



## SHENZHEN BAY TECHNOLOGY DEVELOPMENT CO.,LTD.

Co-development with shenzhen by way of innovation.

While Shenzhen is drawing attention of the globe, as a wholly owned company of SIHC, Shenzhen Bay Technology Development Co., Ltd. (“Shenzhen Bay Technology”) is striving to serve the high-tech industry for continuous development. By taking the core technological park of Shenzhen Bay as its model, Shenzhen Bay Technology continuously copies its “Shenzhen Bay” brand, and implements standardized, branded and scaled development, so as to create a high-tech industrial complex with composite functionalities and high degree of cohesion, and generate an innovative and ecological industrial chain. Thus, the insufficient industrial space and high cost issues have been effectively resolved, and the ability to deploy the technological and innovative resources in the world has been enhanced.

Shenzhen Bay Technology is located at the core area of Shenzhen high-tech district, which is the upland of innovation in China, with more than 100 listed companies. Shenzhen Bay Technology has successfully developed various major projects in technological parks, including Shenzhen Bay Eco-Technology Park, Shenzhen Software Industry Base, and Shenzhen Bay VC&PE Building, forging an industrial carrier for over 1,000 high-tech enterprises. Shenzhen Bay Technology has developed the national example of innovation and entrepreneurship, Shenzhen Bay I-Park, and built the “Shenzhen Bay” brand. The prestige of “Zhongguancun in the north and Shenzhen Bay in the south”, has been radicated in China and even in the world.

With the vision of “Enjoy a Grander Sight by Climbing to a Greater Height” and keeping the innovative pace with Shenzhen, Shenzhen Bay is aimed to be the first class industrial parks in the world, by

following the “Shenzhen Bay Model” of industrial and ecological innovation, industrial park operational innovation and standardized systematic innovation, and develop itself rapidly as a professional and complex industrial service group, of which the businesses cover industrial park development, industrial investment, rating and brand operation.

## **SEVEN MAIN INDUSTRIAL PARK PROJECTS OF SHENZHEN BAY VALUE OVER ONE HUNDRED BILLION, PROMOTING INDUSTRIAL UPGRADING**

Up to seven industrial park projects have been developed in Shenzhen Bay, including Shenzhen Bay Eco-Technology Park, Shenzhen Software Industry Base, Shenzhen Bay VC&PE building, Shenzhen Bay Innovation & Technology Center, SIHC Innovation & Knowledge Mansion, Shenzhen Software Park, and High-Technology Industrial Estate. All the seven projects are located in the high technology district in Shenzhen. Total investment on the seven projects amounts to approximately RMB 39.3 billion. The total site area and total gross floor area (GFA) reaches approximately 620,000 sq.m. and 3,620,000 sq.m., respectively. And the total capacity building area is approximately 2,600,000 sq.m., including approximately 2,100,000 sq.m. for industrial use and approximately 500,000 for apartments, restaurants, hotels and stores. Upon the completion of these material industrial projects of Shenzhen, over 1,000 science and technology enterprises shall be attracted, and an annual production of approximately RMB 150.0 billion and tax revenues of over RMB 10.0 billion will be realized.

The industrial park projects in Shenzhen Bay are international high-tech industrial parks of the new generation covering production, livelihood and ecology. New ideas of low carbon and environment protection are adopted, and green and ecological technologies are used throughout the planning and construction of the projects to develop high-tech industrial parks with comfortable environment, vast industrial future, adequate and convenient services, active innovations, clustered emerging industries and top talents. SIHC is facilitating the synergic development of the industrial parks and enterprises in the parks, thus to facilitate the improvement and upgrading of the high technology district, the industrial transformation and upgrading, as well the creation of international technical and industrial innovation centre in Shenzhen.

Various industrial parks of Shenzhen Bay (including Shenzhen Bay Eco-Technology Park) have received numerous awards, including “Three Star Green Building” (the highest recognition for green buildings), “National Example Base and Industrial Park”, “Goldsmith Construction Project in Guangdong Province”, “High Quality Structure of Shenzhen”, “Excellent Site of Safe and Civilized Construction in Shenzhen”. The public service hall of the Software Industrial Park was also awarded as “Youth Civilization Enterprise in Shenzhen”.

