

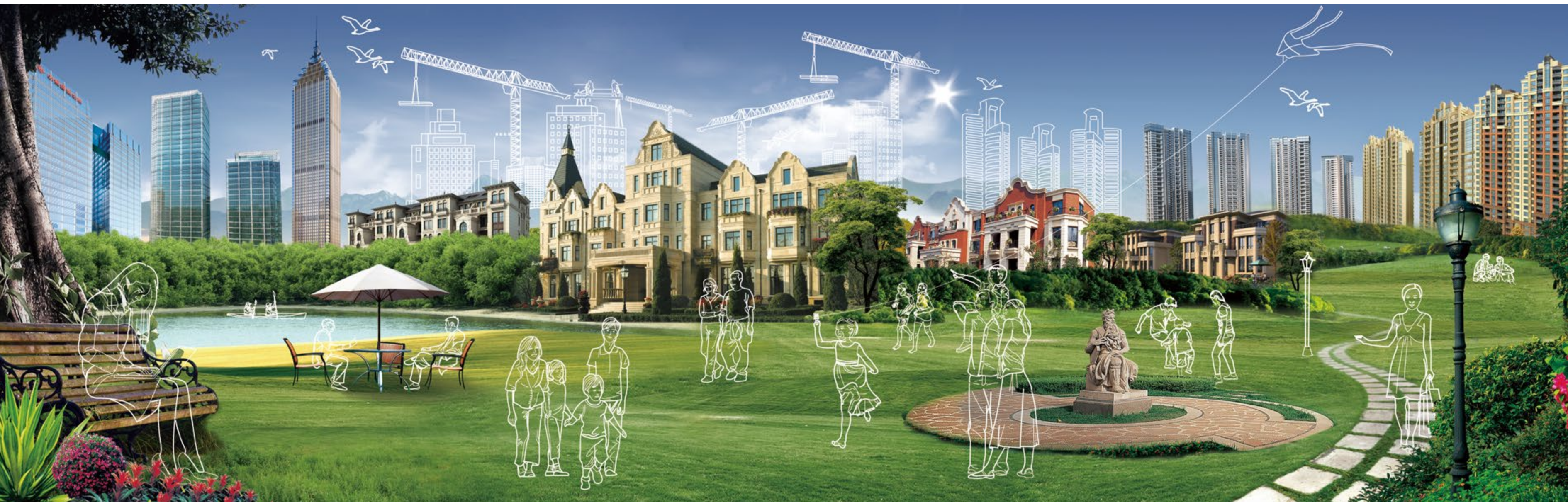


1992-2012
中国海外发展上市20年
00688.HK

深耕廿载 茁然有成

20 Years of Dedication
Reaping in Joy and Prosperity





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精品

OUTSTANDING PROPERTIES AND SERVICES

- 053 深圳 上海 广州 Shenzhen, Shanghai, Guangzhou
- 075 北京 成都 长春 Beijing, Chengdu, Changchun
- 097 中山 西安 南京 Zhongshan, Xi'an, Nanjing
- 111 苏州 佛山 宁波 Suzhou, Foshan, Ningbo
- 131 重庆 杭州 珠海 Chongqing, Hangzhou, Zhuhai
- 149 青岛 大连 沈阳 Qingdao, Dalian, Shenyang
- 167 天津 济南 呼和浩特 Tianjin, Ji'nan, Hohhot
- 181 桂林 银川 长沙 Guilin, Yinchuan, Changsha
- 184 吉林 烟台 南昌 Jilin, Yantai, Nanchang
- 187 合肥 南宁 武汉 Hefei, Nanning, Wuhan
- 190 厦门 兰州 Xiamen, Lanzhou
- 191 香港 澳门 Hongkong, Macau

持续增值 和谐共赢

Constant Improvement in Pursuit of Win-Win Harmony



中海地产发源于香港，茁壮成长于内地，30余年来，伴随中国人居事业的蓬勃发展，中海地产稳健成长为中国房地产行业领军企业之一。凭借领先的产品开发理念与前瞻眼光，中海地产筑造了跨越时代的精品典藏，实践并见证了中国人居的成长与变迁，向社会提供了数千万平方米精品住宅、数百万平方米高端商业物业，为数百万客户提供了优越的居住选择和满意的消费体验。

昨天的积累，造就今天的成功；今天的努力，孕育明天的希望。面对永恒变化的市场和竞争，我们将继续秉承“诚信、务实、创新、求精”的核心价值观，稳健经营，实现高质量均衡增长，确保客户、股东、企业、员工、合作伙伴的持续增值。我们将继续与社会各界携手共进、和谐共赢，共同推进中国房地产行业的健康成长。

China Overseas Property is based in Hong Kong and growing robustly in the mainland. Over 30 years, fuelled by the flourishing development of the residential property sector, the Company has maintained strong and steady development and achieved the leading position in China's real estate sector. Thanks to our forward-looking philosophy of product development and foresight, the Company has created timeless masterpieces, witnessed growth of and changes to Chinese living environments, and supplied over 100,000 tens of millions of square metres and high-end commercial properties of over million square metres to society. Thus provide millions of customers with excellent housing choices and satisfactory consumption experience.

Yesterday's experience leads to today's success, while today's efforts will shape the future. We will continue adhering to the core values of "Integrity, Pragmatism, Innovation, and Excellence" and steady and healthy operations, to achieve quality, balanced growth in order to sustainably create value for customers, stakeholders, the enterprise, employees and partners amid the ever-changing market and competition. We also look forward to attaining win-win harmony with all walks of society, and to fostering healthy growth of the real estate industry in China.

中国海外发展有限公司董事局主席：孔庆平

Chairman of the Board of China Overseas Land & Investment Ltd. Kong Qingping

厚积薄发 均衡致远

Honing Our Competitive Edge to Achieve Balanced and Long-lasting Success



仁者精诚，业者精专。30多年以来，中海地产将成功的经营模式与管理经验从香港引入内地，以创新眼光超越同行，率先引入银行按揭购房模式、售楼实体样板房展示、物业管理等香港房地产经营模式，为中国房地产业的发展提供了宝贵的经验与经典的示范。中海地产不断创新、严格苛求、追求卓越，坚持“过程精品”的开发程序，努力满足置业者不断追求高品质产品的需要，亦使得中海地产品牌在市场的考验中历久弥新。

中海地产以均衡科学的战略布局和产业结构、稳健的财务策略、高素质专业化的运营管理团队，致力于产品创新和精品创造，确保了企业持续稳健的发展。目前，公司主要经营指标高速增长，土地储备充裕，区域拓展成熟并不断深化，全国性市场布局日趋完善，国际化的经营模式也正在稳步前进。随着中国经济转型升级的持续推进、市场竞争的不断加剧、消费者的不断成熟，中国房地产行业正处于前所未有的变革、整合时期。中海地产将坚持规模化、专业化、品牌化的发展策略，立足于保持自己的特色和优势，以更好地满足客户需求为导向，始终保持产品的前瞻性，为广大客户提供更好、更满意的精品，谋求长期稳定健康发展，确保股东价值、品牌价值、员工价值持续增值。

我们坚信，以“诚信”回报社会，以“务实”提升使命，以“创新”迎接挑战，以“求精”律己造城，中海人的脚步会越来越坚定，前景一定更辉煌。

There is a Chinese classical saying: "The benevolent work on good virtues, and the businessmen work on professionalism". During the past 30 years, China Overseas Property introduced the successful operating methods and management experience from Hong Kong to Mainland China, outperformed its peers through innovation, and took the lead in importing Hong Kong property sector industry practices, such as housing mortgages offered by banks, display models of apartment flat and property management, contributing valuable experiences to and having a demonstrable impact on the development of China's property sector. China Overseas Property has been continuously pursuing innovation, adhering to stringently following regulations, and striving for excellence through its adherence to the development formula of "exquisiteness throughout the work flow", in order to satisfy the demands of buyers who seek high-quality products. In these ways, the China Overseas Property brands have withstood tests in the market.

China Overseas Property is committed to focusing on product innovation and quality improvement, in order to ensure the Company's long-term sustainability, through balanced and scientific strategic planning and business structuring, as well as sound financial strategies and professional teams with high expertise. Recently, the Company's major business indicators have been rapidly rising, and it has achieved breakthroughs in regional expansion. The Company maintains a substantial land reserve, the regional expansion becomes more and more mature, deepen ceaselessly, and its nationwide market network is increasingly sophisticated. Also, its international operations models are steadily developing. By the continuing promotion of Chinese economic transformation and upgrading, with the market becoming increasing competitive and mature, China's property sector is also undergoing unprecedented transformations, integration and reorganization. China Overseas Property will adhere to large-scale operations, professionalism and the brand-oriented development strategy. On the basis of maintaining our uniqueness and advantages, we will provide our customers with more satisfactory and exquisite properties according to their demands, in order to stabilize and enhance our market position, pursue long-term, stable and healthy developments, and in turn ensure the continuous growth of shareholder value, brand value and employee value.

We firmly believe the China Overseas family will remain steadfast in its growth, and looks forward to a brighter future under the principles of benefiting the community through "integrity", meeting challenges through "innovation", advancing our mission through "pragmatism", and building cities through "seeking excellence" and self-discipline.

中国海外发展有限公司董事局副主席兼行政总裁/中海地产集团有限公司董事长、总经理：郝建民
Vice Chairman and Chief Executive Officer of the Board of China Overseas Land & Investment Ltd.
Chairman & President of China Overseas Property Group Co., Ltd.

均衡致远

Achieving Balance and Enduring Success



中海地产由香港发展至内地，充分适应中国经济梯次发展，目前已经均衡布局于港澳、珠三角、长三角、环渤海、东北、中西部六大区域。在构建均衡稳健、抵御市场波动的战略布局的同时，中海地产为中国的城市建设、人居事业的繁荣发展，奉献了数千万平方米的中高端精品物业。

Since China Overseas Property expanded its business into the mainland, the Company has adapted well to the varied economic development in different regions in China. Its development projects are now evenly distributed in six target areas-Hong Kong and Macau regions, the Yangtze River Delta, the Pearl River Delta, Bohai Rim, Northeast and Western part of Mainland China. While China Overseas Property develops strategic plans for strong and balanced development that absorb market fluctuations, the Company continues to provide tens of millions of square metres of mid to high-end properties that support the prosperous development of urban areas construction and living environment in China.



