

JING AN KERRY CENTRE

SHANGHAI

静安嘉里中心

PROJECT INFORMATION

General

Artist's Impression

Office

Retail

Hotel

International Project Team

GENERAL

Location & Proximity

Public Transportation

Master Plan

Development Mix

LOCATION & PROXIMITY

- Shanghai Kerry Centre 上海嘉里中心
- Retail and Office 商场和办公楼
- Shanghai Exhibition Center 上海展览中心
- Hotel 酒店
- City Airport Terminal 城市航站楼
- Metro Line 2 地铁2号线
- Metro Line 7 地铁7号线



PUBLIC TRANSPORTATION



- Metro Line 2 地铁2号线
- Metro Line 7 地铁7号线
- Maglev Train 磁悬浮列车



MASTER PLAN



MULTIPLE ENTRANCE AND DROP OFF

-  Retail Entrance 商场入口
-  Office Entrance 办公楼入口
-  Hotel Entrance 酒店入口
-  Serviced Apartment Entrance 服务式公寓入口
-  Metro Line 2 & 7 Entrance 地铁2、7号线入口
-  Carpark Entrance / Exit 停车场出入口
-  Drop Off Area 下客区域



INGRESS AND EGRESS - VEHICULAR TRAFFIC

-  Retail Entrance 商场入口
-  Office Entrance 办公楼入口
-  Hotel Entrance 酒店入口
-  Serviced Apartment Entrance 服务式公寓入口
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-  Drop Off Area 下客区域



DEVELOPMENT MIX

TYPE	(APPROX.) GFA	
RETAIL	74,000 s.m.	86,000 s.m.
	12,000 s.m. (Existing)	
PREMIUM GRADE A OFFICE	112,000 s.m.	148,000 s.m.
	36,000 s.m. (Existing)	
JING AN SHANGRI-LA HOTEL	74,000 s.m. (518 rooms)	
SERVICED APARTMENT (EXISTING)	17,000 s.m. (174 rooms)	
BELOW GROUND GFA	120,000 s.m.	
	16,000 s.m. (Existing)	
CARPARKS (NO. OF LOTS)	1,100	1,340
	240 (Existing)	
TOTAL GFA	500,000 s.m.	

ARTIST'S IMPRESSION

Jing An Kerry Centre

Galleria

North Podium / Jewel Box

Cinema / South Podium

North Podium

Winter Garden Court

JING AN KERRY CENTRE



Subject to change without notice

GALLERIA



Nanjing Road (West) Entrance



Nanjing Road (West) Entrance

NORTH PODIUM / JEWEL BOX



Nanjing Road (West) / Changde Road Intersection



Nanjing Road (West) / Changde Road Entrance

CINEMA / SOUTH PODIUM



North Podium - View from Anyi Road



Anyi Road / Changde Road Intersection

NORTH PODIUM



Level 4 Retail

WINTER GARDEN COURT



B1 Retail

OFFICE

A high-contrast, black and white photograph of an office interior. Three people are silhouetted against a large window on the left. Two people are standing and talking, while a third person is seated in the foreground. The window has a grid pattern, and the overall atmosphere is professional and modern.

Key Facts

Office Lobby / Lift Hall

Sections

Floor Plans

Specifications

KEY FACTS

	SOUTH TOWER	NORTH TOWER
TOWER HEIGHT	260 m	198 m
NO. OF OFFICE FLOORS	20 Office Floors (Total 59 Floors)	33 Office Floors (Total 41 Floors)
TOTAL GFA	112,000 s.m.	
CARPARKS (NO. OF LOTS)	1,100	



OFFICE LOBBY



Subject to change without notice

LIFT HALL



Subject to change without notice

SOUTH TOWER

Office Tower

— Passenger Lifts (17 nos.)

High Zone - 5 passenger lifts
with capacity of 1,600kg at the speed of 7m/s

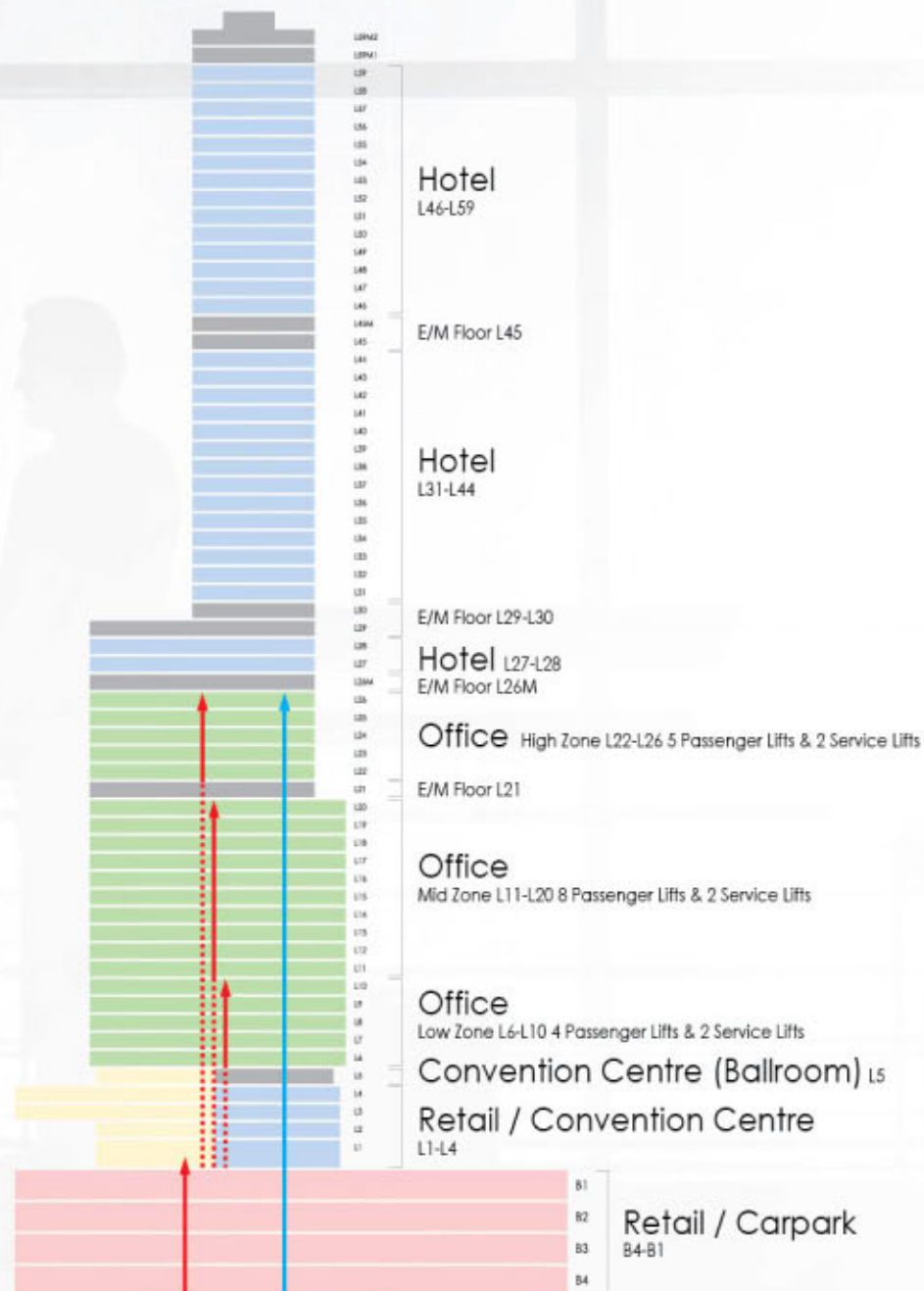
Mid Zone - 8 passenger lifts
with capacity of 1,800kg at the speed of 5m/s

Low Zone - 4 passenger lifts
with capacity of 1,600kg at the speed of 2.5m/s

Average Waiting Time: less than 30 seconds

— Service Lifts (2 nos.)

