

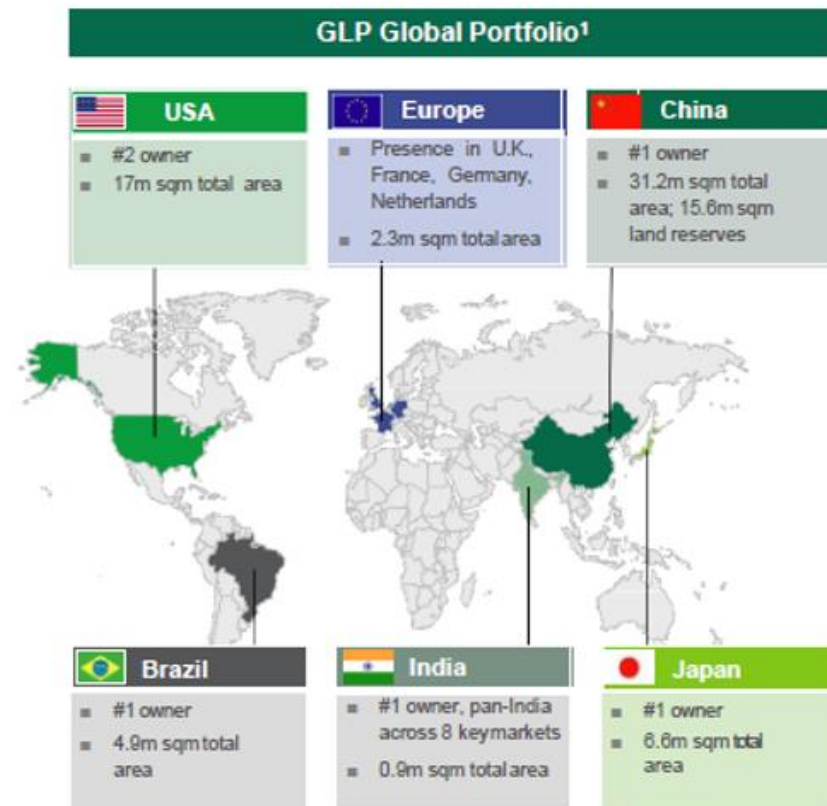


GLP I-Park Changzhou

GLP I-Park
环 普



- GLP is the leading global provider of modern logistics facilities and industrial space. GLP is also the earliest to start intelligent logistics and to build up ecological circle among the industry
- Manage over 66 billion AUM across real estate and private equity segments
- Real estate portfolio spanning 63 million square meters is one of the world's largest in the world.
- Largest provider in China, Brazil, India, Japan, and 2nd largest in the U.S., recent entry Europe by acquiring Gazeley.