1979	1988	1992	1993	1995	2000	2002	2003	2004
香港	深圳	上海	广州	北京	成都	长春	中山 西安 南京	澳门

2004	2005	2006	2007	2008	2010	2011	2012
苏州 佛山	宁波	重庆 杭州	珠海 青岛 大连 沈阳 天津	济南	呼和浩特 桂林	银川 长沙 吉林 烟台 南昌 合肥 南宁 武汉 厦门 兰州	赣州

领先 源自理想与使命

Our Leading Position is Based on Our Ideals and Mission

年份	奖项名称	颁发机构
2011	中国房地产开发企业品牌价值20强第一名 品牌价值评估达246.87亿元	中国房地产研究会 中国房地产业协会 中国房地产测评中心
2004-2011	中国房地产行业领导公司品牌 中国房地产百强企业综合实力TOP10	国务院发展研究中心企业研究所 清华大学房地产研究所 中国指数研究院
2011	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第一名 投资价值Top10第一名	
2010	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第一名 投资价值Top10第一名 财务稳健Top10第一名	
2009	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第二名 投资价值Top10第一名	
2008	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第二名 投资价值Top10第一名	
2007	中国大陆在港上市房地产公司 经济增加值 (EVA) Top10第一名	
2006	中国大陆在港上市房地产公司 财富创造能力Top10第一名	
2005	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第一名	
2004	中国大陆在港上市房地产公司 综合实力Top10第一名 财富创造能力Top10第二名	

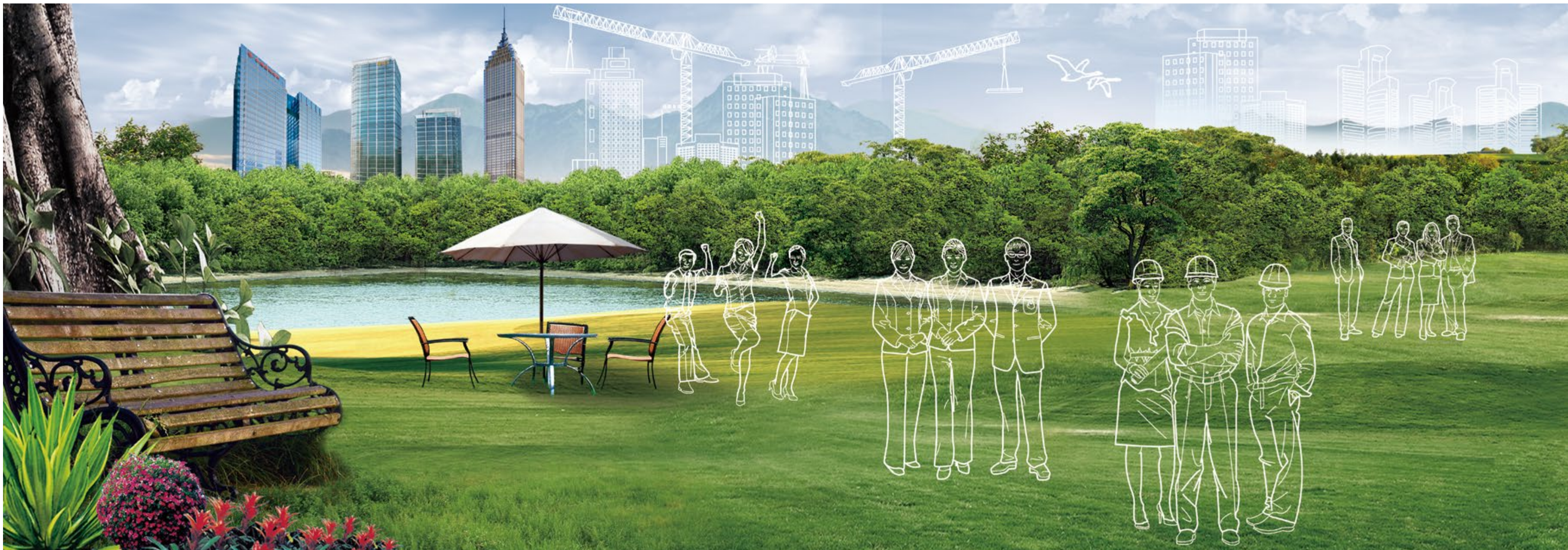
年份	奖项名称	颁发机构
2004-2011	中国蓝筹地产企业	经济观察报
2010	“中海地产”获认定为“中国驰名商标”	国家工商行政管理总局商标局
2010-2011	恒生可持续发展企业指数成份股	香港恒生指数有限公司
2010	全球500强	金融时报 (英国)
2009-2010	全球华商1000香港区“最绩优企业大奖”	亚洲周刊 (香港)
2009-2011	香港杰出企业	经济一周 (香港)
2010	香港商业奖之杰出中国公司奖	南华早报 (香港)
2010	2010CIHAF品质地产特别大奖	第十二届CIHAF中国住交会
2006/2009	质量信誉AAA等级	中国产品质量协会等
2009	中国房地产诚信企业	中国房地产业协会
2004/2005/2008	企业诚信AAA一级	国家商务部研究院
2008/2009/2011	中国房地产开发企业500强	中国房地产测评中心
2008	最具影响力知名商标品牌企业	中国房地产商标战略高峰论坛组委会
2007	标准普尔全球40大上市房地产公司指数成份股	标准普尔公司
2007	恒生指数成份股	香港恒生指数有限公司
2007	品牌中国华谱奖·中国年度25大典范品牌企业	首届中国品牌节组委会
2007	首届“影响中国生活方式十大品牌”	全球品牌论坛2007年会
2006	最佳中国品牌20强	商业周刊 (美国)、Interbrand
2006	亚洲500最具价值品牌奖、十大最具潜力品牌奖	亚洲国际名优品品牌认证监督管理中心 国务院国有资产监督管理中心等
2005	中国生活方式最佳品牌	中国品牌国际论坛组委会

领先 源自理想与使命

Our Leading Position is Based on Our Ideals and Mission

Year	Awards	Given by
2011	No. 1 China Real Estate Enterprise Brand Value Brand Value:24.687 billion yuan	China Real Estate Research Association China Real Estate Association China Real Estate Appraisal
2004-2011	Leading Brand of China Real Estate Companies Top 10 out of 100 China Real Estate Company	Enterprise Research Institute of Development Research Center of State Council of P.R.China/ Institute of Real Estate studies of Tsinghua University/China Index Academy
2011	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 1 in Top 10 Wealth Creating Capability No. 1 in Top 10 Investment Value	
2010	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 1 in Top 10 Wealth Creating Capability No. 1 in Top 10 Investment Value No. 1 in Top 10 Financial Stability	
2009	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 2 in Top 10 Wealth Creating Capability No. 1 in Top 10 Investment Value	
2008	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 2 in Top 10 Wealth Creating Capability No. 1 in Top 10 Investment Value	
2007	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Economic Value Added (EVA)	
2006	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Wealth Creating Capability	
2005	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 1 in Top 10 Wealth Creating Capability	
2004	Mainland China Real Estate Companies listed in Hong Kong No. 1 in Top 10 Overall Ranking No. 2 in Top 10 Wealth Creating Capability	

Year	Awards	Given by
2004-2011	China Blue Chip Property Developer	The Economic Observer
2010	China Overseas Property is recognised as famous trademark in China	The Trademark Office of the State Administration for Industry&Commerce of the People's Republic of China
2010-2011	Constituent stock of The Hang Seng Corporate Sustainability Index ("HSSUS")	Hang Seng Indexes Company Limited
2010	Global 500	Financial Times (UK)
2009-2010	Top 1,000 Chinese Enterprises in the Globe-Best Results Enterprise Award in Hong Kong	Yazhou Zhoukan (Hong Kong)
2009-2011	Hong Kong Outstanding Enterprises	Economic Digest (Hong Kong)
2010	Hong Kong Business Awards-China Company Award	South China Morning Post (Hong Kong)
2010	CIHAF Quality Property Special Award 2010	The 12th China International Real Estate & Archi-tech Fair (CIHAF)
2006/2009	AAA Quality Rating	The China Product Quality Association, etc.
2009	Credit Enterprise, China Real Estate Company	China Real Estate Enterprise Association
2004/2005/2008	Enterprise Credit Rate of AAA①	The Chinese Academy of International Trade & Economic Cooperation of Ministry of Commerce
2008/2009/2011	Top 500 Real Estate Developers in China	China Real Estate Appraisal (CRA)
2008	Most Influential Renowned Trademark/Brand Enterprise	The Organising Committee of the Summit on Trademark Strategy for China Real Estate
2007	Constituent Stock of Standard&Poor's Global Property 40 Index	Standard & Poor's Financial Services LLC
2007	Constituent Stock of the Hang Seng Index	Hang Seng Indexes Company Limited
2007	China Spectrum Awards-Top 25 Brand Model Enterprises in China	The Organizing Committee of the First Brand China Festival
2007	Top 10 Most Influential Brand in Chinese Lifestyle	Global Brand Forum 2007
2006	Top 20 The Best Chinese Brands	Business Week and Interbrand
2006	Most Valuable 500 Brands in Asia and Top 10 Potential Brands Awards	Asia International Famous & Fine Brand Attestation Intendance Centre, State-owned Assets Supervision and Administration Commission of the State Council, etc.
2005	The Best Lifestyle Brand in China	The Organizing Committee of China Brand International Forum



中海人精心筑就精品
Delivering Outstanding
Products and Services with Care and Professionalism

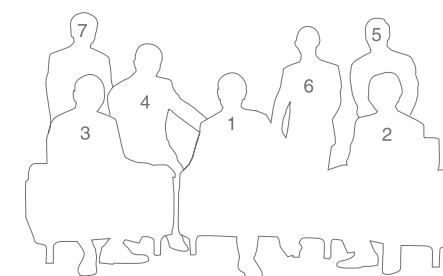
中海人
CHINA OVERSEAS' STAFF

中海文化的推动者
The Promoters of the Company Culture



团队的进步造就了中海的进步，集体的成功铸就了中海的成功。公司本届管理团队在建筑、房地产领域拥有20年以上的工作经验。在房地产开发、人力资源、规划设计、财务等技术和和管理领域，拥有丰富的市场经验和卓越的领导才能。

Progress by the management team enables the progress of the Company. The succeed of teamwork makes the Company successful. Each member of our management team has more than 20 years' experience in the construction and property industry, and brings in-depth market familiarity and strong leadership skills in property development, human resources, planning and design, and finance.