South Tower: 2 service lifts
with capacity of 1,800kg at the speed of 3m/s



NORTH TOWER

Office Tower

— Passenger Lifts (14 nos.)

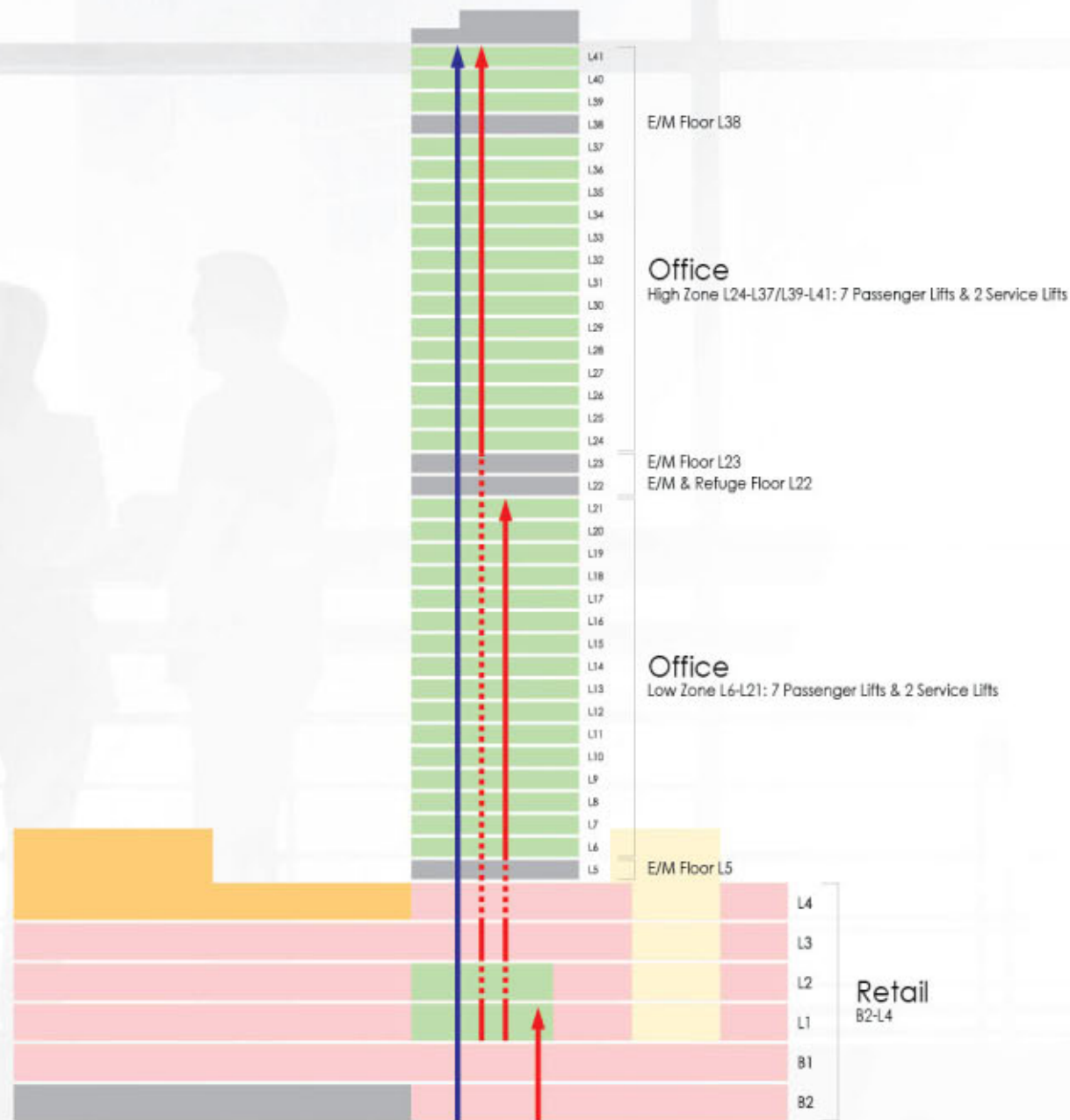
High Zone - 7 passenger lifts
with capacity of 1,600kg at the speed of 7m/s

Low Zone - 7 passenger lifts
with capacity of 1,650kg at the speed of 4m/s

Average Waiting Time: less than 30 seconds

— Service Lifts (2 nos.)

North Tower: 2 service lifts
with capacity of 1,800kg at the speed of 3.5m/s



SOUTH TOWER

L6-L10 LOW ZONE

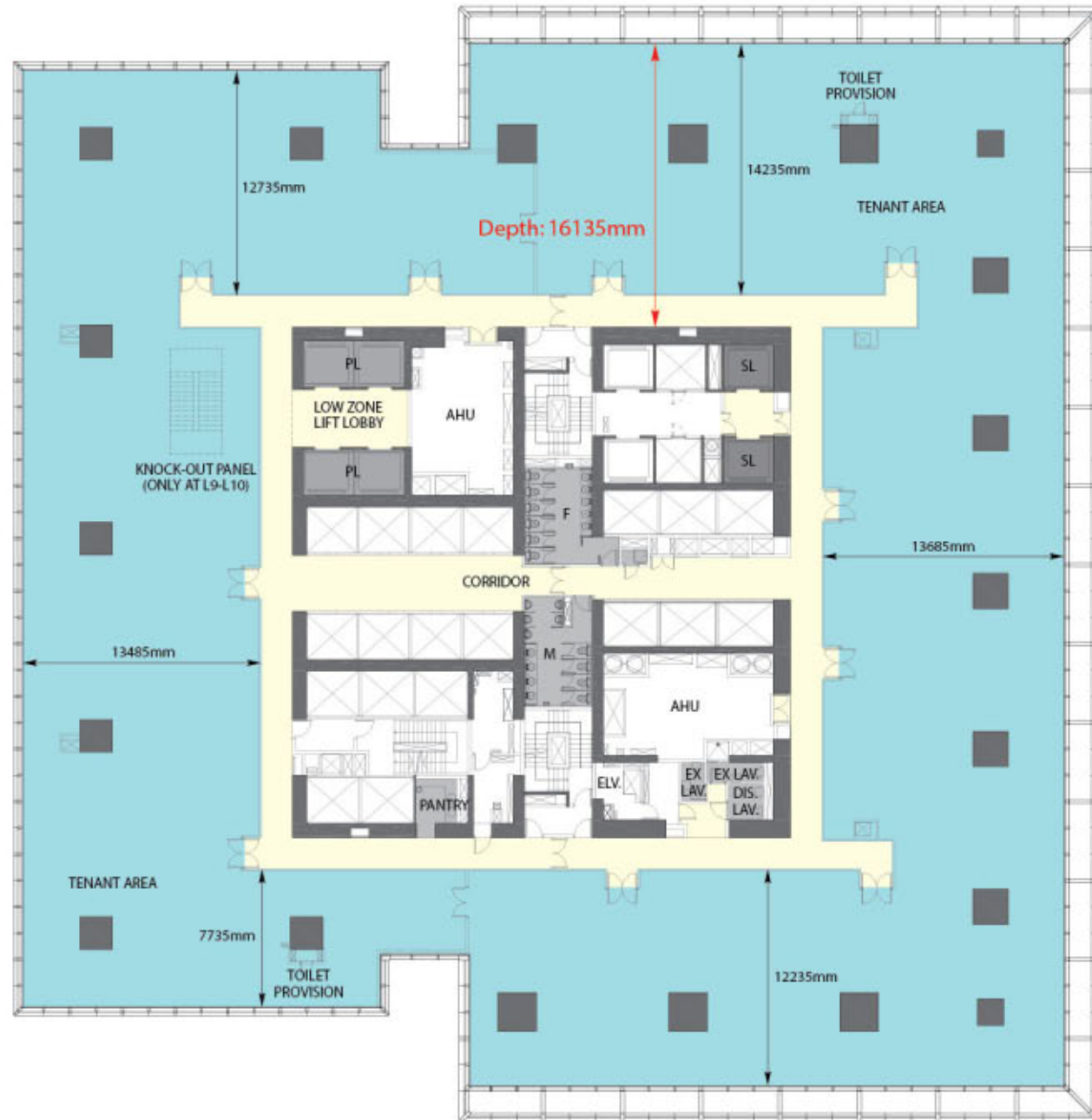
GFA: 3,413(s.m.)