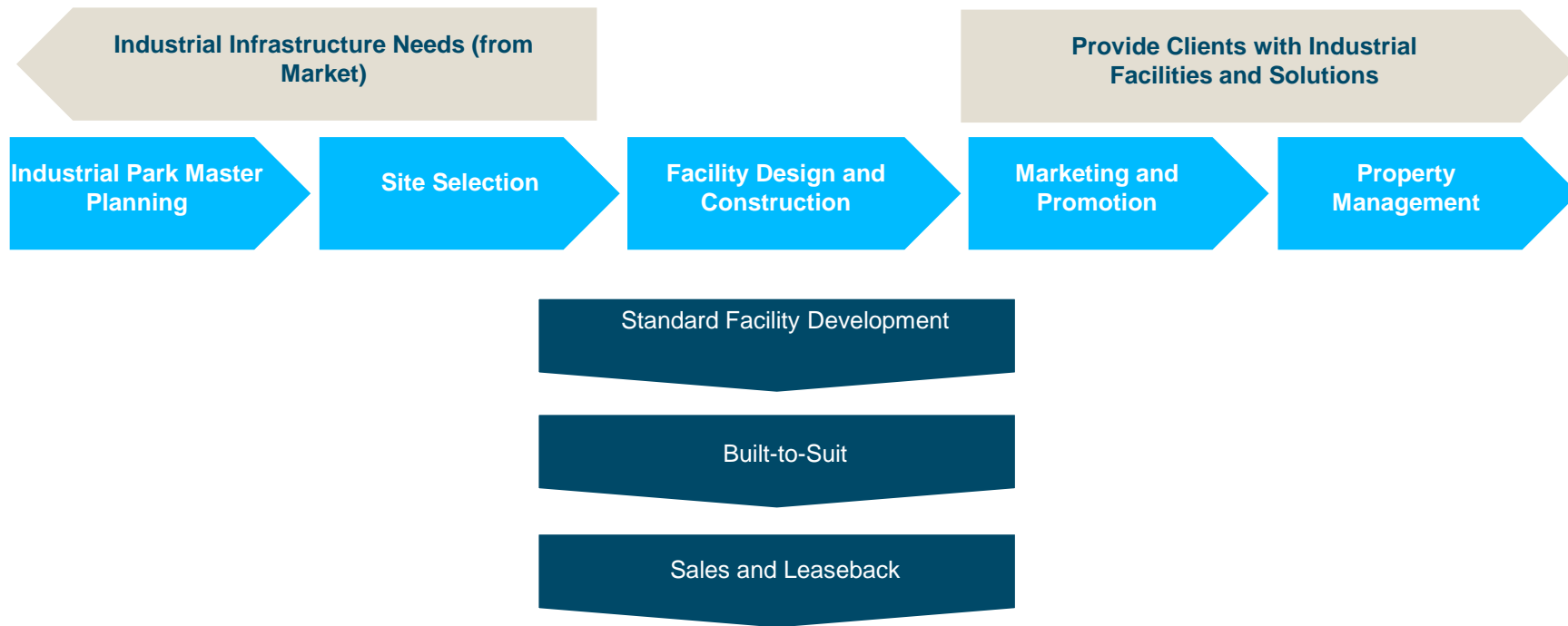


- GLP I-Park is the industrial/business parks brand name under GLP.
- GLP I-Park is developing its presence in China in major cities like Beijing, Shanghai, Tianjin, Suzhou, Xi'an, Wuxi, Changzhou, etc.
- GLP I-Park owns and operates 30 more parks, with total property space over 5 million square meters, serving BMW, Nissan, Samsung, Schneider, Panasonic, Yamaha and many other 500-fortune enterprises as infrastructure provider.

Our Clients

| | | | | | | | | |
|---------------------------|-------------------------|-------------------------|---|----------------------------------|-------------------------------|--|--|---------------------------------|
| Software and Hardware R&D | Panasonic 松下电器 | Schneider Electric | DHC 东洋药株式会社 Daiichi Sankyo Co., Ltd. | TVRUMOR 特锐德 | 星展测控 SAYING MSC | ThoughtWorks | smiths bringing technology to life | 芯派科技 SEMPIPOWER |
| | Horizon Robotics | YEP 景林通讯 | iSOFTSTONE 软通动力 | HTAGV 海通 青岛海信机器人股份有限公司 | ACTIVE network | 南昌医学 | IT共享服务中心 IT Shared Service Center 运营中心 运营中心 运营中心 | SKYE Intelligence Technology |
| High-end Manufacturing | ERICSSON | NIPPON STEEL | Panasonic ideas for life | sysmex | TOSHIBA | SIEMENS | StanleyBlack&Decker | MIKIPULLEY |
| | COMMSCOPE | Cummins | SANYO | YAMAHA Rock Your World | The Kapakapa Company KEMET | AkzoNobel Chemicals Performance Today | VYCON | SHURE LEGENDARY PERFORMANCE™ |
| Aerospace | 海南航空 Hainan Airlines | 中国东方航空 CHINA EASTERN | PCC Aerostructures | thyssenkrupp | ARCONIC | GE | SAM | BENTELER Automotive |
| | BMW | SAT 赛特 | MITSUBISHI Changes for the Better | Continental The Future is Now | YAP | GM | BOSCH | TOYOTA |
| Automobile | 亚马逊 amazon.cn | Sealy | HIKVISION | VIP 非富合 WIPWIP.COM | Geo Geo GAF 古意欧 | JD.COM 京东 | HEADWAY | Starrett |
| Retailing e-commerce | | | | | | | | |

Industrial Infrastructure Solutions



Provide a range of industrial related solution and properties, including standard factories, BTS and sales and leaseback. Our core competence extends the entire industrial development value chain: master planning, site selection, facility design & construction, marketing, property management; provide clients a comprehensive solution achieving balance between operational and financial needs .

