient Town in Lijiang.



»» 重庆金茂国际生态新城
Chongqing Jinmao International Ecological New City

重庆金茂国际生态新城地处两江新区的核心区，紧邻重庆渝北中央公园。项目占地约 21.7 万平方米，总建筑面积 80.5 万平方米，容积率 2.78，涵盖高层华宅、叠拼、联排、写字楼、主题商业等多种业态。区别于传统学区房，项目围绕着儿童成长所需，形成 6 大体系 28 大标准，构建成中国首个 0-18 岁成长地产标杆。

Located at the heart of Liangjiang New Area, and adjacent to Chongqing Yubei Central Park, Chongqing Jinmao International Ecological New City has a site area of approximately 217,000 sq. m. and a GFA of 805,000 sq. m. with a plot ratio of 2.78. It includes high-rise luxury residence, duplex apartments, townhouses, office buildings, and thematic businesses. Different from traditional properties in school districts, the project focusing on the growth requirements for children with the establishment of 6 major systems and 28 major standards has become the first landmark property in the PRC, incorporating the growth requirements for those in the age range of 0-18.



绿色低碳新城开发与运营的三种能力

THE THREE CAPABILITIES OF GREEN AS WELL AS LOW-CARBON NEW CITY DEVELOPMENT AND OPERATION

1 可持续的绿色城市开发能力

SUSTAINABLE CAPABILITY OF GREEN CITY DEVELOPMENT

我们将绿色理念科学的融合到所开发的产品之中，在新城开发项目中坚持绿色生态城市、智慧城市的顶层设计与运营管理。截止 2015 年，中国金茂开发的绿色业态类型包括：生态城、绿色办公建筑、绿色超高层综合体、绿色校园、绿色酒店、绿色住区等；覆盖华北、华东、华中、西南、华南五大区域 11 座城市，共计获得各类绿色建筑标识 90 余个，占总开发项目 90%，成为中国绿色地产的领军企业！

We have succeeded in applying the science of green concept to our product development. Our new city development projects have insisted on the top design as well as operation and management of green ecological cities and intelligent cities. As at 2015, the green segments developed by China Jinmao include ecological cities, green office buildings, green super high-rise complexes, green campuses, green hotels and green residence in 11 cities covering Northern China, Eastern China, Central China, Southwestern China and Southern China and obtained a total of more than 90 Green Building Labels of various types taking 90% of the total development projects. We have become the leading enterprise for green properties in the PRC.

2 领先的智慧科技开发能力

LEADING CAPABILITY OF DEVELOPING SMART TECHNOLOGY

我们将“互联网+”的概念与地产产品和服务充分融合，开启崭新的智慧科技人居时代。

智慧科技开发，不仅推动一个产品的升级换代，更是城市人居发展的助推剂。“多元化、智能化、人性化”的全面升级，是强调以城市综合开发运营为导向的智慧家居、智慧社区和智慧城市服务的集合与协作。通过对居住空间、室内外环境、生活习惯等指标的分析及优化，我们以云端互联为平台，以健康环境控制为基础，结合智慧硬件部署，对线上及线下资源进行全方位整合，为居者营造绿色、健康、便捷、智慧、节能的家居生活体验。

By making full fusion of the ideas of “Internet+” with the property products and services, we have embarked on the era of home with innovative smart technology.

Development of smart technology not only pushes the product upgrade ahead to the new generation, but also helps to push forward with home development in the city. The overall “diversified, smart and humanized” upgrade stresses the integration and coordination of smart home, smart community and smart city services heading for the comprehensive city development and operation. Through the analysis and optimization of the indices including living space, interior and exterior environment, and living habits, we proceed with the all-rounded integration of online and offline resources with the “cloud” via the Internet as the platform and on the basis of healthy environmental control in combination with the deployment of the smart hardware, so as to create the living experience of a green, healthy, convenient, smart and energy-saving home.

3 独有的产业资源整合能力

UNIQUE CAPABILITY OF INTEGRATING INDUSTRIAL RESOURCES

城市运营商是城市综合功能的提供者。从居住空间的建造到社区公共空间的运营，进而发展到产业植入与城市升级。目前，中国金茂的产业整合囊括五大类：教育资源、健康医疗资源、养老资源、智慧城市资源以及旅游文化资源。

The city operator provides comprehensive city functions: construction of living space, operation of public space in the community, placement of industries and city enhancement. Currently, The industries integrated by China Jinmao include five categories: education resources, healthcare and medical resources, old-age supporting resources, smart city resources and tourism cultural resources.



物业开发

PROPERTY DEVELOPMENT

高端绿色
住宅的
领跑者

Leader of
High-end Green
Residence

中国金茂以“府、悦、墅、山、湖、湾”六大产品线领跑中国高端住宅市场，钱行不断超越的城市人居梦想。

China Jinmao has led the Chinese high-end residence market with six major product lines: “Palace, Residence, Noble Manor, Mountain, Lake and Harbour” and continued to strive for excelling the dream home in the city.

- 1

府系
Palace Series

建基城市中心、融合精湛工艺，树立中国高端生活品质新典范。

With its base located downtown, the “Palace Series” has fused the exquisite craftsmanship and set the new model for high-end living quality in the PRC.
- 2

悦系
Residence Series

为中坚阶层提供完善的生活配套，缔造全家庭健康宜居生活样本。

The “Residence Series” has endeavoured to provide the middle class with optimized life support and create the healthy living sample for the whole family.
- 3

墅系
Noble Manor Series

打造超低密度大空间高端社区，尽享墅级品质人居。

The “Noble Manor Series” has managed to build the high-end community featuring low density and large space, for full enjoyment of quality home at villa grade.
- 4

山系
Mountain Series

依托特色山景资源，引领“私人高端定制度假”新模式。

The “Mountain Series” has led to the new model of “private high-end customized holiday” characterized by wonderful mountain scenery.
- 5

湖系
Lake Series

坐拥稀缺一线湖景资源，构筑别具一格的临湖滨水景观华宅。

The “Lake Series” characterized by the rare top-rated lake scenery has come up with the lakefront luxury residence unique of its kind.
- 6

湾系
Harbour Series

专注于开发城市私属海岸，尽显高端湾居生活品质。

The “Harbour Series” has focused on developing the private seashore in city for high-end living quality of the harbour.

