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新能源

New Energy

新能源企业融资项目

New Energy Enterprise Project

1. 工业高温余废热回收利用项目

产业类别： 新能源

项目类别： 企业融资

企业情况： 北京宏帆态金节能科技有限公司成立于 2017 年 1 月，注册于北京市大兴经济开发区，注册资本 1271.4558 万元，2017 年 4 月成立重庆子公司，2017 年 4 月及 2018 年两次获得私募基金股权投资，公司估值 3 亿元人民币。截至目前公司及子公司已申请国家发明专利及实用新型专利 40 余项，研发团队来自清华大学、中科院等国内外知名科研院校及业内专家。公司专注于工业企业 600 度以上中高温余废热回收再利用及新型节能技术推广。

公司独家拥有和掌握的工业高温余废热回收系统可以稳定安全有效的实现高温能耗回收，根据客户需求和工艺情况，采用场外定制主体设备，现场所需安装时间很短，不影响客户正常生产，将对节能行业和下游行业带来革命。已获得天然气化工、钢铁、电石等业内行业的高度认可。目前公司已与甘肃酒泉钢铁集团、中国石化四川维尼纶厂等客户签署订单、意向订单金额超 2 亿元人民币，已签署合同目前均处于最终调试验收阶段。

公司项目主要有以下三种运作方式：

EPC: 对项目的设计、采购、施工、试运行等实行全过程或若干阶段的承包，客户根据项目进度付款。

EMC: 在合同期节能服务公司与客户企业分享节能效益。

PPP: 企业、民营资本与政府进行合作，参与

建设。

项目需求： 寻求具有行业资源的战略投资者，在补充资金实力的同时，能带来优质的业务支持。以细分行业合作的方式，用于项目实施、市场推广和技术研发。

合作方式： 融资方式可以为项目融资，股权融资、合资经营等。

项目有效期： 长期

Recovery and Utilization of Industrial High Temperature Waste Heat

Industry Category : Energy saving and environmental protection

Projects Category: Corporate Finance

Project Content:

Beijing Hongfan Liquid Metal Energy Saving Technology CO.,LTD(hereafter this text will be abbreviated as HF)was established on January 10, 2017,registered capital is 12.714558 million yuan. In April 2017 and February 2018, HF has received a total of 21.35 million yuan from private equity investment fund, Company valuation is 300 million yuan.

At present, HF and Subsidiary Corporation has applied for more than 40 national invention patents and utility model patents,The R&D team is from Tsinghua University, Chinese Academy of Sciences and other well-known research institutions and industry experts.

HF focused on Industrial Enterprises above 600 degrees of high temperature waste heat recycling and new energy technology promotion.

Medium and high temperature heat energy accounts for about 40% of energy consumption in industrial enterprises, high energy consumption leads to high production costs, Traditional heat transfer media (water, heat conducting oil, inert gas) have some limitations, such as unstable operation, high security risks and low heat transfer efficiency, which lead to the ineffective recovery of high-temperature heat energy in enterprises, which belongs to the technical

bottleneck and the blank stage of the market. The industrial high temperature waste heat recovery system owned and mastered exclusively by HF can realize high temperature energy consumption recovery stably, safely and effectively, According to customer's needs and process conditions, the use of off-site customized main equipment, site installation time is very short, does not affect the normal production of customers, will bring revolution to energy-saving industry and downstream industry. It has been highly recognized by natural gas chemical industry, iron and steel industry and calcium carbide industry. At present, HF has signed orders with customers such as Gansu Jiuquan Iron and Steel Group, Sinopec Sichuan Vinylon Plant and so on. The amount of intentional orders exceeds 200 million yuan. The signed contracts are currently in the final commissioning and acceptance stage.

There are three main modes of operation for company projects:

EPC: The whole process or several stages of the project design, procurement, construction and trial operation are contracted, and the customer pays according to the project progress.

EMC: HF shares energy-saving benefits with customer enterprises during the contract period.

PPP: Enterprises, private capital cooperate with the government and participate in construction.

Based on the concept of innovation, industry and Xingbang, since its establishment, the company has adhered to the advanced technology as the basis, combined with industry practices and the characteristics of the enterprise itself, tailored to local conditions to create energy-saving transformation technology and business plans for the enterprise, which has won unanimous praise from the industry. We have established long-term and smooth cooperation with provincial, municipal, district and county government departments, groups and enterprises.

Project Requirements: Searching for strategic investors with industry resources, while replenishing capital strength, can bring

high-quality business support. To segment the industry cooperation, for the implementation of the project, marketing and technology development.

Cooperation Mode: Project Financing, Equity Financing, Joint Venture, etc.

Project Validity Period: Long-term

生态农业

Ecological Agriculture industry

生态农业企业融资项目

Ecological Agriculture Industrial Enterprise Project

2. 运嘉环保有限公司畜禽粪污资源化集中处理技术运营融资项目

产业类别: 生态农业

项目类别: 企业融资

公司简介: 运嘉环保有限公司于 2012 年正式成立, 同年向日本科研公司收购亚临界水解小分子化处理技术之中国专利, 该技术已获得包括中国和 10 多个发达国家发明专利。2015 年投资 300 万美元成立全资子公司运嘉(江苏)环保科技公司, 在江苏省南通市如东县落成全国第一所“亚临界水解畜禽粪污资源化集中处理中心”, 实现对畜禽粪便、秸秆、陈年稻壳以及病死畜禽等农村固废有机物的大规模资源化再生利用。2017 年运嘉获得中国环保产业研究院授予“农业废弃物资源利用示范基地”, 同年与徐工集团下属徐工环境技术有限公司签署开展深度战略合作, 成为徐工环境的“示范基地”。

项目技术: 1 个发明专利: 有机系废弃物的处理装置及液体分离回收方法专利; 4 个实用新型专利: 采用畜禽粪便制备有机肥的亚临界水反应装置专利、制备有机肥的亚临界水反应系统专利、制备有机肥的亚临界水反应装置专利、粪污资源处理设备专利。

技术特点: 1. 处理效率高。速度快、周期短、成本低、占地少、处理量大、不受季节气候温度的限制, 粪污可 100% 完成有机肥料的转化。2. 有机肥质量高。无残留抗生素、无重金属危害、无病虫害杂草籽残留, 达到欧盟标准, 价格低。3. 政策环境好。国家各部委和各级政府密集出台畜禽粪污资源化利用和有机肥施用的扶持政策, 并提供多种补贴。农业农村部 and 环保部评出全国 587 个“畜牧大县”、200 多个“畜禽粪污资源化利用整县推进专项公示名单”, 100 多个“果菜茶有机肥替代化肥示范县区”, 作为环保督查重点。4. 社会效益好。提高畜禽粪污治理质量与政府监督效率, 减轻养殖户的环保负担, 延长农业产业链, 拓展就业渠道, 增加农民收入、发展经济, 维稳社会。

项目地点: 可应用在农业农村部 587 个养殖大县名单之中的 200 个重点整县养殖粪污治理大县。涉及北京的通州、大兴、顺义等区。

项目所处阶段: 成熟技术、运营模式, 融资阶段。

项目总投资: 每个治污项目投资 5 亿元人民币, 计划 20 个项目总投资额为 100 亿元人民币。投资主要用于建设辖区畜禽粪污资源化集中处置系统(含收运系统), 每个项目建设周期 1 年。

营利模式: 政府粪污处置费补贴、有机肥销售收入。

融资金额: 项目由运嘉自有资金和产业基金投资。按每个项目投资 5 亿元计, 股本金为 1.5 亿, 其余 3.5 亿向银行贷款。项目公司中, 运嘉技术及运营方占 20% (3000 万), 产业基金方占 80% (1.2 亿)。每个项目融资金额为 1.2 亿元。目标 3-5 年内成立 20 个县项目公司, 落地 20 个治污大县, 总融资金额为 24 亿元。

项目需求: 1. 项目融资。大型国企、大型环保或农业产业基金、公益性基金等。2. 渠道合作。协助运嘉对接全国各地农业及环保部门、有关市县政府、当地农投公司等, 推动项目落地, 拓展全国市场。3. 优惠政策。公司拟在北京落

户内地运营总部, 希望争取税务等各项优惠支持。

合作方式: 运嘉与合作方在北京成立合伙公司, 作为全国性投资拓展的运营总部。

项目有效期: 长期

Industrialized and Centralized Disposal & Resources Utilization Technology for Livestock and Poultry Manure Pollutants Project

Industry Category: Environment Protection, Ecological Agriculture (Organic Farming)

Project Category: Corporate Financing

Company introduction : WinGalore Environment Ltd. was formally established in 2012. In the same year, it acquired the Chinese patent of subcritical hydrolysis of organic pollutants technology from a Japanese research company. The technology has obtained invention patents including China and more than 10 developed countries. In 2015, the company invested 3 million US dollars to establish a wholly-owned subsidiary, WinGalore (Jiangsu) Environmental Technology Co., Ltd. in Rudong County, Nantong City, Jiangsu Province, China., which setup a “subcritical hydrolysis industrial plant” for centralized recycling and utilization of livestock and poultry manure pollutants. It is also the first of its kind in China as large-scale recycling and utilization of rural organic pollutants such as livestock and poultry manure, straw, old rice husks and dead animals and poultry. In 2017, WinGalore was awarded the “Agricultural Waste Utilization Demonstration Center” by China Environmental Protection Industry Research Institute. In the same year, it signed a strategic cooperation with Xu Gong Environmental Technology Co., Ltd., a subsidiary of Xu Gong Construction Machinery Group, and became a “Demonstration Center” in the area of environmental protection sector.

Technology Features:

(1) Invention patent--<the treatment system for organic waste and the patent for liquid separation and recovery method>.

(2) Four Application patents - <subcritical water reactors for preparing organic fertilizers from livestock and poultry manure>, <subcritical water reaction systems for preparing organic fertilizers>, <subcritical water reactors for preparing organic fertilizers>, <treatment of manure resources Equipment>.

Competitive advantages:

1.Operation efficiency advantage: Compared with traditional compost and bio-fermentation, our technology operates at over hundred times faster, giving a much shorter turnover rate, a significantly lower operating cost. In addition, the treatment plan is fully automated operated 24 hours a year 365 years a year under an industrial setting within a very small floor area, non-restricted by any geographical and climate conditions, achieving nearly 100% conversion of the manure wastes into organic fertilizer resources.

2.Outcome product quality: The organic fertilizer produced by WinGalore is truly free of residual antibiotics, heavy metal hazards, harmful pests, and is more than twice the organic matter and nutrients of the traditional bio-fermented products in the market. It meets EU standards and the price is very competitive and affordable.

3.Policy advantage: National ministries & commissions, municipal governments at all levels have intensively issued supportive policies for the disposal and utilization of livestock and poultry manure, the application of organic fertilizers and green farming, including providing relevant monetary government subsidies. The Ministry of Agriculture and Rural Affairs and the Ministry of Environmental Protection have identified 587 “livestock counties”, out of which over 200 counties have the administrative objective to free the entire county from livestock and poultry pollution within a short period of time; In addition, another 100 counties in the nation are

selected to groom organic farming of fruit/vegetable/tea.

4.Social benefits: The use of WinGalore technology and centralized disposal systems can quickly and affordably eradicate the long-lasting livestock manure pollution, alleviate the burden of government political responsibility and supervisory costs, greatly reduces the environmental costs for farmers, thus expanding agricultural industry supply chain, employment base and income level, resulting in economy boost and social stability.

