

核心商务 中心生活

The Heart of Business The Centre of Life

信德京汇中心地处东二环核心腹地，坐拥东直门、工体、燕莎使馆区等诸多核心区域，是首都北京的全新写字楼。

独特而富有现代感的信德京汇中心由获奖无数的巴马丹拿集团精心设计。其独特之处在于简单的线条与大胆的造型，与周边的建筑风格相比别具一格。从行驶在机场高速上瞭望，大楼的外观更为出众。信德京汇中心拥有完善的功能与宽阔的空间，能满足不同行业的需求，是企业提升形象的理想之选。

临近的东直门交通枢纽能辐射至全国多个城市。作为一个集商业、服务、生活于一体的综合体，信德京汇中心将成为这快速发展地区的新焦点。

Shun Tak Tower - A new office tower in Beijing in the sophisticated cosmopolitan capital of China. The building is strategically located on the 2nd Ring Road of Dongcheng district, in close proximity to Dongzhimen, Beijing Workers' Stadium and the Yansha Embassy District.

Distinctively modern, the 21-storey Shun Tak Tower designed by the award-winning P&T Group, is characterised by clean lines and bold stature, setting it apart from other buildings in the vicinity. Its impressive presence provides prominent exposure, especially when viewed travelling along

the Airport Expressway. With a range of functional and spacious units, Shun Tak Tower is suitable for a diverse mix of industries and presents the ideal corporate image for all businesses.

The nearby Dongzhimen transport hub provides easy access to major cities in China. Positioned as an integrated commercial hub, with easy access to business facilities and lifestyle privileges, Shun Tak Tower is set to be the new focal point in this fast developing commercial district.



项目情况技术参数 Specifications

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|---|---|
| 基本参数 总建筑面积 约55838平方米 写字楼总建筑面积 约22237平方米 楼体高度 约80米, 地上21层 (电梯显示楼层), 地下4层 层高 / 净高 毛坯2.6米 标准层建筑面积 约2025平方米 大堂空间 首层大堂高度约3.7米 | General Information Total GFA Approx. 55,838 sqm Office GFA Approx. 22,237 sqm Building Height Approx. 80m, 21 floors (above ground) 4 floors (underground) Ceiling Height Bareshell 2.6m Typical Floor Area Approx. 2025 gross sqm Lobby Area Lobby ceiling height approx. 3.7m |
| 功能分配 地下2-4层 停车场 首层 大堂/咖啡厅 地上2层 酒廊 地上11-21层 毛坯办公楼层 | Functional Planning Basement (B2 to B4) Car Parking area Ground Floor Area Lobby/Cafe 2nd Floor Lounge From the 11th to 21th Floor Bareshell Office Floor area |
| 电梯配置 品牌 中外合资日立电梯 数量 4部中外合资日立客梯为办公楼11-21层提供服务, 2部消防及后勤服务梯服务所有楼层 梯速 客梯2.5米/秒, 消防及后勤服务梯1.75米/秒 | Elevators Brand Hitachi elevators Lift Zone 4 nos. passenger elevators serve 11-21/F, 2 nos. fireman's elevators serve all floors Speed Passenger elevators: 2.5 m/sec, Fireman's elevators: 1.75 m/sec |
| 空调配置 系统类型 二管制风机盘管加新风系统 新风量 30立方米/人/小时 品牌 制冷机组采用美国开利 | Air Conditioning System Type 2-pipes fan coil units and fresh air system Fresh Air Supply 30m ³ per person per hour Brand Chiller plant/Carrier (USA) |
| 电力系统 变路供电 双路供电 供应电压 220V 380V | Electrical System Power Supply Double route supply Voltage 220V 380V |
| 楼宇自控系统 配备楼宇自控系统 | Building Management System Building management system provided |
| 给排水系统 提供24小时生活水和热水, 具备中水系统 | Drainage System 24-hour domestic water and hot water supply, reclaimed water system |
| 消防系统 消防控制系统和火灾自动报警系统 | Fire Prevention System Automatic fire alarm system |
| 空气净化系统 电子空气净化系统 | Cleaning Air System Electronic type air purification system |

项目团队

| | |
|--------|------------|
| 业主方 | 信德集团 |
| 首席租赁代理 | 第一太平戴维斯 |
| 设计团队 | 巴马丹拿集团 |
| 物业管理团队 | 信德专业资产管理团队 |

