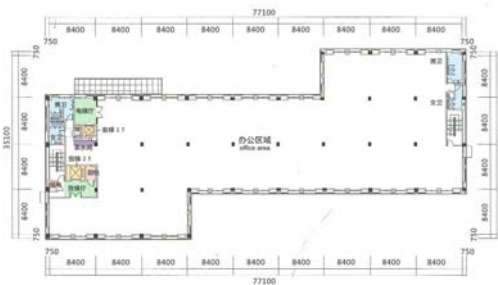


Caohejing Hi-Tech Park

Pujiang, Minhang District, Shanghai



FOR SALE & LEASE

Location

- Shanghai Pujiang Hi-tech Park (Phase 3 inside Block F)
- Within 1km of Metro Line 8 Station (directly connects to People's Square)
- Approx. 20 minutes by car or metro to downtown Shanghai (Peoples Square)

Property

- Total floor area: 41,477sqm (38,222.56sqm above ground, 3,254sqm underground)
- Typical floor plate approx. 1,750 sqm
- Suitable industries include:
 - Hi-tech manufacturing
 - Light manufacturing
 - R&D / Office
- Ceiling height: 4.5 - 5.5m
- Floor loading: 0.5 - 1 ton/sqm

Further Information

- Asking Rental: RMB 1.5./sqm/day
- Asking Price: RMB 7,000/sqm
- Availability: End of 2010
- Caohejing has over 1,200 overseas and domestic hi-tech companies, including 70 of the world's fortune 500 companies.
- Approx. 75% pre-leased



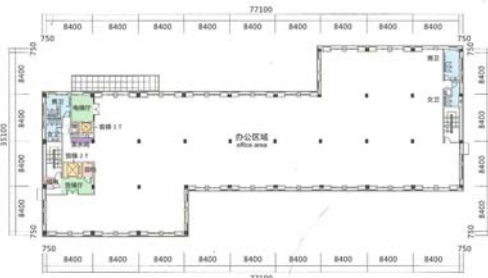
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漕河泾新兴技术开发区

上海，闵行区，浦江镇



出售/出租

位置

- 漕河泾新兴技术开发区（三期F区）
- 紧邻地铁8号线浦江镇站(直通人民广场)
- 仅需20分钟车程或地铁直达市中心

物业

- 总建筑面积：41,477.15平方米（地上面积为38,222.56平方米，地下面积为3,254平方米）
- 标准层面积：约1,750平方米
- 适用类型：
高科技制造
轻工业制造
研发中心
- 层高：4.5-5.5米
- 承重：0.5-1吨/平方米

其他

- 租金：1.5元/平方米/天
- 售价：7,000元/平方米
- 交房日期：2010年底
- 漕河泾开发区共引进中外高科技企业1200家，包括世界500强企业70余家
- 预租75%

NAI Asia Pacific Properties
Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.