



万通控股
VANTONE

察于未萌 投资未来

Foresee Value, Invest in the Future

投资者关系简报

Investor Relations News Update

万通投资控股股份有限公司

Vantone Holdings Co., Ltd.

2011年11月

November 2011

目录 Contents

杭州万通中心获得 LEED 金级预认证	2
Hangzhou Vantone Center Obtains LEED Gold-Level Pre-Rating	2
万通商城美食广场试营业取得成功	3
Trial Operation of Vantone Mall Food Court Achieves Success	3
万通驿馆中关村店经营业绩超预期	4
Vantone Inn (Zhongguancun) Achieves Results Beyond All Expectations	4
中国中心业务风生水起	5
China Center's Business Well on the Way	5
北京万通立体之城投资有限公司荣膺 2011 中国城市化影响力机构	6
GREAT CITY Awarded 2011 China Urbanization Influential Organization	6

杭州万通中心获得 LEED 金级预认证

Hangzhou Vantone Center Obtains LEED Gold-Level Pre-Rating

正在建设中的杭州万通中心日前获得美国绿色建筑委员会颁发的 LEED 金级预认证。LEED (Leadership in Energy and Environmental Design — “能源与环境设计先锋奖”) 是由美国绿色建筑委员会建立并于 2003 年开始推行, 旨在倡导绿色、高效、节能、环保的可持续发展建筑。其所建立的评估体系是目前在世界各国的各类建筑绿色、环保、以及可持续性评估标准中被认为最完善、最有影响力的评估标准。

杭州万通中心位于浙江省杭州市拱墅区运河商务区 (CBD) 的核心位置, 规划建筑面积 9.46 万平方米, 由 LEED 金级国际 5A 甲级写字楼、品牌企业总部大厦、精装 SOHO 办公和精品商业组成。项目汇聚日本顶级建筑巨擘久米设计、英国迈进工程设计、美国 EMSI 环境管理、仲量联行、世邦魏理仕等国际顶级商用物业顾问团队, 并将提供优质物业服务。建成后将成为杭州运河 CBD 的标志性建筑物。

在杭州市政府近期出台的“十二五”规划中, 运河 CBD 被定位为杭州主城区内重点规划、支持建设的高端商业商务金融区。杭州万通中心位列规划中重点支持的五个商业商务综合体项目中。作为拱墅区的重要形象工程及运河 CBD 率先启动的高端都市综合体地标, 杭州万通中心将引领运河 CBD 的开发建设, 开启杭州的运河商务时代。

Hangzhou Vantone Center (currently under construction) recently obtained LEED Gold-level certification awarded by the United States Green Building Council. LEED (Leadership in Energy and Environmental Design) was established in 2003 by the United States Green Building Council and aims to promote green, efficient, energy saving and environmentally sustainable buildings. Its evaluation system is considered the most complete and influential evaluation criteria among all evaluation criteria in green building, environmental protection and sustainability currently adopted in the world.

Hangzhou Vantone Center is located in the center of the Canal Central Business District of Gongshu District, Hangzhou, Zhejiang Province. It is planned to be built into a 94,600 square meter commercial complex that comprises a LEED gold-level international 5A-grade office

building, a corporate headquarters office building, SOHO offices and supplemental commercial components. The project brings together Japan's top construction design studio of Kume, EMSI Environmental Management of the United States, Jones Lang LaSalle, CB Richard Ellis and other top international commercial property consulting teams to provide high-quality real estate services. It will be a landmark building in Hangzhou's Canal CBD.

In the "12th Five-Year Plan" that was recently issued by Hangzhou Municipal Government, the Canal CBD was positioned as a key financial and commercial business district within Hangzhou city proper. Hangzhou Vantone Center was listed among five of the key commercial complex projects. As an important image project for Gongshu District and the first high-end urban complex to be launched in the Canal CBD, the Hangzhou Vantone Center project will lead the development of the Canal CBD and usher in an era of Canal Business for Hangzhou.