Project Team

| | |
|-------------------------|--------------------------------|
| Owner | Shun Tak Holdings Limited |
| Principal Leasing Agent | Savills |
| Design Team | P&T Group |
| Property Management | Shun Tak Asset Management Team |

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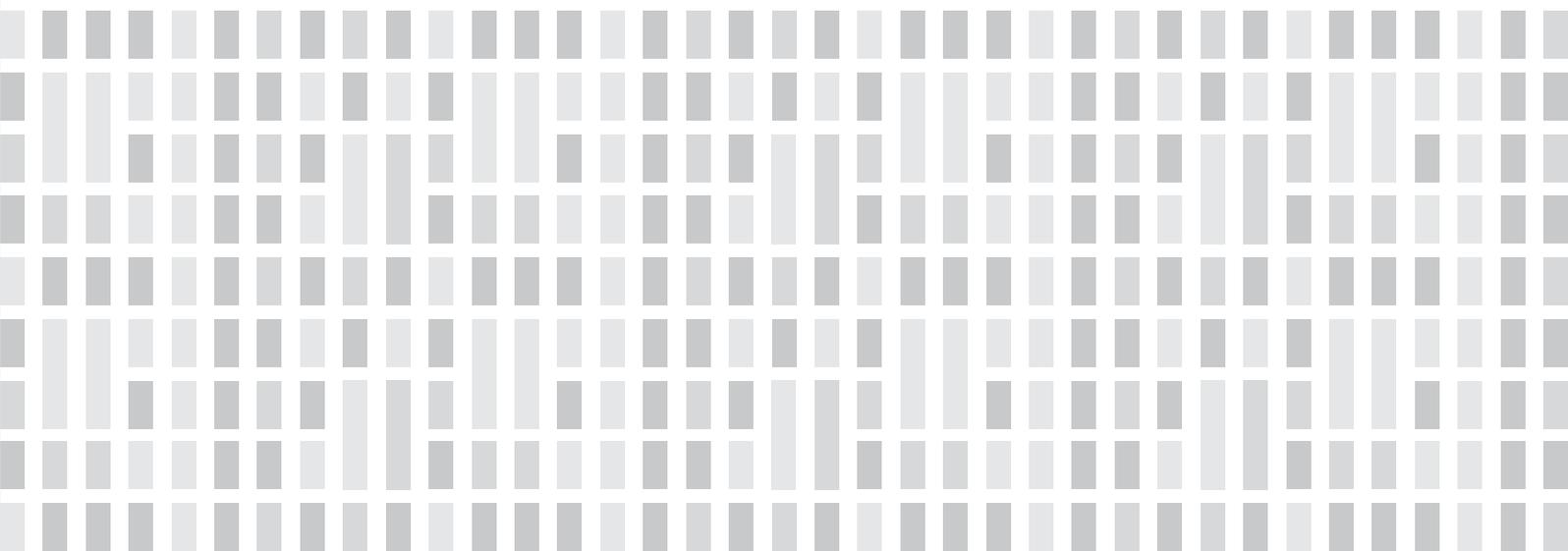
热线电话 Leasing Hotline **400 010 0388**

www.shuntaktower.com

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Project Address 11#, No. 1 Xiangheyuan Street, Dongcheng District, Beijing Postal Code 100028



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开发商 信德集团

About The Developer Shun Tak Holdings Limited

信德集团成立于一九七二年，在香港是一家处于领导地位的大型综合企业。核心业务涵盖运输、地产、酒店、休闲与投资等。

作为澳门最大的地产公司之一，我们拥有超过二十多年的地产开发与销售经验。在香港上市的公司中，我们拥有澳门最大的土地储备量。

我们所开发的地产项目，如澳门的壹号湖畔、濠庭都会，以及香港的升御门等均涉及住宅、商业、零售及酒店等业务。这也凸显了我们在大型开发项目的整体实力。在澳门，我们的项目被认定为蓝筹物业，成为当地地产界的标杆。不仅如此，我们一系列的物业管理与服务配套，同时为港澳地区逾二千六百万平方呎的住宅、商业、工贸及酒店休闲物业提供优质的服务。

我们不断的进取，从2012年开始投资大陆市场，我们首先在北京通州开发了一个集零售、商业、住宅、酒店于一体的大型综合体项目。继而陆续开发了其他的投资项目包括珠海横琴的综合地产项目以及在北京的全新写字楼项目——信德京汇中心。

在信德，每个项目都坚持独特的品质及可观的投资价值，我们以此来巩固在客户心目中的信赖及地位。

Founded in 1972, we are one leading Hong Kong conglomerate with core businesses in transportation, property, hospitality and investments.