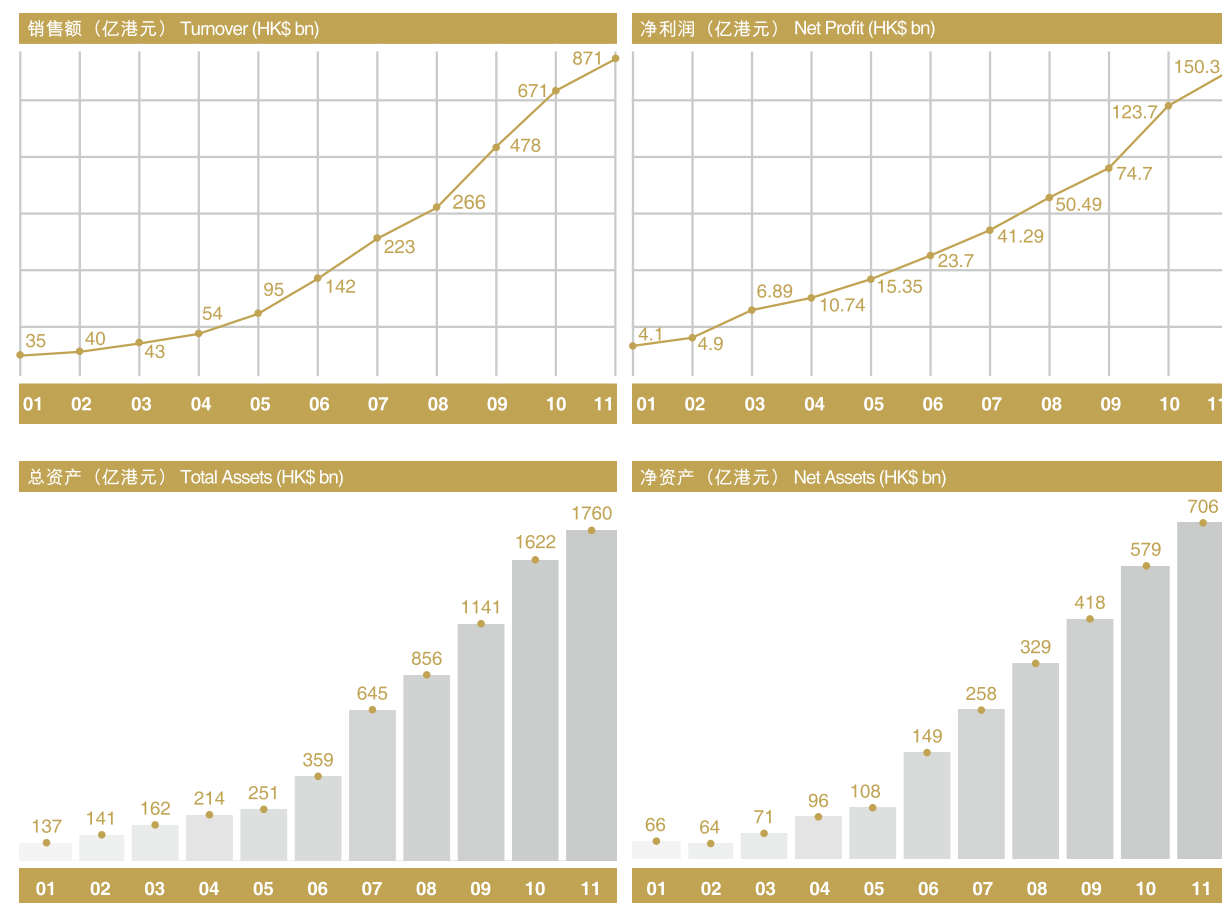


中国海外发展 (00688.HK) 董事局成员—执行董事
COLI (00688.HK) Board of Directors-Executive Directors

- | | |
|------------------|---|
| 1. 主席: 孔庆平 | 1. Chairman: Kong Qingping |
| 2. 副主席兼行政总裁: 郝建民 | 2. Vice Chairman and Chief Executive Officer: Hao Jianmin |
| 3. 副主席兼高级副总裁: 肖肖 | 3. Vice Chairman and Senior Vice President: Xiao Xiao |
| 4. 副总裁: 董大平 | 4. Vice President: Dong Daping |
| 5. 财务总监: 聂润荣 | 5. Chief Financial Officer: Nie Runrong |
| 6. 副总裁兼总建筑师: 罗亮 | 6. Vice President and Chief Architect: Luo Liang |
| 7. 副总裁: 林晓峰 | 7. Vice President: Lin Xiaofeng |

效益中海 缔造行业领导品牌
Benefitting COHL Leading Brand in the Industry

中国海外发展有限公司2001-2011年经营业绩
COLI Operating Results 2001-2011



专注发展 成就卓越
Committing to Development Pursuit of Excellence



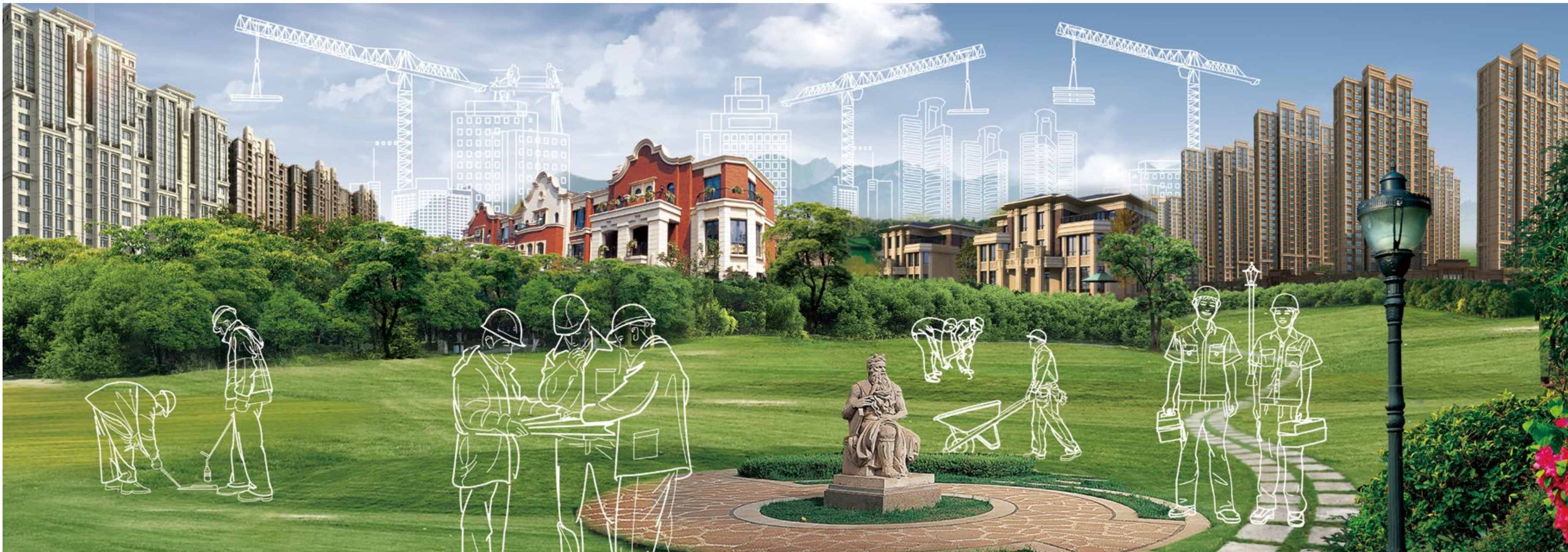
以责任礼遇信任 Strong Commitment to Trust

自1992年于香港上市以来，中国海外发展有限公司在推动企业管治和管理诚信上不遗余力，致力于保持高水平的商业道德标准、有效的权责机制，以及在业务各环节保持高水准的企业管治，以尽责及诚实的态度经营业务，以优异的业绩和精益求精的产品，回报股东与客户的托付与信任。

Since China Overseas was listed on the Hong Kong Stock Exchange in 1992, the management team has spared no effort to promote corporate governance and management integrity. It is committed to maintaining a high standard of business ethics, an effective accountability system and strong corporate governance in all business operations. With strong sense of responsibility and integrity, it delivers outstanding results and superb products and services to the shareholders and customers in return for their trust.



年份 Year	奖项名称 Awards	颁发机构 Given by
2011	“中国证券金紫荆奖”之“最佳管理团队” The Best Management Team of 2011 Golden Bauhinia Awards	大公报（香港） TaKungpao (Hong Kong)
2011	中国海外发展（00688.HK）2010年年报获评： 美国LACP 年度报告『远见奖』金奖及中国年报20强 COLI Recognition of Annual Report 2010: “Vision Awards” Gold Winner Top 20 Chinese Annual Reports	美国通讯联盟 League of American Communications Professionals
2011	中国海外发展（00688.HK）2010年年报获评： “整体年报：房地产（铜奖）” “内页设计：房地产发展/服务一住宅项目（荣誉奖）” “印刷及制作：房地产（荣誉奖）” COLI Recognition of Annual Report 2010: Overall Annual Report: Property (Bronze) Interior Design: Real Estate Development/Service: Residential Properties (Honors) Printing & Production: Property (Honors)	第25届ARC国际奖项 2011 The 25th International ARC Awards 2011
2010	中国海外发展（00688.HK）2009年年报获评： “整体年报：住宅项目（铜奖）” “内页设计：住宅项目（荣誉奖）” “内页设计：房地产发展/服务一住宅项目（荣誉奖）” COLI Recognition of Annual Report 2009: Overall Annual Report: Residential Business (Bronze) Interior Design: Residential Business (Honors) Interior Design: Real Estate Development/Service- Residential (Honors)	第24届ARC国际奖项 2010 The 24th International ARC Awards 2010
2009-2010	中国海外发展（00688.HK）2008年年报获评： “最佳年报（大奖）” “年报整体表现：控股公司及物业发展（金奖）” “年报整体表现：房地产开发商（银奖）” COLI Recognition of Annual Report 2008: Best of Annual Report (Grand Award) Annual Reports-Overall Presentation: Holdings & Property Developments (Gold) Annual Reports-Overall Presentation: Real Estate Developer (Silver)	第23届Mercury Excellence Awards 2009-2010 The 23th International Mercury Excellence Awards 2009-2010
2008	中国海外发展（00688.HK）2007年年报获评： “房地产发展组别—整体表现优异奖” COLI Recognition of Annual Report 2007: Annual Reports-Overall Presentation: Real Estate Developments (Honors)	第22届ARC国际奖项 2008 The 22th International ARC Awards 2008
2006	中国海外发展（00688.HK）董事会获评： 2006年度杰出董事奖—上市公司董事会 COLI Recognition of Board of the Company: Directors of the Year Awards 2006: Board of Listed Companies	香港董事学会 The Hong Kong Institute of Directors



中海人精心筑就精品
Delivering Outstanding
Products and Services with Care and Professionalism

精心
PROFESSIONAL CARE

铭刻于时代的雕塑

Architectural Designs Engraved on Each Era

1 GENERATION

第一代精品:

上世纪90年代初期,中海地产汲取海外高层住宅设计与建造经验,在高容积率、高密度以及高层条件下扩大共享空间,引领中国内地高层住宅的建造与设计,并在内地房地产市场开创性地引进了“物业管理”、“标准装修”、“示范单位”等专业理念与服务。

The first generation: In the mid 1990s, applying its overseas experience of designing and constructing high-rise residential buildings, the Company expanded the available space within the constraints of high plot ratios, high densities and high-rise construction. The Company was not only the first property developer to introduce modern construction and design techniques for high-rise residential buildings but also the first to bring in the concept and services of property management, standard interior decor, and model flats in the domestic real estate market.