BTS Case Study ---BMW

The cooperation with BMW demonstrates the spirit of GLP I-Park: We are not only a space provider, but also a solution provider for the development and upgrading of the industry.

- Manufacturing----the supporting enterprises of BWM are located in the GLP I-Park (Shenyang)
- Logistics----BWM has 5 RDC (regional distribution center) in China, 4 of which are in GLP parks
- R&D center--- Located in GLP I-Park (Beijing), the newly-established center is the key center in BMW Asia Pacific Region. It occupies 26000 sqm, and has been put into use in March this year.



Overview of GLP I-Park Changzhou



| | |
|-----------------|--|
| City | Changzhou, Jiangsu |
| Location | the intersection of Hanjiang Road and Lvshu Road |
| Structure | Single Storey Workshop |
| Land Area | Appr. 200 Mu |
| GFA | 72,513 m ² |
| Completion Time | Q2 2019 |



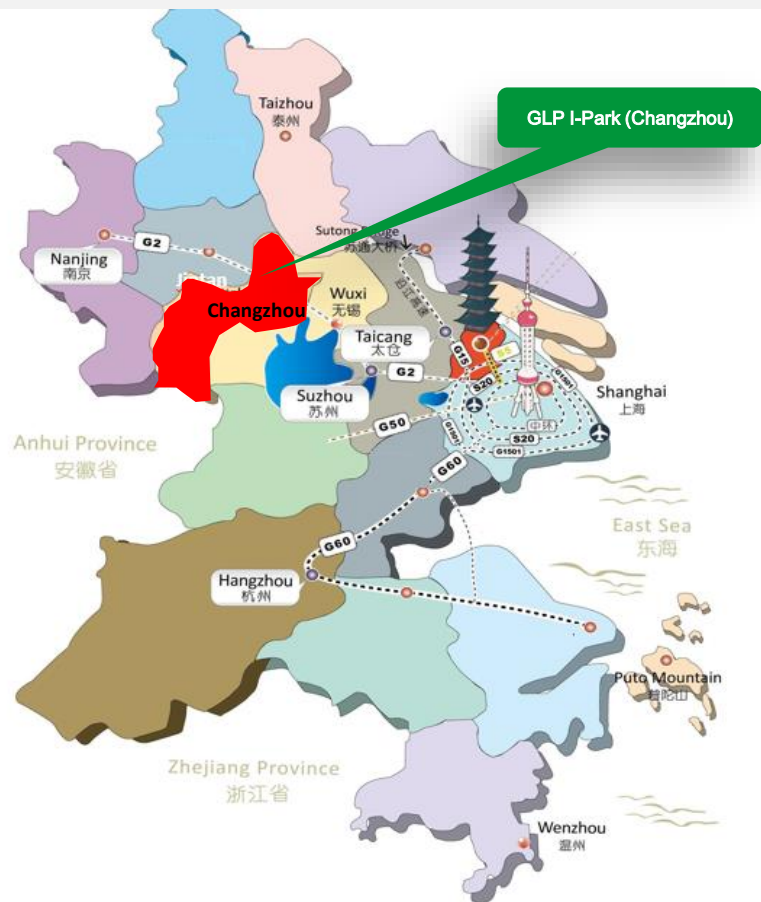
Strategic Location

Location Map

| Destination | Distance |
|---|----------|
| | (km) |
| S39 Expressway | 1 |
| G42 Expressway | 2 |
| Airport | 13 |
| Downtown | 8 |
| High-speed Railway Station (North Changzhou Station) | 9 |
| | |
| | |

Address:

GLP I-PARK Changzhou, Hanjiang Road,NationalHi-Tech District Changzhou



Introduction of Changzhou City

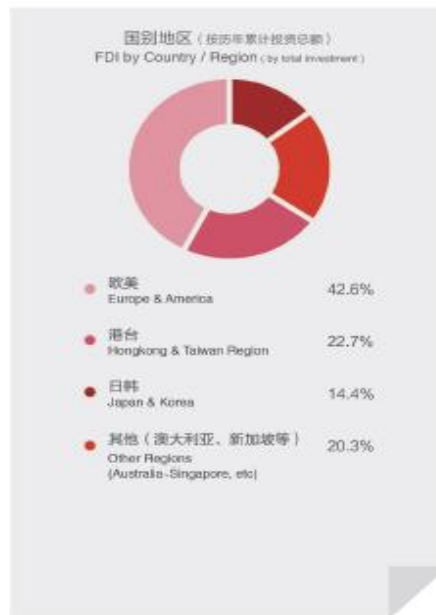


Profile

- An ancient City of 3,200 Years for History
 - 4,385 km² of Total Area
 - Resident Population: 4.7 million
 - GDP 2018: RMB 705 billion
 - GDP per capita 2018: 149,300RMB
- Ranked **Top 4** in 26 major cities in Yangtze River Delta
- **68 World Fortune 500** Enterprises established their facilities in Changzhou

Industrial Clusters of CND

GLP I-Park Changzhou is located in the Airport Industrial Park, Changzhou High-Tech District (CND). Established in 1992, CND is among the first group of state-level high-tech zones.



-----Foreign invested enterprises from 68 countries (regions)

-----Cumulatively approved over 1,700 foreign invested enterprises

-----Paid-in foreign capital exceeded USD 10 billions

-----The Fortune Global 500 enterprises have invested 50 plus enterprises in CND

GLP I-Park
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INTERDENTAL Johnson Matthey Catalysts

 加拿大
Canada

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美国
USA

► 巴西
Brazil

► 智利
Chile



► 新加坡
Singapore

澳大利亚
Australia

▶ 香港
Hong Kong

德国
Germany

西班牙
Spain

丹麦
Denmark

瑞典
Sweden

俄罗斯 Russia

韩国 Korea

▶ 日本
Japan

11,000+ Enterprises

1683 WFOE

50+ Fortune 500

Real Photo of GLP I-Park Changzhou



Mainly single-storey workshop, with space ranging from around 3,000 to 11,000 sqm.



Layout of GLP I-Park Changzhou



- ✓ Land Area : 128,549 m²
- ✓ GFA : 72513 m²
- ✓ Plot Ratio : 1.04
- ✓ Building Density : 52%

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| Building NO. | Workshop Type | Costruction Area | Crane | Height of Workshop | Loading of Workshop | Loading of Office | Column Spacing | Dock | Power Supply | Fire Control |
|----------------|--|---|-------|---|---------------------|-------------------|---|------|--------------|---|
| 1 | Single-Storey | Workshop : 8,011.02m² Office : 1065.42m² | Yes | Clear Height of Workshop : 8.5-9m Office 1F 4.75m , Office 2F 4.25m | 20KN/m² | 2KN/m² | Column spacing 22.5*9m (steel structure part) | 2*2m | 100VA/m² | Class C-2 fire-fighting grade; Level 2 fire-proof rating |
| 2/3/4/5 | Single-Storey | Workshop : 5417.36m² Office : 639.68m² | Yes | | | | | | | |
| 6/7 | Single-Storey | Workshop : 5417.36m² Office : 639.68m² | No | | | | | | | |
| 8/9 | Single-Storey | Workshop : 4,607.36m² Office : 639.68m² | No | | | | | | | |
| 10 | Single-Storey | Workshop : 9,886.3m² Office : 1,367.42m² | Yes | | | | | | | |
| 11 | Single-Storey | Workshop : 2,711.75m² Office : 325.5m² | No | | | | | | | |
| 12 | Comprehensive Building | 2,489.52m² | No | | | | | | | |
| Parking Spaces | motor vehicle : 235 ; non-motorized vehicle : 430 | | | | | | | | | |
| Auxiliary Room | guard room 1 , canteen 1 , garbage room 1 , water room 1 | | | | | | | | | |

Specifications of Workshops

| | |
|------------------------|---|
| Workshop Type | Single-Storey with mezzanine floor |
| Construction Area | 72,513m ² |
| Struction Type | Door-type steel framed structure for factory, R.C Structure for operating room |
| Ceiling Height | 11.1m (Clear Height 8.5-9m) |
| Floor Loading | 1F : 20KN/m ² 2F : 2KN/m ² |
| Power Supply | 100VA/m ² |
| Water Supply | Access pipe diameter DN65 |
| Fire Control | Fire Alarm+Fire Hydrant System+Portable fire extinguisher+Reserved interface for sprinkler system |
| Corbel of bridge crane | Yes |

THANKS

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