Project location : The 587 ‘livestock counties’ and the 200 counties have the administrative objective to free the entire county from livestock and poultry pollution within a short period of time. Beijing Tongzhou, Daxing and Shunyi are also included in the county list.

Project stage : Mature technology, mature operating model, expansion stage.

Total investment : The investment amount of each county project is 500 million yuan; Target 20 county projects account for 10 billion yuan; Investment funding will mainly used to construct and operate a centralized industrialized disposal system for livestock and poultry manure pollutants (including collection, transportation, treatment systems) within the entire county administrative region. Construction period of each project is 1 year.

Project content and description : WinGalore is committed to grasping the historic opportunity of the country's huge investment in environmental management industry, assisting local governments to completely solve the problem of livestock and poultry pollution, investing, constructing and operating a batch of livestock and poultry manure centralized collection, transportation, disposal and resource utilization systems. Through our current munciple/county marketing partners and sizable state-owned enterprises, WinGalore has already submitted project proposals to municipal governements in Guangxi, Henan, and Guizhou provinces. At the

same time, WinGalore is promoting the project to other major animal husbandry provinces such as Hebei, Sichuan, and Hunan.

Revenue Model: Government subsidies for waste disposal; Sales of organic fertilizers.

Financing: The project is invested by WinGalore own funds and external industry sector funds. According to the investment of 500 million yuan per project, the equity capital is 150 million, and the remaining 350 million loans from banks. WinGalore Technology and Operators account for 20% equity stake with a paid-up capital of 30 million yuan, while the industry sector funds account for 80% equity stake with a paid-up capital of 120 million yuan. For a total of 20 county projects, a total of 2.4 billion yuan will be raised from external industry sector funds.

Project needs:

1. Project financiers. Sizable state-owned enterprises, sizable state-supported industry sector funds, social impact funds.

2. Marketing Partnership. County marketing partners assist WinGalore to connect local agricultural and environmental protection departments, municipal/county governments and government-owned agricultural investment companies, for promoting the projects across the county.

3. Preferential policy. WinGalore plans to establish its mainland investment & operations headquarter in Beijing, and seek to obtain tax benefits and relevant preferential support.

Partnership Method: WinGalore and its partners will setup a holding company in Beijing to achieve for the expansion.

Project validity period: Long term

科技服务产业

Technology service industry

科技服务园区项目

Technology service Industrial Park Project

3. 普天实业创新园项目

产业类别: 科技服务

项目类别: 园区招商

园区位置: 朝阳区将台路 5 号院

经营单位: 普天科创实业有限公司

园区简介: 普天科创实业有限公司是中国普天信息产业集团公司的全资子公司，注册资金为人民币 29279.11 万元。位于中关村国家自主创新示范区所属电子城内。始建于 1906 年，堪称“中国通信制造第一家”。2009 年底由原“普天首信通信设备厂（集团）”和“北京邮电电话设备厂”两家国有企业改制重组成立。

园区特色: 地处酒仙桥地区，属于老中央企业，目前西区正在进行改造提升，园区整体环境、服务水平也将大幅提升。创新园定位产业研发、科技孵化与商务配套即符合地区产业培育和服务业的发展要求，建设新型产业园区。

周边园区特色: 电子城科技园东区地处酒仙桥地区，规划面积 6.11 平方公里，是北京市政府批复的老工业基地改造试验区。全新的定位使这里成为了高新技术产业和生产性服务业融合发展的新型产业区。15 号楼位于创新园东门靠街处，交通十分便利，地铁 14 号线将台站步行 600m 即可。园区内有停车场，改造完毕后将有停车楼，B-C 座总出租面积为 12190.12 m²，共 6 层，1 层层高 7.9m，2-6 层层高 4.2m，其中 1 层含夹层，夹层面积不计入出租面积，约为 1700 m²。抗震裂度 8 级，楼内配备有地下停车场，共有 91 个车位，配备电梯及供暖、空调，空调为中央空调。

已入住知名企业: 北京市朝阳区人力资源公共服务中心、链家房地产经纪有限公司等链家体系的 26 家公司、精进电动科技(北京)有限公司、以及普天内部关联公司: 普天创新创业管理有限公司、普天和平科技有限公司、普天新能源(北京)有限公司、普天国脉网络科技有限公司北京分公司、北京普天电子城科技孵化器有限公司、北京普信物业管理有限公司等。其中北京普天电子城科技孵化器有限公司入孵企业 150 家, 上市 6 家。

项目需求: 高新技术企业

项目有效期: 截至 2019 年 12 月

Putian Industrial Innovation Park Project

Industry category: technology services

Item Category: Investment attraction of the park

Project content:

Name of the park: Putian Industrial Innovation Park

Location of the park: No. 5 Courtyard of Jiangtai Road, Chaoyang District

Business unit: Putian Science & Technology Industrial Co., Ltd.

Introduction to the park: Putian Science & Technology Industrial Co., Ltd. is a wholly-owned subsidiary of China Putian Information Industry Group Co., Ltd., with a registered capital of RMB 29,279,100. It is located in the electronic city of Zhongguancun National Independent Innovation Demonstration Zone. Founded in 1906, it is called "the first in China's communications manufacturing." In the past 100 years, a "phone repair department" has continued to grow and develop, creating one "one" after another in the history of China's telecommunications. At the end of 2009, two state-owned enterprises, namely "Putian First Communication Equipment Factory (Group)" and "Beijing Post and Telecommunication Telephone Equipment Factory", were restructured and reorganized. The Putian Industrial Innovation Park has a total area of 103,000 square meters

and is divided into the East and West Districts. The East District was completed and officially opened in 2013.

Park features: It is located in the Jiuxianqiao area and belongs to the old central enterprises. At present, the western area is undergoing renovation and upgrading, and the overall environment and service level of the park will be greatly improved. Innovation Park positioning industry R&D, technology incubation and business support is in line with the development requirements of regional industry cultivation and service industry, and the construction of new industrial parks.

Surrounding park features: The East Zone of the Electronic City Science and Technology Park is located in the Jiuxianqiao area with a planned area of 6.11 square kilometers. It is the pilot zone for the transformation of the old industrial base approved by the Beijing Municipal Government. The brand new positioning makes this a new industrial zone for the integration and development of high-tech industries and productive service industries. Building 15 is located on the east gate of the Innovation Park. The transportation is very convenient. Metro Line 14 will be 600m walk from the station. There is a parking lot in the park. After the renovation, there will be a parking building. The total rental area of the BC is 12190.12m², with a total of 6 floors, 1 floor height 7.9m, 2-6 layers height 4.2m, 1 layer with interlayer, mezzanine. The area is not included in the rental area and is approximately 1700m². Anti-seismic cracking level 8, the building is equipped with an underground parking lot, a total of 91 parking spaces, equipped with elevators and heating, air conditioning, air conditioning for central air conditioning.

There are large supermarkets nearby: Yindi Port and Jingkelong Supermarket; there are large parks: Chaoyang Park, Jiangfu Park, Camel Camp Park, Dongfeng Park, Lidu Park, Si De Park, Wangjing Park; close to 798 Art District; 300m outside the east gate of the park is the gas

station of Jiuxianqiao East Road.

Well-known enterprises: 26 companies including Beijing Chaoyang District Human Resources Public Service Center and Chain Home Real Estate Brokerage Co., Ltd., Jingjin Electric Technology (Beijing) Co., Ltd., and Putian Internal Affiliation Company: Putian Innovation and Entrepreneurship Management Limited Company, Putian Peace Technology Co., Ltd., Putian New Energy (Beijing) Co., Ltd., Putian Guomai Network Technology Co., Ltd. Beijing Branch, Beijing Putian Electronic City Technology Incubator Co., Ltd., Beijing Puxin Property Management Co., Ltd., etc.

Among them, Beijing Putian Electronic City Technology Incubator Co., Ltd. has 150 incubating enterprises and listed 6 companies.

Project requirements: high-tech enterprises cooperation method:

Project validity period: as of December 2019

4. 朝阳区电子城 IT 产业园招商项目

产业类别: 科技服务

项目类别: 园区招商

项目内容: 电子城 IT 产业园位于北京市朝阳区酒仙桥北路甲 10 号院,由北京电子城有限责任公司建设经营,项目总建筑面积 58 万平米,是中关村现代科技产业基地及北京市重点产业化促进项目,也是承载着朝阳区高精尖科技产业发展的重要项目。项目重点推动电子信息及互联网高科技研发等高端产业聚集,同时为区域高科技研发、创业创意产业发展搭建创新孵化和配套服务平台,打造集研发、设计、创意、孵化于一体的智慧型生态园区。

园区入驻知名企业: 58 同城、东方园林、ABB、荣之联、十一所、诺禾致源、携程、同程艺龙、乐学教育、东易日盛等。园区属于中关村朝阳园,园区企业享受北京市、朝阳区、中关村的优惠政策,如项目研发的专项资金扶持、项目成果转化扶持、优质企业高管个税返还、优秀人才引进政策等。

项目需求: 希望引入优质企业入驻研发、办公、经营

合作方式: 企业以租赁或购买方式入驻园区

项目有效期: 长期

BEZ IT Industrial Park

Industrial Category: multiple categories including Health and Medicine, Energy and Environment Protection, Software and Information Services, Science and Technology Services, Cultural Creativity, Education, Financial Services, Commercial Services and Travel Services

Project Category: Business Park

Project Introduction: BEZ IT Industrial Park is located at No. 10 Jiuxianqiao North Road, developed and operated by BEZ Co., Ltd. Total GFA of the project is 580,000 sqm. BEZ IT Industrial Park is one of the most important modern high-tech bases of Zhongguancun and a focused industrial upgrading project of Beijing City. It's also the project to incubate and develop high-tech industry for Chaoyang District.

BEZ IT Industrial Park is a cluster for high-tech electronic and information industries, and it's also the platform to incubate and to develop high-tech R&D and creative industries. The theme of the project is to build a smart and ecological park serving for research, design, creativity, and incubation industries.

BEZ IT Industrial Park has famous tenants such as 58.com, Orient Landscape, ABB, UEC Group Ltd., Novogene, Ctrip, Travelgo.com, Lexue Education Group and Dongyirisheng Deco Group. BEZ IT Industrial Park belongs to Chaoyang Park of Zhongguancun and has privileged policies from Zhongguancun government such as tax incentives, special funds for innovation, tax incentives for high-level managers, and specific policies for talented personnel.

Expected Tenants into the Project: R&D, office, or enterprise's headquarters use.

Transaction Type: Leasing or Purchasing.

Valid Period: Long-term.

