

MIXED-USE

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CHINA



MAPLETREE BUSINESS CITY SHANGHAI AND VIVOCITY SHANGHAI

Mapletree Business City Shanghai and VivoCity Shanghai is the first large-scale commercial and retail development of its kind to be built within Minhang district in Shanghai.

Catering to the growing demand for high quality and cost effective Grade-A office alternatives outside Shanghai's CBD, the Mapletree Business City Shanghai and VivoCity Shanghai comprises two of Mapletree's award-winning flagship brands, Mapletree Business City and VivoCity. Mapletree Business City comprises seven blocks of Grade-A office buildings with environmentally sustainable features and is seamlessly connected to VivoCity via a sky bridge. Besides offering a comprehensive range of retail, food and beverage and service amenities to office tenants, VivoCity will also be a prime entertainment and leisure destination for the over 300,000 residents living within a three-kilometre radius.

QUICK FACTS

Size

297,000 sqm (GFA)

Property type

Mixed-use

Year of completion

2015 (Phase 1)

Location

Xinzhuang CBD, Minhang District, Shanghai

Address

Junction of Qixin Road and Gudai Road, Minhang District, Shanghai, China

KEY INFORMATION

- Unique integrated work-play experience
- High quality international Grade-A office space
- One-stop shopping and lifestyle destination mall

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KEY FEATURES

- **Retail (VivoCity Shanghai)**
 - GFA of 120,000 sqm
 - Targeting LEED sustainability standards
 - Featuring over 280 shops, including Shanghai's largest open-air rooftop garden and a children's playground
- **Office (Mapletree Business City Shanghai)**
 - Over 200,000 sqm of international Grade-A office space
 - Eco-friendly building features targeting LEED sustainability standards
 - Comprehensive business amenities (Conference Hall, Multi-functional Meeting/Training Rooms, Video Conference Room)

ACCESSIBILITY AND CONNECTIVITY

- Sky bridge connecting both office and retail components with elevated view of the central park
- Located within the fast emerging Xinzhuang CBD in Minhang, at the intersection of two new subway lines, it enjoys an extensive transportation network to all parts of Shanghai
- The development benefits from excellent connectivity through Hongqiao Transportation Hub and highway

CONTACT DETAILS

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ABOUT MAPLETREE INDIA CHINA FUND

Mapletree India China fund is a dual-country total return fund which aims to capitalise on the huge growth potential of the economy and population in China and India. It was specifically set up to invest in growing real estate opportunities in the Tier 1 and Tier 2 cities in these two countries and focuses largely on the investment and development of office, retail, residential and mixed-use real estate within these two mega emerging markets. It raised a total of US\$1,158 million in committed capital and currently holds five assets – Future City, Mapletree Business City Shanghai and VivoCity Shanghai, Nanhai Business City and Silver Court in China, as well as Global Technology Park in India.

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ABOUT MAPLETREE CHINA OPPORTUNITY FUND II

Mapletree China Opportunity Fund II (“MCOF II”) is a China-focused fund established to maximise returns through the development of integrated mixed-use or single-use office, business park, retail, industrial, serviced apartment and residential projects and the acquisition of value enhancement projects located in Tier I and Tier II cities in China. It raised a total of US\$1,400 million in committed capital in its final closing in August 2013 and currently holds two seed assets: the Mapletree Business City Shanghai and VivoCity Shanghai, as well as the South Station Enterprise City in Foshan.

ABOUT MAPLETREE IN CHINA

Greater China is Mapletree’s largest overseas market. China, including Hong Kong SAR, constitutes approximately 31.5% or S\$6.8 billion of Mapletree’s total owned and managed assets as at 31 March 2013.

Mapletree first entered China in 2005 with investments in logistic properties. Our business has expanded since, propelling further investments in logistics, industrial, office, retail, and mixed-use real estate in various Chinese cities, including Shanghai, Beijing, Guangzhou, Foshan, Tianjin, Wuxi, Xi’an, Zhengzhou as well as Hong Kong SAR.