



Business
Hotline

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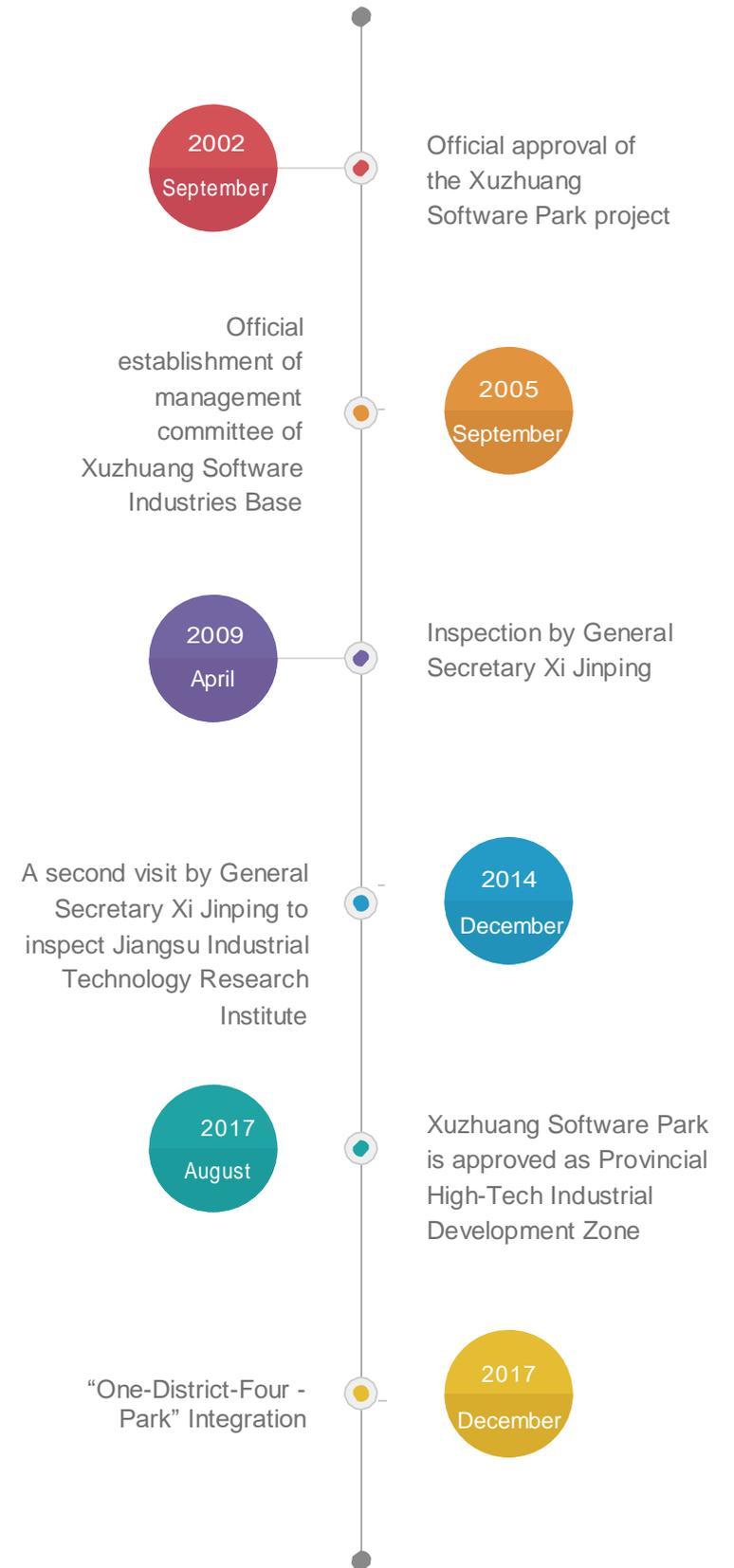
Management Committee of the High-Tech Industrial
Development Zone of Xuzhuang Nanjing;
Nanjing Xuzhuang High-Tech Industrial Group Ltd.

