

**Hysan Development Acquires Premium Commercial Project in Jing'an District for RMB3.5 billion**

- Prime location with similar character to Hysan's Lee Gardens in Hong Kong
- Important step of Hysan's long-term planning and ambition in Shanghai

Hysan Development Company Limited ("Hysan" or "the Group", Hong Kong stock code: 00014) is pleased to announce that the Group will acquire a commercial project located at Nos. 668 and 688 Xinzha Road, Jing'an District, Shanghai (the "Project") for a gross consideration of RMB3.5 billion. The acquisition demonstrates Hysan's strong belief in the growth potential of Mainland China and the Group's commitment to continuous investment in Hong Kong, the Greater Bay Area and more broadly across China. The deal is expected to complete by early 2022 and will be entirely funded by internal resources.

Following the investment in Shanghai Grand Gateway 66 project, Hysan is now making another entry into Shanghai with this acquisition. The Project is a rare investment opportunity in Shanghai's well-established Jing'an central business district and has strong value-add potential with commercial development opportunities with adjacent areas set out in the municipal government's master plan.

**A rare opportunity to acquire a premium commercial asset at Shanghai's central business district**

The Project is strategically located at the heart of Jing'an district, within a three-minute walk from Shanghai Natural History Museum Station and is one stop away from Nanjing West Road station and Hanzhong Road Station, being an interchange stop of three major metro lines (1, 12 and 13).

The 24-storey, newly completed building features approximately 50,000 square meters of ready-to-rent grade A office space. Hysan will conduct asset enhancement works for the approximately 18,000 square meters retail space, with completion expected by mid-2023.

**Diverse heritage neighbourhood presents significant and versatile development potential**

This investment marks an important step of Hysan's long-term planning and development in Shanghai. The district presents significant and versatile development potential, with current and future floor area available for development exceeding 600,000 square meters. Set out in the Shanghai municipal government's latest master plan, the three large-scale adjacent sites are expected to launch for sale and development in the next few years. As the precinct develops and matures, the rents of high-quality office properties in the area will be comparable to those in the core business district of Nanjing West Road.

The East Siwenli cultural and architectural conservation area adjacent to the project preserves the historical alleys of Shanghai's old city. The area has a similar character to Hong Kong's Lee Gardens business district in Causeway Bay with a diverse mix of high-rise and heritage buildings, and a strong sense of local community and cultural flavour.

**Irene Lee, Chairman of Hysan Development**, said, "Hysan has a strong conviction in the market potential of Mainland China. This acquisition marks a very important step for our long-term planning and development in Shanghai. We will continue to identify new development opportunities in Shanghai, the Greater Bay Area and other tier one cities across China."

**Ricky Lui, Chief Operating Officer**, said, "The project is a rare investment opportunity with immense development potential at a premium location in Shanghai. The property enjoys advantages in commerce, connectivity, and cultural heritage. Hysan has been operating and curating Lee Gardens in Hong Kong for nearly a hundred years, successfully integrating traditional culture and innovative communities. The Group is confident that it will bring its business philosophy and smart community model to Shanghai to create a bespoke and sustainable community."

-End-

### **About Hysan**

Hysan Development Company Limited is a leading property investment, management and development company in Hong Kong with an investment property portfolio of over 4 million square feet of high-quality office, retail and residential space. With roots in the district since the 1920s, Hysan is one of the largest commercial developers in Causeway Bay.