2 GENERATION

第二代精品:

上世纪90年代中后期,中海地产在住宅的建筑与设计,率先引入环境设计概念,注重户外空间的营造,增添了生活趣味,引领中国住宅与高品质人居生活的对接。

The second generation: In the late 1990s, the Company was again a pioneer, introducing environmental design concept that emphasised outdoor space, enhancing everyday life and facilitating the bond between residential buildings and quality of life in Mainland China.

3 GENERATION

第三代精品:

本世纪初,中海地产的住宅开发注重概念策划与户型创新,率先在户内融入户外概念,并把景观环境转变为有文化主题的场景,增添了物质空间的文化内涵,推动住宅的宜居性设计,使之成为客户享受生活的港湾。

The third generation: In the early 2000s, the Company started to emphasise overall design concept and innovative housing types. It was the first to bring outdoor concepts into indoor areas, and transformed scenic environments so they had cultural themes, enriching the cultural significance of physical space. It actively promoted the idea of liveable design to provide the customers with shelter that enabled a fuller enjoyment of life.

4 GENERATION

第四代精品:

2005年之后,中海地产以生态环保、技术领先与人文归属为基本理念,通过创新实现全方位超越,不仅关注物质层面的需求,更加重视社区文化氛围的营造。推动中国住宅建造在人与自然、人与社会和谐融合方面的探索与实践。

The fourth generation: After year 2005, it adopted environmental protection, technological advancement and humanitarian sense of belonging as its basic concepts. Through seeking continuous innovation in all areas, it paid attention not only to material needs, but also to the cultural atmosphere in the community. The Company committed itself to promoting the study and practice of China residential buildings in the harmonious integration of human and nature, and human and society.

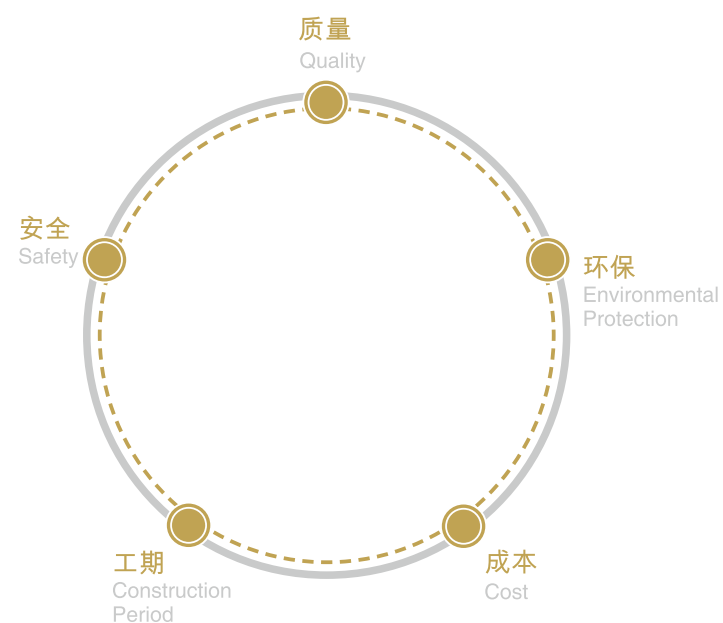
5 GENERATION

第五代精品:

近几年,中海地产在科学发展观的指引下,以建设低碳、环保、健康适用的人居环境为宗旨,创新实践第五代精品,推动中国房地产行业走可持续发展之路。

The fifth generation: China Overseas Property has strived for the sustainable development of China's real estate industry in these years through adopting the objectives of low carbon consumption, environmental protection, and healthy and practical human habitat under the scientific outlook on development.

全价值链精细管控 Comprehensive Value Chain Management



中海地产以行业领先的工程技术水准，在产品背后的规划设计、建筑施工、材料采购、开发管理、现场管理、配套建设、品质监控等环节，践行“过程精品、楼楼精品”的精益生产理念，追求“安全、环保、质量、工期、成本”五大要素的和谐统一，真诚为客户奉献主流精品物业。

In order to provide quality residential properties to the customers, China Overseas Property seeks for the harmony of safety, environmental protection, quality, construction period and the cost, as well as emphasises the management of progress, quality and cost by upholding its philosophy of practising professionalism in each and every detail and in each and every project with advanced engineering technologies, and applies it through the process of planning and design, construction work, material procurement, property development, site management, related facilities and quality control.



稳健成长的第二翼 Second Growth Area for Managed Expansion



中海地产目前持有及列入发展计划的商业物业超过260万平方米，拥有“中海系”甲级写字楼、“环宇城”购物中心、星级酒店三大产品序列，项目遍布香港及国内一二线重点城市，与城市、公众、合作伙伴共创长远价值。

China Overseas Property currently owns commercial property projects with a gross floor area of over 2.60 million square metres and will continue to increase the land reserve. Our three major product lines include Grade A office buildings under the brand name “China Overseas”, the Uni Mall shopping centers and star-rated hotels, which span Hong Kong and many major tier-1 and tier-2 cities in Mainland China creating long-term value for the cities, local residents and our partners.



中海地产商业地产产品系 COP Commercial Property Product Lines	产品系 Product Lines	项目 Project	面积（平方米） Area
“中海系”写字楼 “China Overseas” Office Buildings	中海广场系列 China Overseas Plaza Lines	北京中海广场 China Overseas Plaza, Beijing	151,000
		沈阳中海广场 China Overseas Plaza, Shenyang	70,000
		天津中海广场 China Overseas Plaza, Tianjin	133,300
		济南中海广场 China Overseas Plaza, Ji'nan	63,000
		珠海中海广场 China Overseas Plaza, Zhuhai	109,000
	中海国际中心系列 China Overseas International Center Lines	北京中海国际中心 China Overseas International Center, Beijing	59,200
		成都中海国际中心（AB座） China Overseas International Center, Chengdu	108,500
		沈阳中海国际中心 China Overseas International Center, Shenyang	112,000
	中海大厦系列 China Overseas Building Lines	深圳中海大厦 China Overseas Building, Shenzhen	26,000
		成都中海大厦 China Overseas Building, Chengdu	34,900
		南京中海大厦 China Overseas Building, Nanjing	38,000
		青岛中海大厦 China Overseas Building, Qingdao	47,900
		吉林中海大厦 China Overseas Building, Jilin	38,640
		西安中海大厦 China Overseas Building, Xi'an	35,000
		其他“中海系”写字楼 Other “China Overseas” Office Buildings	北京中海地产广场 China Overseas Property Plaza, Beijing
	北京中海地产大厦 China Overseas Property Building, Beijing	24,620	
	香港中国海外大厦 China Overseas Building, Hong Kong	19,490	
	环宇城购物中心 Uni Mall Shopping Centers	环宇城购物中心 Uni Mall Shopping Centers	南京环宇城 Uni Mall, Nanjing
沈阳环宇城 Uni Mall, Shenyang			60,000
天津环宇城 Uni Mall, Tianjin			47,000
济南环宇城 Uni Mall, Ji'nan			55,000
珠海环宇城 Uni Mall, Zhuhai			108,000
星级酒店 Star-Rated Hotels	星级酒店 Star-Rated Hotels	深圳中海圣廷苑酒店 Shenzhen China Overseas Pavilion Hotel	83,070
		珠海中海诺富特酒店 Zhuhai China Overseas Novotel Hotel	22,500
		珠海中海万丽酒店 Zhuhai China Overseas Renaissance Hotel	30,000
其他商业项目 Other Commercial Projects	其他 Other	珠海富华里 MID TOWN, Zhuhai	37,000
		重庆国金中心 Chongqing International Financial Center	271,000
		杭州寰宇天下综合体 La Cite Integrated Complexes, Hangzhou	131,000
		苏州竹辉饭店 Bamboo Grove Hotel, Suzhou	34,000

“中海系” 写字楼

“China Overseas” office buildings

品质卓越 悉心经营

Excellent quality and dedicated management

中海地产，聚焦世界500强及实力企业的商务需求，不仅提供令人赞叹的高品质建筑，更满足客户对便捷、舒适、绿色、科技的追求。

China Overseas Property is committed to sustaining its requirements as a world-leading enterprise in the Global Top 500. We do not only construct buildings of market-proven quality, but also satisfy humanity's pursuit of convenience, efficiency, comfort, and environmentally responsible design and technology.

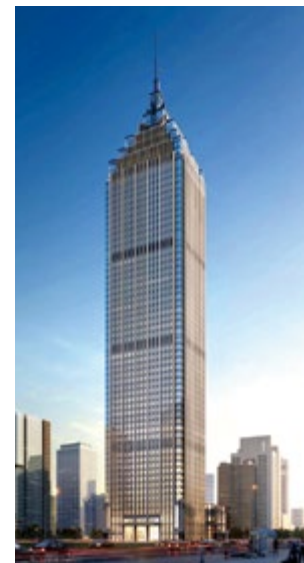


中海广场
CHINA OVERSEAS PLAZA

核心商务区国际甲级写字楼
International-class Grade A
office in CBD



北京 中海广场
China Overseas Plaza, Beijing



天津 中海广场
China Overseas Plaza, Tianjin



中海国际中心
China Overseas International Center

城市主流地段国际甲级写字楼
International-class Grade A
office in major urban districts



北京 中海国际中心
China Overseas International Center, Beijing



成都 中海国际中心
China Overseas International Center, Chengdu



沈阳 中海国际中心
China Overseas International Center, Shenyang



珠海 中海广场
China Overseas Plaza, Zhuhai



沈阳 中海广场
China Overseas Plaza, Shenyang



济南 中海广场
China Overseas Plaza, Ji'nan



成都 中海大厦
China Overseas Building, Chengdu



深圳 中海大厦
China Overseas Building, Shenzhen



南京 中海大厦
China Overseas Building, Nanjing



吉林 中海大厦
China Overseas Building, Jilin



青岛 中海大厦
China Overseas Building, Qingdao



香港 中国海外大厦
China Overseas Building, Hong Kong



北京 中海地产大厦
China Overseas Property Building, Beijing



北京 中海地产广场
China Overseas Property Plaza, Beijing



深圳 中海圣廷苑酒店
Shenzhen China Overseas Pavilion Hotel

*“中海系”写字楼还包括数座中海地产大厦及中海地产广场“China Overseas” office buildings include China Overseas Property buildings and China Overseas Property plazas



Uni, 有你在一起

Uni, Together With You

环宇城是引领都市人群时尚生活方式的综合性购物中心，汇聚购物、餐饮、娱乐、休闲、教育、文化等多种消费功能于一体，集合缤纷业态，引进一流品牌，为客户创造便捷易达而多元丰富的消费、休闲、娱乐空间。

Uni Mall is an integrated shopping center that guides people to enjoy a fashionable lifestyle. It combines multiple consumption functions including shopping, food and beverage, entertainment, leisure, education and culture, through an array of merchants and first-class brands, creating a space that offers diverse consumption channels for leisure and entertainment which is easy and convenient to reach.