PARK INTRODUCTION

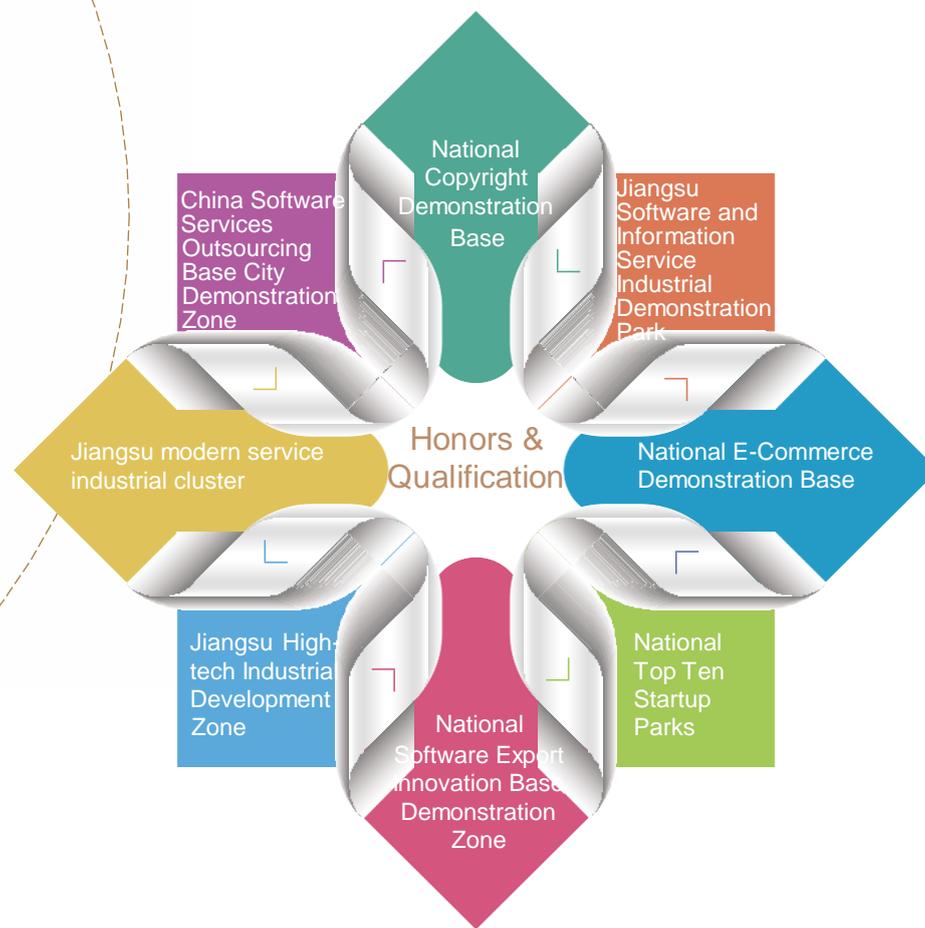
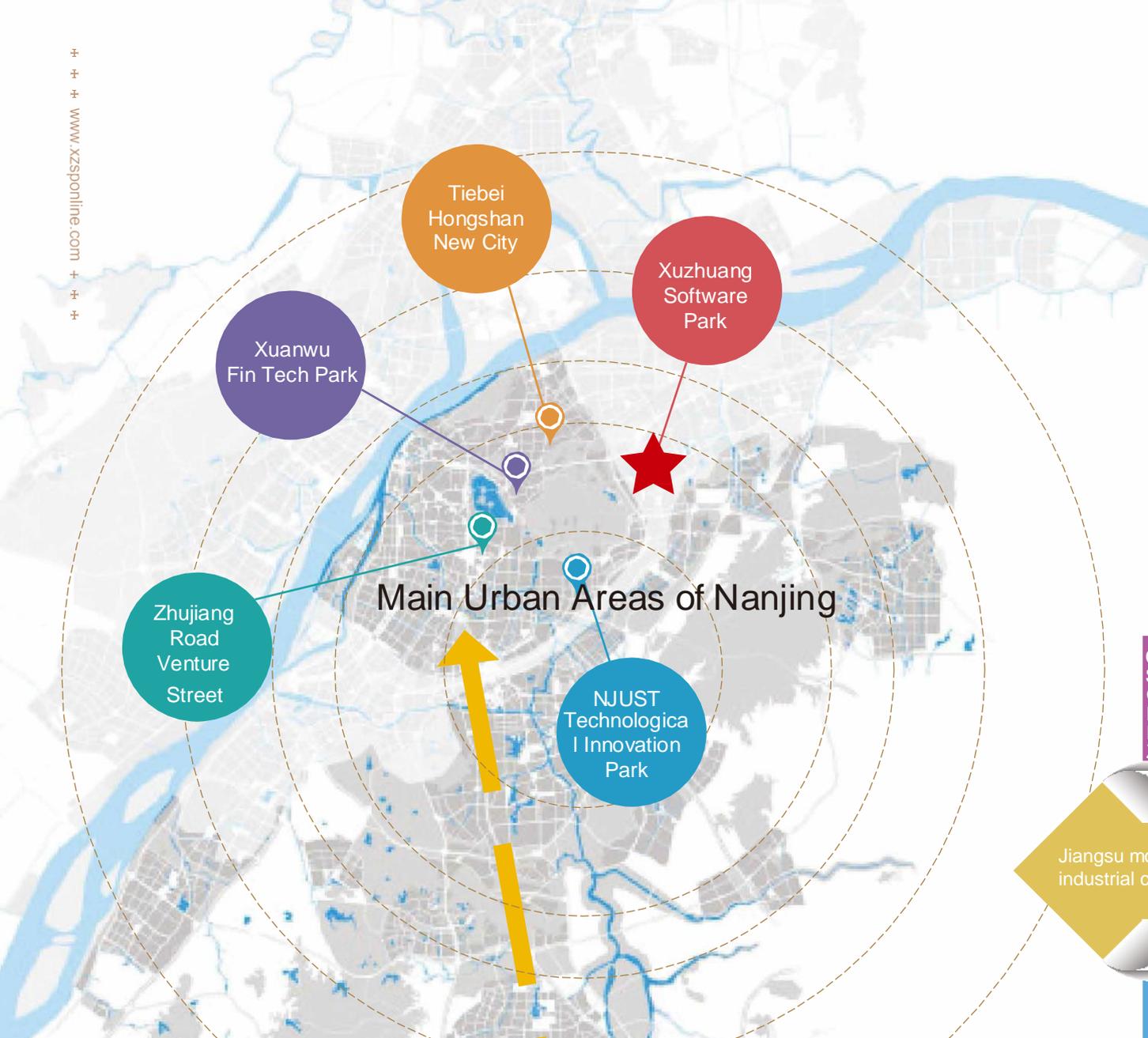
- 1 Jiangsu High-Tech Industrial Development Zone
- 2 National E-Commerce Demonstration Base
- 3 National Copyright Demonstration Base
- 4 Jiangsu Modern Services Cluster
- 5 Jiangsu Software and Information Service Industries Demonstration Park