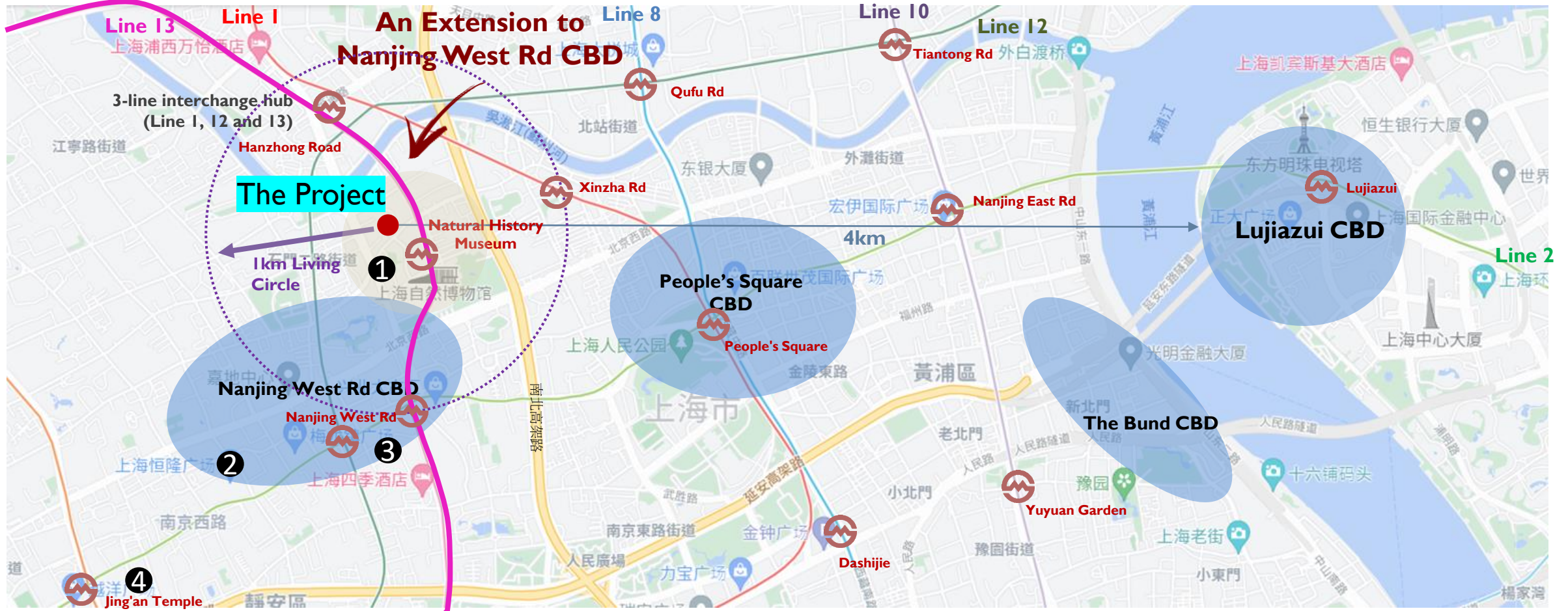
### **For enquiries, please contact:**

Brunswick Group  
Peony Lui | Tel: +852 9638 7187  
Linjia Dai | Tel: +86 21 6039 6313  
Email: [hysan@brunswickgroup.com](mailto:hysan@brunswickgroup.com)

Mark Tung  
General Manager, Corporate Communications  
Hysan Development Company Limited  
Email: [mark.tung@hysan.com.hk](mailto:mark.tung@hysan.com.hk)

# Location

Nanjing West Road CBD – the most prime CBD in Shanghai and location of choice for offices of many MNCs and domestic corporates



- ① One Museum Place    ② Plaza 66    ③ Taikoo Hui Dazhongli    ④ Jingan Kerry Centre



