



For public circular purpose

- gross floor area of 457,357 sq.m
- a 6-storey shopping mall
- 58-storey grade A office building
- 5-star Four Seasons Hotel with 344 guest rooms up to [103]-storey
- Luxury serviced apartments tower comprising 314 units
- 1,700-spaces car park; and other ancillary areas

# China The Guangzhou IFC

## Guangzhou

Savills Valuation and Professional Services appointed by a REIT's to prepare valuation report for the purpose of incorporation in a circular

The Property, known as "Guangzhou International Finance Center", is a landmark mixed-use premium grade commercial property featuring one of the ten tallest skyscrapers in the world. The Property won the International Property Award for Asia Pacific's "Highly Commended Mixed-use Development" in 2012.

Located at the heart of Guangzhou's new central business district, Zhujiang New Town, the Property is within close proximity to major metro lines and automated train services and is surrounded by other high-end commercial buildings, international branded luxury hotels and a variety of cultural facilities.

Being the valuer of the transaction, we responded to the comments from regulator, project intermediates and potential concerns from investors in relation to property valuation and market research.

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services

savills.com.cn

**Savills Guangzhou**

Jim Wong  
Director  
Head of South & West China  
Jim.wong@savills.com.cn

Room 2105, R&F Center,  
10 Hua Xia Road,  
Guangzhou 510623  
+86 20 3892 7051