Nanjing Xuzhuang High-Tech Industrial Development Zone, located at the eastern foot of Purple Mountain, is close to Jubao Mountain, and enjoys the reputation of "Eco Silicon Valley" for its picturesque scenery. Approved in 2002 and started in 2005, the park project was inspected twice by General Secretary Xi Jinping in 2009 and 2014.



In 2017, Xuzhuang officially became one of the provincial high-tech zones, and now a "one-district-four-park" structure has been formed, integrating Xuzhuang Software Park, Tiebei Hongshan New City, Zhujiang Road Venture Street, NJUST Technological Innovation Park and Xuanwu Fin Tech Park. Great efforts have been made to build Xuzhuang High-Tech Zone into a nationally influential modern industrial cluster, a featured innovation culture hotbed in the Yangtze River Delta, and a provincial smart ecological development model area. The Hi-tech Zone has successively won many honorary titles such as "National Top Ten Startup Parks", "National Copyright Demonstration Base", "National E-Commerce Demonstration Base" and "National Software Export Innovation Base Demonstration Zone".

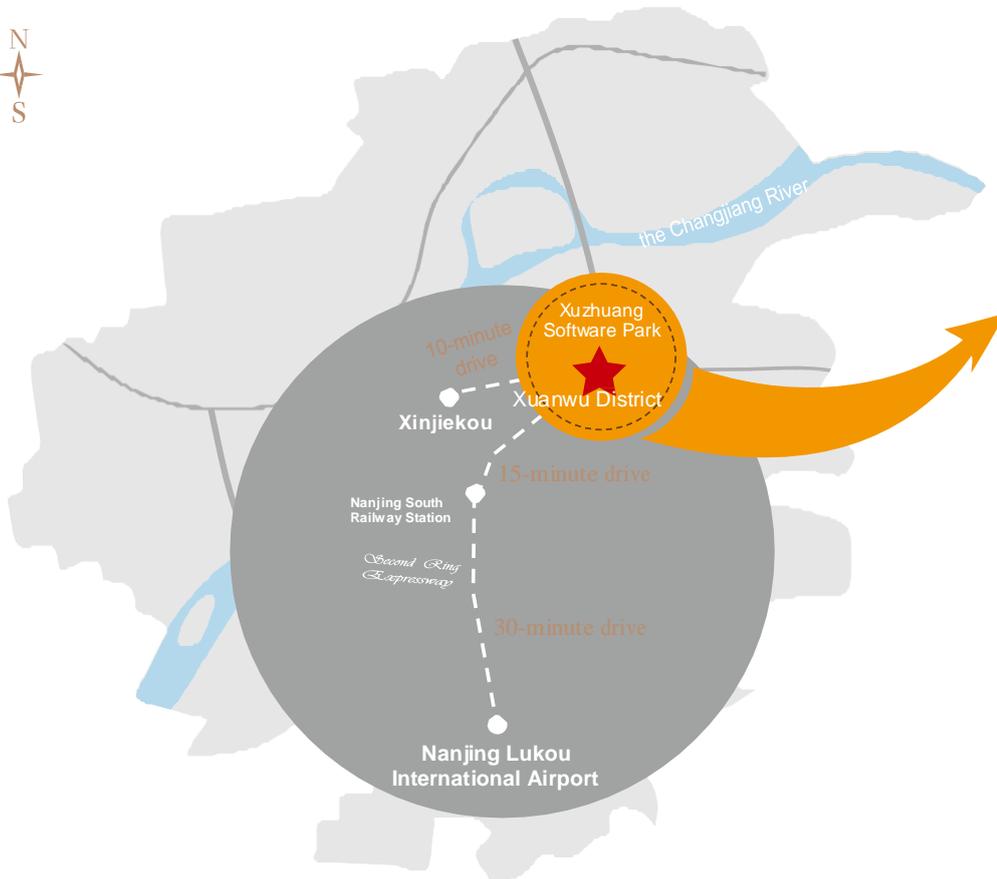


PARK SUPERIORITY



MAIN CITY PORTAL ECOLOGICAL SILICON VALLEY

The high-tech zone, located in the eastern main urban area of Nanjing, is a 10-minute-drive from Xinjiekou, 15-minute-drive from Nanjing South Railway Station and 30-minute-drive from Nanjing Lukou International Airport. It is 6 kilometers from the Second Bridge, 20 kilometers from the Fourth Bridge, and 8 kilometers from Nanjing Railway Station and 5 kilometers from long-distance bus east station. City expressway is directly linked to Shanghai-Nanjing Expressway, Nanjing-Lianyungang Expressway, Airport Expressway, and Ring Expressway. It takes only about 3 hours to reach Shanghai or Hangzhou. Metro Line 2 and 4 around the park have been put into use, while 12 bus lines have passed through the park. In order to facilitate the connection of various stations, the park also provides public bicycles and a large number of shared bicycles, completing the "last kilometer" of the park's traffic.