LEGEND

- PUBLIC CIRCULATION
- TENANT AREA
- PASSENGER LIFT
- SERVICE LIFT
- TOILET / PANTRY / JANITOR ROOM
- KNOCK OUT PANEL

- Up to 16 Meters Floor Depth
- Double Glazed Low-E Curtain Wall
- Knock-out Panel for Tenant Internal Staircases
- Executive Toilet in Common Area
- Toilet Provision in Tenant Area
- Water Tee-off Valve and Drain Point Connection Provided on Each Floor for Tenant Pantry Connection

Subject to change without notice



SOUTH TOWER

L11-L20 MID ZONE

GFA: 3,413(s.m.)

LEGEND

- PUBLIC CIRCULATION
- TENANT AREA
- PASSENGER LIFT
- SERVICE LIFT
- TOILET / PANTRY / JANITOR ROOM
- KNOCK OUT PANEL

- Up to 16 Meters Floor Depth
- Double Glazed Low-E Curtain Wall
- Knock-out Panel for Tenant Internal Staircases
- Executive Toilet in Common Area
- Toilet Provision in Tenant Area
- Water Tee-off Valve and Drain Point Connection Provided on Each Floor for Tenant Pantry Connection

Subject to change without notice



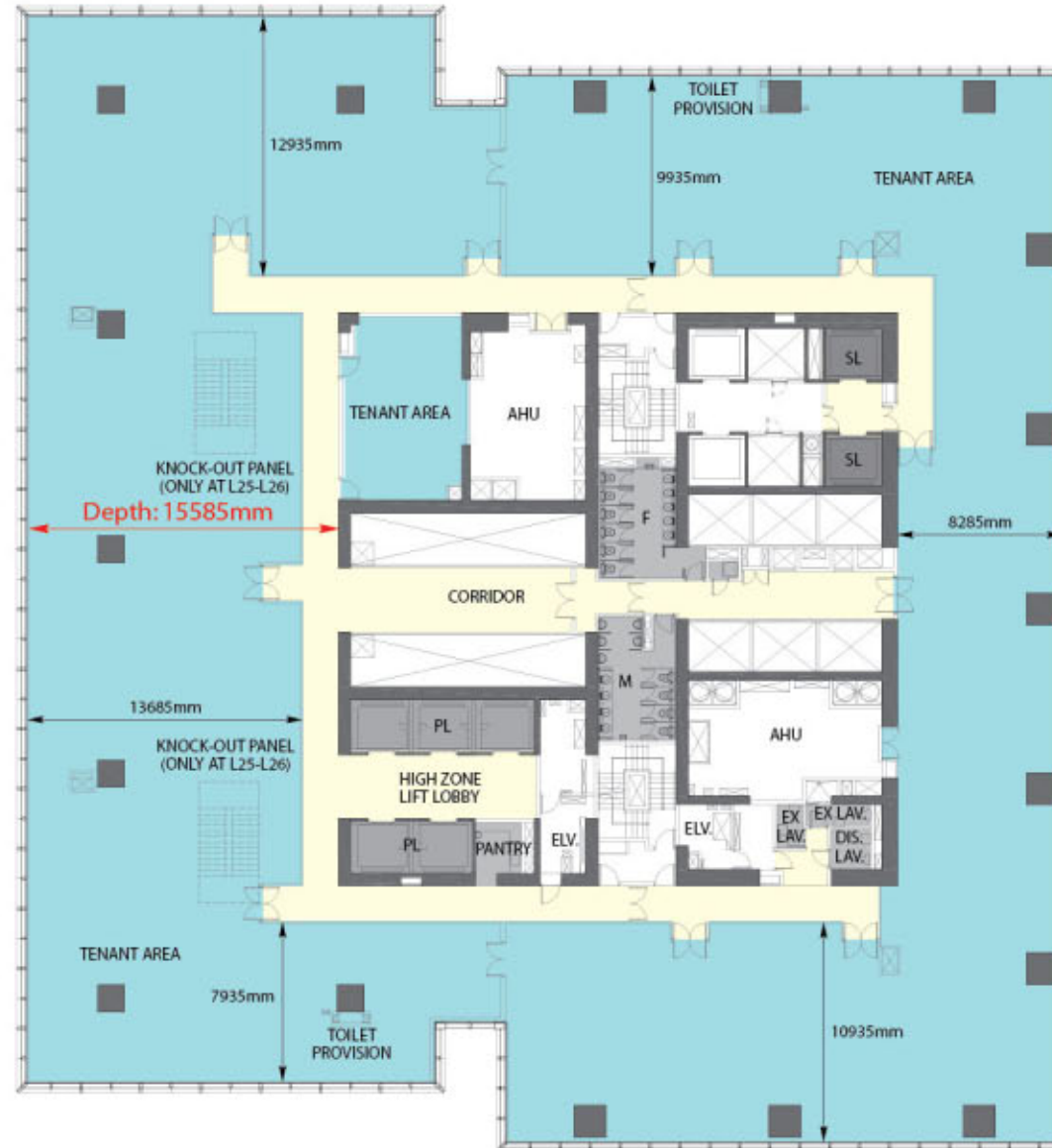
SOUTH TOWER L22-L26 HIGH ZONE

GFA: 2,752(s.m.)

LEGEND

- PUBLIC CIRCULATION
- TENANT AREA
- PASSENGER LIFT
- SERVICE LIFT
- TOILET / PANTRY / JANITOR ROOM
- KNOCK OUT PANEL

- Up to 15.5 Meters Floor Depth
- Double Glazed Low-E Curtain Wall
- Knock-out Panel for Tenant Internal Staircases
- Executive Toilet in Common Area
- Toilet Provision in Tenant Area
- Water Tee-off Valve and Drain Point Connection Provided on Each Floor for Tenant Pantry Connection



NORTH TOWER

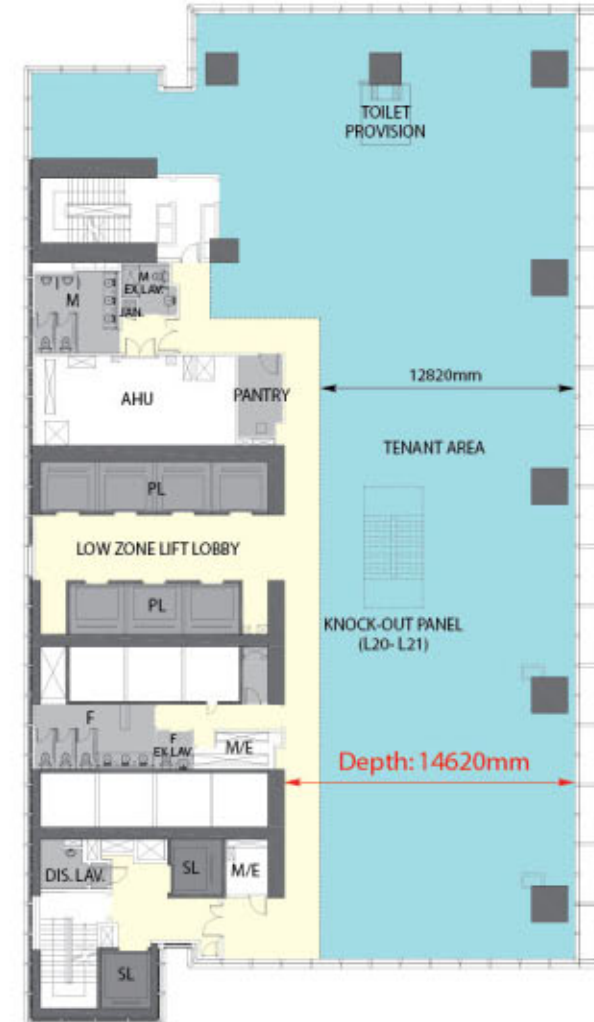
L6-L21 LOW ZONE

GFA: 1,325(s.m.)