府系

Palace Series



北京广渠金茂府
Beijing Guangqu Jinmao Palace

位于朝阳区东四环内，紧邻中央商务区，是集高端居住物业、体验式商街、体育公园、百年名校在内的融合人文、休闲、教育和时尚功能为一体的城市地标级高端居住综合体。

Located at East 4th Ring, Chaoyang District, and adjacent to the central commercial district, it is a high-end living complex of city landmark grade with humanities, recreations, education and fashionable functions fused into one unity which incorporates high-end living properties, experimental commercial streets, sports parks, and schools well-established for 100 years.



北京望京金茂府
Beijing Wangjing Jinmao Palace

雄踞大望京 CBD 核心区，统揽五大商圈、八大高尔夫球场、十大城市公园。项目涵盖高端住宅、九年一贯制名校、中西式定制会所及万平高端商业配套。

Located at the CBD of Dawangjing with five business circles, eight golf courses and ten city parks, the project incorporates high-end residence, famous schools of the nine-year system, Chinese and western customized clubs and the high-end business support covering 10,000 sq. m.



苏州姑苏金茂府
Suzhou Gusu Jinmao Palace

位于苏州古城核心，涵盖高层住宅建筑群、星级会所及沿街商业等多种业态。项目携欧洲标准 12 大科技系统、高端商业配套以及优质教育资源，实现苏州古城宜居价值的提升。

Located at the heart of the ancient town of Suzhou, with high-rise residential buildings, star grade clubhouses and retail shops in the street, the project having 12 technological systems of European standards, high-end business support and premium educational resources has achieved the enhanced living value of the ancient town of Suzhou.



宁波南塘金茂府
Ningbo Nantang Jinmao Palace

位于宁波核心主城海曙区，南临一线奉化江，西邻南塘老街，周边文化底蕴深厚，景观资源丰富，商业、生活、教育、医疗配套完善。项目涵盖高层住宅建筑群、滨江低层别墅及沿街商业等多种业态。

Located at the core urban area in Haishu District, Ningbo, with Fenghua River in the south, and adjacent to Nantang Old Way in the west, it has deep-rooted peripheral culture and abundant landscape resources, with optimized business, living, education and medical supports. The project features high-rise residential buildings, waterfront low-rise villas and retail shops in the street.



长沙梅溪湖金茂府
Changsha Meixi Lake Jinmao Palace

位于长沙梅溪湖国际新城中心，东临国际文化艺术会展中心，周边商业、生活、教育、医疗配套齐备。项目携八大科技智能系统、超高精装配置，着力打造集品质、科技、服务三位一体的华中顶级豪宅社区。

Located at Changsha Meixi Lake New International City, it is adjacent to the International Culture and Art Center in the east, as well as comprehensive peripheral business, life, education and medical supports. The project incorporating eight high-tech smart systems, coupled with super exquisite allocations has focused on the creation of the top-rated luxury residential community integrating quality, technology and services into one unity in Central China.



上海大宁金茂府
Shanghai Daning Jinmao Palace

坐落于上海内中环间，内享 2.5 万方中央私家公园，外拥 68 万方浦西最大的生态公园绿肺、150 万方全维度商业集群，13 所全龄段名校环伺。项目携欧洲标准 12 大顶尖科技智能系统，开启上海豪宅的新纪元。

Located between Shanghai Inner Ring and Mid Ring with a central private park of 25,000 sq. m. inside, as well as the biggest ecological park (the urban green lung) of 680,000 sq. m. out there in Puxi, the all-rounded commercial clusters of 1.50 million sq. m., and 13 famous schools covering all ages in the vicinity. Equipped with 12 top-rated high-tech smart systems of European standards, the project marks the beginning of the new era for Shanghai luxury residence.



广州珠江金茂府
Guangzhou Zhujiang Jinmao Palace

地处广州市新规划的广钢新城的核心区，周边交通、医疗、教育、商业等各种配套资源十分丰富。项目将打造成为以大平层、复式等高附加值产品为主，具有粤府文化特色，高品质改善及享受型的居所。

Located at the heart of Guanggang Xincheng in Guangzhou, it has abundant resources including peripheral transport, medical, educational and business support. The project will focus on the high value-added premium products such as the large flat floor and duplex residence with Guangzhou cultural features for the tenants to enjoy life.



Residence Series



北京亚奥金茂悦
Beijing Ya'ao Jinmao
Residence

坐拥京城上风上水之中轴龙脉，交通路网发达，两横七纵六地铁无缝衔接，亚奥、望京及立水桥三大成熟商圈交汇，五大公园、六大高尔夫球场、两千万方城市绿肺环绕。项目以人性化精装设计和星级物业服务，打造全家庭宜居生活样本。

It is located at the prime location in the vicinity of Imperial Palace in Beijing with well-developed traffic network and metro subway routes featuring “seamless” connections, the traffic hubs of three matured business circles (Ya’ao, Wangjing and Lishui Bridge), five parks, six golf courses, and the surrounding “urban green lung” of 20 million sq. m. The project characterized by humanized exquisite design and premium property services has become the ideal living sample for the whole family.



北京亦庄金茂悦
Beijing Yizhuang Jinmao
Residence

地处国际都会资源与静谧自然相融合的国际宜居核心 – 亦庄中央居住区，三横五纵三轨道的立体交通网络，无缝对接城市动脉。项目将高舒适、低能耗、绿色健康的理念贯穿建筑体系，为居住者创造最纯净的舒居环境。

Located at Yizhuang Central Residential Area – the heart of an international livable zone with the international metropolis resources blending with nature in tranquility. The wide range of three – dimensional transportation network forms the seamless connection to the city arteries. The project has managed to apply the concepts of great comfort, low energy consumption and green health to the architecture system to create the purest environment for the tenants to live in comfort.