Park Superiority

◀◀ Innovation Hotbed for Companies

The high-tech zone adheres to the development direction of "high-end oriented, internationalization and branding" and the operation idea of "enterprization, marketization and specialization". Gradually the main focuses are on software information industry and medical and health industry. The zone has gained its advantages in e-commerce, software information and artificial intelligence and an industrial cluster has been formed in the related fields of pharmaceutical R&D, high-end medical devices, and genetic engineering.

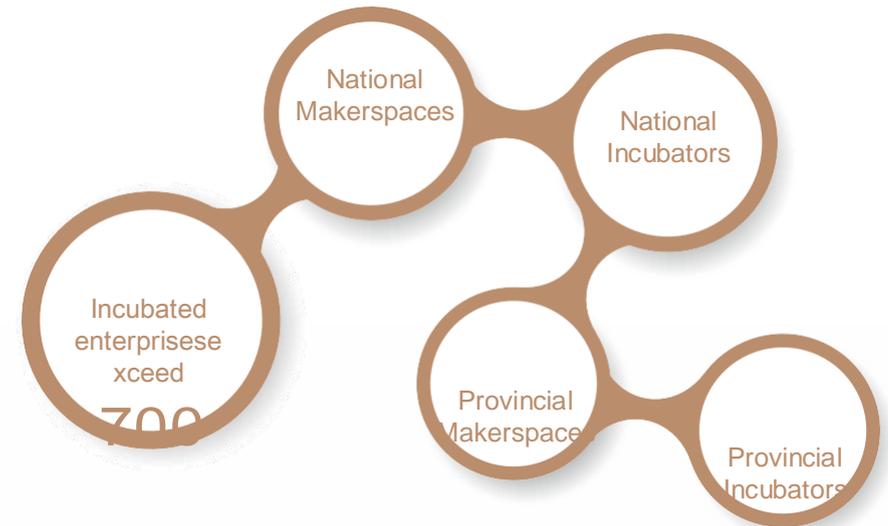
There are more than 2,000 registered enterprises in the high-tech zone, including 36 headquarters and branches of listed companies, 40 enterprises with an output value of over 100 million yuan, 95 dual-soft certified enterprises, 45 high-tech enterprises and 96 enterprises that are above designated size. The output value of the software information industry and technology service industry in 2017 exceeded 60 billion yuan, and the growth rate has continuously been above 20% for a year. The output value of healthcare and medicine industry has reached 27 billion yuan, ranking the top among industries. A number of industrial leaders such as Suning, Tuniu, Xiansheng and Yuyue have settled in, while a number of startups and innovative enterprises such as Cetus, Speed Technology, Hunting Treasure and Scallop have laid out in the park, making the park a technological innovation field and a smart industrial cluster in the eastern main urban areas of Nanjing.

◀◀ Two Landing Projects and One Integration Project are Under Way

The high-tech zone has thoroughly implemented the "121" strategy of the municipal party committee, and the two landing project and one integration project have achieved initial success. A number of high-level and large-scale innovation platforms, such as Jiangsu Industrial Technology Research Institute and Precision Medicine "Baijiahui", have been deployed, and a number of municipal new signed R&D institutes such as Nanjing Artificial Intelligence Research Institute and Nanjing Yunzhi Control Industrial Technology Research Institute have gathered here. At the same time, advanced corporate cultivation is vigorously developing. In 2018, three new R&D institutions had municipal-level filings and 42 high-tech enterprises were declared.