5. 朝阳区电子城·国际电子总部项目

产业类别: 科技服务

项目类别: 园区招商

项目内容: 电子城·国际电子总部位于电子城核心地带,紧邻机场高速、地铁 14 号线,东邻 798 国际艺术区,西临城市主干道酒仙桥路,南为万红路,处于 5 条城市主干道交汇处,交

通便利。项目是北京市重点的产业化促进项目，是公司“一个总部、两个基地、三个中心”发展战略的核心项目。主要定位为大型高科技电子信息企业、跨国公司企业总部、研发总部聚集区。

项目规模：项目由北京电子城有限责任公司开发建设，规划总建筑面积约 52 万平方米，一期 13.5 万平方米已竣工并全部入住，二期 17.3 万平方米已竣工招商中。

已入住知名企业：北京电信、联发科技、奇虎 360、wework、雀巢（研发）、中国平安、索迪斯、上海蓝云、晨晶电子。

优惠政策：享有中关村及朝阳区政府双重优惠政策。其中包含获得股权激励可享税收优惠、创新专项资金、信用贷款及融资租赁补贴、改制上市和并购支持资金等多重政策。详细政策于中关村官网查询。

参考资源价格：二期项目报价租金 270 元/月/平米 + 物业 30 元/月/平米。

项目需求：希望引入高科技电子信息企业、跨国公司企业总部、研发总部、世界 500 强企业等其他自用办公企业。

合作方式：租赁

项目有效期：长期

BEZ International Electronic Headquarters Industrial Category: Technology Service

Project Category: Business Park

Project Introduction: BEZ International Electronic Headquarters is located in the center of Beijing Electronic Zone (BEZ), neighboring Airport Highway and Subway Line 14. The Project is close to 798 International Art Zone at east, and facing Jiuxianqiao Road at west and Wanhong Road at south. The location is right at the intersection of 5 main roads of the city. BEZ International Electronic Headquarters is one of the most important industrial improvement projects of Beijing City. It's also the core project of BEZ Group's development strategy of "one headquarters, two bases, and three centers." The positioning of the project is for high-tech and information enterprises, headquarters of international companies, and R&D centers.

Project Scale: BEZ International Electronic Headquarters is developed by BEZ Co., Ltd. with a total GFA of 520,000 sqm. Phase I of the project has a total GFA of 135,000 sqm and has tenants moved into the project in 2006 including 360, Mediatek, and China Telecom. Phase II is ready for leasing right now and has famous

tenants such as WeWork, Nestle Research, China Pingan, Sodexo, 21 Vianet, and Beijing Chenjing Electronics.

Privileged Policy: BEZ International Electronic Headquarters has privileged policies from Zhongguancun and Chaoyang district government such as tax incentives, special funds for innovation, subsidies for credit loans and financing leases, support funds for restructuring, listing, and M&A. Detailed policies are available on the Zhongguancun website.

Rent: RMB 270 per sqm per month. Property management fee is RMB 30 per sqm per month, which is not included in the rent

Expected Tenants into the Project: High-tech and information enterprises, headquarters of international companies, and R&D centers.

Transaction Type: Leasing.

Valid Period: Long-term.

6. 朝阳区东枫德必“WE”园区招商项目

产业类别：科技服务

项目类别：园区招商

项目内容：园区招商类

园区名称：东枫德必 WE

园区位置：北京市朝阳区东风南路 8 号

经营单位：北京德秣科技发展有限公司

园区概况：东枫德必 WE”是德必集团 2018 年全新力作。德必集团是中国领先的、专业致力于文创、科创企业发展的运营服务商。德必从 2006 年开始投资运营文化创意产业园区，目前已在上海及长三角地区、北京、成都、美国、意大利成功签约 70 多个文、科创产业集聚区，园区面积近 150 万平方米，成功吸纳了 10000 家优秀的文科创企业入驻，实现了产业集聚。

东枫德必 WE”建筑面积：58000 平米，共计 11 座低密度花园式独栋，单体独栋面积 2000-9000 平米，独特半围合式独栋布局，退台式屋顶花园，精心打造 50 余个休闲文化场景、时尚文娱商业街区、户外艺术展演空间，以及启用德必集团自主研发 wehome 园区智能管理系统。

园区主导产业：科技与文化融合产业、科技、人工智能、互联网、文化传媒等；

已入住知名企业：乐居、几何科技、泰洋川禾、沃熙贸易等；

优惠政策：针对目标企业有一定租金优惠政策和服务政策；

服务的欧美客户：HAY、Farfetch、Franke、Senab、法国拉加代尔集团、瑞士盈方体育传

媒；

公司发展规划：在未来十年里，德必将在全国一线及准一线城市中开设 500-1000 个园区，提供连锁化、平台化的整合服务。同时，德必正积极进行全球化布局，力争在 3-5 年内覆盖国内八大核心城市以及伦敦、巴黎、米兰、纽约、墨尔本、特拉维夫等海外核心城市。德必打造的轻公司生态圈，将成为中国企业和海外企业互联互通的平台。

合作方式：合资经营

项目有效期：长期

"Bring in" project templates

Project name: DongFeng &DoBe WE" Internaitional Hub

Industry category : technology services

Project category: investment attraction for the park

Project content: investment attraction of the park

Location of the park: no. 8 dongfeng south road, chaoyang district, Beijing

Management unit: Beijing Denong technology development co., LTD

Overview of the park: DongFeng &DoBe WE" Internaitional Hub is a new masterpiece of DoBe group in 2018. DoBe group is a leading service provider in China specializing in the development of cultural and scientific innovation enterprises. DoBe has been investing in and operating cultural and creative industrial parks since 2006. Now it has successfully signed more than 70 cultural, scientific and creative industrial clusters in Shanghai, the Yangtze river delta region, Beijing, chengdu, the United States and Italy. With an area of nearly 1.5 million square meters, the park has successfully attracted 10,000 excellent liberal arts and creative enterprises and realized industrial clusters. DongFeng &DoBe WE" Internaitional Hub building area: 58000 square meters, a total of 11 low density garden single-family, monomer single-family area 2000-9000 square meters, a half jewels single-family layout, unique desktop back roof garden, more than 50 meticulously, fashionable recreational business district, outdoor leisure culture scene art performance space, and enabled will group independent research and development wehome park intelligent management system.

Leading industries in the park: science and technology and cultural integration industry, science and technology, artificial intelligence, Internet, cultural media, etc

Settled in well-known enterprises: leju,

geometry technology, taiyang chuanhe, wuxi trade, etc

Preferential policies: there are certain preferential rent policies for target enterprises

European and American customers:HAY 、Farfetch、Franke、Senab, Lagardere Groupe, Infront sports

Development plan of the company: in the next ten years,DoBe will set up 500-1000 parks in first-tier cities and quasi-first-tier cities nationwide to provide chain and platform integrated services. At the same time, DoBe actively carrying out globalization layout, and strives to cover eight core cities in China and overseas core cities such as London, Paris, milan, New York, Melbourne and tel aviv within 3-5 years. The Smart Circle created by DoBe will become a platform for connectivity between Chinese and overseas enterprises.

Project demand: investment and site selection of enterprises, welcome of cooperative enterprises, etc.)

Mode of cooperation: joint venture

Project validity: long-term

7. 大兴区中科电商谷产业园园区招商项目

产业类别：科技服务

项目类别：园区招商

项目内容：“首农·中科电商谷”由“首农食品集团”与“北京中科电商谷投资有限公司”投资百亿共同打造，两家企业积极响应国家号召，发挥各自优势，进行资源整合，共同构建“北京市重点工程”，园区同时也是“首批国家电子商务示范基地”及“中关村现代服务业产业园”之一，位于南中轴畔、南五环路内，是规模超百万平米的现代服务业与科技创新产业集群。

首农·中科电商谷将打造集服务产业、科技创新、会展贸易、资金融通、技术支持、人才培养等为一体的国家级现代服务业与科技创新产业集群，园区将写字楼、创客空间、酒店、商业等多种功能业态与自然生态、人文生态、产业生态完美结合。目前，园区已经建成载体 40 万平方米，可以根据企业的不同需求，为企业量身定制办公空间。

园区采用全产业链协同发展布局，形成一大核心产业加四大主导产业，一大核心产业指现代服务业，四大主导主业包括高新技术产业、国际文化产业、先进环保产业和精密研发服务产业。园区分级有序开发，搭建完整的产业服务

生态链，形成“易就业易创业的生态体系。

入驻企业情况：国家级双高新技术企业倍杰特、学而思网校、北大青鸟等一批优质企业已经在园区落地，同时，园区还孵化培育出了 5 家高新技术企业，1 家国家科学技术进步二等奖。

享受服务和政策：园区作为“国家备案众创空间”和“中关村特色产业孵化平台”，搭建“企业全生命周期+个人全生命周期”的并行双轨制服务体系。入园企业可以优先享受“大兴区 1+N 产业政策”及其他各级专项扶持政策。

项目需求：中科电商谷园区在坚持现代服务业与科技创新产业集群产业定位，愿与“高精尖“科技创新型企业及资金雄厚的投资类企业探索多元化的合作模式，共创共建，比如共建实验室、共同成立产业基金，共同挖掘、筛选和投资园区内发展潜力巨大的企业等。

合作方式：可以根据双方的需求，达成灵活的合作方式。

项目有效期：长期

ZK E-Business Valley Industrial Park

Industry categories : Technology service

Project List : Investment in the park

Project Content : “ZK E-Business Valley” was jointly built by “Beijing Capital Agribusiness Group” and “Beijing Zhongke E-Business Valley Investment Co., Ltd.” with tens of billions of RMB. Actively responding the call of government, the two companies give full play their respective advantages, and make the resource integration to jointly build “Beijing Key Project”. The park is also one of the “First National E-Business Demonstration Bases” and “ZOL Modern Service Industry Park”. It is located in the South Central axis region and within the South Fifth Ring Road. It is a modern service industry and a technological innovation industry cluster with a scale of over one million square meters.

ZK E-Business Valley will build a national-level modern service industry and technology innovation industrial cluster integrating service industry, scientific and technological innovation, exhibition trade, capital finance, technical support and personnel training. Office, apartment, hotel, business and other functional formats will be perfectly combined with natural ecology, human ecology and industrial ecology. At present, the park has built a volume of 400,000 square meters, which can be customized for the enterprise according to the different demands.

Our park adopts the coordinated development of the whole industry chain, forming a core industry

and four leading industries. A large core industry refers to modern services. The four leading industries include high-tech industries, international cultural industries, advanced environmental protection industries and precision R&D service industries. The park grades and develops in an orderly manner, building a complete industrial service ecological chain and forming an ecological system which is easy to work and easy to start. At present, a number of high-quality enterprises such as national double-high-tech companies, such as Beijiete, TAL Education Group, and APTECH etc. have already settled in the park. At the same time, the park has also hatched and cultivated five high-tech enterprises and one national science and technology progress second prize.

As a “national record hackerspace” and “ZOL characteristic industry incubation platform”, the park has built a parallel dual-track service system of “enterprise life cycle” and “individual life cycle”. Enterprises entering the park can enjoy the “1+N Industrial Policy of Daxing District” and other special support policies of government at all levels.

Project Requirements: ZK E-Business Valley Park adheres to the positioning of modern service industry and technology innovation industry cluster industry, and is willing to explore a diversified cooperation mode with “high-tech” innovative enterprises and well-funded investment enterprises to build and construct, such as laboratories co-construction, industrial funds establishment, and the exploit, screening and investing of the enterprises with huge development potential in the park.

Cooperation means: a flexible cooperation mode can be reached, according to the needs of both parties.

Project validity: long term

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VIP number: 400-042-8866

科技服务楼宇项目

Technology service Industrial Building Project

8. 朝阳区万科时代中心. 望京项目

产业类别: 科技服务
项目类别: 楼宇招商
开发商名称: 万科企业有限公司;
项目内容: 楼盘位于北京市朝阳区望京街 9 号商业楼; 目前项目在二期改造过程中, 预计 2019 年 11 月 1 日交付; 物业级别为一级, 万科物业; 运作方式为写字楼商业综合体; 楼层: A/C/D/F 栋均为总层高 4 层、B 栋总层高为 8 层; 租售面积: 目前招租面积 B 栋 4600 平方米、A 栋 18000 平方米、F 栋 800 平方米;
已入住知名企业: keep、higo;
参考租赁价格: 9 元-11 元/平/天 (含发票、供暖费);
参考物业管理费: 28 元-32 元/平/月
项目需求: 新一代信息技术、软件和信息服务业、科技服务、金融、文化创意等企业
合作方式: 独立经营
项目有效期: 长期

Times·Wangjing

Industry Focus: new-generation information technology, software and information services, scientific and technological services, financial service, cultural creativity, etc.