长沙梅溪湖金茂悦
Changsha Meixi Lake
Jinmao Residence

位于长沙梅溪湖国际新城北岸，奢享 3,000 亩梅溪湖。项目融院落式围合布局、泛会所园林、龙王港景观绿化带为一体，辅以十五年一站式名校教育、十万方商业全系配套，为城市中坚力量量身定制终极宜居之所。

Located at the north bank of Changsha Meixi Lake New International City, it is adjacent to Meixi Lake of 3,000 mu. The project has managed to integrate the layout of courtyards arrangement, the garden in the clubhouse, and the landscape green zone of Longwang Port into one unity. Coupled with the famous schools providing one-stop (15 years) education and the comprehensive business support (100,000 sq. m.), it has tailor-made the ultimate livable place for the middle class in the city.



重庆大坪金茂珑悦
Chongqing Daping Jinmao
Residence

位于重庆市五大商圈的几何中心，大石杨居住板块的核心区域——袁家岗，地理位置十分优越。产品形态为高层建筑及临街社区型商业体。项目毗邻重庆市奥林匹克体育中心，市重点育才中学以及重庆名校谢家湾小学。

Located at Yuanjiagang – at the heart of Dashi Yang Residential Zone – that is, the geometric center of five business circles in Chongqing, it is at a very prominent geographic location. The product segment features high-rise buildings and retail shops in the street of small estate. The project is adjacent to Chongqing Olympic Sports Center, Chongqing Yucai Middle School (a major school in the city), and Xie Jia Wan primary school (a famous school in Chongqing).



杭州黄龙金茂悦
Hangzhou Huanglong
Jinmao Residence

地处杭州市黄龙文教与银泰双商圈核心，静谧优享庆隆河与余杭塘河的纯天然湾景。杭州甲级童星幼儿园、卖鱼桥小学教育集团文津小学两大学区相伴。项目由高层建筑群及沿街商业组成，力求为杭城中坚力量打造改善型品质居所。

It is located at the heart of the two business circles – Wanglong Cultural and Educational Area and Intime in Hangzhou. The 100% natural harbour view of Qinglong River and Yuhang Tong River is available for enjoyment in tranquility, besides Tongxing Nursery of grade A in Hangzhou and Wenjin Primary School of Hangzhou Maiyuqiao Elementary Education School Education Group. Comprising high-rise buildings as well as retail shops in the street, the project endeavours to build the enhanced quality homes for the middle class in the city.



重庆盘龙金茂悦
Chongqing Panlong
Jinmao Residence

位于重庆市九龙坡区盘龙片区核心地段，北临盘龙小学，南临城市干道，各类教育、医疗和生活资源齐全。项目在建筑品质、商业配套、户型设计、园林设计、社区配套等方面超越同片区现有产品，为业主提供高舒适度的品质住宅。

It is at the heart of Panlong Zone in Jiulongpo District, Chongqing, with Panlong Primary School in the north and the city trunk road in the south. Comprehensive education, medical and living resources are available. The project has excelled the existing products in the same zone in terms of building quality, business support, household design, garden design and estate support to provide the owners with highly comfortable premium residence.



Noble Manor Series



上海东滩金茂逸墅 Shanghai Dongtan Jinmao Noble Manor

地处中国第三大岛崇明岛，紧邻东滩湿地，滨江临海，享有得天独厚的自然环境。项目东、西、南三面临河，南侧为万里长江入海口的自然景观。项目涵盖独栋别墅区、精装酒店式公寓、商业会所等高端度假资源。

Located on Chongming Island, the third biggest island in the PRC, adjacent to the wetland on the eastern beach facing the sea, it is gifted with the unique natural environment. The project faces the river in the east, the west and the south, coupled with the natural scenery of Yangtze River Estuary at the southern side. The project covers the high-end holiday resources including the zone of independent villas, the boutique service apartments, and the commercial clubhouses.



北京亦庄金茂逸墅 Beijing Yizhuang Jinmao Noble Manor

位于北京亦庄开发区内，北临南海子公园，西临绿色通廊，南临新风河，周边环境优美。项目将与亦庄金茂悦共同打造一个近百万平米，产品线涵盖高层住宅、叠拼别墅、特色商业，融合十二大科技系统的“金茂绿金大社区”。

Located at Beijing Yizhuang Development District, it is adjacent to Nanhaizi Park in the north, the green corridor in the west and Xinfeng River in the south, with superb peripheral environment. The project will build the “Jinmao Great Green Gold Community” together with Yizhuang Jinmao Residence to create a product line of nearly a million sq. m. incorporating high rise residence, duplex villas and specialty business in combination with the 12 technological systems.



Mountain Series



丽江玉龙金茂雪山语 Lijiang Jinmao Whisper of Jade Dragon

地处玉龙雪山下高端度假休闲核心区，北半球唯一的雪山高尔夫球场近在咫尺。作为丽江仅有的拥享“湖景及名贵植被资源”的高端度假综合体，金茂雪山语超高绿化率之园林盛景，与玉龙雪山自然风光内呼外应，山湖别墅可“户户邻水观山”，充沛的负氧离子 24 小时天然放送。

Located at the heart of the high-end holiday resort at the foot of Yulong Snow Mountain, coupled with the only snow mountain golf course in the northern hemisphere nearby, Jinmao Whisper of Jade Dragon as the only high-end holiday complex with lake scenery and precious vegetation in Lijiang has the grand garden view at the super high green rate in line with the natural scenery of Yulong Snow Mountain. Every mountain lake villa is situated near the waters and the mountain view is available for enjoyment with the natural 24-hour delivery of ample negative oxygen ions.



