

Baoland Plaza 宝地广场

Address: Da Lian rd./Kun Min rd., Yang Pu District

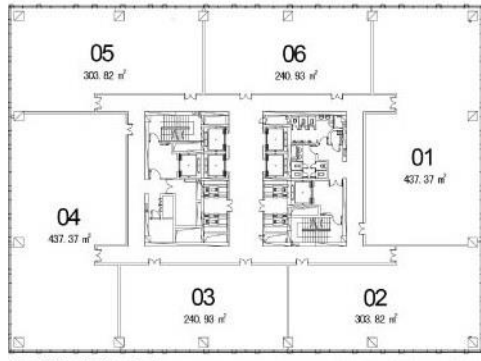
Developer/Investor: Baoland Real Estate

Property Management: Jones Lang LaSalle

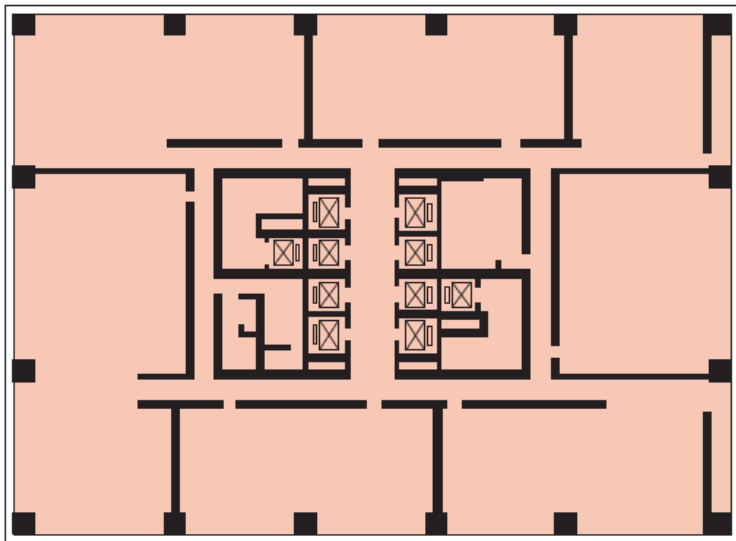
Major Tenants

N/A

Building Completion	May, 2013	Total Number of Floors	25 (2 Buildings)
Typical Floor Area (Gross)	1,895 ~ 1,964sq.m gross	Total GFA	80,840sqm gross
Unit/Floor Efficiency	70% ~ 75%	Ceiling Height	2.70 m
Building Lifts	8 passengers, 2 cargos	HVAC System & Standard Hours	Daikin VRV system
5-Star Hotels in the vicinity	Sunrise On The Bund	Transportation	5mins walking to Metro Line 4 Dalian Road Station
Traveling time from Pudong Airport	45 minutes by car	Traveling time from Hongqiao Airport	35 minutes by car
Total Car Parking Lots	720 lots	Car Parking Fees	RMB 750 ~ 1200/lot/month
Amenities	Restaurant Coffee Bar Shopping Mall	Handover Conditions	Raised floor (80mm) Full Ceiling system Painted wall VRV A/C



Option



- Floor: Various
- Size: Approx 2,000sqm gross each floor
- Asking Rental: RMB5.00-6.00/sqm/day
- Estimated Achievable Effective Rental:
RMB**3.70-4.50**/sqm/day
- Management Fee: RMB21.00/sqm gross/month