◀◀ Gathering of Innovation Platforms

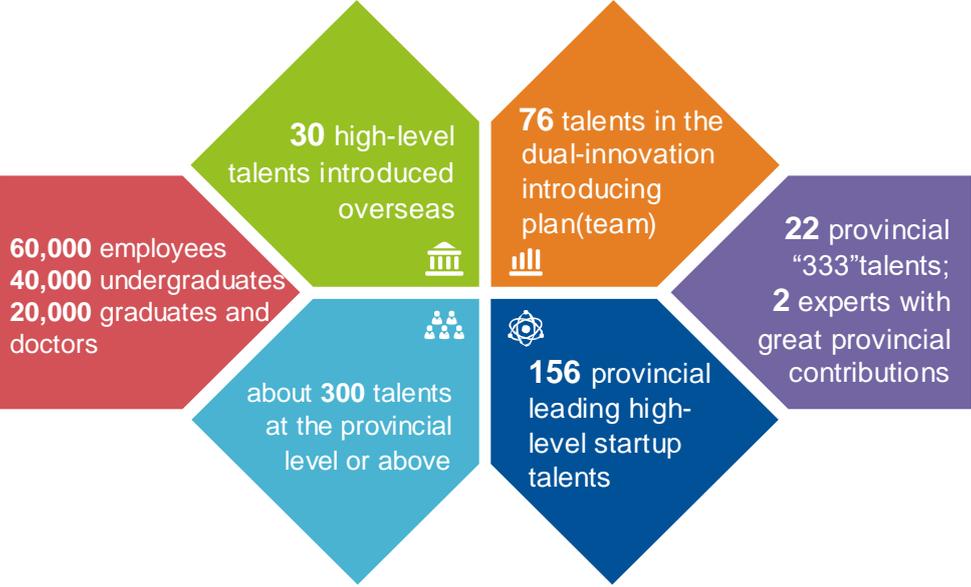
The high-tech zone introduced the top technical service and industrialization supporting platform - Jiangsu Industrial Technology Research Institute, successfully promoting the precision medicine Baijiahui to become the first batch of directly affiliated research institutes of the Provincial Institute of Industrial Research. There are 39 makerspaces and incubators in the high-tech zone, including 9 of national-level, with a total incubation area of about 75,000 m². Currently there are more than 700 incubated enterprises. What surrounding the park are more than 10 industrial parks, including the Zhongshan Life Science Park and the Research Institute of Internet of Things, the Chinese Academy of Sciences, making an industrial internet-centered ecosystem with deep integration possible.





Talent Superiority

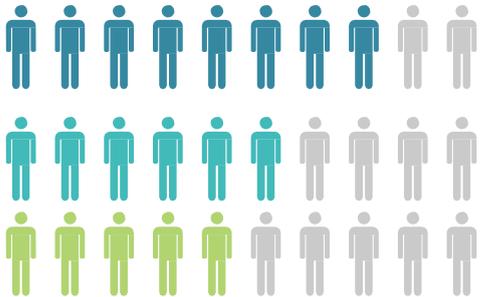
◀◀ Gathering of Innovation Talents



◀◀ Abundant Intelligence Resources

There are abundant resources of institutions of higher learning in the Xuanwu district with 18 universities like Southeast University, Nanjing University of Science and Technology, Nanjing Agricultural University and Nanjing Forestry University. There are also 30 provincial and subordinate scientific research institutions, 25 key laboratories at or above the provincial level. 27 academicians of the Chinese Academy of Sciences and Chinese Academy of Engineering working in the high-tech park, more than one-third of those in the whole city.

The park is adjacent to Xianlin University Cluster, where 16 universities such as Southeast University and Nanjing University of Science and Technology are located here. There are about 200,000 college students, and the number of graduates is about 50,000 each year, taking up 8% of undergraduate students in Jiangsu Province. The total education resources account for about 15% of the province, and it is an important higher education cluster in the whole province and even the whole country.



- 18 Universities
- 30 provincial and subordinate scientific research institutions
- 25 key laboratories at or above the provincial level
- 27 academicians of the Chinese Academy of Sciences and Chinese Academy, more than a third of those in the whole city

Advantages of Supporting Equipment

Various Education Choices

The basic education in the Xuanwu District is strong, and the educational resources advantage is very influential in the whole city, the whole province and even the whole country. Nanjing Foreign Language School, Xuanwu Foreign Language School, Kellihua Middle School, the Primary School Attached to Nanjing Normal University, Changjiang Road Primary School, Beijing East Road Primary School- top primary and secondary schools in Nanjing, are all located in Xuanwu District.



Various Living Choices

Villas, garden houses, and ordinary commercial residences are surrounded here. Zhongshan Golf, Dihao Garden, Meilin Mansion, Ziqi Zhongshan, Purple Jiayue, Purple East County and many other residential quarters, as well as talent apartments at all levels of the parks are available, meeting different living needs of talents.