Lake Series



长沙岳麓金茂梅溪湖 Changsha Yuelu Jinmao Landscape Metropolis

位于长沙市大河西先导区中心地带，北临一线湖景，南观桃花岭。项目涵盖小高层、大平层及联排等多种住宅产品形式。依托绝佳的自然资源、完善的交通配套、高端的商业配套以及优质的教育资源，项目将打造成为别具一格的临湖滨水景观华宅。

Located at the downtown in Hexi Leading District of Changsha, it is adjacent to the premium lake scenery in the north and Taohualing in the south. The project includes various forms of residence products such as the small high-rise, the large flat floor and the townhouse. By virtue of excellent natural resources, optimized transport support, high-end business support and premium education resources, the project will build the lakefront luxury residence unique of its kind.



Harbour Series



青岛市南金茂湾
Qingdao Shinan Jinmao Harbour

位于胶州湾湾口，与黄岛前湾港隔海相望，是“环湾保护，拥湾发展”战略的重要节点。项目坐拥 1.5 公里城市海岸线，集商业、商务、住宅于一体，以国际绿色建筑标准打造，为青岛再造一座繁华生活之城。

Located at the bay mouth area of Jiaozhou Bay and facing Huangdao Qian Wan Gang across the sea, it is the important node for the strategy of “Protecting the Harbour and Developing the Harbour”. The project with a coastal line of 1.5 km integrates commerce, business and residence into one unity and builds another city of prosperity life in Qingdao of international green building standard.



广州南沙金茂湾
Guangzhou Nansha Jinmao Harbour

地处广州南沙自贸区明珠湾 CBD 核心，坐享千亿市政配套，十里滨海红树林环绕，西邻 3 万方国际亚运场馆。项目涵盖 7 大高端业态，LOFT/ 海景公寓、海景豪宅、写字楼、商业、五星级酒店、企业 CEO 官邸。

Located at the heart of Guangzhou Nansha Free Trade Zone Pearl Harbour CBD, with municipal support worth hundred of billions and surrounded by 10 li of coastal mangrove and adjacent to the International Asian Games Venue of 30,000 sq. m. in the west, the project includes 7 high-end segments, LOFT/sea view apartments, sea view luxury residence, office buildings, business, 5-star hotels, and official residence of enterprise CEO.

综合体

Complex



长沙梅溪湖金茂广场
Changsha Meixi Lake Jinmao Plaza

梅溪湖金茂广场位于长沙市大河西先导区，地处梅溪湖国际新城北岸核心区域，南临梅溪湖与节庆岛，北接在建的地铁二号线，东靠国际文化艺术中心，地理位置优越。项目将打造成囊括五星级酒店、购物中心、写字楼、住宅的高端大型城市综合体。

Located at Hexi Leading District of Changsha and at the heart of the north bank of Changsha Meixi Lake New International City, Meixi Lake Jinmao Plaza is adjacent to Meixi Lake and Jieqing Island in the south, connected to the metro subway No. 2 route under construction in the north, and adjacent to the International Culture and Art Center in the east. It is of excellent geographical location. The project will build the high-end large scale city complex incorporating 5-star hotels, shopping centers, office buildings and residence.



南京玄武湖金茂广场
Nanjing Xuanwu Lake Jinmao Plaza

玄武湖金茂广场地处南京市鼓楼区中央路核心地段，面对玄武湖，自然景观得天独厚，商业文化资源优越，是南京城市精髓与国际理念的完美融合。项目涵盖超五星级酒店、甲级写字楼、国际购物中心、景观公寓和顶级豪宅等五大业态。

Located in the core section of Zhongyang Road, Gulou District, Nanjing, Xuanwu Lake Jinmao Plaza facing Xuanwu Lake is gifted with the unique natural scenery and excellent commercial and cultural resources. It is the perfect fusion of the essence of Nanjing City with international concepts. The project covers 5-star hotels, Grade A office buildings, international shopping centers, scenic apartments and top-rated luxury residence.



酒店经营 HOTEL OPERATIONS



我们相信坚持的力量，坚持人本的待客之道、坚持长久的服务承诺，坚持极致的硬件标准，始终如一的坚持让客户的期许和认可转化为我们不断向上的汲汲之力。

We believe in the power of insistence, with insistence on our hospitality, commitment of long-lasting services and extreme hardware standards. Our consistent insistence has turned our customers' expectations and acceptance into the power of our on-going enhancement.



上海金茂君悦大酒店
Grand Hyatt Shanghai

坐落于金茂大厦 53 层至 87 层内，于 1999 年开业。酒店已成功完成财富论坛、APEC 会议、亚洲银行年会、福布斯全球行政总裁会议、上海世博会等一系列重大活动接待。

Occupying the 53rd floor to the 87th floor in Jinmao Tower, the hotel founded in 1999 has completed a series of reception for material activities including the Fortune Forum, the APEC Conference, the Asian Development Bank Conference, the Forbes Global CEO Conference and the Shanghai World Expo.



金茂三亚希尔顿大酒店
Hilton Sanya Resort & Spa

坐落于美丽迷人的海南亚龙湾内，于 2006 年开业。酒店将“与众不同的度假享受”这一理念融入建筑风格与服务特色中，处处渗透着浓郁的中国南方特色。

Located in the beautiful and fascinating Yalong Bay, Hainan, and founded in 2006, the hotel has fused the concept of “Unique Holiday Enjoyment” into the architecture style and service characteristics revealing strong Southern Chinese features.



金茂三亚丽思卡尔顿酒店
The Ritz-Carlton, Sanya

位于美丽迷人的海南亚龙湾内，于 2008 年开业。酒店拥有多间豪华套房及备有私人管家和独立泳池的私家别墅，全部坐落于亚龙湾幽静的细白沙滩和红树林保护区之间。

Located in the beautiful and fascinating Yalong Harbour, Hainan, and founded in 2008, the hotel has a number of luxury suites as well as private villas with personal stewards and independent swimming pools, all of which are situated between the quiet beach with fine white sand and the mangrove protection zone in Yalong Harbour.