Project Classification: Retail leasing for office buildings

Project details:

1. The developers' name: Vanke
2. Located at No. 9, wangjing street, chaoyang district, Beijing
3. Status: the project is during in the process of second phase decoration, it is expected to accomplished in November 1, 2019 ;
4. Property level : vanke property in first level;
5. The project form: office buildings include retail
6. The floors: Tower A/C/D/F have 4 layers, Tower B has 8 layer;
Rental area: Tower A covers 18000 square meters; Tower B covers 4600 square meters; Tower F covers 800 square meters
7. Well-known enterprises: keep, higo;
8. Reference rental price: ¥9 - ¥11 / square meters /day (including management fee and air condition fee);
9. The management fee: ¥28 - ¥32 / meters /month

Project requirements: new-generation information technology, software and information services, scientific and technological services, financial service, cultural creativity, etc.

Mode of cooperation : (independent operated

companies)

The period of validity : long term leasing

科技服务土地招商项目

Technology service Industrial

Land Project

9. 朝阳区中关村朝阳园北区土地招商项目

产业类别: 科技服务

项目类别: 土地招商

项目内容: 朝阳园北区占地面积 3.38 平方公里, 位于北京中心城区朝阳区的东北部, 望京以北, 东至电子城西区北扩规划一路, 西、南至京包铁路, 北至香江北路, 紧邻酒仙桥边缘集团; 与大望京商务区、798 当代艺术文化区等咫尺相隔。将重点建设“三中心一基地”, 即科技创新金融中心、国际研发集聚中心、科创人才交流中心和技术创新总部聚集地。重点发展新一代信息技术、科技服务、软件和信息服务业三大产业。

项目需求: 拟引入新一代信息技术、软件和信息服务业、科技服务等战略性新兴产业高新技术企业、跨国公司企业总部、研发总部、世界 500 强等企业。

合作方式: 依据北京市关于加快科技创新构建高精尖经济结构用地政策取得、使用或租用产业用地, 以及租用办公用房等方式。

项目有效期: 长期

Investment Project of Chaoyang Park North Part, Zhongguancun

Industries Involved: Next-generation information technology, software and information services, technology services, etc.

Project Category: Land Investment

Project Description: Chaoyang Park North Part covers an area of 3.38 square kilometers. It is located in the northeast of Chaoyang District, the central area of Beijing. It neighbors Wangjing to the south, No. 1 North Extension Road, West Part of Beijing Zhongguancun Electronic City to the east, Beijing-Baotou Railway to the west and south, Xiangjiang North Road to the north. It adjoins Jiuxianqiao Urban Fringe, Dawangjing Business District and 798 Art District. The project aims to build “three centers and one base”, namely, a science and technology innovation financial center, an international research and development gathering center, a science and innovation professionals exchange center, and a base for technical innovation headquarters, with focus on the development of three major industries of information technology, science and technology services, and software and information services.

Project Requirements: It is planned to attract high-tech enterprises, multinational corporate headquarters, R&D headquarters, and world top 500 companies in strategic emerging industries such as information technology, software and information services, and science and technology services.

Way of Cooperation: Relevant parties shall obtain, use or rent industrial land, or rent offices in accordance with Beijing’s land policy of accelerating scientific and technological innovation to build a high-precision economic structure.

Project Validity Period: Long term

10. 朝阳区中关村朝阳园电子城西区四宗地招商项目

产业类别: 科技服务

项目类别: 土地招商

项目内容: 电子城西区四宗地位于大望京科技商务创新区以北，机场高速路西侧，南至北五环北侧辅路，北至京包铁路，总用地面积为

21.24 公顷，其中 D1 地块 8.68 公顷、D3 地块 2.62 公顷、G1 地块 4.90 公顷、G3 地块 5.04 公顷；总规划建筑规模 34.99 万平方米，其中 D1 地块 13.89 万平方米、D3 地块 4.19 万平方米、G1 地块 7.84 万平方米、G3 地块 9.07 万平方米，上述地块用地性质为 F3 混合用地，控高 30 米。项目开发单位为北京中关村电子城市建设有限公司。目前上述地块已完成规划条件、征地批复、交评、环评以及市政规划方案设计等前期手续办理工作，整体拆迁基本完成。现有意向入驻企业 14 家，分属新一代信息技术及互联网产业、新材料及军民融合产业、生命科学、生物医学及大健康产业和航空技术、节能环保及科技金融等四个行业类别。在上述 14 家企业中，国家高新企业 14 家、上市公司 9 家、行业龙头企业 7 家。

项目需求: 拟引入人工智能、新一代信息技术等战略性新兴产业高新技术企业、跨国公司企业总部、研发总部、世界 500 强等企业。

合作方式: 依据北京市关于加快科技创新构建高精尖经济结构用地政策取得、使用或租用产业用地，以及租用办公用房等方式。

项目有效期: 长期

Four Land Plots of the West Part of Beijing Zhongguancun Electronic City of Chaoyang Park of Zhongguancun

Industries Involved: Artificial intelligence, next-generation information technology, integrated circuits, energy conservation and environmental protection, software and information services, science and technology services, etc.

Project Category: Land Investment

Project Description: The four land plots of the west part of Beijing Electronics Zone are located in the north of Dawangjing Science and Technology Business Innovation Area, and the west of Airport Expressway, neighboring the north side road of North Fifth Ring Road to the south, and Beijing-Baotou Railway to the north. The total land area is 21.24 hectares, of which D1 plot covers 8.68 hectares, D3 plot 2.62 hectares,

G1 plot 4.90 hectares, and G3 plot 5.04 hectares. The total planned construction scale is 349,900 square meters, of which 138,900 square meters are in D1 plot, 41,900 square meters in D3 plot, 78,400 square meters in G1 plot and 90,700 square meters in G3 plot. These four plots are for F3 land use, and the maximum building height is 30 meters. Beijing Zhongguancun Electronic City Construction Co., Ltd. is responsible for developing this project.

At present, the above-mentioned land plots have completed the preliminary procedures including planning conditions, land use approval and review, traffic assessment, environmental assessment, and municipal planning design, and the overall demolition work has been basically accomplished. There are currently 14 enterprises having interest in moving to this area, engaging in four industries—the next-generation information technology and Internet industry, new materials and military-civilian integration industry, life sciences, biomedical and comprehensive health industry, and aviation technology, as well as energy conservation and environmental protection and technology finance. Among these 14 enterprises, there are 14 national high-tech enterprises, 9 listed companies, and 7 leading enterprises in their respective industries.

Project Requirements: It is planned to attract high-tech enterprises, multinational corporate headquarters, R&D headquarters, and world top 500 companies in strategic emerging industries such as artificial intelligence, next-generation information technology, etc.

Way of Cooperation: Relevant parties shall obtain, use or rent industrial land, or rent offices in accordance with Beijing's land policy of accelerating scientific and technological innovation to build a high-precision economic structure.

Project Validity Period: Long term

人工智能产业

Artificial Intelligence industry

人工智能产业企业融资项目

Artificial Intelligence Industrial Enterprise Project

11. 福玛特机器人资本引入项目

产业类别: 人工智能

项目类别: 企业融资

公司名称: 福玛特机器人科技股份有限公司。

公司简介: 福玛特致力于服务机器人 20 余年, 行业排名前三, 是一家集研发、生产、销售于一体的企业集团, 获国内外 200 多项专利, 开设 900 家专柜, 服务全球 5000 万家庭; 福玛特产品远销全球 36 个国家和地区。产品线涉及家庭智能机器人(扫地机器人、除螨仪、直饮机、熨烫机)、商用机器人、儿童机器人等各类人工智能解决方案。

融资金额: 5000 万

项目描述: 福玛特是一家集研、产、销于一体的家用清洁机器人产业链企业, 在重庆拥有自己的生产基地。现拟融资 5000 万, 用于新产品研发、扩大产品品类、丰富产品线, 更多更全面地布局海内外市场。

营利模式: 家用智能服务机器人研发、设计生产、线上、线下、海内、海外, 全网、全渠道销售。福玛特采取直销、代销及经销并重的多方位销售模式, 并通过线上线下两大渠道进行布局, 产品主要面向广大个人消费者。

项目需求: 资金需求

合作方式: 战略合资/资本引入

项目有效期: 战略合资长期有效、资本引入 4 年内有效。

Fmart Robot Capital Introduction

Industry Category: Artificial Intelligence

Project Category: Corporate Finance

Company Name: Fmart Robot Technology Corp., Ltd.

Company Profile: Fmart is committed to serving robots for more than 20 years. It ranks among the top three in the industry. It is an enterprise group integrating R&D, production and sales. It has obtained more than 200 patents at home and abroad, and opened 900 counters to serve 50 million families worldwide. ; Fmart products are exported to 36 countries and regions around the world. The product line covers all kinds of artificial intelligence solutions such as home intelligent robots (robot vacuum cleaner, mattress vacuum , straight drinks machines, ironing machines), commercial robots, and children's robots.

Financing amount: 50 million

Project Description:Fmart is a household cleaning robot industry chain enterprise integrating research, production and sales. It has its own production base in Chongqing. It is planned to raise 50 million yuan for new product research and development, expand product categories, enrich product lines, and more comprehensively layout domestic and overseas markets;

Profit model: home smart service robot research and development, design and production, online, offline, domestic, overseas, network-wide, omni-channel sales. Fmart adopts a multi-faceted sales model that focuses on direct sales, agency sales and distribution, and is arranged through two channels: online and offline. The products are mainly for the individual consumers.

Project requirements: funding needs

Cooperation means: Strategic joint venture / capital introduction

Project validity period: The strategic joint venture is effective for a long time and the capital introduction is valid for 4 years.