沈阳环宇城
Uni Mall, Shenyang



天津环宇城
Uni Mall, Tianjin



珠海环宇城
Uni Mall, Zhuhai



济南环宇城
Uni Mall, Ji'nan



南京环宇城
Uni Mall, Nanjing

品质生活管家 Providing Quality Living for Customers

中海物业于1986年在香港成立，1991年进入内地，是中国现代物业管理事业的开拓者。中海物业奉行“亲切的生活，质朴的管家”的服务理念，以严谨的管理体系，至臻完善的配套设施，人性化、规范化、智能化的服务，为客户缔造温馨、和谐的居住及办公氛围。经过20多年的发展，中海物业在国内物业管理行业建立了综合领先优势。截至2011年底，共获得国家、省、部、市各级荣誉400余项。

China Overseas Property Management Ltd. was incorporated in Hong Kong in 1986, and established footholds for extensive expansion in the mainland in 1991. It was the trailblazer of modern property management in China. China Overseas Property Management advocates a philosophy of “Pleasant Living, Dutiful Service” to create a comfortable and harmonious living environment for the customers. To achieve this objective, it adopts stringent management systems, strives for the best additional facilities and delivers people-oriented, standardised and intelligently designed products. Throughout the development in over 20 years, China Overseas Property Management has established its overall leading advantage in the property management industry in mainland. At the end of 2011, China Overseas Property Management has already won more than 400 awards at state, provincial, ministerial and municipal levels.



企业资质 Enterprise Qualifications	
中国首批一级资质物业管理企业、中国物业管理协会常务理事单位、广东省物业管理协会副会长单位、深圳市物业管理协会副会长单位 One of the First Grade-A Property Management Enterprises in China, Standing Committee Member of China Property Management Institute, Vice-Chairman of Guangdong Property Management Industry Institute, Vice-Chairman of Shenzhen Property Management Association.	
年份 Year	奖项名称 Awards
2011	2011中国物业服务优秀品牌企业 2011 Excellent Brand Corporation in China's Property Service
2010	中国物业服务百强企业前60强第二名、中国物业服务百强企业服务规模TOP10 第三名 No.2 in the Top 60 of China's 100 Leading Property Service Enterprises, No.3 in the Top 10 of China's 100 Leading Property Service Enterprises (Service Scale)
2009	中国物业服务百强企业前50强第一名、中国物业服务百强企业服务规模TOP10 第一名、中国优秀物业服务企业服务质量TOP10第二名、中国物业服务百强满意度领先企业第一名 No.1 in the Top 50 of China's 100 Leading Property Service Enterprises, No.1 in the Top 10 of China's 100 Leading Property Service Enterprises (Service Scale), No.2 in China's Top 10 Best Property Service Enterprises (Service Quality), No.1 in China's 100 Leading Property Service Enterprises (Customer Satisfaction)
2008	深圳市知名品牌评价委员会颁发的“深圳市知名品牌” Shenzhen Famous Brand Awarded by “Shenzhen Famous Brand Evaluation Committee”
2008	中国优秀物业服务企业百强第一名、中国优秀物业服务企业服务规模TOP10第一名、中国优秀物业服务企业服务质量TOP10第一名 No.1 in the China 100 Leading Property Service Enterprises, No.1 in the China Top 10 Leading Property Service Enterprises (Service Scale), No.1 in the China Top 10 Leading Property Service Enterprises (Service Quality)
2008	中国物业管理嘉年华暨第二届《住宅与房地产》物业管理金榜综合实力第一名 China's Property Management Carnival Cum the Golden List of Property Management “Residential Building and Real Estate Property” No.1 in Overall Ranking
2006	2006年中国物业管理嘉年华金榜之年度业主最满意奖 China's Property Management Carnival Golden List 2006-Most Satisfied Owners Award
2006	中国质量协会颁发的2006年全国用户满意企业 2006 The Enterprise with the Most Satisfaction from Nationwide Customers by “China Association For Quality”
2003	中国建设系统企业信用·信誉AAA级单位 China Construction System Enterprises for Credibility and Reputation-AAA Rating
1999	通过ISO9001质量管理、ISO14001环境管理、OHSAS18001职业健康安全管理体系一体化认证 Achieved Certification for ISO 9001 Quality Management, ISO 14001 Environmental Management and OHSAS 18001 Occupational Health and Safety Management, Which Represent a Three-Fold Unified Management System
1996	行业内第一家通过商住区ISO14001国际环境管理体系认证； 2001年9月6日通过换版审核，获得ISO9001：2000版认证证书 The First Company in the Industry Accredited ISO 14001 Environmental Management System for Commercial and Residential Districts; On 6 September 2001, It Accredited the Certificate of ISO9001: 2000 After Passing the Switching Examination
1996	全国物业管理行业第一家获得ISO9002国际质量体系认证 The First Company to be Certified the ISO 9002 Quality Assurance in the Property Service Industry in China

助力精彩生活 实现卓越人生
Vibrant Lifestyle, Successful Life

中海地产于2004年成立中海地产客户联谊会（简称“中海会”），会员人数已超过10万。中海会秉承“精彩生活，卓越人生”的宗旨，全力贯彻以客户为中心的理念，加强中海地产与社会各界之联系，构建中海地产与业主、客户及社会各界人士沟通、交流、联谊的平台。

The China Overseas Property Club (COPC), which was established by China Overseas Property in 2004, now has more than a hundred thousand members. Adhering to the idea of "Vibrant Lifestyle, Successful Life", the club is committed to providing customer-oriented service, strengthening its connection with all sectors of society, and building a platform for communications, exchanges and liaison between China Overseas Property and the owners customers and various sectors of the society.



2011中海达人欢乐颂（沈阳）
2011 China Overseas Owners Families Day (Shenyang)



第四届中海艺术节（成都）
The 4th China Overseas Community Arts Festival (Chengdu)



2011中海社区小小业主物管体验营（全国）
2011 Property Management Experience Camp for Individual Owners of the China Overseas Community (National)



中海业主徒步滨海路（大连）
China Overseas Owners Walk on Binhai Road (Dalian)



“闪闪红星照我心”才艺大赛（沈阳）
“Red Star Shining in My Heart” Talent Contest (Shenyang)

低碳建筑 和谐人居 Low Carbon Building, Harmony Living



中海地产持续结合房地产项目特点，每年在数千万平方米的在建项目中，大量采用低碳环保的建筑新工艺、新技术、新材料和新设备，提高建筑中能源、资源利用效率，打造健康适用的人居环境。

中海地产2007年即已制定绿色建筑产品发展战略，已编制完成的《中海地产绿色建筑技术导则》是我国绿色建筑标准与美国绿色建筑协会LEED标准的有机结合，在住建部科技成果鉴定中被评为国内先进级别。

2010-2011年，中国海外发展有限公司连续两年入选“恒生可持续发展企业指数”。

China Overseas Property makes best use of each project's characteristics in its construction of over ten million square metres each year. It extensively applies new construction skills, techniques and technologies, materials and facilities of carbon footprint and environmental friendly to increase the efficiency of energy and resource utilisation for a healthy and practical living environment.

In 2007, China Overseas Property initiated a development strategy of using green construction products. Our Guiding Principles of Green Architecture and Technologies, combining the national standard for green architecture incorporated and the standards of the United States Leadership in Energy & Environmental Design (LEED), were given an advanced ranking by the technological assessment of the Ministry of Housing and Urban-Rural Development (MOHURD).

In 2010-2011, COLI was included in the Hang Seng Corporate Sustainability Index Series ("HSSUS").



北京 中海广场 (获美国绿色建筑协会LEED金级认证、中国建筑工程鲁班奖)
China Overseas Plaza, Beijing (2010 LEED Gold of U.S. Green Building Council, Luban Prize-Supreme National Award for Construction and Engineering)



深圳 中海大山地 (获CNBC国际地产奖亚太区中国最佳建筑奖)
Royal Green, Shenzhen (CNBC International Property Awards-Best Architecture China (Asia Pacific))



苏州 中海国际社区 (应用节能、节水等方面技术，获国家“三星级绿色建筑标识”认证)
International Community, Suzhou (3-Star Certification in National Green Construction for Its Energy-Saving and Water-Saving Applications and Other Green Technologies)

承载中海使命 打造精英团队 Building an Elite Team to Fulfil China Overseas's Mission

人力资源是企业最核心的资源，员工是中海地产实现百年长青基业远景目标的基石。中海地产坚持以人为本，员工亦将企业作为创造经济价值、社会价值，实现自我价值的平台。

中海地产高度重视人才的吸纳与培养，创立“海之子”、“海纳”两个人力资源品牌，通过“海纳”与“海之子”计划，招募社会精英人士与高校优才，并建立了贯穿员工全职业生涯的完整能力提升方案，为员工提供广阔的事业平台、良好的职业发展通道、有竞争力的薪酬福利、和谐舒适的工作环境，帮助员工实现自我价值，为企业源源不断地输送优秀人才。

中海地产于2008年荣获中国企业品牌协会与中国人力资源开发研究会联合颁发的“中国人力资源管理大奖·十佳企业、成果金奖”；2008-2011年，荣获中国教育电视台、腾讯教育频道、中国经营报、中华英才网等评选的“中国大学生最佳雇主”荣誉称号。

Human resources are the core resources of an enterprise, and the staff of China Overseas Property are the foundation stone for the Company to realise its vision of everlasting business regime. China Overseas Property persists in the “people-oriented” principle and positions the Company as a platform for the employees to create economic, social and self worth value.