金茂北京威斯汀大饭店
Westin Beijing, Chaoyang

位于北京朝阳区燕莎商圈，毗邻京城使馆区，距离首都国际机场仅 25 分钟车程。酒店自 2008 年开业以来，接待了众多外国首脑及商业精英，确立了该酒店的高端品牌形象。

Located in the Lufthansa Business Circle in Chaoyang District, Beijing, and adjacent to the Embassy District in Beijing, with merely 25 minutes drive to Beijing Capital International Airport, the hotel has received numerous heads of foreign governments and business elites since it was founded in 2008. It has established the high-end brand image of the hotel.



北京金茂万丽酒店
Renaissance Beijing Wangfujing Hotel

坐落于王府井大街，毗邻天安门广场、故宫博物院，于 2014 年开业。酒店采用独特而时尚的双翼式建筑设计，西望皇城根紫禁城连绵不绝的琼楼玉宇，东看王府井 CBD 的现代化国际大都市。

Located at Wangfujing Street and adjacent to Tiananmen Square and National Palace Museum, the hotel founded in 2014 has adopted the unique yet fashionable two-wing architecture design, overlooking the endless jade halls and palaces of the Forbidden City (The Palace) in the west and the modern international metropolis of Wangfujing CBD in the east.





金茂深圳 JW 万豪 JW Marriott Shenzhen

位于深圳市福田区，毗邻深圳高尔夫俱乐部，于 2009 年开业。现代热带风情的设计理念令该酒店的建筑风格与当地的季节性特征完美结合，成为当地超豪华五星级商务酒店。

Located in Futian District, Shenzhen and adjacent to Shenzhen Golf Club, the hotel was founded in 2009. The design concept of modern tropical style makes perfect combination of the architecture style of the hotel with the local seasonal characteristics. It has turned out to be a local 5-star super deluxe business hotel.



南京威斯汀大酒店 Westin Nanjing

坐落于南京玄武湖金茂广场南塔第 23 层至第 35 层内，于 2011 年开业。酒店拥有 234 间客房，每间客房均可饱览玄武湖紫金山绝佳美景。

Occupying the 23rd floor to the 35th floor in the south tower of Nanjing Xuanwu Lake Jinmao Plaza and founded in 2011, the hotel has 234 guest rooms. The entire wonderful scenery of Xuanwu Lake and Mount Zijin can be enjoyed from every guest room.



崇明金茂凯悦酒店 Hyatt Regency Chongming

坐落于中国第三大岛 – 素有“鱼米之乡”美誉的崇明岛东部，于 2014 年开业。酒店以现代中式风格为整体建筑格调，与周边生态环境自然融合。

Located on the eastern part of Chongming Island – the third biggest island in the PRC with the reputation of “Land of Fish and Rice”, the hotel was founded in 2014. Its overall modern Chinese architecture style has fused naturally with the peripheral ecological environment.



丽江金茂君悦酒店 Grand Hyatt Lijiang

位于香格里拉大道北端金茂谷镇内，与 J·LIFE 精品商业区及高级别墅区相连，于 2014 年开业。酒店将纳西风格元素和现代舒适设计完美融合，为客人营造出坐赏雪山美景的绝佳空间。

Located at Jinmao Richmond Town at the northern end of Shangri-la Avenue and connected to the J·LIFE boutique business zone and high-end villa zone, the hotel was founded in 2014. It has made perfect fusion of Naxi style with modern design of comfort to create the wonderful space for the guest to enjoy the beautiful scenery of the snow mountain.



商务租赁 COMMERCIAL LEASING

对艺术人居与生活理念的不懈追求，让我们着眼未来中国城市与质量建筑的有机成长与生生不息，不断思考美好当下与无限未来之间的关系，在项目开发、商业生活、区域活力、城市繁荣等各个层面付诸行动。

With persistent pursuit for artistic home and life philosophy, we focus on the organic growth of future cities and quality buildings in the PRC as well as life and growth in nature, keep on thinking of the relationship between marvellous current situation and unlimited future, and also proceed with project development, business life, regional vitality and city prosperity.



北京凯晨世贸中心 Beijing Chemsunny World Trade Centre

坐落于北京金融区内复兴门内大街上，毗邻西长安街，与金融街隔街相望。凯晨世贸中心是国内首个获得中国绿标三星和美国绿色建筑协会 LEED-EB 铂金级双认证的顶级写字楼。

Located at Fuxingmen Inner Avenue in Beijing Financial District, adjacent to Chang'an Street West and facing Financial Street across the street, Chemsunny World Trade Centre is the first top-rated office building having been awarded the Three-Star Certification of China Green Building Label and the LEED-EB Platinum Certification of the U.S. Green Building Council in China.



中化大厦 Sinochem Tower

位于北京市核心地带的西城区复兴门外大街，矗立在金融街商圈腹地，与北京地铁一号线地铁站距离不超过 50 米，是集智慧化办公与人性化服务为一体的纯写字楼。

Located at Fuxingmen Outer Street in Xicheng District at the heart of Beijing City, erected in the central business circle of Financial Street and not more than 50 m away from the Beijing metro subway station of No. 1 Route, it is a pure office building integrating smart offices and humanized services into one unity.



金茂大厦写字楼 Offices of Jinmao Tower

位于上海浦东陆家嘴金融贸易区内，是中国标志性建筑之一。大厦高 420.5 米，共 88 层，是中国传统建筑风格与世界高新技术的完美结合。其卓越的地标效应成为国内外知名机构在沪办公的首选场所之一。

Located in Lujiazui Finance and Trade Zone, Pudong, Shanghai, it is one of the benchmark buildings in the PRC. The building 420.5 m in height with a total of 88 floors is the perfect combination of Chinese traditional building style with international high-technology. Its excellent landmark effect has made it famous overseas and in the PRC and turned it into one of the first choices for offices in Shanghai.