新一代信息技术产业

New generation of information technology Industry

新一代信息技术产业企业融资项目

new generation of information technology Industrial Enterprise Project

12. 平谷区云联智能开放生态

产业类别: 新一代信息技术

项目类别: 企业融资

公司介绍: 斯卡雷特科技公司 (Circulate Health S&T Co.,Ltd.) 成立于 2014 年, 国家级高新技术企业, 总部设在北京, 北美子公司 (Smiot Technology Corp.) 设在加拿大温哥华。公司主营业务及技术涉及物联网、云计算、人工智能、大数据属于国务院重点支持的战略性新兴产业与信息技术。经过多年发展, 2018 年成功升级为一家“物联网生态链平台公司”, 形成了以技术研发、个性化定制及国际市场开发等为主的经营性高新企业。已经和全球 (包括北美洲、欧洲、拉丁美洲、亚洲、非洲) 114 个国家和地区建立了良好的业务合作关系。

运作方式: 通过线上商城、阿里国际站专区推广、国内国际展会、电信营业厅、社区体验店、装饰设计师合作等

项目地点: 北京

项目所处阶段: 项目研发完成, 正处于推广阶段

项目总投资: 1000 万

融资金额: 450 万

项目内容: “联合云”技术应用来源于加拿大,

率先成功应用在加拿大的车联网公司（Hawk Eye Log Global Technology Ltd），该技术可以让加拿大城市车辆及内部应用实现互联互通，从而构建“城市车辆生态链”，项目公司拟将车联网“云端对接”的技术和模式引入到中国。营利模式：产品 ToC+收费 ToB 的典型平台模式。通过硬件智能产品的销售交易费、合作方软件服务解决方案费用，硬件产品入网服务费用进行收益

项目需求:主要需要为资金，市场合作层面主要是电信运营企业

合作方式: 股权投资或成立合资公司共同运营
项目有效期: 长期

Union Clouds Smart Open Ecology

Industry Category: New Generation Information Technology

Project Category: Enterprise Financing

Project Content :

1. Company name and introduction: Circulate Health S&T Co., Ltd. was established in 2014, a national high-tech enterprise headquartered in Beijing, and the North American subsidiary (Smiot Technology Corp.) is located in Canada Vancouver. The company's main business and technology involve the Internet of Things, cloud computing, artificial intelligence, and big data are strategic emerging industries and information technologies supported by the State Council of China. After years of development, it was successfully upgraded to an “Internet of Things Eco-Link Platform Company” in 2018, forming a high-tech enterprise with technology research and development, personalized customization and international market development. It has established good business relationships with more than 114 countries and regions all around the world (including North America, Europe, Latin America, Asia, Africa).

Union Clouds Smart 's business model is a typical platform model To C + To B.

The executive team are all have excellent overseas work or study experiences as well.

2. The operating mode: via Shopping Mall Online, create the Ali International special Area, Domestic and International Exhibitions/Expo, Telecommunications Business Halls, Community Experience Stores, Decorative Designer Cooperation, etc.

3. Project location: Beijing

4. The stage of project: project research completed, within the explore/promotion period.

5. Total project investment: 10 million RMB

6. Financing amount: 4.5 million RMB

7. Project content and description

Source of Technology:

The "Union Clouds" technology application comes from Canada. It is the first to be successfully applied to Hawk Eye Log Global Technology Ltd, a technology that enables urban vehicles and internal applications in Canada to interconnect and build an “urban vehicle ecosystem” .

Circulate has long been committed to the promotion and cooperation of the international market. With the globalization of the artificial intelligence AI technology of the Internet of Things, the CEO of the company, Mr. Zhong Bingbin, was inspired by the application of the Internet of Vehicles and created a wisdom life, Open ecology ideas. After discussing with one of the founders of Friends "Union Clouds" technology (founder of Hawk Eye) George and Kyon Jung (partner of North American company), he agreed to introduce the technology and model of "Joint Clouds" of the Internet of Vehicles to China. George had worked in Silicon Valley engaged in the area of IOT research and development for over 10 years.

Mr. Zhong Bingbin, CEO of the company, first proposed the technical concept of “Smart Home Union Clouds” in China in 2018. The technology will be based on the cloud active combination technology, by the standard of the manufacturer, and API automatically transfer and docking, so that all things can worked via the cloud to achieve inter-connection or inter-operation with

any brands. To realize that “Any company APP, small program, smart loudspeaker box, robot butler, human body sensing and other equipment can control all the different brands of smart equipment in the house, manage the daily life, travel, health and old age intelligently” .

8, Profit model

Union Clouds 's business model is a typical platform model for To C+To B. Through the sales transaction fee of the hardware smart product, the solution fee of the partner software service, and the net in service fee of the hardware product to benefit.

Profit sources:

- 1.Charges of sales transaction of smart products-Hardware
- 2.Charges of service supply for smart products-Software
- 3.Charges of application for “Clouds Union”

Project requirements:

The main need is for capital, and the market cooperation level is mainly Telecom operators.

Cooperation means:

Equity investment or joint venture company

Project validity period: long term

文化创意产业

Cultural and creative industry

文化创意产业园区项目

Cultural and creative industry

Industrial Park Project

13. 751 文化园区整体招商项目

产业类别: 文化创意

项目类别: 园区招商

项目内容: 751D•PARK 北京时尚设计广场，位于北京市朝阳区酒仙桥路四号，占地面积 22 万平方米，现由北京正东电子动力集团有限公司进行经营。北京正东电子动力集团有限公司（原 751 厂）始建于上世纪五十年代，是我国“一·五”期间重点建设的 157 个大型骨干企业之一，隶属北京电子控股有限责任公司。2007 年 3 月，正东集团投资规划建设 751D PARK 北京时尚设计广场正式揭牌。园区内主导产业为文化创意产业。

入驻企业: 奥迪（北京）企业管理有限公司，北京厚德跨客科技孵化器有限公司，城市理想（北京）文化投资股份有限公司，北京柯音剧场文化传媒有限公司等，场景派(北京)科技有限公司。

项目需求: 推进科技进步和高新技术产业化的项目，及对经济结构调整有重要带动和引导作用的产业化项目，注册资金达 500 万以上的企业。

合作方式: 自行经营

项目有效期: 长期

751 D•PARK Overall Investment Attraction Project

Industry Categories: cultural creativity.

Project Category: Investment attraction of the park

Project Content: 751D•PARK, located at No. 4, Jiuxianqiao Road, Chaoyang District, Beijing, covers an area of 220,000 square meters and is now operated by Beijing Zhengdong Electronic Power Group Co., Ltd.

Beijing Zhengdong Electronic Power Group Co., Ltd. (formerly 751 Factory) was founded in the 1950s. 751D•PARK aims at internationalization, high-end, fashion and industrialization. It is one of the cultural and creative industrial parks in Beijing, thus the leading industry in the park is the cultural and creative industry.

The companies that have settled in this area:

Audi (Beijing) Enterprise Management Co., Ltd., Beijing Houde Kuake Tech-Incubator Co., Ltd., City Dream (Beijing) Cultural Investment Co., Ltd., Beijing Keyin Theater Culture Media Co., Ltd., Changjingpai (Beijing) Technology Co., Ltd. etc.

Project Demand: Promoting scientific and technological progress and industrialization of high technology. Having an important driving and guiding role in economic and enterprises with a registered capital of more than 5 million.

Cooperation Means: self-operated

Project Validity Period: long term

文化创意产业楼宇项目

Cultural and creative industry

Industrial Building Project

文化创意产业企业融资项目

Cultural and creative industry

Enterprise Project

14. 合作建设萧太后运河文化&青少年教育体验基地股权融资项目

产业类别: 文化创意

项目类别: 企业融资

融资公司名称: 国立书画文化发展有限公司

公司简介: 国立书画文化发展有限公司是 2012 年由北京市旅游委和市文资办共同发起成立的大型文化创意产业公司, 注册资金 1 亿元, 总部设于北京市。国立书画文化发展有限公司是一家专业从事艺术教育、文化、旅游、艺术推广传播, 艺术家版权代理、原作销售, 艺术衍生品、文旅产品研发、销售, 旅游出版的综合性文化艺术机构。

项目简介: 萧太后河公园占地面积约 150 亩, 由 6 个地块组成, 其中 5 号地获得市规划审批建设公园配套管理用房 2.3 万 m²; 毗邻富力又一城社区及马家湾湿地公园, 项目三面环水, 南侧萧太后河与京杭大运河通州段船运相连, 是北京市东南五环唯一的大型社区与公园绿地、湿地公园和游船河道共集一处的开发项目; 基础设施都具备开通条件, 项目现已具备运营条件。

融资金额: 3.3 亿元人民币

对合作企业的要求: 需从事北京市政府鼓励和促进的业态, 如青少年教育基地、研发中心、联合办公、影视文创等等。

项目需求: 股权融资

合作方式: 成立合资公司, 合作方出资, 占有 80% 股份, 负责公司运营。项目公司出让此地块 23 年的经营权和使用权, 占有 20% 股份。项目公司继续负责萧太后河公园绿地的养护维护, 协调各级政府和相关部门, 确保项目正常建设运营。

项目有效期: 截至 2020 年 12 月

Queen Dowager Xiao canal culture & youth education experience base

Industrial Category: Cultural creativity and education

Project Category: Corporate Finance

Project Content: Location: The proposed site of the project is located at the intersection of Beijing-Tianjin expressway and the east fifth ring road, north Daludian road, Dougezhuang township, Chaoyang district, Beijing. The south side of the project is adjacent to the Xiaotaihou river and the ancient Yongding river road. There

are open river surface and sunset. The main traffic roads of the project are the east fifth ring road and the Beijing-Tianjin expressway. The site is flat with superior geographical location, good environmental condition and convenient transportation, which is suitable for the cultural and tourism creative industry.

Surrounding Communities: Fuli another city, Chaofeng homeland, Yangzhou water town (villa, apartment), Xixi east coast homeland (villa, apartment), Yijingcheng garden (villa, apartment), Dougezhuang residence, Evergrande residence, Mingdeyuan community. Total number of households: 19,725, involving 105,000 people in the surrounding population.

Metro transportation: Metro line 7 is under construction, bus lines 411, 457, fast direct line.

Surrounding schools: Fangcaodi international school, Beijing fire protection school, Beijing Dougezhuang central primary school, Beijing Dougezhuang middle school, Chaoyang district Heizhuanghu adult education school, Baiyang school.

Department stores: Beijing Soaring industry business center, Beijing Daming business center, New east suburban mall.

Surrounding hospitals: Beijing wufang bridge traditional Chinese medicine nephrology hospital, Happy home, Beijing Quansheng hospital, Tianshou traditional Chinese medicine, Beijing Kangda traditional Chinese medicine outpatient department.

Surrounding banks: China construction bank, China construction bank 24-hour self-service bank, bank of China 24-hour self-service bank, China Minsheng bank ATM, bank of Beijing 24-hour self-service bank, bank of Beijing.

Surrounding parks: Langgezhuang cultural square, the Red army park.

Municipal Infrastructure: the condition of infrastructure for real estate projects have been built. Water, electricity, gas, heat, communication, road traffic facilities will be connected once the project built.

Project Size: 108559.6 m²

Building Area Size: 4142 m²

Total Building Size: 23121.6 m²

Building Structure: Underground 2 floors, Overground 1 floor with partially 2 floors

Project nature: Park supporting management room

Service period: 30 years

Building permit (approved)

State-owned Land Certificate (approved)

Overall planning scheme (approved)

Construction permit (approved)

Project needs: Equity Financing

Corporation methods: Equity transfer or Equity Financing

商务服务

Business services

商务服务楼宇项目

Business Services Building Project

15. 白塔寺地区（西城区）旧城改造项目

产业类别：商务服务

项目类别：楼宇（四合院）招商

开发商名称：北京华融金盈投资发展有限公司

楼盘位置：阜内白塔寺历史风貌保护区，项目范围四至东起赵登禹路，西至西二环东辅路，南起阜成门内大街，北至受壁街规划路，总占地面积 37 公顷；物业级别：四合院。

运作方式：房屋腾退、自有房屋改造以及招商经营；楼层：以平房院落为主，部分院落局部

二层；层高：4-4.5 米。

租售面积：只租不售，单个院子占地面积从 100-400 m² 不等

参考租售价格：一院一价，平均成交租金 10 元/天.m²

参考物业管理费等情况：无物业管理费

项目需求:金融行业租户，金融科技企业优先

合作方式：租赁

项目有效期：长期有效

The Remade Program of Baitasi Area in Xicheng District

Industrial Type: Business Service

Program Kind : Courtyard building merchandising

Program Details:

1/Development Entity: Beijin Huarongjinying Investment Development Ltd.