万通商城美食广场试营业取得成功

Trial Operation of Vantone Mall Food Court Achieves Success

作为万通商城业态升级的一个重要砝码，万通美食广场于 2011 年 11 月 12 日开张试营业。

万通美食广场位于北京阜成门万通新世界广场地下一层，营业面积 1900 平方米，装修风格明快、时尚，规划引进 17 家餐饮机构及品牌入驻。试营业期间开出了其中 11 家，包括和合谷、金汤玉线、川成元、驿馆小厨等知名餐饮连锁品牌以及万通旗下自有品牌。

借助万通商城固有的超高人气，万通美食广场刚一开张便热闹非常，餐饮区人流熙熙攘攘，每个柜台都忙得热火朝天，高峰时间都很难得找到一个空位。

美食广场的成功开业拉开了万通商城升级改造的序幕，紧接着，位于五层的“运动休闲服饰城”也将完成升级，已有多家国际一线运动品牌确定入驻。

As an important move in the upgrading of Vantone Mall, Vantone Food Court commenced trial operations on 12 November 2011.

Vantone Food Court is located on the basement level of Beijing Vantone New World Plaza, in Beijing's Fuchengmen business area. It has a 1,900 square meter operational floor area, modern and fashionable décor and in the future will include 17 restaurant and brands. During the trial operation period, 11 such restaurants and brands have been opened, including such name brands as He He Gu, Jin Tang Yu Xian and Chuan Cheng Yuan, as well as Vantone's own brand Vantone Inn Kitchen.

Thanks to the large number of daily customer visits at Vantone Mall, Vantone Food Court attracted a sizeable number of customers immediately after its opening. The whole dining area was crowded and bustling, and business at every counter was in full swing. During the peak time it was difficult to even find a seat.

The successful trial operation of Vantone Food Court inaugurated the upgrading of Vantone Mall. The "Sports and Leisure City" on the fifth floor will soon also complete its upgrading, introducing a good number of first-tier international sportswear brand.

万通驿馆中关村店经营业绩超预期

Vantone Inn (Zhongguancun) Achieves Results Beyond All Expectations

位于北京市海淀区丹棱街 16 号的万通驿馆中关村店今年以来经营情况持续向好，经营业绩连续数月超过预算，并成为继无锡数码工业园之后，集团内又一个开始贡献利润的新兴业务单元。

拥有 121 间客房的万通驿馆中关村店于 2008 年 12 月开业，主打经济型商务酒店，经过两年多的培育，客房入住率逐渐攀高并趋于稳定。通过与携程网、艺龙网等商旅网站的合作更是促进了万通驿馆的客房销售。2011 年 9-10 月连续两月入住率超过 98%，接近客满状态。

依托中关村店良好的营运表现，万通驿馆在餐饮服务方面也做得有声有色。目前在经营位于怀柔龙山小镇的雅轩会所以及万通新世界广场地下一层的“驿馆小厨”，均取得了超过预期的良好收益。

Vantone Inn's Zhongguancun branch located at 16 Danlin Street, Haidian District, Beijing has been operating well beyond expectations since beginning of this year. Its revenue has surpassed the budget for several consecutive months, and it has become a second emerging business unit that now contributes to the Group's profits after Vantone Park (the digital industrial park in Wuxi, Jiangsu Province).

With 121 guest rooms, Vantone Inn (Zhongguancun) was opened in December 2008, and has been positioned as an express business hotel. After two years of operation, the hotel's room occupancy rate gradually picked up and stabilized. Through cooperation with influential internet-based travel agencies such as Ctrip.com and Elong.com, Vantone Inn has greatly boosted its guest room sales. For the two consecutive months of September and October 2011, the occupancy rate exceeded 98%.

Based on the hotel's exceptional operational performance, Vantone Inn is also able to offer excellent catering services to customers. The two catering businesses currently in operation include the Ya Xuan Club at Vantone Longshan Legacy Town in Beijing's Huairou District and the Vantone Inn Kitchen on the basement floor of Vantone New World Plaza, both of which have achieved good performance.