China Overseas Property attaches great importance to staff recruitment and training, and has established the “Campus” and “Premier Talent Recruitment” human resources brands. Through its selection programmes and the recruitment of the best candidates from society and universities, and the provision of an ability enhancement proposal for the staff's career, the Company provides the staff a platform of nationwide career, excellent career development, competitive remuneration and benefits, and a harmonious and comfortable working environment. These promote self-value for the staff as well as supplying elite staff to the Company.

In 2008, China Overseas Property was awarded the China Human Resource Management Grand Award-Top Ten Enterprises and Golden Award for Achievement by the China Enterprise Branding Association and China Human Resource Development and Research Association; 2008-2011, the Company was honoured as ‘Best Employer for Chinese University Students’ by China Education Television, Tencent Education Channel, China Business (news corporation) and ChinaHR.com (recruitment website).



海纳招聘现场
Premier Talent Recruitment



海之子启航计划—启航户外拓展
Campus Pilot Training Scheme-Outdoor Activities



诚信 务实 创新 求精
Integrity, Pragmatism, Innovation and Excellence



30多年来，中海地产依托香港成熟且健全的市场经济环境，形成了“公平、简单、透明、阳光”的企业文化。中海地产讲求在能力和绩效面前一视同仁，人人平等；讲求简单的人际关系；讲求按章办事，清晰透明；讲求积极向上、阳光正面的职业态度。“诚信、务实、创新、求精”是中海人持续践行的核心价值观。

中海地产持续向社会推出精品物业与优质服务，积极为员工创造健康、向上、积极、乐观的工作氛围。中海地产于1992年成立联谊总会，并在各子公司成立联谊分会，以多样化的文体活动为载体，向社会和员工传递着中海深厚的企业文化。打造了“中海之声”文艺汇演、“中海杯”体育比赛等企业文化品牌，有效塑造了简单和谐的员工团队氛围，促进员工的多元化发展和身心平衡，提高了员工归属感和团队凝聚力。

Over 30 years, leveraging Hong Kong's mature and developed economic situation, China Overseas Property has established a fair, simple, transparent and positive corporate culture. China Overseas Property emphasises everybody is fair when judging their ability and performance. It encourages uncomplicated interpersonal relationships, clear and transparent operation by rules and regulations, and positive and open-minded working attitude. "Integrity, Pragmatism, Innovation and Excellence" is the core corporate value of China Overseas's staff in their daily life and at work.

China Overseas Property consistently contributes to society by providing premium residential units and quality services and actively creates a healthy, positive, optimistic working environment for its staff. In 1992, China Overseas Property established the Staff Recreation Association in the headquarters and branches in each subsidiary. Through a great variety of sporting and cultural activities, it transfers the profound corporate culture to the staff and society. The best known of these are the "China Overseas" Cultural Performance Show and the "China Overseas Cup" Sports Competition, which effectively cultivate an atmosphere of harmonious teamwork to facilitate the multi-faceted development and balanced lifestyle for the staff. It also enhances the sense of belonging and team cohesiveness.



第六届“中海之声”文艺汇演
The Sixth "China Overseas" Cultural Performance Show



公司迎新晚会
New Year Gala Dinner



中海地产员工旅游
China Overseas Property Staff Travel



中海地产联谊会—登山活动
China Overseas Property Staff Recreation Association-Hiking

回馈彰显责任 Fulfilling Social Responsibility by Contribution to Society

中海地产持续践行企业社会责任，至2011年，中海在扶贫赈灾、捐资助学、襄助公益等方面累计捐赠超过1.3亿港元。从华南雪灾到汶川地震，从西南大旱到玉树地震，处处都有中海作为企业公民，积极参与、勇于担当的身影，表现出高度的社会责任感和历史使命感。

中海率先推行了企业社会责任践行的制度化、公司化运作，并于2009年注册成立“中国海外爱心基金有限公司”、“海无涯 爱无疆”公益品牌，制定了企业社会责任中长期发展规划，确定了持续重点推进“中国海外”系列希望小学捐建的公益行动。

2011年，中国海外集团发布了首份“中国海外集团2010年企业社会责任报告”，该报告经第三方认证机构BV HK Co. Ltd.独立审核认证。

China Overseas Property considers its corporate social responsibility a continuous undertaking. Up to 2011, China Overseas and its parent company have donated over HK\$130 million for poverty alleviation, disaster relief, subsidies to schools and charitable activities. By our response to the snowstorms in southern China, drought in the southwest, and the Yushu earthquake, China Overseas demonstrated its strong sense of social responsibility and deep-rooted mission as a corporate citizen through active participation and strong commitment.

China Overseas takes the lead to integrate corporate social responsibility practice into its business systems and operations. In 2009, the Group registered to set up China Overseas Charity Fund Limited and created a charity brand, “海无涯 爱无疆”. It formulated a mid-term to long-term development plan and determined to constantly develop the charity programme of building new China Overseas Hope Primary Schools.

In 2011, China Overseas Holdings Limited released the first “China Overseas Holdings Limited Corporate Social Responsibility Report 2010”, It is also assured by the independent certification body, BV HK Co. Ltd.



“传递爱心 点燃希望” 青海行
Qinghai visit: Spread Love to Light Hope



希望小学学生
Hope Primary School Students

年份 Year	奖项名称 Awards	颁发机构 Given by
2011	中国最受尊敬企业·十年成就奖 Most Respected Enterprise in China-Ten years Achievement Award	北京大学、经济观察报 Peking University, The Economic Observer
2006-2010	中国房地产年度社会责任感企业 Social Responsibility Enterprise of the Year in the Real Estate Industry in China	国务院发展研究中心企业研究所 清华大学房地产研究所 中国指数研究院 Enterprise Research Institute of Development Research Center of State Council of P.R.China / Institute of Real Estate studies of Tsinghua University / China Index Academy
2009/2010	中国最具社会责任房地产企业20强 Top 20 Corporate Socially Responsible Real Property Enterprises in China	住建部中国房地产及住宅研究会、经济观察报 China Real Estate and Housing Research Association and The Economic Observer
2010	中国地产新视角十大品牌公益事件奖 China New Vision of Real Estate: Top 10 Public Welfare Activities of Brand Property Companies	搜狐网、搜狐焦点网 Sohu.com, Focus.cn
2009/2011	中国企业社会责任榜·优秀实践奖 China Corporate Social Responsibility Outstanding Award	第一财经日报 First Financial Daily
2009	社责内房企业大奖 China Property Enterprise-Corporate Social Responsibility Grand Award	经济一周（香港） Economic Digest (Hong Kong)
2008	2007年度中国企业社会责任突出贡献企业 2007 China Corporate Social Responsibility Outstanding Contribution Enterprise	中国企业改革与发展研究会 中国企业社会责任高峰论坛组织委员会 China Enterprise Reform and Development Research Community, the Organising Committee of China Corporate Social Responsibility Forum
2008	促进住宅科技发展贡献奖 Promoting the Development of Residential Building Technology Contribution Award	中国土木工程学会住宅工程指导工作委员会 Working Guidance Committee of Residential Construction of China Civil Engineering Society
2008	中国人居10年“杰出贡献企业奖” Best Living Environment in China for 10 years-Outstanding Contributions Enterprise Award	中国房地产报、国际不动产联盟（IRETO） China Real Estate Business, International Real Estate Trade Organisation
2007	中国最受尊敬企业 Most Respected Enterprise in China	北京大学、经济观察报 Peking University, The Economic Observer

回馈彰显责任 Fulfilling Social Responsibility by Contribution to Society

承袭中海的“精品”路线，中海以高规格、高品质捐建希望小学，每所希望学校的投入都达数百万以上，均成为当地硬件条件最好的希望学校，四川的都江堰中国海外特殊教育学校投入超过2500万元，中国海外三峡希望小学被誉为“中国最美希望小学”。

Maintaining its principle of “Pursuing excellence in all the products”, China Overseas is building and donating the high standard and quality China Overseas Hope Schools. The Company has invested more than million yuan in each China Overseas Hope School and it becomes the building with the strongest structure and best facilities in the local area. The construction of the Xinjian Special Education School in Dujiangyan, Sichuan province cost more than 25 million yuan. And the China Overseas Sanxia Hope School has been recognised as the “Most Beautiful Primary School in China”.

交付时间 Completion Schedule	学校名称 Name of Schools	所在地 Location
筹建 Development Plans	中国海外马金希望小学 China Overseas Majin Hope School	浙江开化 Kaihua, Zhejiang
筹建 Development Plans	中国海外金凤回民希望小学 China Overseas Jinfeng Hope School	宁夏银川 Yinchuan, Ningxia
2012	中国海外陡沟希望小学 China Overseas Dougou Hope School	山东济南 Ji'nan, Shandong
2010	中国海外沙岭希望小学 China Overseas Shaling Hope School	辽宁沈阳 Shenyang, Liaoning
2009	中国海外三峡希望小学 China Overseas Sanxia Hope School	重庆云阳 Yunyang, Chongqing
2009	都江堰中国海外新建特殊教育学校 Dujiangyan China Overseas Xinjian Special Education School	四川都江堰 Dujiangyan, Sichuan
2008	中国海外新湖希望小学 China Overseas Xihu Hope School	吉林长春 Changchun, Jilin
2007	中国海外三泉希望小学 China Overseas Sanquan Hope School	重庆南川 Nanchuan, Chongqing
2005	中国海外青龙希望小学 China Overseas Qinglong Hope School	陕西汉中 Hanzhong, Shaanxi



中国海外三峡希望小学
China Overseas Sanxia Hope School



都江堰中国海外新建特殊教育学校
Dujiangyan China Overseas Xinjian Special Education School



中国海外青龙希望小学
China Overseas Qinglong Hope School



中国海外新湖希望小学
China Overseas Xihu Hope School

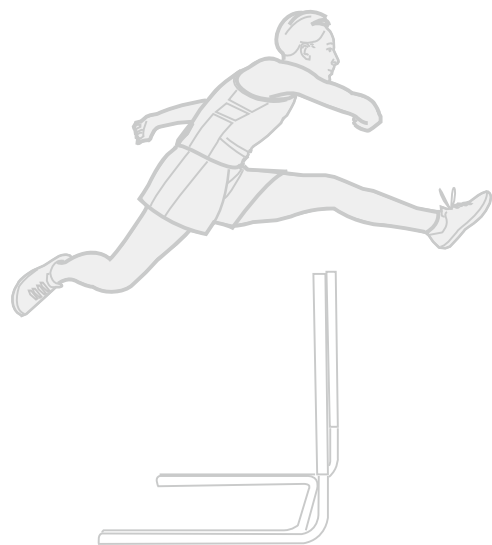


中国海外沙岭希望小学
China Overseas Shaling Hope School



中国海外三泉希望小学
China Overseas Sanquan Hope School

三线城市的发展引擎 Development Drivers of the Third Tier Cities



2010年，中国海外发展有限公司在香港资本市场开创性地完成对一家港股上市公司（股票代码：00081.HK）的并购，该公司已正式更名为中国海外宏洋集团有限公司。

中国海外宏洋专注于三线经济活跃城市，以中高端住宅产品、具有综合用途的项目开发为主，依托于中海地产雄厚的实力与优势，中国海外宏洋必将成为国内房地产市场最具发展潜力的明星企业。

In 2010, COLI reached a new milestone by acquiring and holding an enterprise (Stock code: 00081.HK) listed on the Hong Kong Stock Exchange and then renamed the listed company as China Overseas Grand Oceans Group Ltd.