LEGEND

- PUBLIC CIRCULATION
- TENANT AREA
- PASSENGER LIFT
- SERVICE LIFT
- TOILET / PANTRY / JANITOR ROOM
- KNOCK OUT PANEL

- 14.6 Meters Typical Floor Depth
- Double Glazed Low-E Curtain Wall
- Knock-out Panel for Tenant Internal Staircases
- Executive Toilet in Common Area
- Toilet Provision in Tenant Area
- Water Tee-off Valve and Drain Point Connection Provided on Each Floor for Tenant Pantry Connection



NORTH TOWER

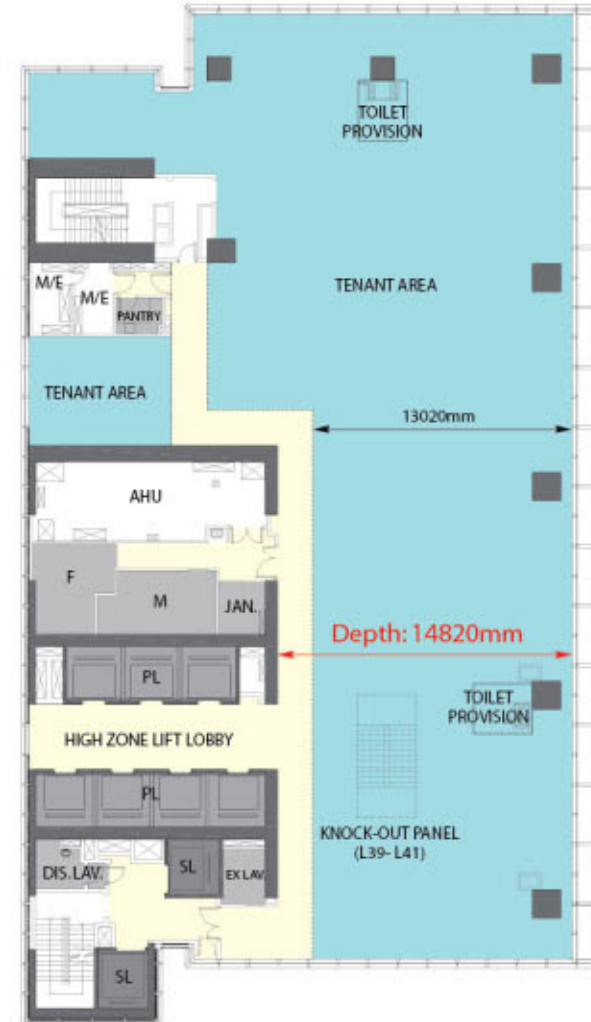
L24-L41 HIGH ZONE

GFA: 1,325(s.m.)

LEGEND

- PUBLIC CIRCULATION
- TENANT AREA
- PASSENGER LIFT
- SERVICE LIFT
- TOILET / PANTRY / JANITOR ROOM
- KNOCK OUT PANEL

- 14.8 Meters Typical Floor Depth
- Double Glazed Low-E Curtain Wall
- Knock-out Panel for Tenant Internal Staircases
- Executive Toilet in Common Area
- Toilet Provision in Tenant Area
- Water Tee-off Valve and Drain Point Connection Provided on Each Floor for Tenant Pantry Connection