Various Business Choices

The park is equipped with commercial areas such as Suning Novotel, Suning and Mandu Life Plaza, which can provide comprehensive life supporting services. At the same time, ICBC, CCB and other banks can provide perfect financial services.



INTRODUCTION KEY CARRIER

Located at the eastern foot of Purple Mountain, Xuzhuang Phase II is adjacent to Sun Yat-sen Mausoleum Scenic Area and Xianlin University Cluster, with Jubao University in the north, Lingzhi Lake in the south, Xianhe Mountain in the east and Purple Mountain in the west. The greening of the park is dominated by tall trees, supplemented by low-lying shrubs, flowers and lawns, sharing the 2,000-mu Jubaoshan Country Park, a famous garden park. It covers an area of 630 mu and has a total planned construction area of 644,000 m².

A GARDEN IN THE JUBAO MOUNTAIN



Juhui Park, located at the south-east of Jubao Mountain, is established in the first phase of the development of Xuzhuang II. The land area is about 58.5 mu, and the total construction area is 246,000 m², including 155,000 m² above ground, 91,000 m² underground, with 2,680 parking lots.

Current investment-available area :



Building Two

It is to be rented in the unit of a whole floor or a household. Construction area of a single floor is 1981.37m² and there are 20 floors in total; construction area of a household varies from 263m² to 456m².



Building Three

It is to be rented in the unit of a whole building. Construction area is about 17,600m² and there are 12 floors in total; construction area of a single floor is 1468m²;



Building Six

It is to be rented or sold in the unit of a whole building. Construction area for office is 5993.17m², including 6-12 floors; construction area of a single floor is about 870 m².

572.9-mu land has yet to be developed in Xuzhuang II. With a total construction area of 488,000 m², it is divided into 6 groups. Building against the mountain, it is a low-intensity modern park that integrates work, life and leisure. Working space is 326,000 m², which is beyond the office demand, and a first-class international business space of 82,000 m² and a high-quality talent apartment of over 80,000 m² is available.

Carrier to be Developed in Phase II Project

Group	Land Area(hectare)	Net Plot Ratio	Construction Area (m ²)
Juke Park	2.95	1.60	47000
Juchuang Park	4.19	1.60	67000
Juxin Park	3.12	2.40	75000
Juzhi Park	3.67	4.0	146800
Business	2.96	2.40	70000
Business	1.12	1.0	11000
Jucai Park	1.46	4.50	65700

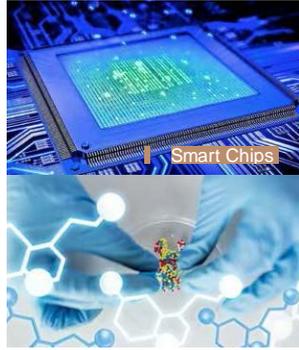
Xuzhuang II will continue to optimize the industrial structure based on the existing leading industries in the high-tech zone, developing further in the fields of software information and medical health, big data, artificial

Juhui Park





Smart Medicine



Smart Chips

BUSINESS POSITION

R&D Sixth District

The project is located in the northwest corner of Xuzhuang I, covering an area of about 38 mu. With Xuzhuang Road in the east, it is close to the management committee of the Xuzhuang High-tech Zone. Ruizhi Road is in the south; postal hub is in the west and Xuanwu Avenue is in the north. The total construction area is 94,800 m², including 55,700 m² of above ground, 39,100 m² of underground, a plot ratio of 2.19, a building density of 26.9%, a greening rate of 45.1%, and a site design limit of 50 meters. It is divided into the south side 1# R&D Building and north side 2# R&D Building.