2/Address: Funei White Dagoba historical conserved area, the scale is east from Zhaodengyu Road, west from the western second ring road, south from Fuchengmennei Avenue, north from Shoubi Street, and the range is 37 hectares

3/Property level: courtyard house

4/Operation Method: House replacement, Own building reform and update, Building merchandising operation.

5/Floors: one floor courtyard houses, two floors ones partly.

6/Height: 4-4.5 meters

7/Leasing area: Only leasing, the effective area of each courtyard house is about 100 to 400 square meters.

8/Referred Price: A specialized leasing price for each courtyard house, the average leasing price is 10 yuan one day each square meter.

9/Referred building administration fee: no

Program Demand: Financial industry leasees, prior to the enterprises of financial technology

Cooperating Method: Leasing

Program Expiration: No

16. 望京 SOHO 项目

产业类别：商务服务

项目类别：楼宇招商

开发商名称：北京望京搜候房地产有限公司

楼盘位置：北京市朝阳区阜通东大街 1 号院望京 SOHO

楼盘建设阶段：2012 年 7 月 31 日-2014 年 10 月 28 日

竣工日期：2014 年 10 月 29 日

物业级别：5A

运作方式：塔三开发商自持，塔一、塔二散售

楼层：塔三 47 层

层高：塔三 200 米

租赁面积：127893.98 平方米

已入住知名企业：格劳博机床（中国）有限公司、比利时玛吕莎有限公司、缔特卡（上海）贸易有限公司、北京陌陌科技有限公司、百合佳缘网络集团股份有限公司、麒麟合盛网络技术股份有限公司等

参考租赁价格：写字楼 10 元/日/平方米，商业 15 元/日/平方米

参考物业管理费：写字楼 20 元/月/平方米，商业 30 元/月/平方米

现空置面积：312001-08（整层），面积 1773.84 平方米，报价 8.7 元/日/平方米（净租金）；311801-08（整层），面积 1771.86 平方米，报价 9.42 元/日/平方米（净租金）；324701-03（整层），面积 1216.98 平方米，报价 9.61 元/日/平方米（净租金）；312902-07，面积 822.44 平方米，报价 8.49 元/日/平方米（净租金）；323502-05，面积 895.35 平方米，报价 9.15 元/日/平方米（净租金）；

项目有效期：长期

联系人：舒珏、于慧杰

联系电话：13501339066、13651009508

Wangjing SOHO project

Industry category: technology services

Project category: building investment

Project content:

Developer name: Beijing wangjing sohoo real estate co., LTD

Real estate location: wangjing SOHO, yard 1, futong east street, chaoyang district, Beijing

Real estate construction phase: July 31, 2012 -- October 28, 2014

Completion date: October 29, 2014

Property class: 5A

Operation mode: tower three developers self - support, tower one, tower two bulk sale

Floor: tower 3, 47th floor

Height: three towers 200 meters

Rental area: 127,893.98 square meters

Well-known enterprises: groupe machine tool (China) co., LTD., Belgium malusha co., LTD., detka (Shanghai) trading co., LTD., Beijing Momo technology co., LTD., baihe jiayuan network group co., LTD., kirin hesheng network technology co., LTD., etc

Reference rental price: office building 10 yuan/day/square meters, commercial 15 yuan/day/square meters

Reference property management fees: office 20 yuan/month/square meters, commercial 30 yuan/month/square meters
ant area: 312001-08 (whole floor), 1773.84 square meters, Quotation 8.7 yuan/day/square meter (net rent); 311801-08 (whole floor), with an area of 1771.86 square meters, Price: 9.42 yuan/day/square meter (net rent); 324701-03 (whole floor), with an area of 1216.98 square meters, Price: 9.61 yuan/day/square meter (net rent); 312902-07, area 822.44 square meters, quoted price 8.49 yuan/day/square meters (net rent); 323502-05, area 895.35 square meters, quoted price 9.15 yuan/day/square meters (net rent);

Term of validity: long term

17. 新天国际城商业项目

产业类别: 商务服务

项目类别: 楼宇招商

开发商名称: 北京朝来世纪房地产开发有限公司

项目位置: 北京市朝阳区来广营西路 5 号院(望

京广顺北大街与来广营西路交汇处西北角)

竣工日期: 2017 年 8 月

楼层: 1、3 号楼各 16 层, 标准层 4 米; 5 号楼 17 层, 标准层 4 米; 2 号楼 5 层, 标准层 4 米; 6、7 号楼各 7 层, 标准层 3.9 米; 8、9 号楼各 5 层, 标准层 3.9 米; 4 号楼 3 层, 标准层 4 米。
物业费: 商业 60 元/平/月; 写字楼 28 元/平/月。
租赁总面积 70000 平方米; 平均参考租赁价格 6 元/平/天。

项目需求: 欢迎更多优质企业承租

合作方式: 开发商与物业管理公司合作经营

项目有效期: 长期

Commercial Project of Xintian International City

Industry Category: Business services

Projects Category: Building Investment

Project content:

Developer Name: Beijing Chaolai Century Real Estate Development Co., Ltd.

Location: No. 5 Laiguangying West Road, Chaoyang District, Beijing (Northwest corner of the junction of Wangjing Guangshun North Street and Laiguangying West Road)

Date of completion: August 2017

Floors: 16 floors for building 1 and 3, 4 meters for standard floor; 17 floors for building 5, 4 meters for standard floor; 5 floors for building 2, 4 meters for standard floor; 7 floors for building 6 and 7, 3.9 meters for standard floor; 5 floors for building 8 and 9, 3.9 meters for standard floor; and 3 floors for building 4, 4 meters for standard floor.

Property fee: 60¥ per flat month for business yuan per flat month for business; 28¥ per flat month for business per flat month for office building.

Total lease area: 70,000 m², The average reference rental price is 6¥ per day.

Project Requirements: More high-quality enterprises are welcome to rent.

Cooperation: Developers and property management companies cooperate.

Project validity: long-term

18. 朝阳区北京国际中心楼宇招商项目

产业类别: 商务服务

项目类别: 楼宇招商

项目位置: 北京市朝阳区奥林匹克中心区

发展商: 北京城市副中心投资建设集团有限公司

建筑标准: 国际 LEED 铂金认证和国内绿建三星认证

物业级别: 国际 5A 超甲级写字楼

客户构成: 亚投行及有合作关系的国际组织、国家主权基金、政策性银行总部、国际性金融机构、非政府组织、国际文化交流机构、世界五百强

总建筑面积: 39 万平方米

楼层: 地下三层, 地上 16 层

层高: 层高 4.5 米, 净高 2.8 米

运作方式: 自持运营

楼盘建设阶段: 精装修阶段

竣工日期: 2019 年 7 月 28 日

入驻日期: 2019 年 9 月底

项目概况: 北京国际中心是由北京市一级特殊功能类国有独资公司——北京城市副中心投资建设集团有限公司投资、规划、建设、运营的超甲级写字楼。项目总建筑面积 39 万平方米, 位于北京中轴之上, 亚洲基础设施投资银行总部将作为首批租户落位于此。项目毗邻 680 公顷奥林匹克森林公园, 由德国 GMP 建筑师事务所设计, 采用国际 LEED 铂金认证和国内绿建三星认证的建筑标准; 楼内设有内呼吸式双层玻璃幕墙、VAV+四管制空调系统、PM2.5 五级过滤 (PM2.5<35)、127 万立方米共享空间、80 米挑空大堂、27 米超大无柱空间、十大空中花园、七个采光庭院, 具有超高绿化率; 项目采用市政四路供电; 全 BIM 智能系统高效运维、三重安防系统保证安全, 携手国际知名物业公司, 打造管家式至尊服务。商业配套集中于 B1 层、F1 层、F2 层, 共计 8465.64 m², 内外资银行、高端餐饮、精品零售、健身等丰富业态, 为客户提供最优质的商务服务。

可租赁面积: 154428.6 平方米

项目有效期: 长期

Beijing International Center

Industry Category: Business Services

Project Category: Building 's Business Attraction

Project Location: Olympic Central Park, Chaoyang District, Beijing

Developer: Beijing Investment Group Co., Ltd.

Architectural Standard: LEED Platinum Certification and Three-Star National Green Building Certification

Property Level: International 5A Super Grade A office building

Customer Construction: The Headquarter for the Asian Infrastructure Investment Bank and International Organizations in Cooperation、National Sovereign Wealth Fund and Non-commercial Bank Headquarter、International Financial Institution、Non-governmental Organizations、International Culture Exchange Center、Fortune 500

Total Construction Area: 390,000 square meters
Floor: Underground has three floors; Overground has sixteen floors

The Height Between Office: 4.5 meters. Office net high space is 2.8 meters

Operation Method: Self-operation

Building Construction Phase: Fine decoration phase

Completion Date: July, 2019

Enters Date: September, 2019

Summary of the Project: Beijing International Center (temporary name) is a super grade A office building. The total construction area is 390,000 square meters which is located in the Beijing central axis. The headquarter for the Asian Infrastructure Investment Bank will be as the initial tenant to be here. Adjacent to 680 hectares of Olympic forest park, it's designed by the German Architects. The building adopts LEED Platinum Certification and Three Stars National Green Building. Inside building has double-layer inner breathing glass curtain wall and VAV + four

control air conditioning system that insure building inside has constant stable temperature and humidity. Five Level filter system controls $PM_{2.5} < 35$. 1,270,000 cubic meters of public sharing space. 27 meters column-free space and a 80 meters high atrium hall that build a unique public spaces. Ten-sky-garden makes it high greening rate. The building also adopts government four-lane power supply, BIM intelligence system of high efficient operation, and three-layer of security systems. Cooperating with international famous property company that provides high-quality services. Business function area is 8,465.64 square meters, which includes bank, high-level restaurants, boutique retails and gyms. The whole business area is on B1 floor、F1 floor and F2 floor.

Rent and Sale Area: 154,428.6 meters

A Price as Quoted in a Lease: Face-to-face counsel

A Price as Quoted in Property Management Fee : To be determined

Validity Period: Long-term

19. 朝阳区北投科创大厦（拟用名） 楼宇招商项目

产业类别: 商务服务

项目类别: 楼宇招商

项目位置: 北京市朝阳区奥体文化商务园南区
开发商: 北京城市副中心投资建设集团有限公司

建筑标准: 绿建三星标准

物业级别: 甲级写字楼

客户构成: 科技创新机构、科技金融机构、股权投资基金、高端商务服务企业、大型国企及跨国公司

总建筑面积: 7.3 万平方米

楼层: 地下 5 层，地上 A 座 22 层、B 座 17 层

层高: 4.5 米 净高 3 米

运作方式: 自持运营

楼盘建设阶段: 整体结构已封顶

竣工日期: 2019 年 11 月 8 日

入驻日期: 2020 年 1 月

项目概况: 项目位于奥体文化商务园 OS-06A 地块内，北临园区集中景观绿地，区位优势明显，自然景观匠心独运，绿色与人文完美融合；东、西临园区规划道路，毗邻地铁北土城站和安贞门站，交通便利，公交地铁，四通八达。借助首都建设世界城市的历史机遇，北投科创大厦将融合奥运文化共同创造北京城市的北部门户；依托奥林匹克公园和奥体南区的城市区位优势，落实“绿色、科技、人文”的三大理念，创造绿色而建筑性格鲜明的世界级城市精品办公空间。奥体文化商务园的高端科技人才公寓与本项目交相辉映，共同营造出科技创新的办公环境，并形成对科技、文化、创新等龙头企业和高级人才的吸引力。

租赁面积: 46071.77 平米

项目有效期: 长期

Beijing Investment Group S&T Building

Industry Category: Business Services

Project Category: Building 's Business Attraction

Project Location: South of Olympic Athletic Culture Business Park, Chaoyang District, Beijing

Developer: Beijing Investment Group Co., Ltd.