China Overseas Grand Oceans targets third tier economically active cities and focuses on mid-to-high end residential property as well as integrated projects. By leveraging China Overseas Property's enormous resources and market advantages, it is expected to be a new star with enormous development potential in the domestic residential market.



呼和浩特 中海紫御东郡
Royal East, Hohhot



银川 中海国际社区
International Community, Yinchuan



合肥 中海原山
The Great Hill, Hefei



吉林 中海紫御江城
Royal Waterfront, Jilin

中国领先的综合设计服务商

Chinese Leading Composite Design Consultant

华艺设计顾问有限公司1986年在香港注册，同年在深圳设立香港华艺设计顾问（深圳）有限公司，是具有甲级工程设计资质的建筑设计企业。拥有专业化、高素质的规划设计团队，为市场驰名的建筑设计品牌。华艺设计的总部位于深圳，目前在北京、上海、南京、武汉、重庆、广州、厦门等地设有分公司。目前，公司拥有600多名专业建筑设计人才。

华艺设计成立二十多年来，承接的工程项目1000多项，遍及全国20多个大中城市和加拿大、日本、香港、澳门等国家和地区。先后共有110多个项目获得260余次国家、省部、市级优秀设计奖。

HuaYi Design Consultants Ltd.(hereafter called HuaYi) was registered in Hong Kong in 1986 and established wholly-owned subsidiary Hong Kong HuaYi Designing Consultants (Shenzhen) Ltd. in the same year. It is foreign wholly-owned survey and design company with a Grade A Design Licence approved by the Ministry of Housing and Urban-Rural Development). HuaYi is a famous design brand with a highly professional planning and design team. Its headquarters is located in Shenzhen, with branch offices in Beijing, Shanghai, Nanjing, Wuhan, Chongqing, Guangzhou and Xiamen. It currently employs more than 600 architects and professional designers.

Over the past two decades, HuaYi has undertaken over 1,000 projects covering more than 20 medium to large cities in the mainland and elsewhere in Canada, Japan, Hong Kong and Macau. It has already won more than 260 outstanding design awards for more than 110 projects at state, provincial, ministerial and Shenzhen municipal levels.



深圳大鹏半岛国家地质公园
Shenzhen Dapeng Peninsula Geopark



海口行政中心
Haikou Government Office



北川县行政中心
Beichuan Government Office



长春展览馆
Changchun Exhibition Centre



三亚阳光大酒店
Sanya Grand Soluxe Hotel & Resort



中海人精心筑就精品
Delivering Outstanding
Products and Services with Care and Professionalism

精品
OUTSTANDING
PROPERTIES AND
SERVICES

深圳 SHENZHEN (1988)

与深圳一起开创 引领 Lead and Create Together with Shenzhen

中海地产深圳公司

全国外商投资双优企业；深圳市最大外商投资企业和房地产企业前三甲；深圳市资信评估公司评审为“AAA”资信企业(最高等级)。

中海塞纳时光：2011年詹天佑大奖优秀住宅小区金奖

中海康城国际：2010年Bloomberg国际地产奖（亚太区）“中国最佳室内设计奖”；2010年詹天佑大奖住宅小区优秀规划奖

香蜜湖1号：2008年CNBC国际地产奖（亚太区）“中国最佳地产项目奖”；2005年联合国国际交流合作与协调委员会“最佳全球人居环境社区奖”及“境外人士最喜爱的中国10大超级住宅”

中海大山地：2008年CNBC国际地产奖（亚太区）“中国最佳建筑奖”

中海半山溪谷：2008年詹天佑大奖优秀住宅小区金奖

中海西岸华府：2008年詹天佑大奖住宅小区优秀规划奖

香蜜湖1号、中海大山地、中海月朗苑、中海阳光棕榈园：2007年詹天佑大奖优秀住宅小区金奖

National Double-A Grade Foreign-invested Enterprises; Top 3 Shenzhen Biggest Foreign-invested Enterprises and Real Estate Enterprises; Credit Rating AAA by Shenzhen Credit Rating Company.

LE TEMPS DE LA SEINE: 2010 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

OLYMPIC CITY: 2010 Bloomberg International Property Award-Best Interior Design China (Asia Pacific); 2010 Zhan Tianyou Grand Prize-Excellent Community Planning Award

ONE HONEY LAKE: 2008 CNBC International Property Award-Best Development China (Asia Pacific); 2005 Award for World's Best Human Settlement of Communications Coordination Committee for the: United Nations and Top 10 Super Residential Property in PRC Favoured by Foreigners

ROYAL GREEN: 2008 CNBC International Property Award-Best Architecture China (Asia Pacific)

MOUNT CANYON: 2008 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

THE WESLEY: 2008 Zhan Tianyou Grand Prize-Excellent Community Planning Award

ONE HONEY LAKE / ROYAL GREEN / THE CRESCENT / SUNNY PALM: 2007 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award



发展时间

Term of development

项目名称

Project

1981-1984

海丰苑

HAIFENG GARDEN

1989-1991

海富花园

HAIFU GARDEN

1991-1993

海丽大厦

HAILI BUILDING

1991-1992

海盛工业大厦

HAISHENG BUILDING

1992-1994

海滨广场

HAIBIN PLAZA

1992-1995

海连大厦

HAILIAN BUILDING

1993-1996

海珠城一期

HAIZHU MANSION PHASE 1

1994-1997

中海商城

ZHONGHAI SHOPPING CENTER

1996-1998

中海苑

ZHONGHAI GARDEN

1997-1999

中海丽苑

ZHONGHAI LEE GARDEN

1998-2002

中海怡翠山庄

GREENERY VILLAS

1998-2001

中海华庭

DYNASTY COURT

2001-2004

中海阳光棕榈园

SUNNY PALM

2001-2003

中海深圳湾畔

THE SEA VIEW

发展时间

Term of development

项目名称

Project

2003-2006

中海怡美山庄

PRIMROSE VILLA

2003-2005

中海日辉台

SUNSHINE ALOHA

2004-2007

香蜜湖1号

ONE HONEY LAKE

2004-2006

中海月朗苑

THE CRESCENT

2005-2007

中海怡瑞山居

HILARY VILLA

2005-2010

中海大山地

ROYAL GREEN

2006-2010

中海半山溪谷

MOUNT CANYON

2006-2010

中海西岸华府

THE WESLEY

2006-2012

中海康城国际

OLYMPIC CITY

2006-2011

中海圣庭苑酒店

THE PAVILION LONGGANG

2007-2011

中海塞纳时光

LE TEMPS DE LA SEINE

2008-2010

中海阳光玫瑰园

THE ROSARY

2011-2013

中海阅景馨园

SOUTHERN GARDEN

2011-2013

中海天颂雅苑

FAIRVIEW PARK



香蜜湖1號
ONE HONEYLAKE

此前所享 皆属平常

What you had before and what you are going to have are unparalleled.

项目地址：深圳市福田区

占地面积：9.3万平方米

建筑面积：15.3万平方米

发展时间：2004-2007

Project location: Futian District, Shenzhen

Lot size: 93,000 square metres

Total gross floor area: 153,000 square metres

Term of development: 2004-2007





两山一脉 天赋灵犀

Blessed by Mother Nature with views of two mountains and one mountain range.

项目地址：深圳市龙岗区

占地面积：15.36万平方米

建筑面积：21万平方米

发展时间：2005-2010

Project location: Longgang District, Shenzhen

Lot size: 153,600 square metres

Total gross floor area: 210,000 square metres

Term of development: 2005-2010



宝安片区的开篇大盘
松岗本地最高端物业的代名词

Project in Bao'an District, defines high-end properties in Songgang.

项目地址：深圳市宝安区
占地面积：14.17万平方米
建筑面积：35.96万平方米
发展时间：2006-2010

Project location: Bao'an District, Shenzhen
Lot size: 141,700 square metres
Total gross floor area: 359,600 square metres
Term of development: 2006-2010



50 万平米魅力生活大城 成熟绽放

A charming and well-developed district of half a million square metres.

项目地址：深圳市龙岗大运新城
占地面积：15.6万平方米
建筑面积：50万平方米
发展时间：2006-2012

Project location: New Town in Longgang, Shenzhen
Lot size: 156,000 square metres
Total gross floor area: 500,000 square metres
Term of development: 2006-2012

厚筑一城 精致底蕴 A Development of Solid Foundation with Outstanding Planning

中海地产上海公司

2003-2005年、2009年荣获“上海市房地产开发企业50强”
2007年上海城市营造杰出贡献地产企业
获得市、部级以上荣誉100余项，国家建筑工程最高奖“鲁班奖”5个

中海御景熙岸：2011年品质楼盘奖

中海万锦城：2010上海房地产项目品牌价值TOP10

中海瀛台：上海市优秀住宅一规划建筑奖、绿化环境奖、全装修奖等三项荣誉以及上海市节能省地型“四高”优秀小区；生态技术示范称号

海悦花园：2007年鲁班奖（国家优质工奖）；2005年詹天佑大奖优秀住宅小区金奖；广厦奖；上海市优质结构奖；“白玉兰奖”（市优质工程）奖

中海翡翠湖岸：“2003全国人居建筑规划设计方案竞赛”规划、环境双金奖；“2003中国优秀环境住宅设计大赛”综合金奖

2003-2005/2009 Top 50 Property Developers in Shanghai
2007 China Property Enterprise Making an Outstanding Contribution to Shanghai's Urban Development
Accredited over 100 honours at municipal, ministerial and higher levels and five Luban Prizes National Supreme Quality Project