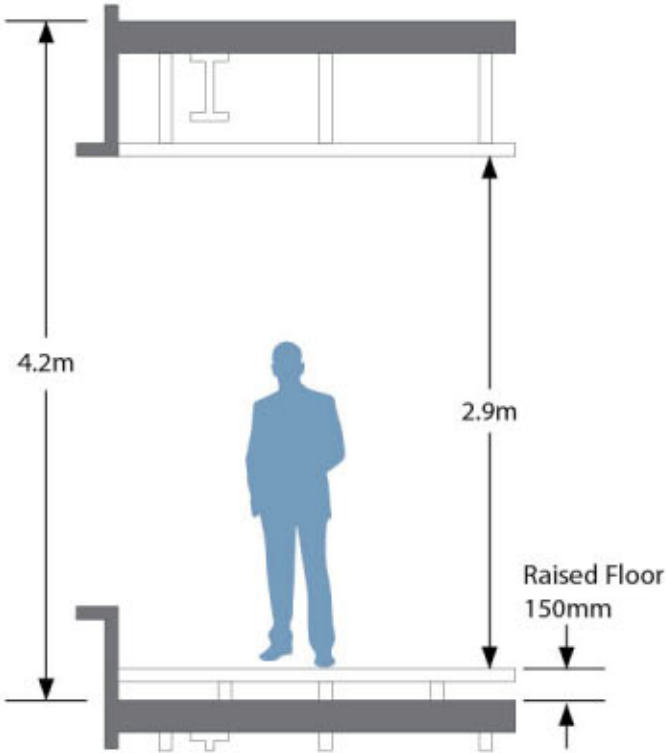
CEILING HEIGHT AND RAISED FLOOR

South Tower

Clear Ceiling Height 2.9m

+

Raised Floor 150mm

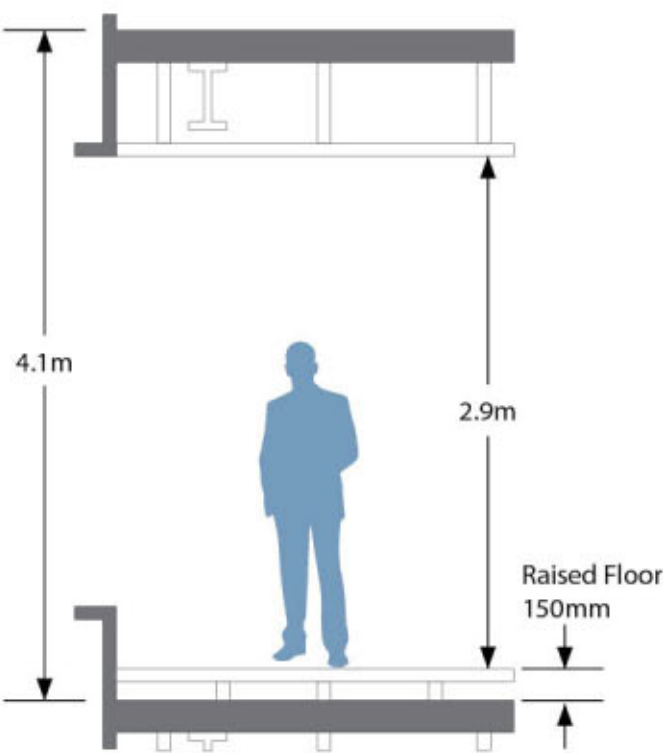


North Tower

Clear Ceiling Height 2.9m

+

Raised Floor 150mm

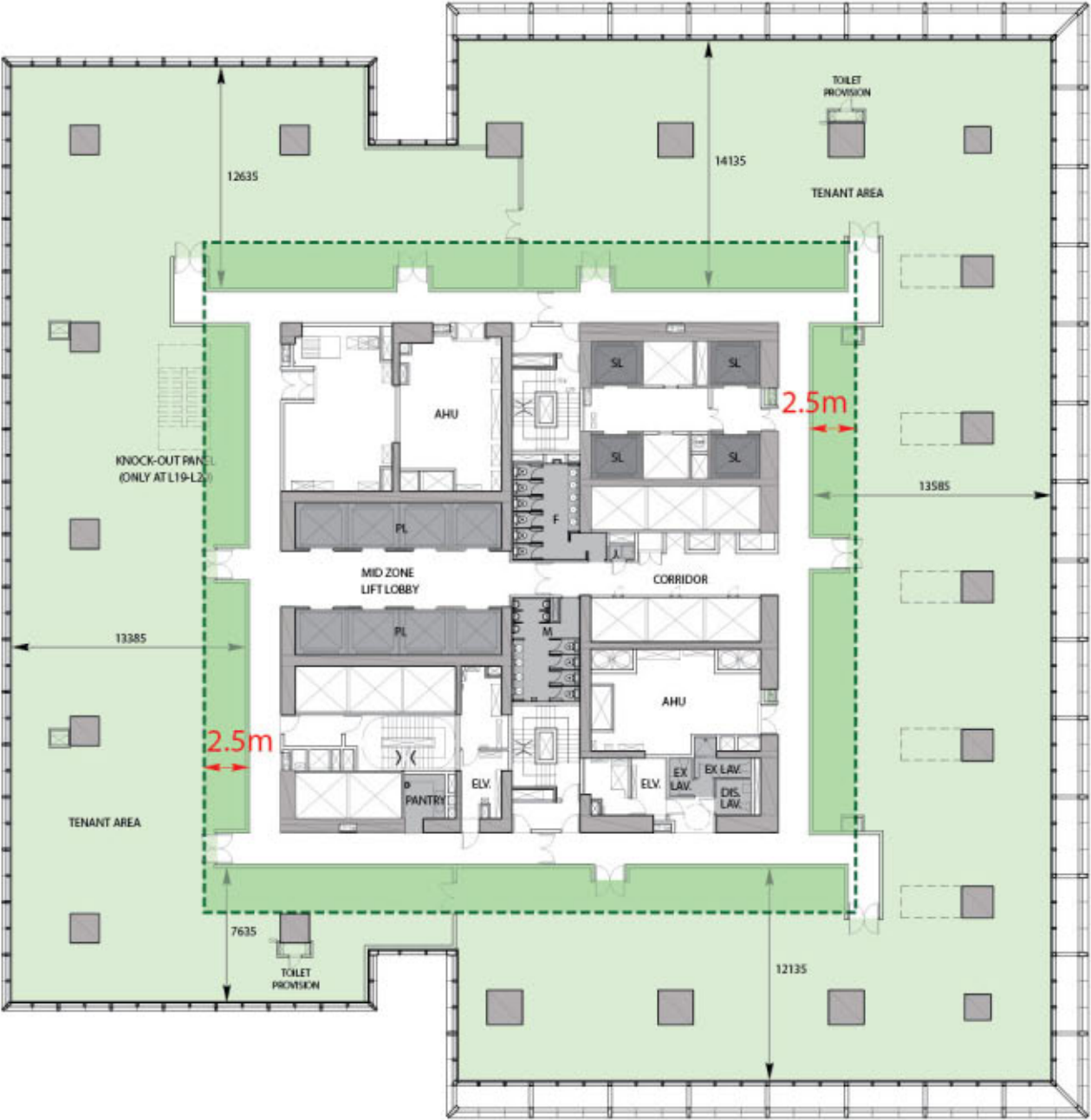


OFFICE FLOOR LOADING

LEGEND

- HEAVY LOAD ZONE
- NORMAL LOAD ZONE

- Normal Load Zone: 400Kg/s.m.
- Heavy Load Zone: 750kg/s.m.

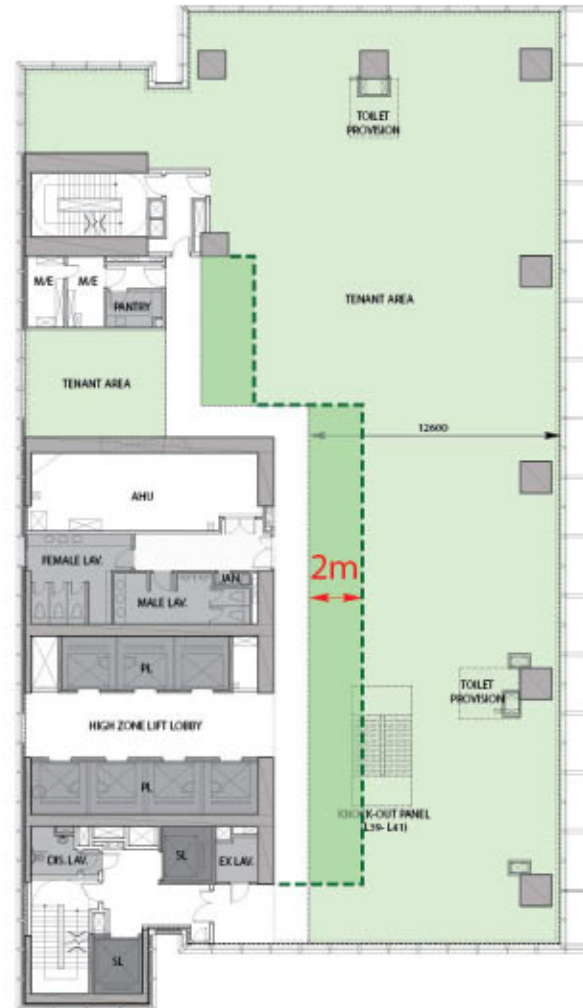


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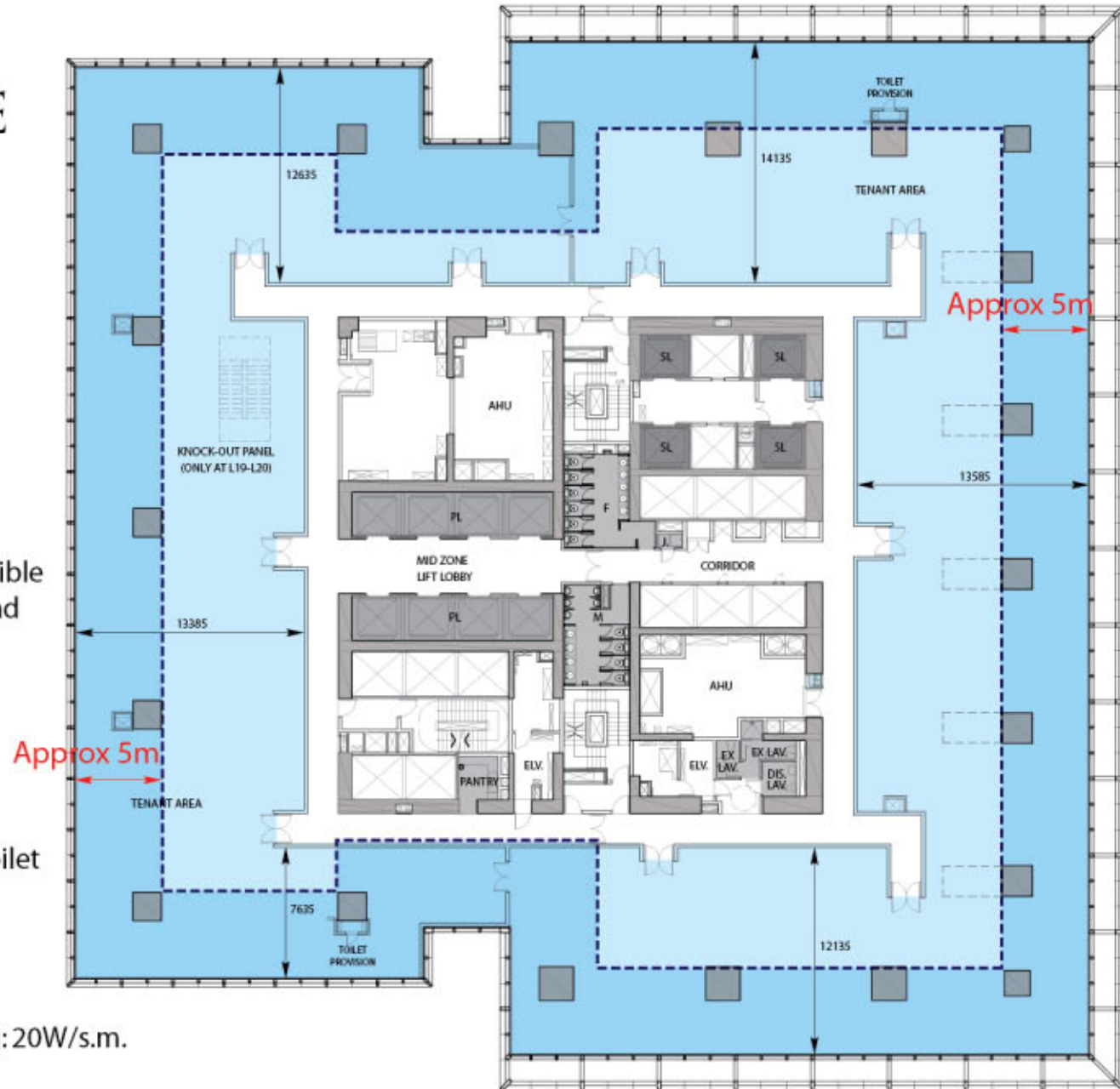