Architectural Standard: Three-Start Standard of Green Building

Property Level: Grade A office building

Customer Construction: Technology Innovation Institution, Science and Technology of Financial Organization, Holding Investment Found, High-end Business Services Enterprises, Large-scale State-owned Enterprises and Transnational Corporation.

Total Construction Area: 73,000 square meters

Floor: Underground has 5 floors, Overground building A has 22 floors, Building B has 17 floors
Floor Height: 4.5 meters. Office net height space is 3 meters

Operation Method: Self-operation

Building Construction Phase: The building's

main structure has been completed.

Completion Date: November, 2019

Enters Date: January, 2020

Summary of the Project: Beijing Investment Group S&T Building is located in the OS-06A plot of the Olympic Athletic Culture Business Park, next to the landscape green space of the park in the north. It has obvious location advantages. Ingenious natural landscape and perfect integration of green and human culture. The west and the east is next to the park road, adjacent to the subway Beitucheng station and Anzhenmen station. The transportation systems is powerful and it's convenient to be everywhere. Taking advantages of the historical chances that Beijing as the capital builds the world city, Beijing Investment Group S&T Building will create the northern gateway of Beijing city by integrating the Olympic culture. Relying on the urban location advantages of the Olympic Green Park and the southern park, realizing the three concepts which are 'green, science and technology, human and culture'. Meanwhile, it will create a world-class urban delicate office space with green building and architecture distinctive characteristics.

The high-end scientific talents apartment and the project in the Olympic Athletic Culture Business Park glitter each other. They jointly create an office environment of scientific and technological innovation, drawing the attraction for the leading enterprises and advanced talents, such as science, technology, culture and innovation.

Rent and Sale Area: 46071.77 square meters

Validity Period: Long-term

20. 朝阳区城奥大厦楼宇招商项目

产业类别: 商务服务

项目类别: 楼宇招商

开发商: 北京城奥置业有限公司

位置: 北京市朝阳区安定路5号院(城奥大厦)

建设阶段: 2017.5.25 获得施工许可证, 2017.6.8 地下结构出正负零, 2017.12.31 土建结构封

顶, 2018.04.30 钢结构安装完成, 2018.12.31 完成公共区域精装修, 2019.01 月完成消防验收、规划验收, 2019.03 月完成竣工验收。

竣工日期: 2019年3月29日

物业公司及级别: 北京市新奥物业管理有限公司、二级资质

运作方式: 自有经营管理

楼层: 19层

层高: 净高3米

租赁面积: 约7万平米

参考租赁价格: 450元/月/平方米(建筑面积)

参考物业费价格: 暂定36元/月/平方米(建筑面积)

项目需求: 欢迎大型外企、国企、专业服务类等优质企业入驻

合作方式: 城建集团与北投集团合资经营

项目有效期: 长期

ChengAo Plaza

Industry Category: Business Services

Project Category: Office Leasing

Developers: Beijing ChengAo Real Estate Co., Ltd.

Address: No. 5, AnDing Road, Chaoyang District, Beijing (ChengAo Plaza)

Construction Phase: 2017.05.25 Obtained construction permit, 2017.06.08 Positive and negative zero in underground structure, 2017.12.31 Civil structure capping, 2018.04.30 Steel structure installation completed, 2018.12.31 Completed public areas fine decoration, 2019.01 Complete firefighting acceptance, planning acceptance, 2019.03 Completed completion acceptance

Completion Date: March 29th, 2019

Property Company and Level: Beijing XinAo Property Management Co., Ltd. Secondary Qualification

Mode of Operation: Own Management

Above Ground Total Floor Number: Above Ground 19 levels

Storey Height: Office Net Ceiling Height 3m

Rental Area: about 70,000 Sq m

Reference Rental Price: 450 RMB/Month/Sq m

(Building Area)

Reference Property Costs Price: Tentatively Set 36 RMB/Month/Sq m (Building Area)

Project Requirements: Welcome large-scale foreign enterprises, state-owned enterprises, professional services and other high-quality enterprises to settle in

Cooperation: Joint venture between Beijing Urban Construction Group and Beijing Investment Group

Project Validity Period: Long-Term

21. 大兴区首开万科中心楼宇招商项目

产业类别: 商务服务

项目类别: 楼宇招商

开发商名称: 北京首开万科和泰置业有限公司

楼盘位置: 大兴义和庄地铁 D 口上盖

楼盘情况: 已竣工, 具备交付条件

物业级别: 甲级写字楼, 万科高端物业

运作方式: 写字楼-整层或整栋出售; 商场整售

楼层: 写字楼-L3 至 L28; 商场-B1~L4; 车库 B2~B3

层高: 写字楼大堂 10.4 米、标准层 4 米; 商场 B1-5.7 米、L1-6 米、L2~L4-5.4 米

出售面积: 写字楼标准层 2200 m²、3 层 679 m²、15 层 547 m²; 商场 27380 m²

参考售价: 写字楼 3.5 万/m²; 商场 3 万/m²

大区物业: 3.5 元/m²·天

项目需求: 企业购买资产自用或投资

合作方式: 资产交易或股权交易

项目有效期: 长期

SHOUKAI&VANKE business center

Industrial category: business services

Project category: building investment

property developer: Beijing shoukai vanke hetai property Co.Ltd

Project Address : exit D of YIHEZHANG station of Beijing subway line 4

Building condition: completed and ready for delivery

Property level: grade-A office building, VANKE high-end property

Way of operation: office building:sell for whole layer or whole building; shopping mall:whole sale

Storey:office:-L3-28 ; shopping mall : -B1-L4;garage:B2-B3

Storey height:ofcice:lobby : 10.4m 、 standard floor : 4m ; shopping mall : B1:5.7m , L1 : 6m,L2-L4:5.4m

Saleable area: office: standard storey: 2200 m², 3F: 679 m², 15F: 547 m²; shopping mall: 27380 m²

Reference price: office building: 35000RMB/m², shopping mall: 30000RMB/m²

Regional property: 3.5RMB/m² per day

Project requirement: self-use or investment

Way of cooperation: asset transaction or equity transaction

Project term: long-term

22. 大兴区京南园区招商项目

产业类别: 商务服务

项目类别: 园区招商

项目内容: 位于大兴区黄村镇, 由魏永路划分为南北两个区片, 总占地面积约 424 亩, 其中北区 300 亩, 南区 124 亩, 均为出让工业用地。目前地上均已建成工业厂房, 建筑面积分别约为 12 万 m² (北区)、5.3 万 m² (南区), 共计 17.3 万 m²。项目位于北京南部大兴区黄村镇东南工业区, 东临新机场高速, 西距大广高速 3 公里, 北侧距南六环路约 3 公里, 道路通达度较好, 具备发展各类产业的良好基础。项目北侧 2 公里为京南物流基地, 西侧 5 公里为生物医药产业基地, 往南 15 公里为北京大兴国际机场。京南物流基地毗邻京哈、京九、京沪、京广等干线铁路, 拥有 29 条专用线, 是北京唯一具有公路转铁路运输的综合物流基地。北区共有单体建筑 14 个, 除一个配电室和一个锅炉房外, 其余 12 栋均为单层厂房; 南区共有单体建

筑 11 个, 除一个配电室外, 4 栋为 2 层办公楼, 其余 6 栋为单层厂房。厂房层高均在 6 米左右, 厂区内基础设施配套情况较好, 基本实现七通 (通电、通路、通给水、通讯、通排水、通热力、通燃气), 适宜作为办公等多用途使用。

项目需求: 寻找合作企业入驻园区

合作方式: 租赁、转让及合作开发

项目有效期: 长期有效

Jingnan park project

Project content: This project is located in huangcun town, daxing district, which is divided into two districts by wei yong road. The total area is about 424 mu, including 300 mu in the north district and 124 mu in the south district. Currently on the ground have been built in industrial buildings, construction area of about 120000 m² (north), 53000 m² (south), a total of 173000 m². From the perspective of location and transportation, the project is located in the southeast industrial zone of huangcun town, daxing district, south Beijing. It is close to the new airport expressway in the east, 3 kilometers away from the daguang expressway in the west, and about 3 kilometers away from the south sixth ring road in the north. The logistics base in south Beijing is 2km to the north of the project, the biomedical industry base is 5km to the west, and Beijing daxing international airport is 15km to the south. Jingnan logistics base is adjacent to beijing-harbin, beijing-kowloon, beijing-shanghai, beijing-guangzhou and other trunk railways, with 29 dedicated lines. It is the only comprehensive logistics base in Beijing with road to railway transportation.

From the perspective of construction, there are 14 single buildings in the north district. Except for a power distribution room and a boiler room, the other 12 buildings are single-storey factories. There are 11 single buildings in the south district. Except for one power distribution room, four are two-storey office buildings, and the other six are single-storey factory

buildings. The floor height of the plant is about 6 meters, and the supporting infrastructure in the plant is in good condition. The plant has basically realized seven connections (power connection, passageway, water supply connection, communication connection, drainage connection, heat connection, gas connection), which is suitable for multi-purpose use such as office and storage.

Project requirements: find partners

Mode of cooperation: lease, transfer and cooperative development

Term of validity: long term

23. 大兴区兴创国际中心 S 座楼宇招商项目

产业类别: 商务服务

项目类别: 楼宇招商

开发商名称: 北京兴创置地房地产开发有限公司

楼盘位置: 北京市大兴区西红门镇欣雅街 16 号院 7 号楼

楼盘建设阶段: 已入市

竣工日期: 2018.03

物业级别: 二级

运作方式: 自持租赁

楼层: 地上 18 层、地下 3 层

层高: 90 米

租售面积: 全部租赁, 租赁面积 4.7 万平方米

参考租售价格: 办公 4.71 元/平方米/天; 商业 5 元/平方米/天

参考物业管理费等情况: 办公 27 元/月/平方米; 商业 36 元/月/平方米

合作方式: 开发商自持租赁

项目有效期: 长期有效

Xingchuang International Center Tower S

Industrial category: Commercial Service

Project category: Office leasing

Developer's Name: Beijing Xingchuang Land Real Estate Development Co.,Ltd.
Site Location : Building No.7, Block No.16, Xinya Street, Xihongmen , Daxing District , Beijing
Construction Phase: Operating
Completion date: March 2018
Property grade: Second grade
Operation mode: Direct Leasing
Number of Floor : 18 ground floors 、 3 underground floors
Height: 90 meters
Rental area: 47,000 m2
Leasing Price: office 4.71 yuan/m2/day; retail 5 yuan/ m2/day
Property Management Fee: office 27 yuan/ m2/ month ; retail 36 yuan/ m2/ month
Cooperation Mode: Direct lease
Valid date: April 2063

境外投资项目

Overseas Investment Project

24. 澳大利亚天问澳洲研发中心设立项目

产业类别: 软件和信息服务
项目单位名称: 北京天问空间科技有限公司
注册地址: 北京市西城区新街口外大街 28 号 B 座 207 号
背景介绍: 北京天问空间科技有限公司是在北京市注册成立的民营高科技企业，致力于为广大客户提供专业化、市场化、个性化、国际化的空间技术咨询和服务。为拓展业务领域，提高研发水平，加强国际交流，公司拟投资建设海外研发中心。
投资方式: 新设