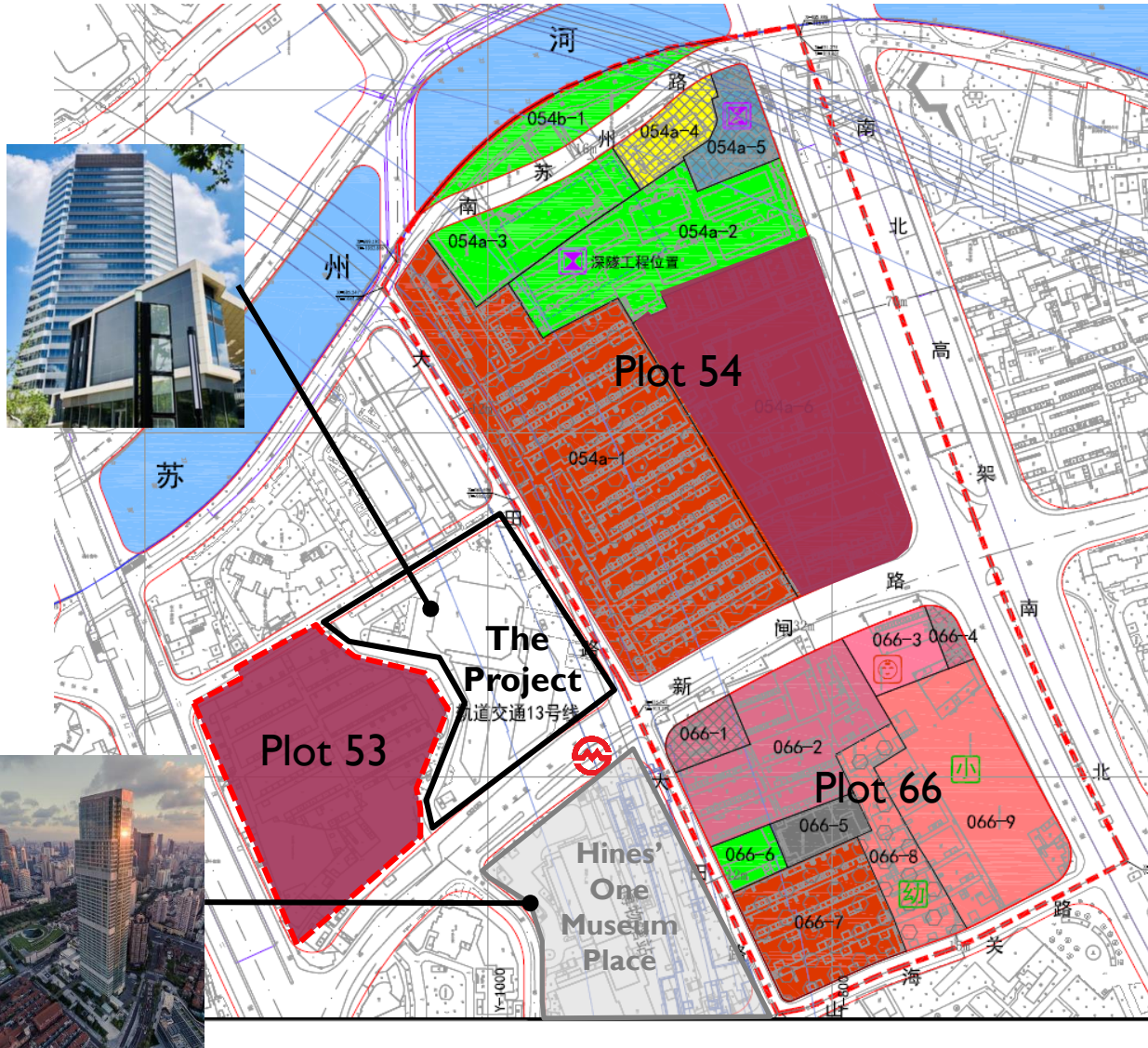
# Project Particulars

Address	Xinzha Road No. 668 and 688, Jingan District, Shanghai
Seller	CK Asset (60%) + 2 Local Partners (40%)
Year Built	Aug 2018
Location	<ul style="list-style-type: none"><li>• Good commercial location as the extension of Nanjing West Road Core CBD</li><li>• Very convenient access by different means of transportation<ul style="list-style-type: none"><li>– 3 mins walk to metro station</li><li>– 5 metro stations for 4 major metro lines in Shanghai within 1 km radius</li></ul></li></ul>
Property Description	<ul style="list-style-type: none"><li>• Brand new Grade A Office and Commercial Complex – ready to lease</li><li>• Aboveground: 24 floors + Underground: 3 floors</li><li>• 68,348 sqm commercial GFA:<ul style="list-style-type: none"><li>– 50,290 sqm office (3-24F)</li><li>– 18,058 sqm retail (B2-3F)</li><li>– 324 CPS</li></ul></li></ul>



# Up-and-coming Commercial Precinct Supported by Government Planning

Extracts from Shanghai JingAn Jiangning District C050202 Unit 054, 066 Neighbour (The East Siwenli 東斯文里) Planning Document



- One Museum Place and The Project have set the positioning as a commercial precinct
- 3 sizable adjacent sites (Plot 53, 54 and 66) are expected to launch for land auctions in the coming **2 to 3** years
- This district, with a scale of **GFA ~600,000** sqm, will become another comprehensive commercial precinct of Shanghai with heritage and cultural settings

	商办用地	Commercial
	商办用地	Commercial (Preserve)
	文教用地	Education
	文化用地	Cultural
	宗教用地	Religious
	居住用地	Residential
	绿化用地	Greenery

 Adjacent Plot