HVAC- SOUTH TOWER OFFICE

LEGEND

- PERIMETER A/C ZONE
- INTERNAL A/C ZONE

- VAV Air-conditioning System
- 2 AHUs per Floor with Multiple VAV Boxes for Flexible and Efficient Temperature Control in Perimeter and Internal A/C Zones.
- Integrated Type Air Grilles with Light Fittings
- Fresh Air: 8.3L/s/per person
- Exhaust: Exhaust System Serving Base Building Toilet Area with 15-20 ACH & Pantries with 10 ACH.
- Cooling Capacity: 100-120W/s.m.
- 24 Hour Chilled water for Supplementary Cooling: 20W/s.m.

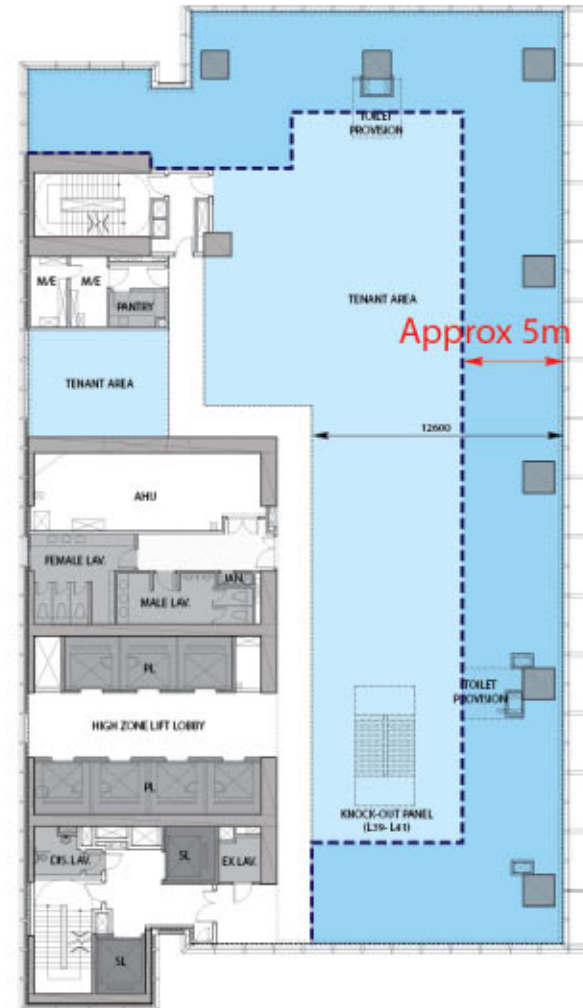


HVAC- NORTH TOWER OFFICE

LEGEND

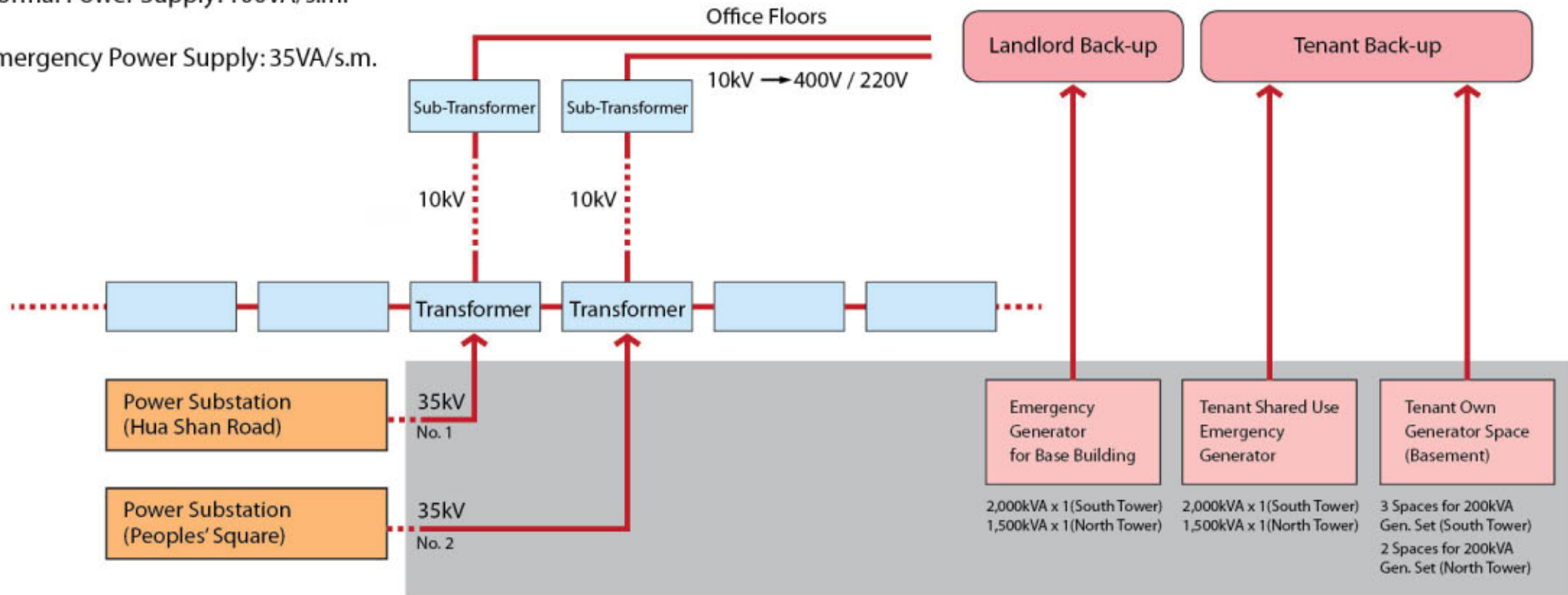
- PERIMETER A/C ZONE
- INTERNAL A/C ZONE

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- 2 AHUs per Floor with Multiple VAV Boxes for Flexible and Efficient Temperature Control in Perimeter and Internal A/C Zones.
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- 24 Hour Chilled water for Supplementary Cooling: 20W/s.m.



POWER SUPPLY

- Dual Power Source from 2 Different Power Substations
- Normal Power Supply: 100VA/s.m.
- Emergency Power Supply: 35VA/s.m.



COMMUNICATIONS SYSTEMS

Telephone Line and Optic Fiber :

- Direct telephone line is available at the ratio of 1 Pair/35s.m.
- 1 x 6 core single-mode vertical fiber allowed in ELV room
- Cat-3 multi-cores UTP cables allowed for vertical main for voice

Service Providers:

- Telecom and network service providers:
- China Telecom, China Unicom, China Mobile, Oriental Cable Network
- Mobile phone service providers:
- China Telecom, China Unicom, China Mobile

Satellite Dish Spaces:

South Tower:

- Space reserved for 3 x 3.5m dia VSAT. dish (for north site) on top of tower roof for third party communication.