## SHENZHEN BAY ECO-TECHNOLOGY PARK

Shenzhen Bay Eco-Technology Park is located in the heart zone of the Science and Technology Park in Nanshan District. It is a significant project of Shenzhen, and even Guangdong Province, and also one of the important projects of strategic and emerging industries of the 12th Five-Year Plan of Shenzhen. It covers a site area of 203,100 sq.m., and comprises of two multi-storey buildings, six high-rise buildings, and four super high-rise buildings, with a total floor area of 1,885,700 sq.m., including 852,900 sq.m. for research and development (R&D) use, 121,800 sq.m. for offices, 60,900 sq.m. for hotels, 115,500 sq.m. for apartments and 60,900 sq.m. for commercial use. With a total investment of approximately RMB21.1 billion, this project was begun to construct on October 27th 2011 and put into operation phase by phase since 2014, and is expected to be fully completed at the beginning of 2018. It is designed to be the headquarter and R&D base for high-tech listed companies, the development platform for strategic and emerging industries, the incubator for small-and-medium sized enterprises, the national example of low carbon and ecological park, and the service center for the southern Science and Technology Park of Shenzhen.

The Shenzhen Bay Eco-Technology Park, bearing the concepts of “Multi-layer” and “Horizontal City”, is designed with an open commercial street, comprising of 9.3 meters high for public area, 24 meters high for offices, 50 meters high for podium and roof platform, as well as brand new office experience, 250 meters high for super high-rise office building, and over 180,000 sq.m. for hanging garden. With the division into four green sections and adoption of 18 green technologies, this project shall be constructed into 100% green buildings of the world leading level, thus to build the national example park of low carbon and ecology.

Approximately 500 enterprises will be attracted, and an annual production of approximately RMB 80.0 billion will be realized. So far, leading companies of various industries, including MediaTek, SZAP, FANUC (one of the Global 500 companies), and WeBank, have settled in this park.

## SHENZHEN BAY VC&PE BUILDING

Shenzhen Bay VC&PE building is located in the heart zone of the Science and Technology Park in Nanshan District. This project includes a super high-rise building of 186 meters high, covering a site area of 5,200 sq.m. The total floor area of this project reaches 94,500 sq.m., including 72,000 sq.m. for R&D use, and 4,800 sq.m. for commercial use. With a total investment of RMB1.0 billion, this project is designed to be a cluster district of fin-tech industries, to become the venture capital investment center of Shenzhen and South China, covering offices, venture capital investment

communication and supporting services.

This project has attracted approximately 50 first-class venture capital investment institutions. By now, the resident companies include numerous Global 500 companies, such as Beijing Automotive Group, Huawei, Poly Group, Hainan Airline, and leading companies in various industries like ASBV Capital, Guotai Jun'an Securities, Innovation Angel Funds, as well as leading science and technology companies, including Kuang-Chi.

## SHENZHEN BAY INNOVATION & TECHNOLOGY CENTER

Shenzhen Bay Innovation & Technology Center is located in the heart zone of the Science and Technology Park in Nanshan District. It covers a site area of approximately 39,900 sq.m., and comprises of three super high-rise buildings and two high-rise buildings, with a total floor area of 484,000 sq.m., including 269,300 sq.m. for offices, 81,400 sq.m. for apartments, and 30,000 sq.m. for commercial use. With a total investment of approximately RMB 9.3 billion, this project is designed to be a modern complex that providing R&D centers, offices, apartments for talents, and supporting services.

## SHENZHEN BAY I-PARK

The Shenzhen Bay I-Park bases on a street with length of approximately 400 meters, which is located at the central pedestrian street of the Shenzhen Software Industry Base. It has been designed with the purpose of promoting entrepreneurship and innovation. It also has the mission of building the international center of creators and facilitating entrepreneurship and venture capital investments. SIHC and Shenzhen Bay Technology focus on creating the high ground incubator with “innovation, entrepreneurship, makers and venture capital investment” with the support from Shenzhen Science, Technology and Innovation Committee and SASAC. The Shenzhen Bay I-Park has three core capabilities of “specialized incubator, venture capital investment and financing, and seed market”, and functions of creating an operating service system for innovation and entrepreneurship covering six important features “entrepreneurial communication, entrepreneurial exhibition, entrepreneurial media, entrepreneurial training, public acceleration and entrepreneur apartment”, thus to become the example of innovation and entrepreneurship in China.