With over two decades of experience in real estate sales and development, we have established ourselves as a leader in the real estate sector in Macau and own one of the largest developable floor areas in Macau amongst Hong Kong listed companies.

Boasting an impressive portfolio, our projects such as One Central and Nova City in Macau, and our newest addition, Chatham Gate in Hong Kong, showcase our strength in mixed-developments that bring together elements such as residential, commercial, retail and hospitality, all under one roof. Our properties are considered the blue chip developments in Macau with their transactions regarded as important indicators for the real estate sector. Alongside, our complementary property management services currently serves up to 26 million square feet of residential, commercial and industrial properties across Hong Kong and Macau.

Always ready for new challenges, we made our first foray into the Northern China property market in 2012, with an investment in Beijing Tongzhou Integrated Development, a large scale mixed-development consisting of retail, office, residential and hospitality. Our other investments include Hengqin Integrated Development in Zhuhai as well as Shun Tak Tower, a wholly-owned brand new office building in Beijing.

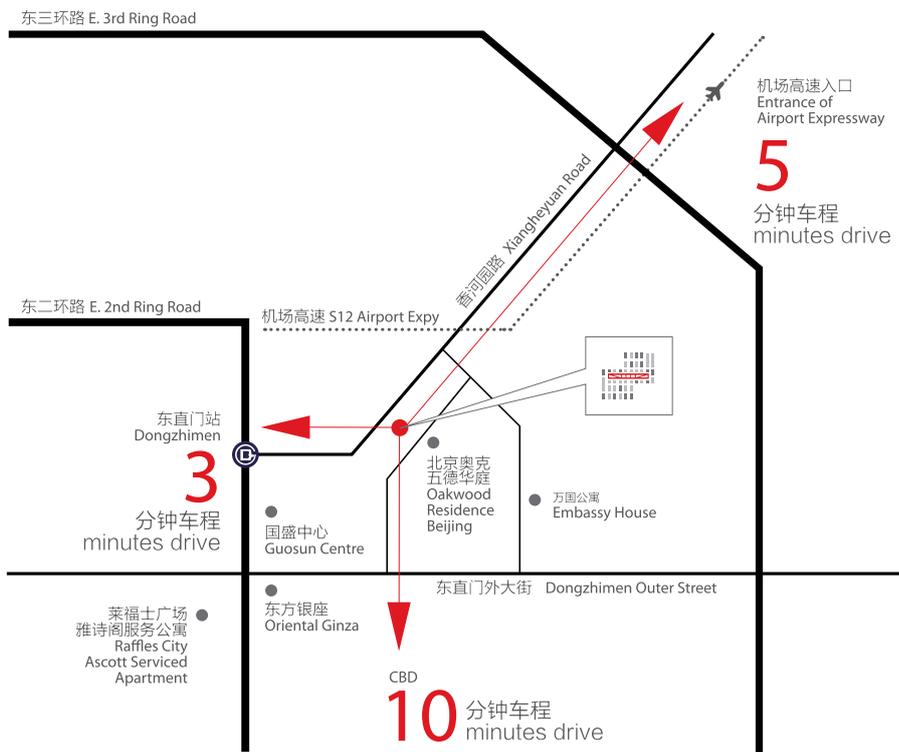
At Shun Tak Holdings Limited, every property is a signature of our distinctive quality and investment value, and fortifies our reputation as a reliable developer of choice.

核心位置

A Strategic Location

地段为王。
CBD近在咫尺。
仅需二十分钟便能直达机场
信德京汇中心——
商务办公与商务来往
的首选。

Nothing beats an excellent location when deciding on a venue for business. With the CBD in close proximity and the airport a short drive away, Shun Tak Tower is primed to meet your every business demand while connecting you to your important clients, local and international alike.



Accessibility

Served by an excellent transportation network, Shun Tak Tower is easily accessible from all directions.