中国中心业务风生水起

China Center's Business Well on the Way

虽然距离中国中心 2014 年的开张营业还有两年多时间，然而中国中心纽约有限公司的运营团队已经忙碌了起来。除了对中国中心的市场前期推介外，更投入到一系列即期创收项目中。

除了作为每年一度的中美商业领袖圆桌会议的主办方，中国中心已经成为多项国际会议的承办机构，并且成为许多中国企业、社会团体及政府机构赴美商务考察的指定接待者。这些活动为中国中心纽约有限公司带来了可观的经济收益。2011 年 7 月，中国中心纽约有限公司与中国领先的公关公司 – 新盟国际公关顾问公司合作成立了中盟传播有限公司，共同开发开拓中美两国间政府、企业及社团跨国交流、合作的公关机会。

自 2011 年 8 月至 11 月，中国中心（包括中盟传播）已承接的业务有美国亚洲协会“倾听中国”、2011 纽约气候周、中国企业家协会纽约站、及中国另资协会年会等会议及活动，有力地开拓了中国中心的市场机会及创收能力。

Although two years remain before the official opening of China Center in 2014, the operational team at Chinese Center New York LLC is already busy. In addition to marketing China Center to the world, a series of income-generating projects are also been undertaken.

Apart from hosting the annual Sino-US Business Leaders Roundtable, the company has become the lead organizer of a number of international conferences and has been designated by many Chinese businesses, social organizations and government agencies to handle business receptions in the United States. These activities have brought about considerable economic benefits to China Center. In July 2011, China Center joined hands with New Alliance Communications – one of China’s leading public relations firms – to form a joint-venture China Alliance Communications to jointly develop business opportunities in public relations services for the Chinese as well as the United States government, enterprises and non-governmental organizations.

From August through November 2011, China Center (including China Alliance Communications) has undertaken a series of receptions or PR service projects such as the United States Asia Society’s "Listen to China" conference, the 2011 Climate Week in New York and the China Entrepreneurs Association’s visit to New York, greatly enlarging its market opportunities and enhancing its income-generating capacity.

北京万通立体之城投资有限公司荣膺 2011 中国城市化影响力机构

GREAT CITY Awarded 2011 China Urbanization Influential Organization

2011 年 11 月 16 日，北京万通立体之城投资有限公司（简称“万通立体之城公司”）在第五届中国城市化国际峰会上获得 2011 中国城市化影响力机构荣誉称号。

与万通立体之城公司同时获奖的机构还有正大集团、国华置业、中体产业等知名企业。它们在土地集约化利用、绿色环保、产城融合、生态宜居、文化保护等方面做出了突出贡献，成

为中国城市化进程中的模范和榜样。

万通立体之城公司以其对城市可持续发展的深入思考和在 1 平方公里范围内容纳 10-15 万人的创造性设计获得了评委会的高度肯定。公司的第一个“立体城市”项目已确定落户四川省成都市南部的天府新区，预计于明年开工建设。

本次峰会同时揭晓了 2011 年度中国活力城市榜单。上海、北京、广州、深圳、青岛、西安、重庆、成都、南京和沈阳等十座城市荣膺“2011 年中国十大活力城市”称号。

On 16 November 2011, Beijing Vantone Great City investment Co., Ltd. (the GREAT CITY Company) was awarded 2011 China Urbanization Influential Organization at the 5th China Urbanization International Summit held in Beijing.

Also awarded the same prize together with the GREAT CITY Company were several famous companies such as the CP Group, Beijing Guohua Properties, and China Sports Industry Group. Their contributions in the intensive use of land, environmental protection, integration, eco-living and the protection of cultural relics made them models and examples in the process of China's urbanization.

The GREAT CITY Company was recognized and praised for its deep thinking on urban sustainable development and the creative idea of accommodating a population of 100,000-150,000 people within a 1 square kilometer area. The first GREAT CITY project has been confirmed to be constructed in the Tianfu New Area of Chengdu, Sichuan Province, and is expected to start construction next year.

The Summit also announced a list of dynamic cities in China. Shanghai, Beijing, Guangzhou, Shenzhen, Qingdao, Shenyang, Xi'an, Chongqing, Chengdu and Nanjing were awarded the "2011 Top 10 Dynamic Cities in China."