长沙梅溪湖国际研发中心 Changsha Meixi Lake International R&D Centre

地处岳麓山支脉桃花岭南面，梅溪湖国际新城板块的门户位置，交通便利。项目依山伴水，湖光山色交相辉映，是长沙以至湖南极度稀缺并高档的写字楼。

Located at the south side of Taohualing (a branch range of Yuelu Mountain) and the doorway of Changsha Meixi Lake New International City, it has convenient traffic. The project has the mountain at the back and overlooks the waters nearby. With the radiance and beauty of the lake and the mountain added to the place, it is the extremely rare and high-end office building in Changsha and even Hunan Province.



零售商业运营 RETAIL OPERATIONS



我们秉持因地制宜、谋新求变的理念，加大高端零售商业项目的开发与建设；并以前瞻的设计与全方位的购物生活体验重新定义商业标杆。

We adhere to the concept of making ideal adaptation to local circumstances, strive for making changes, increase the project development and construction of the high-end retail operations, and redefine the business benchmark by means of forward looking design and all-rounded shopping experience in life.

零售商业产品线
Product Lines of Retail Operations



城市级商业中心
Urban Business Center



南京金茂汇坐落于玄武湖畔、明城墙内，依山傍湖，自然景观绝佳。项目于 2015 年开业，成为南京市区最有特色的多元化高端商业综合体。

Located at the lakefront of Xuanwu Lake in the Ming Dynasty city wall, Nanjing Jinmao Place with the mountain at its back and the lake at its side has wonderful natural scenery. Founded in 2015, the project became the most distinctive diversified high-end business complex in the urban area of Nanjing.

长沙金茂汇位于长沙梅溪湖国际新城内，计划于 2016 年开业，将打造集购物、休闲、娱乐、餐饮等一体的家庭式、一站式中高端购物中心。

Located inside Changsha Meixi Lake New International City, Changsha Jinmao Place has planned to commence operations in 2016 to build the family and one-stop high-end shopping center by integrating shopping, recreation, entertainment and catering business into one unity.



旅游地产商业
Tourism and Property Operations



三亚 J·LIFE 位于金茂丽思卡尔顿酒店内，于 2008 年开业，开拓性地将世界一线品牌首次引入海南，是目前国内最成功的且唯一的奢侈品旅游精品商业项目。

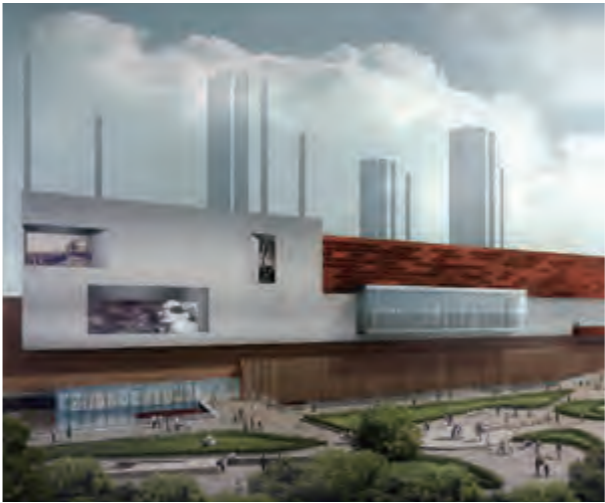
Sanya J·LIFE, located inside The Ritz-Carlton, Sanya, was founded in 2008 to introduce for the first time the global primary famous brand to Hainan. Currently, it is the most successful and the only luxurious tourism boutique business project in the PRC.

丽江 J·LIFE 位于束河古镇玉龙雪山脚下，于 2014 年开业，汇聚国际餐饮、特色体验及精品零售等业态，为丽江度假客群提供高品质、一站式的度假生活体验。

Located at Shuhe Ancient Town at the foot of Yulong Snow Mountain, Lijiang J·LIFE was founded in 2014 characterized by international catering, distinctive experiences and boutique retail operations to provide the holiday makers in Lijiang with the premium and one-stop holiday experiences.



社区商业
Community Operations



青岛金茂湾购物中心地处青岛市南区胶州湾畔，与黄岛开发区、红岛高新区相望。项目预计于 2016 年开业，是青岛距海最近、设计概念最新的滨海型购物中心。

Qingdao Shinan Jinmao Harbour Shopping Mall is located on the coast of Jiaozhou Bay in Shinan, Qingdao, and facing Huangdao Development Zone and Hongdao High-Tech Zone. The project is expected to commence operations in 2016. It is the seashore shopping center closest to the sea with the latest design concept.



商务配套商业
Business Support Operations



上海 J·LIFE 坐落在金茂大厦裙房，于 2005 年开业，汇集了私人护理、金融服务、零售和中西餐饮等知名品牌，为高端商务人群提供精致个性的生活服务。

Situated at the podium of Jinmao Tower, Shanghai J·LIFE was founded in 2005. It has incorporated the famous brands including the personal support worker, the financial services, retail and Chinese and Western catering to provide the high-end businessmen with exquisite and individual living services.