North Tower:

- Space reserved for 5 x 3.5m dia VSAT. dish (for south site) on top of tower roof for third party communication.



FIRE SERVICE AND SECURITY SYSTEM

Fire Service System

- Upper and lower layers automatic sprinkler system provided for tenant area in accordance with local codes.
- Fire hydrants and hose reels provided in accordance with local codes to suite open plan concept.
- Single layer smoke detector and fire alarm system designed for open plan layout.
- Manual break glass and fireman intercom system to be provided and integrated with the FH/HR cabinet.
- Speakers to be provided for FS emergency broadcast for tenant area in accordance with local codes.

Security System

- Provision of security common alarm interface in ELV room for tenant connection to central security system.
- 24-hour building CCTV monitoring system



LEED CERTIFICATION



Jing An Kerry Centre

- A Green Mixed Use Development
- LEED Gold Pre-Certification



FEATURES OF OFFICES AT JING AN KERRY CENTRE

- All-In-one Philosophy, the first real mixed used complex landmark in Nanjing Rd. West CBD
- Prime location and prestigious business address in Nan Jing Rd. West CBD
- Convenience Public Transportation with Direct Access to Metro Line No.2 and 7 Stations
- Variation of Office Floor Plate Size in Two Office Towers for efficient layout plan with South Tower providing the largest floors in Puxi.
- International Standard Office Specifications
- Environmental Friendly Feature
- Strong Background of Developer
- Experienced Property Management Team





RETAIL



Neighbourhood

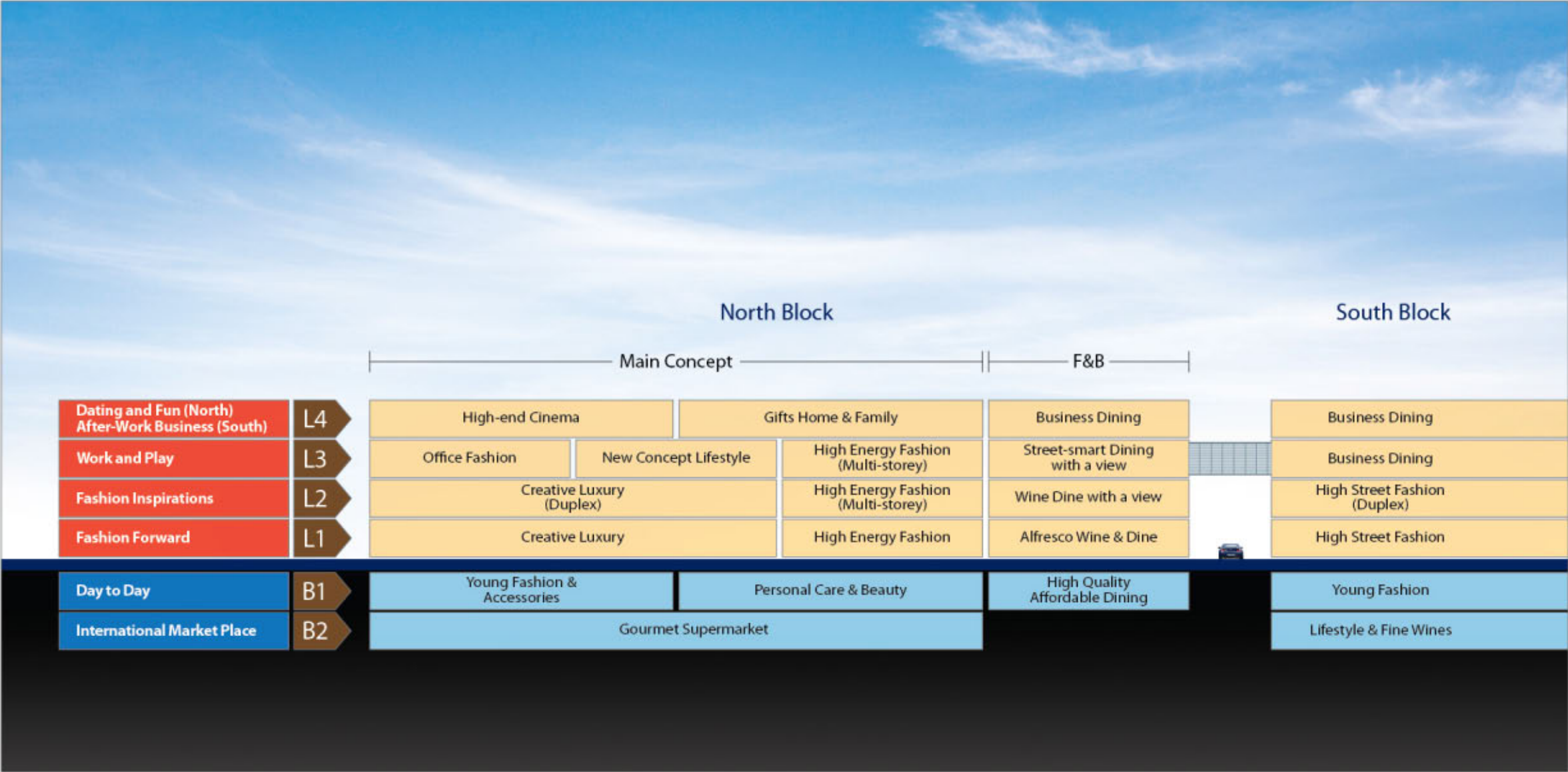
Trade Mix

Retail Plans

NEIGHBOURHOOD



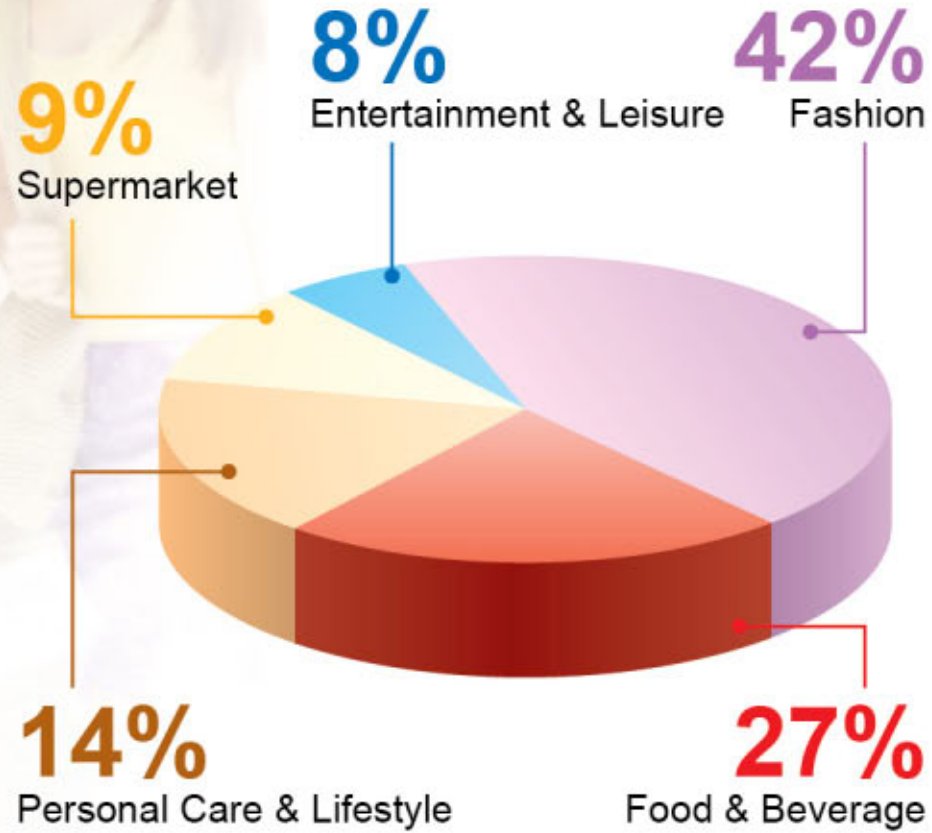
TRADE MIX



TRADE MIX



TRADE MIX



RETAIL PLAN – B2

LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- SERVICE LIFT (SL)
- SERVICED APARTMENT
- PUBLIC TOILET

Subject to change without notice



B2

RETAIL PLAN – B1

LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- SERVICE LIFT (SL)
- SERVICED APARTMENT
- PUBLIC TOILET

Subject to change without notice



B1

RETAIL PLAN - L1

LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- SERVICE LIFT (SL)
- SERVICED APARTMENT
- PUBLIC TOILET
- OFFICE LOBBY
- PREMIER FUNCTION FACILITY
- HOTEL