Smart Defense



Informatization + Medicine (blockchain / Big Data)

Investment-Available Areas:

2# R&D Building

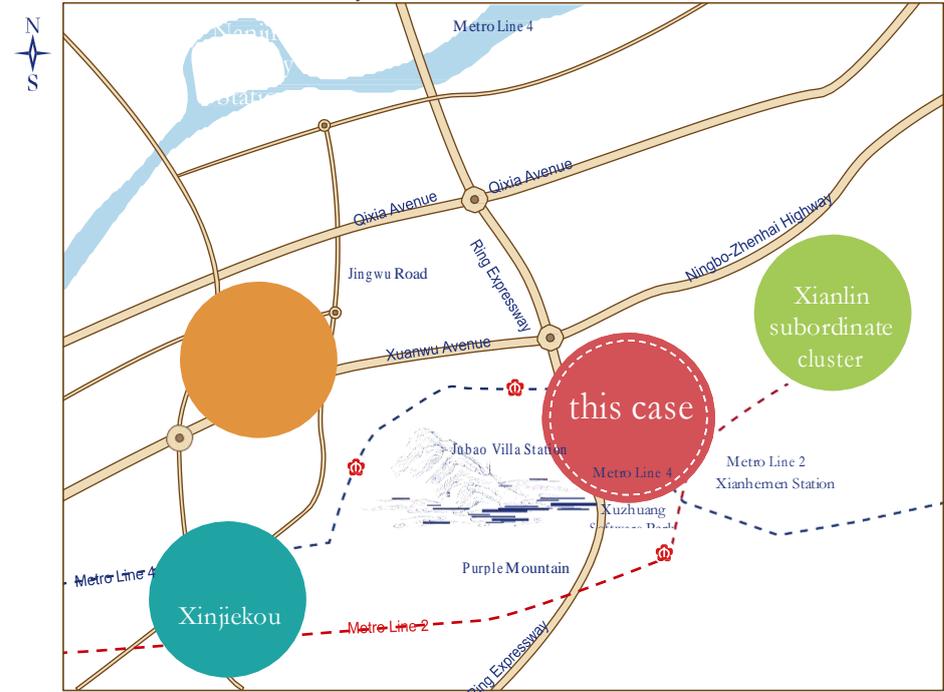
It is to be rented or sold in the unit of a whole building. The total construction area is 12,800 m² spread on 7 floors in total. The construction area of a single floor varies from 1452 m² to 1661 m².

Fund Town

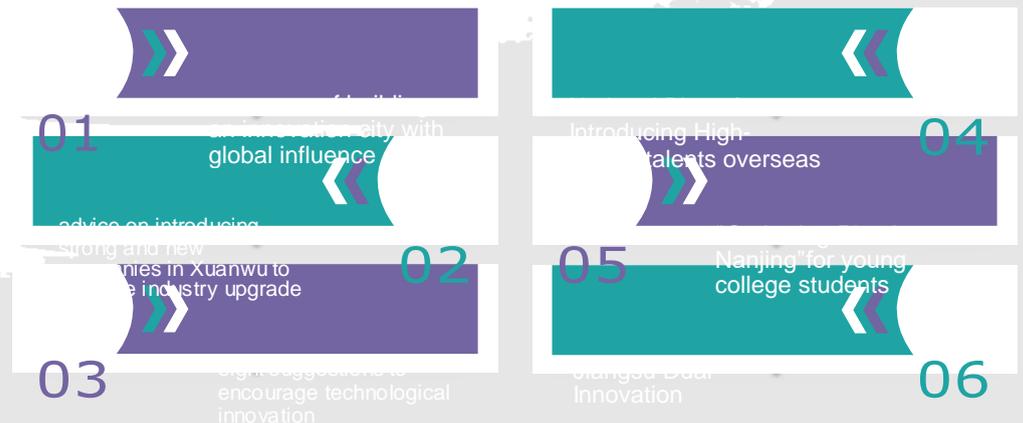


Xuzhuang Railway Station- Suning Headquarter Business Project

The project is located at Xuzhuang-Suning Headquarter Station of Metro Line 4 of Xuzhuang. Around it, there are hundreds of high-quality enterprises such as Suning and Tuniu, as well as communities like Ziqi Zhongshan and Purple East County. The per-day volume exceeds 30,000, and the current investment area is nearly 20,000 m².



Policy. Inclusiveness



The high-tech zone provides enterprises with preferential policies at the national, provincial, municipal and district levels. In 2017, the core park alone has accumulated a total of 68 million yuan of support funds for enterprises.