金茂物业成立于 2007 年，是中国金茂控股集团有限公司的全资子公司。金茂物业拥有国家一级资质，管理的物业类型涵盖高端写字楼、高档住宅、城市综合体、学校等多个业态。管理面积达 1,000 余万平方米，遍布北京、上海、广州、重庆、青岛、长沙等 10 座城市。

金茂物业坚持规范化、标准化、程序化的管理理念，现已拥有质量管理体系 ISO9001、环境管理体系 ISO14001 以及职业健康安全管理体系 OHSAS18001 三个管理体系的认证资质，并成功引进国际知名 INFOR 公司的《EAM—EE 设备设施全生命周期管理系统》用于日常设备设施管理。金茂物业通过科学、严谨的规范化管理，不仅实现了对物业项目“保值增值”的服务目标，更获得了客户、政府、行业的多方认可。

Founded in 2007, Jinmao Property is a wholly-owned subsidiary of China Jinmao Holdings Group Limited. Jinmao Property possesses the Grade One qualification of the State. The types of properties under its management cover various segments including high-end office buildings, high-class residence, urban complexes and schools. The total area under its management is over 10 million sq. m. in ten cities including Beijing, Shanghai, Guangzhou, Chongqing, Qingdao and Changsha.

Jinmao Property adheres to the management concepts of normalization, standardization and programming. Currently, it has possessed three qualifications: the ISO9001 Quality Management System Certification, the ISO14001 Environmental Management System Certification and the OHSAS18001 Occupational Health and Safety Assessment Series Certification, and also succeeded in introducing the EAM—EE Equipment and Facilities Full Lifecycle Management System (EAM—EE 设备设施全生命周期管理系统) from the world famous INFOR Company for the daily management of equipment and facilities. Through the scientific and stringently normalized management, Jinmao Property not only achieves the service target of “Retaining Value and Adding Value” in respect of property projects but also obtains the acceptance of its customers, the government and the industry in various aspects.



金茂装饰成立于 1994 年，是中国金茂控股集团有限公司的全资子公司。主要经营五星级酒店、高端住宅、写字楼室内精装工程。公司拥有国家建筑装饰装修工程专业承包壹级和设计专项甲级资质，机电设备安装工程、建筑防水工程以及钢结构工程专业承包三级资质，通过 ISO9001、ISO14001 和 OHSAS18001 国际标准认证。同时也是中国建筑装饰协会常务理事、上海市装饰装修行业协会理事单位。

金茂装饰集工程策划、设计、施工、采购进出口配套设备材料于一体。凭借雄厚的资金实力、先进的技术装备、健全的公司治理结构和现代企业制度，金茂装饰已成为高端地产装饰领域内最具影响力的企业之一。

Founded in 1994, Jinmao Decoration, a wholly-owned subsidiary of China Jinmao Holdings Group Limited, is mainly engaged in the operation of the interior exquisite decoration works for 5-star hotels, high-end residence, and office buildings. The company possesses the Grade One qualification for contracting the professional construction, fitting-out and decoration works of the State, the Class A qualification for design projects, and the Grade Three qualification for contracting the mechanical and electrical equipment installation works, the construction waterproof works and the steel structure works. It has been approved for the certification of ISO9001, ISO14001 and OHSAS18001 international standards. Meanwhile, it is also the standing director of China Building Decoration Association and the director unit of Shanghai Decoration Association.

Jinmao Decoration integrates project engineering, design, construction, purchase and import/export of supporting equipment and materials into one unity. By virtue of its powerful capital strength, advanced technical equipment, sound corporate governance structure and modern enterprise system, Jinmao Decoration has become one of the most influential enterprises in the sector of high-end property decoration.

绿色战略 GREEN STRATEGY

中国金茂以“因地制宜、被动优先、高效健康”为设计理念；以绿色规划设计、绿色部品部件、绿色施工、绿色物业运营的完整产业链为依托，以开创企业绿色综合经营管理创新、引领全行业绿色低碳转型为己任，实现企业效益、环境保护与社会价值的可持续发展。

With “Ideal Adaptation to Local Circumstances, Passive Priority, High Effectiveness and Health” as the design concept, and by virtue of the complete production chain of green planning and design, green parts and components, green construction and green property operation, China Jinmao commits itself to the creation of the innovative enterprise green comprehensive operation and management in order to lead the entire industry to embark on the green and low carbon transformation for achieving the sustainable development of enterprise benefits, environmental protection and social values.

绿色定位 GREEN POSITIONING

绿色低碳建筑代表、生态城市运营商、绿色校园开拓者、温室气体减排领跑者

The representative of green and low energy consumption buildings, the operator of ecological cities, the developer of green campuses and the leader of reducing green house gas emission

指导思想 GUIDING IDEOLOGY

高起点、科学化、体系化、差异化、市场化

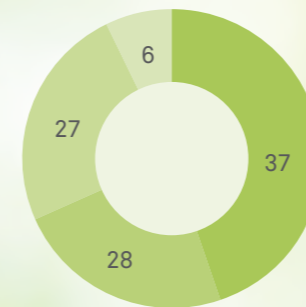
High starting point, scientisation, systematisation, differentiation and marketisation

绿色成果 GUIDING ACHIEVEMENTS

截止 2015 年，公司已获得绿色建筑评价标识 98 项，绿色建筑面积共计 310 万平方米，绿色节能投资累计超过 2 亿元人民币。以各项目所在地方建筑节能标准为基础，公司住宅项目累计年节约标煤约 16,700 吨，公建每年累计节约标煤约 6,600 吨。

As at 2015, the company has been awarded 98 items of green building evaluation labels for a total of 3.10 million sq. m. green GFA. The accumulated investment in green energy saving has exceeded RMB200 million. On the basis of the local building energy saving standards of various projects, the standard volume of accumulated annual coal savings for the residential projects of the company was approximately 16,700 tonnes, whereas the standard volume of accumulated annual coal savings for the public facilities was approximately 6,600 tonnes.