- 20-min drive from airport
- 3-min drive to Dongzhimen Metro Station (Line 2, Line 13, Interchange Station for Airport Express)
- 10-min drive to the CBD
- 49 bus lines and suburb long-distance bus lines

交通完善

完善的交通网络四通八达

- 离机场20分钟车程
- 3分钟车程即可到达东直门地铁站（2号线、13号线、机场快线的换乘站）
- 前往中央商务区仅需10分钟车程
- 有多达49条公交线路、长途公交线路通达本项目

工作生活更便利

- 临近北二环路，各大国企云集
- 各金融机构近在咫尺
- 餐馆、饭店、咖啡馆等设施步行几分钟即可到达，生活环境便利

More Convenience for Work and Life

- Close to the North 2nd Ring Road where state-owned enterprises congregate
- Near to banking facilities
- Walking distance to an array of cafes, eateries and restaurants plus a host of other lifestyle conveniences

完善配套 完美生活

Comprehensive Facilities
for Enhanced Living

无论是悠闲的商务午餐，或是午后畅泳。
在健身房里舒展身心，或在会议室里商谈决策。
完成一切，足不出户。

A business lunch.
An afternoon swim.
Back to the office for a meeting.
Ending off the day with an adrenaline-pumping
workout in the gym.
All without leaving the building.

公寓酒店

除了办公，信德京汇中心的1-9层为高端品牌公寓酒店。信德京汇中心的租户均可以优惠条件享受该酒店的尊贵礼遇，如咖啡厅、餐厅、商务酒廊、四季恒温室内游泳池、健身房等。这里也设有会议室，以及商务设施与服务，为您轻松处理业务需要。工作与生活的完美结合，由此开始。

Apartment Hotel

Located from the 1st to 9th floor of Shun Tak Tower, is a branded upscale lifestyle apartment hotel. An exclusive "Executive Package" opens the door to a host of lifestyle privileges, giving you access to the cafe, the restaurant, the business lounge, a good size climate-controlled indoor pool, a well-appointed gym and more. Meeting rooms, business facilities and services are also available for added convenience to your business needs. At Shun Tak Tower, here's where businesses come to life.





电梯大堂 The Lift Lobby

明亮通畅的电梯大堂配置有四台电梯，带您高效穿梭在各楼层之间。

The building is served by four elevators that take you efficiently between floors.



办公标准楼层 Workspace

整层建筑面积约2000平方米，宽敞与多功能的工作区域，随客户要求弹性分割，满足各种业务的不同发展与需求。

With the entire floor levels at 2000 sqm, these functional and versatile workspaces provide flexible layouts that meet your business and expansion needs.



写字楼大堂 The Office Lobby

富有现代感的宽敞大堂为您迎接远道而来的宾客。

Impress your guests. A spacious and contemporary lobby greets them upon their arrival.

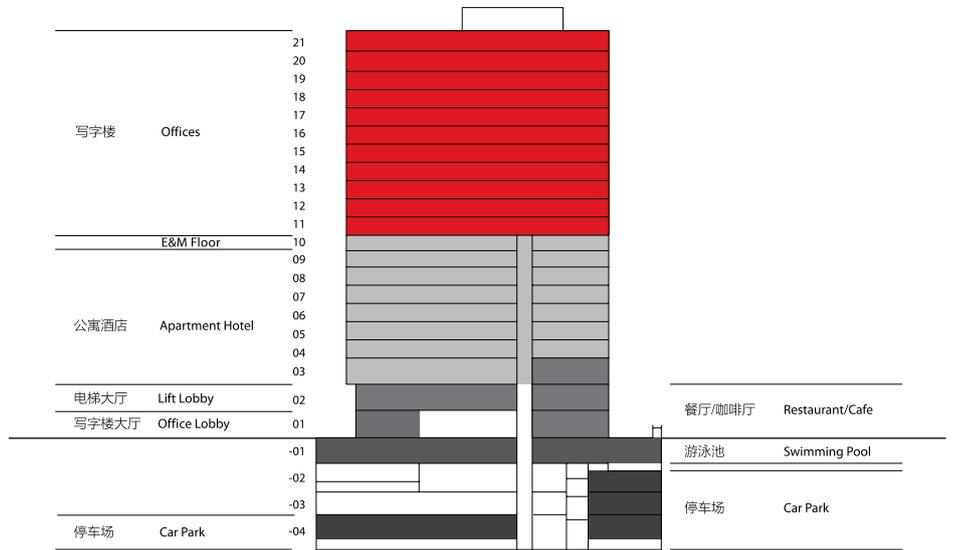


空气净化系统 Advanced Clean Air System

我们配备了空气净化系统，能除去过敏源与污染颗粒，为工作环境带来更干净清爽的空气。

The advanced eco-friendly Clean Air System removes allergens and pollutants, keeping the work environment cleaner with healthier breathable air.

楼层规划 Vertical Plan



标准平面图 Typical Floor Plan





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