项目地点: 澳大利亚、悉尼市
项目总投资及计划资金来源: 100 万元人民币
计划资金来源: 自有资金
项目内容及描述: 北京天问空间科技有限公司已经与澳大利亚悉尼大学在空间智能机器人开展合作研发，联合向联合国外空司提出申请在中国空间站上进行应用实验。为进一步加强与澳大利亚悉尼大学的合作，同时能够更好地利用澳大利亚当地良好的人才、技术等资源，公司决定在澳大利亚悉尼市投资设立天问澳洲研发中心。重点在空间智能机器人技术、航天任务仿真技术、地面测控站建设、北斗导航系统应用、遥感技术应用等方面开展研究和技术服务。研发中心计划于 2019 年 7 月完成设立并投入运营。
对执业机构的需求: 法务、融资
项目有效期: 长期

Establishment of Space Quest Australia R&D Center in Australia

Industry Category: Software and Information Services
Name of project unit: Beijing Space Quest CO., LTD.
Registration Address : Room 207, Building B, No. 28, Xijiekouwai Street, Xicheng District, Beijing, China
Background: Beijing Space Quest CO., LTD. is a private high-tech enterprise registered in Beijing. In order to expand business areas, improve R&D level and strengthen international exchanges, the company intends to invest in the construction of overseas R&D centers.
Investment Mode: New Establishment
Project venue: Sydney,Australia
Total Project Investment and Planned Funds Source: 1 million RMB
Source of Planned Funds: Owned Funds
Project Content and Description: Beijing Space Quest CO., LTD. has cooperated with The University of Sydney in the research and development of space intelligent robots, and jointly submitted an application to United

Nations Office for Outer Space Affairs for application experiments on the China Space Station. In order to further strengthen the cooperation with The University of Sydney and make better use of local talents, technology and other resources, the company decided to invest in the establishment of Space Quest Australia R&D Center in Sydney, Australia. Emphasis is laid on research and technical services in the fields of space intelligent robot technology, space mission simulation technology, ground TT&C station construction, Beidou navigation system application and remote sensing technology application. The R&D center is scheduled to be established and put into operation in July 2019.

Demand for Practicing Institutions : Legal Affairs and Financing

Welcome the types of cooperative enterprises: Australia/1 million RMB/software or space technology

Project validity: long-term

25. 智能企业知识图谱平台项目

产业类别: 人工智能

项目单位名称: 北京松鼠山科技有限公司

注册地址: 北京市朝阳区利泽中园 106 号楼(望京集中办公区 359 号)

企业介绍: 松鼠山科技有限公司由美国卡内基梅隆大学校友郑博、叶天生和梁栋于 2015 年初创立。作为中国领先的金融科技与人工智能领域开拓者, 公司主要运用大数据及人工智能相关技术(自然语言算法、图计算、机器学习算法)服务于以银行业与基金业为主的金融行业, 致力于以人工智能推动各类金融垂直场景的赋能, 主要应用场景有风险前置、贷中风控、反欺诈、智能营销等。主要产品包括数据运营管理平台、金融图库、算法和分析平台以及知识图谱应用模型, 分别服务于金融机构在大数据利用、投资流程管理和风险管理等领域的需求。松鼠山科技目前拥有 4 项发明专利、26 项软件著作权, 并获得“中关村高新技术企业”认证和“国家高新技术企业”认定, 以及 ISO9001 质量

管理体系认证和 ISO 27001 信息安全管理体系认证。基于自主研发的智能企业知识图谱平台, 松鼠山科技为金融机构提供风控和营销解决方案。

智能风控解决方案: 运用工商等行内外数据结合后生成企业之间关联图谱, 在图谱的基础上, 融入舆情及司法等信息, 帮助银行做的企业风险前置提示, 可有效提升风控效果。

精准营销解决方案: 在企业关联关系图谱的基础上, 融入工商新企信息、网络舆情信息(中标信息、融资重组信息等), 帮助银行做到对公及中小微客户的快速获新客, 增存款, 推理财服务。

合作客户: 平安集团、郑州银行、惠誉、花旗、瑞士信贷

投资方式: 寻求拓展境外市场

项目地点: 中国香港

项目总投资及计划资金来源: 1,000 万元人民币, 用于产品研发和市场推广。

计划资金来源: 自有资金

项目内容及描述:

1. 主营业务: 公司主要为金融行业客户提供个性化的数据解决方案、知识图谱分析应用以及智能风险管理, 主要产品能够帮助企业将现有的数据进行有效的整合和监测、快速准确地提供报表和决策依据, 以及提升风险评估的准确性和时效性, 使企业能够利用现有数据资源做出符合市场需求的业务经营决策以及进行有效的金融风险管理; 针对境外客户, 公司的智能数据采集管理平台和金融知识库等产品能够帮助客户在进入中国市场后快速开展业务、进行决策。

2. 业务发展需求: 随着国家政策新规的实施, 外资金融机构逐步进入中国市场, 寻求境内业务发展; 公司正积极寻求机会拓展境外市场, 依托自身成熟的数据处理平台、风控模型以及金融行业知识图谱, 旨在为境外金融机构客户, 特别是寻求发展境内业务的客户, 提供专业化的大数据解决方案。

目标客户: 境外银行、基金、保险等金融机构。
对执业机构的需求: 中国香港注册和运营的银行、基金和保险公司

欢迎合作企业的类型: 中国香港注册运营/IT 咨询公司

项目有效期：长期

Enterprise Knowledge Graph Platform “Fusion” Project

Industry:AI/Fintech

Company Name:SQH Tech (Beijing) Limited

Register Addr.:Building 106, Lizezhongyuan,
Chaoyang District, Beijing (Wangjing
Centralized Office Area #359)

Company Background:

SQH Tech (Beijing) Limited (also referred to as “SQH Tech”) was founded by Carnegie Mellon alumni Bo Zheng, Tiansheng Ye and Dong Liang in early 2015. As a pioneer in the field of Fintech and AI development in the Chinese market, SQH Tech utilizes cutting-edge Big Data and AI technologies (including Natural Language Algorithms, Graph Algorithms and Machine Learning Algorithms) to serve the needs of financial institutions, mainly banks and mutual funds, aiming at empowering the institutions in various niche financial scenarios. Examples of the scenarios are preventative risk management, loan maintenance, anti-fraud and intelligent marketing. Key products are categorized as data solution platforms, financial knowledge mapping analysis platforms and knowledge graph applications, provided to satisfy the needs of financial institution in areas such as Big Data, investment management and risk management.

SQH Tech currently owns 4 Big Data and AI related patents, 26 software copyrights, and has been recognized as one of the “Zhongguancun Science Park High-Tech Enterprise” and “National High-Tech Enterprise”. In addition, the company is certified by ISO9001 Quality Management System and ISO27001 Information Security Management System. Standing on the solid ground of self-developed knowledge mapping analysis platform (Fusion), SQH Tech is able to provide financial institutions with technology-driven risk management and marketing solutions.

Risk Management Solutions: consolidate and utilize internal and external business data to generate cross-entity correlation maps, based on which other data such as public sentiments and legal information is added to assist banks in preventative procedures, and improve efficiency of their overall risk management practice.

Precision Marketing Solutions: injecting a second layer of information into the cross-entity correlation maps, such as new company data, bid winning data, financing and restructuring data, to enable banks to improve their efficiency in client acquisition, wealth management services and increase the number of deposits.

SQH Tech has served many financial institution customers ranging from commercial banks, mutual funds to wealth management firms, receiving positive feedbacks from all clients. Examples of the clientele include Ping An Insurance Group and Bank of Zhengzhou in domestic market, and Fitch Ratings, Citi Group and Credit Suisse in oversea markets.

Form of Investment : Aiming to expand operations in markets overseas

Project Location: Hong Kong

Total Investment: 10 million RMB budgeted for product development and marketing.

Source of Fund for the Investment: Company owned funds

Project Description:

Main business of the company: SQH Tech provides financial institution clients with customized data solutions, knowledge mapping analysis platforms and risk management tools. The products offered can help clients consolidate and monitor current data stream efficiently, analyze and supply concise information for decision making, and improve risk-assessing abilities with improved accuracy and timeliness, so that the institutions are able to utilize current data resource to make decisions and manage risks that corresponds to the ever-changing market demands. Targeting clients overseas, SQH Tech provides big data and AI powered information

visualization platform FUSION to empower clients when they enter Chinese market for quick and accurate decision making.

The opportunity to expand business spectrum: As policies and regulations concerning foreign capitals entering Chinese market loosened, long-awaited foreign institutions quickly started to expand their operation to the Chinese market. SQH Tech is actively looking for opportunities to acquire clients as such to expand the business spectrum further to markets overseas. Leveraging on its matured products, SQH Tech aims to empower institution clients, especially foreign financial institutions which entered or have capability to enter the Chinese market, with specialized data solutions catered to their needs.

Target clientele: foreign financial institutions that have international operations, such as big banks, funds, insurance and etc.

Requirements for the Practicing Entity:

Banks, funds and insurance companies that are registered and operating in Hong Kong

Preferred Entity for Cooperation:

Registered and operating in Hong Kong / IT consulting

Project Term of Validity: Long-term

投资项目信息反馈表

投资方信息	投资方名称		是否公开	<input type="checkbox"/> 是 <input type="checkbox"/> 否
	企业背景			
	联系人		联系方式	
	企业网址		国内分支	<input type="checkbox"/> 有 <input type="checkbox"/> 无
	企业类别	<input type="checkbox"/> 中央企业 <input type="checkbox"/> 央企外国企 <input type="checkbox"/> 跨国公司 <input type="checkbox"/> 大型民营企业 <input type="checkbox"/> 股权投资机构 <input type="checkbox"/> 各行业龙头和领军企业 <input type="checkbox"/> 国内主板上市公司 <input type="checkbox"/> 创业板、中小板上市公司 <input type="checkbox"/> 高成长性创新型企业 <input type="checkbox"/> 外省市驻京企业商协会及其骨干会员企业 <input type="checkbox"/> 外国驻京企业商协会及其骨干会员企业 <input type="checkbox"/> 投资中介机构 <input type="checkbox"/> 世界 500 强 <input type="checkbox"/> 海外学人 <input type="checkbox"/> 国际知名品牌零售商 <input type="checkbox"/> 其他机构		
项目信息	项目名称		能否公开外发	<input type="checkbox"/> 是 <input type="checkbox"/> 否
	项目编号	如您拟投资的项目在本项目册中，请填写项目编号 No. _____		
	项目内容			
	投资总额 (注册资本或 增资额)	<input type="checkbox"/> 万元人民币 <input type="checkbox"/> 万元美元		
	项目行业	<input type="checkbox"/> 电子信息产业 <input type="checkbox"/> 生物医药产业 <input type="checkbox"/> 汽车与装备制造业 <input type="checkbox"/> 房地产与基础设施 <input type="checkbox"/> 生产性服务业及商贸业 <input type="checkbox"/> 文化创意产业 <input type="checkbox"/> 新能源、新材料和环保业 <input type="checkbox"/> 都市产业 <input type="checkbox"/> 农业 <input type="checkbox"/> 其他_____ (请注明)		

联系人:张平 (8610) 65541880-8602、孟凡勇 (8610) 65543166