绿色建筑认证类型 GREEN BUILDING CERTIFICATION TYPES



- 中国绿标一星、二星
One-Star and Two-Star China Green Label: 37 Items
- 中国绿标三星
Three-Star China Green Label: 28 Items
- 美国 LEED 认证
U.S. A. LEED Certification: 27 Items
- 英国 BREEAM 标准
British BREEAM Certification: 6 Items

绿色国家课题及标准 GREEN NATIONAL ISSUES AND STANDARDS

名称 Name	参与项目或课题 Participated Items or Issues
国家科技部十一五支撑课题 Issues Supported by the 11th 5-year Plan of China Ministry of Science and Technology	《崇明金茂逸墅低碳经济产业示范研究》 “Low Carbon Economic Industry Demonstration and Study of Chongming Jinmao Noble Manor”
国家科技部十二五支撑课题 Issues Supported by the 12th 5-year Plan of China Ministry of Science and Technology	《既有建筑绿色化改造》、《绿色建筑关键技术》、《建筑节能项目节能量和碳减排量评价技术指南》、《绿色建筑规划设计与关键技术体系研究与集成示范》、《建筑室内健康环境控制与改善关键技术研究示范》 “Green Transformation of Existing Buildings”, “Key Technology of Green Buildings”, “Technological Guideline for Evaluating Energy Saving and Carbon Emission Reduction of Building Energy Saving Project”, “Planning, Design and Key Technological System Study and Integrated Demonstration of Green Buildings”, “Key Technological Study and Demonstration of Green Building Interior Healthy Environment Control and Improvement”
参编国家标准 Participating Development of National Standards	《绿色建筑评价标准》、《中国绿色饭店建筑评价标准》、《既有建筑绿色化改造评价标准》、《建筑碳排放计算标准》、《空调通风系统运行管理规范》 “Evaluation Standards of Green Buildings”, “Evaluation Standards of China Green Hotel Buildings”, “Evaluation Standards for Green Transformation of Existing Buildings”, “Calculation Standards for Building Carbon Emission”, “Operation and Management Specifications of Air-conditioning Systems”
国家专利 National Patents	冷凝水回收设备、建筑物排风与新风能量回收装置 Condensate Water Recycling Equipment, Building Exhaust Air and New Air Energy Recovery Devices
国家教材 National Teaching Materials	《绿色校园与未来》系列教材 Teaching Materials of “Green Campus and Future” Series
行业标准 Industry Standards	《绿色高星级酒店评价标准》 “Green High-Star Hotel Evaluation Standards”

绿色认证及荣誉
GREEN CERTIFICATION AND HONOUR

名称 Award	获奖项目 Item
国家级绿色生态示范城区（国家级奖项） Urban Green Ecological Demonstration Area of National Grade (National Grade Award)	长沙梅溪湖国际新城 Changsha Meixi Lake International New City
华东地区绿色建筑示范基地（国家级奖项） Green Building Demonstration Base in Eastern China Region (National Grade Award)	上海星外滩 Shanghai Star Harbour
国家级绿色建筑创新奖（国家级奖项） Green Building Innovation Award of National Grade (National Grade Award)	北京广渠金茂府小学、青岛市南金茂湾 Beijing Guangqu Jinmao Palace Primary School, and Qingdao Shinan Jinmao Harbour
国家绿色建筑认证 National Green Building Certification	北京广渠金茂府小学三星级 北京凯晨世贸中心三星级 苏州姑苏金茂府三星级 Three-star certification of Beijing Guangqu Jinmao Palace Primary School, three-star certification of Beijing Chemsunny World Trade Centre, and three-star certification of Suzhou Gusu Jinmao Palace
英国绿色建筑 BREEAM 认证 BREEAM Outstanding Certificate by British Building Research Establishment	长沙绿方中心杰出级 上海国际航运中心优秀级 上海国际航运中心杰出级 上海大宁金茂府优秀级 Changsha Lvfang Center – Outstanding Grade, Shanghai International Shipping Service Center –Excellence Grade, Shanghai International Shipping Service Center – Outstanding Grade, Shanghai Daning Jinmao Palace – Excellence Grade
美国绿色建筑 LEED 认证 U. S. A. Green Building LEED Certification	北京凯晨世贸中心铂金级 北京广渠金茂府小学铂金级 上海国际航运中心金级 上海金茂大厦金级 Beijing Chemsunny World Trade Centre – Platinum Level, Beijing Guangqu Jinmao Palace Primary School – Platinum Level, Shanghai International Shipping Service Center – Gold Level, Shanghai Jinmao Tower – Gold Level



房地产开发创新奖
全国工商联房地产商会



绿色低碳建筑奖金奖
北京广渠金茂府小学
全国工商联房地产商会



绿色低碳住区奖
金茂逸墅
全国工商联房地产商会



绿色低碳建筑奖
凯晨世贸中心
全国工商联房地产商会



绿色低碳建筑奖
上海国际航运服务中心
全国工商联房地产商会



首批“建筑节能之星”
中国建筑节能协会



首批“绿色生态示范城区”
长沙梅溪湖国际新城
住房和城乡建设部



生态住区规划奖
长沙金茂梅溪湖项目
全国工商联房地产商会



绿色建筑三星级设计标识
北京广渠金茂府小学
住房和城乡建设部



LEED金级标识
凯晨世贸中心
USGBC



绿色建筑三星级设计标识
青岛金茂湾
住房和城乡建设部



LEED金级标识
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绿色建筑三星级设计标识
青岛金茂湾小学
住房和城乡建设部



LEED金级标识
上海国际航运服务中心14#楼
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LEED金级标识
上海国际航运服务中心15#楼
USGBC



LEED金级标识
上海国际航运服务中心16#楼
USGBC



LEED金级标识
上海国际航运服务中心17#楼
USGBC



绿色建筑二星级设计标识
长沙梅溪湖实验小学
住房和城乡建设部



LEED铂金认证
凯晨世贸中心
USGBC



LEED-EB金级
上海金茂大厦
USGBC



LEED铂金级认证
北京广渠金茂府小学
USGBC



绿色建筑三星级设计标识
凯晨世贸中心
住房和城乡建设部



绿色建筑三星级设计标识
苏州姑苏金茂府
住房和城乡建设部

中国金茂旗下产品
以绿色建筑标准规划建设
Planning and manufacturing of China Jinmao's products in accordance with the green building standard

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