Subject to change without notice



L1

RETAIL PLAN – L2

LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- SERVICE LIFT (SL)
- SERVICED APARTMENT
- PUBLIC TOILET
- OFFICE LOBBY
- PREMIER FUNCTION FACILITY
- HOTEL



L2

RETAIL PLAN – L3

LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- SERVICE LIFT (SL)
- SERVICED APARTMENT
- PUBLIC TOILET
- OFFICE LOBBY
- PREMIER FUNCTION FACILITY
- HOTEL



L3

RETAIL PLAN – L4



LEGEND

- RETAIL
- F&B
- MALL
- PASSENGER LIFT (PL)
- PUBLIC TOILET
- PREMIER FUNCTION FACILITY
- HOTEL

Changde Road 常德路



Anyi Road 安义路

Tongren Road 铜仁路



Yan'an Middle Road 延安中路

L4

A background image featuring a dense arrangement of fiber optic cables. The cables are thin and dark, with their ends glowing in various colors, primarily warm tones like orange, yellow, and pink. The light creates a bokeh effect, with out-of-focus points of light scattered across the dark background. The overall composition is vertical, with the cables extending from the bottom towards the top.

HOTEL

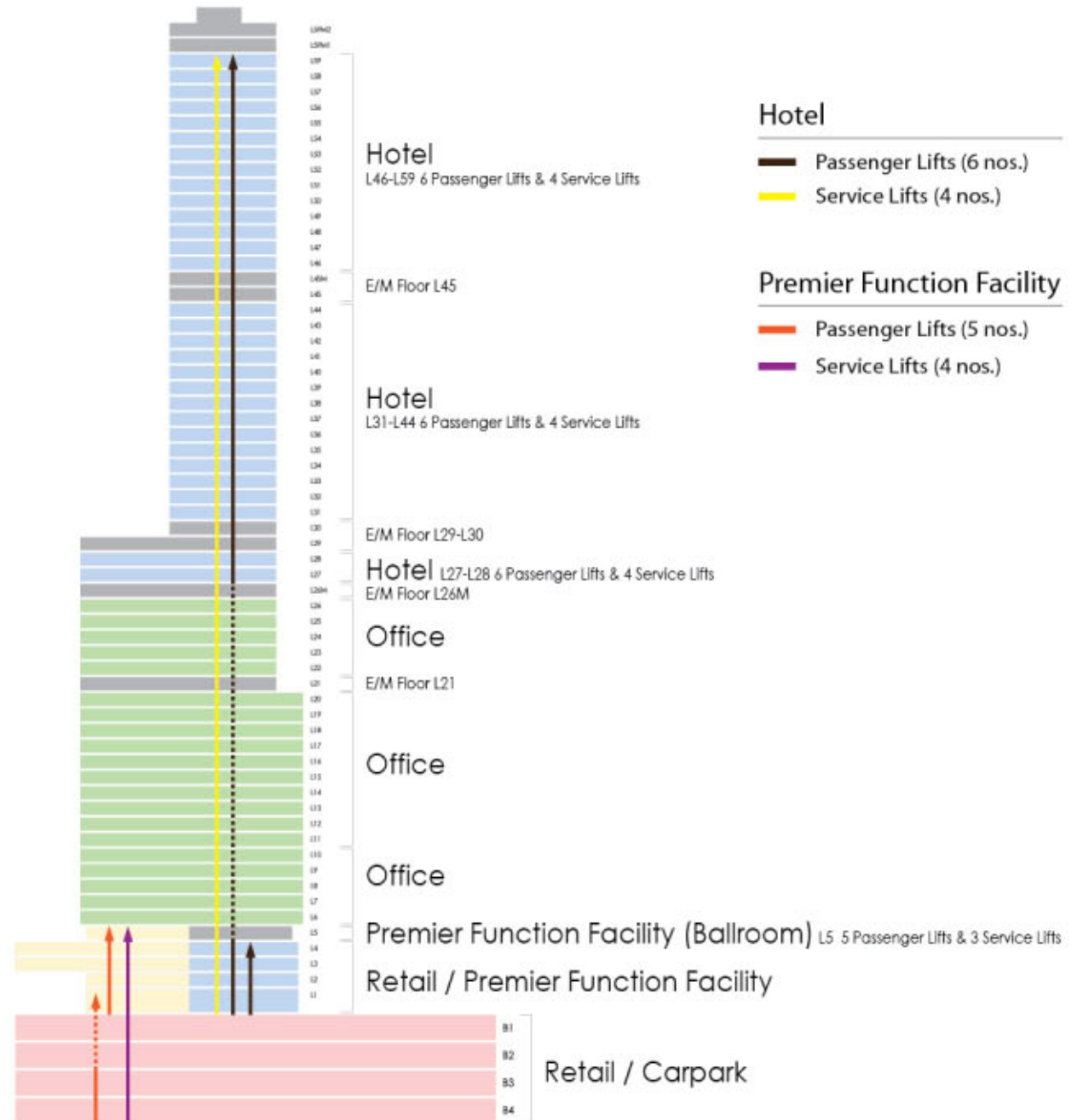
Hotel

Premier Function Facility

HOTEL



Subject to change without notice



PERSONALISED SERVICE



Jing An Shangri-La

WEST SHANGHAI



PREMIER FUNCTION FACILITY



Subject to change without notice

INTERNATIONAL PROJECT TEAM

ARCHITECTURAL DESIGN:

RETAIL INTERIOR DESIGN:

HOTEL INTERIOR DESIGN:

OFFICE INTERIOR DESIGN:

PROJECT ARCHITECT:

LOCAL DESIGN INSTITUTE:

STRUCTURAL ENGINEER:

BUILDING SERVICE ENGINEER(M&E):

QUANTITY SURVEYOR:

FAÇADE CONSULTANT:

FAÇADE LIGHTING CONSULTANT:

INTERIOR LIGHTING CONSULTANT (OFFICE / RETAIL):

INTERIOR LIGHTING CONSULTANT (HOTEL):

LANDSCAPE DESIGN CONSULTANT:

ACOUSTIC CONSULTANT:

WAYFINDING & SIGNAGE CONSULTANT:

CONSUMER RESEARCH CONSULTANT:

BRANDING CONSULTANT:

KOHN PEDERSEN FOX ASSOCIATES NEW YORK. USA

BENOY LTD. RETAIL SOLUTION HONG KONG

HIRSCH BEDNER (ATLANTA, USA)

BC&A (HONG KONG) LTD.

WONG AND OUYANG (HK) LTD.

SHANGHAI INSTITUTE OF ARCHITECTURE DESIGN & RESEARCH

OVE ARUP & PARTNERS HONG KONG LTD.

PARSONS BRINKERHOFF (ASIA) LTD.

DAVIS LANGDON SEAH (SHANGHAI)

ALT (HONG KONG) LTD.

BRANSTON PARTNERSHIP (USA) INC.

WORKTECHT (TOKYO, JAPAN)

TINO KWAN (HONG KONG)

DESIGN LAND COLLABORATIVE LTD.

WESTWOOD & HONG (HONG KONG)

SQUARE PEG DESIGN (SINGAPORE)

THE NIELSEN COMPANY (USA)

EIGHT PARTNERSHIP LTD. (HONG KONG)



WHERE SHANGHAI IS
SWITCHED ON