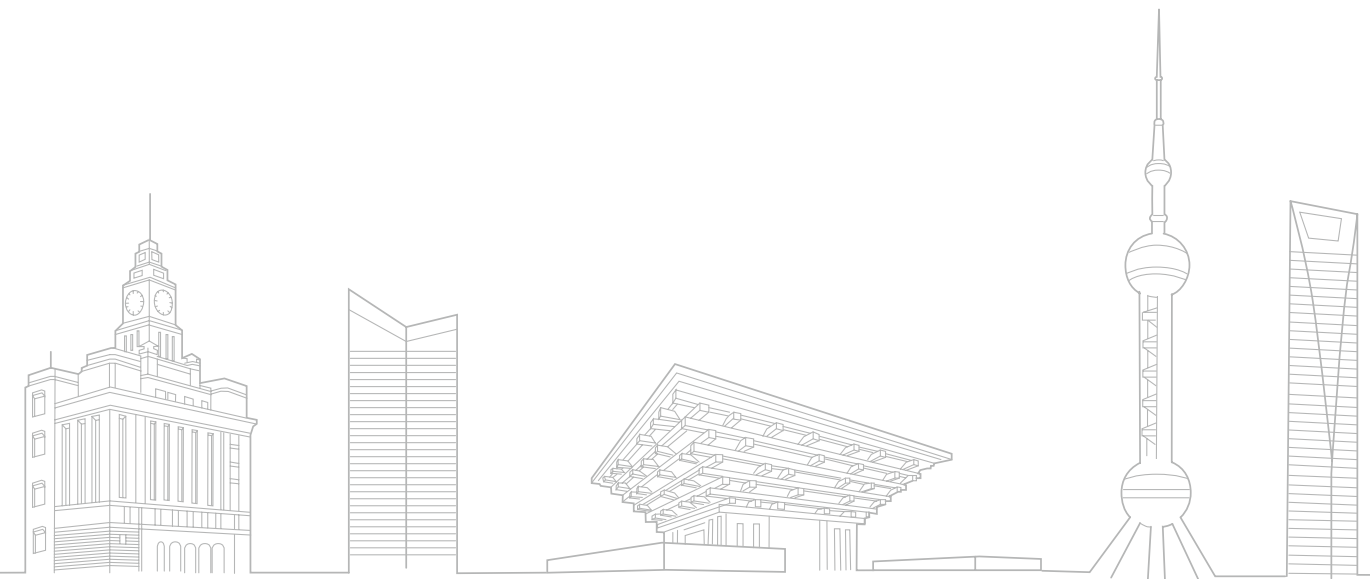
COASTAL PALACE: 2011 Quality Residential Property Award

MAJESTIC CITY: 2010 Top 10 Shanghai Real Estate Project of Brand Value

BAY LINE: Construction Planning Award; Environment Greening Award; Full Renovation Award under Shanghai Outstanding Residential Project; the Model of Outstanding District and Eco-technology in terms of energy-saving and land utilisation

HAIYUE GARDEN: 2007 Luban Prize (National Supreme Quality Project) ; 2005 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; Guangxia Prize 2007; Shanghai Outstanding Structure Award; Magnolia Award (Municipal Quality Engineering Project)

JADE LAGUNA VILLA: 2003 Double Golden Prize of Planning and Environment at National Habitat Architecture Planning and Design Contest; 2003 Gold Award in Chinese Excellent Environmental Housing Design Contest



发展时间

Term of development

项目名称

Project

1992-1995	海华花园	HAIHUA GARDEN
1996-1998	海天花园	HAITIAN GARDEN
1993-1996	海兴广场	HAIXING PLAZA
1995-1997	海丽花园	HAILI GARDEN
1995-1998	海丽大厦	HAILI BUILDING
1996-2000	中海大厦	CHINA OVERSEAS BUILDING
2000-2002	中海馨园	ZHONGHAI XIN YUAN
2001-2002	叠翠别墅	EMERALD VILLA
2002-2004	海悦花园	HAIYUE GRADEN
2003-2008	中海翡翠湖岸	JADE LAGUNA VILLA
2002-2009	中海瀛台	BAY LINE
2008-2013	中海万锦城	MAJESTIC CITY
2008-2012	中海御景熙岸	COASTAL PALACE
2009-2013	中海紫御豪庭	THE AMETHYST



愈欣赏 更欣赏

The longer you appreciate it, the more you will be impressed.

项目地址：上海市青浦区
占地面积：31.3万平方米
建筑面积：9.6万平方米
发展时间：2003-2008

Project location: Qingpu District, Shanghai
Lot size: 313,000 square metres
Total gross floor area: 96,000 square metres
Term of development: 2003-2008





坐拥湾岸 宽怀未来

Enjoy the bay view, embrace the future.

项目地址：上海市徐汇区

占地面积：19万平方米

建筑面积：32.5万平方米

发展时间：2002-2009

Project location: Xuhui District, Shanghai

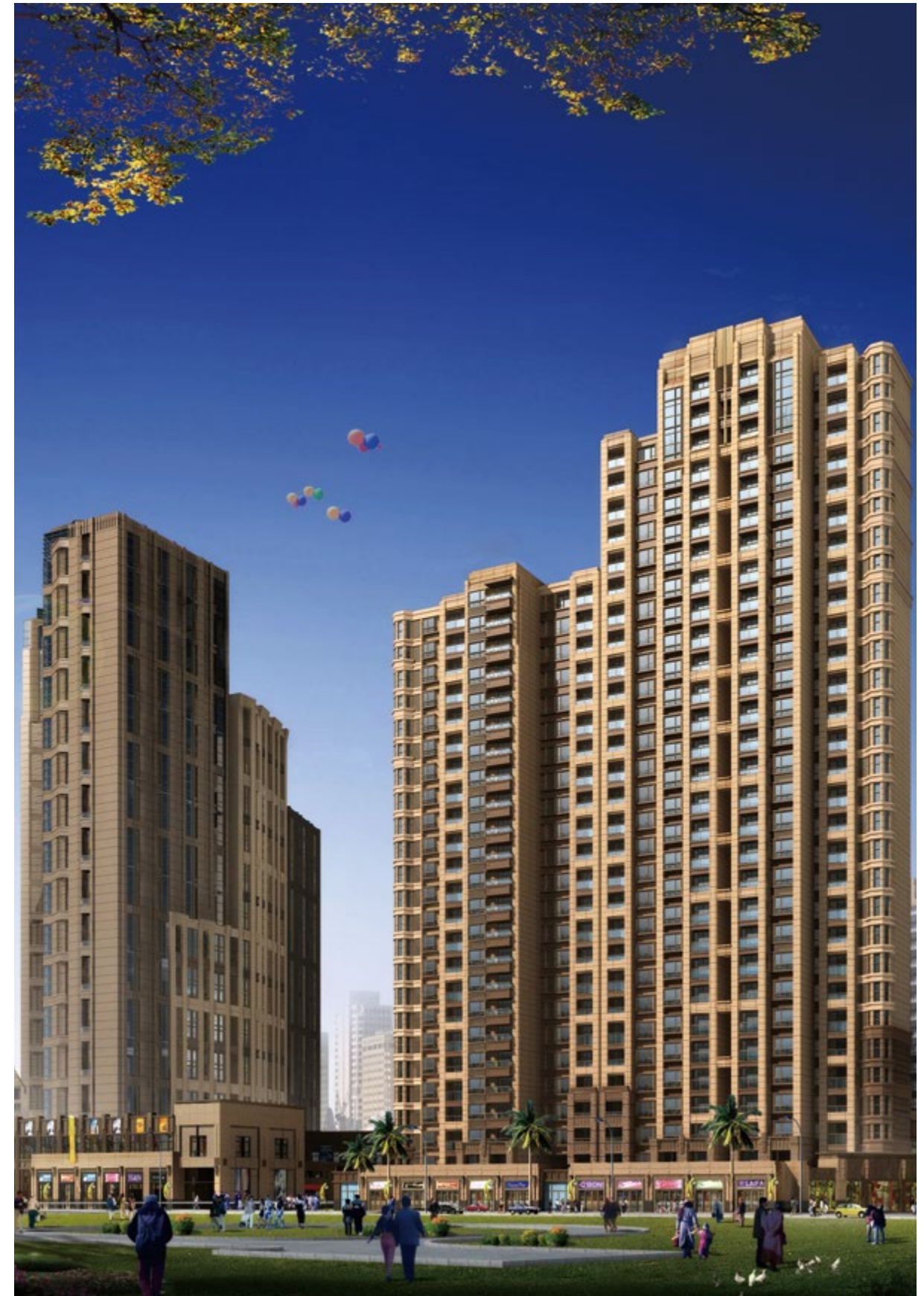
Lot size: 190,000 square metres

Total gross floor area: 325,000 square metres

Term of development: 2002-2009



MAJESTIC CITY
中海·万锦城



唯王者踞中央

Only the best takes the leadership position.

项目地址：上海市闸北区

占地面积：6.8万平方米

建筑面积：20万平方米

发展时间：2008-2013

Project location: Zhabei District, Shanghai

Lot size: 68,000 square metres

Total gross floor area: 200,000 square metres

Term of development: 2008-2013



赖特风范 华丽绽放

Frank Lloyd Wright's prairie style houses
for grand living.

项目地址：上海市浦东新区

占地面积：13.12万平方米

Project location: New District in Pudong, Shanghai

Lot size: 131,200 square metres

发展时间：2008-2012

建筑面积：19.34万平方米

Term of development: 2008-2012

Total gross floor area: 193,400 square metres



THE AMETHYST
中海紫御豪庭

项目地址：上海市普陀区南部

占地面积：14.21万平方米

Project location: South of Putuo District, Shanghai

Lot size: 142,100 square metres.

发展时间：2009-2013

建筑面积：43.83万平方米

Term of development: 2009-2013

Total gross floor area: 438,300 square metres

广 GUANGZHOU (1993) 州

专业成就传奇 深耕造就精品

Professionalism Leads to Legend Continuous
Development Delivers Outstanding Products and
Services

中海地产广州公司

多次入选 “广东地产资信20强”；广州市十大品牌发展商；2010年榜样物业—最具影响力品牌企业；2010年中国主流地产金鼎奖—年度最具价值品牌开发商；2010年公务员最喜爱地产品牌；2010年广东地产领袖榜—责任房企；2009年度最受信赖品牌；2006年中国泛珠区域最具影响力房地产企业；2006年华南地产品牌杰出贡献奖；2004年度广州房地产最具竞争力十强企业。

中海璟晖华庭：2010年詹天佑大奖住宅小区优秀科技奖

中海观园国际：2008年CNBC国际地产奖（亚太区）“中国最佳住宅大厦”；2008年詹天佑大奖优秀住宅小区金奖；2007年双节双优杯住宅方案竞赛金奖

中海花城湾：2007年詹天佑大奖住宅小区优秀规划奖；2006年中国和谐人居示范名盘

中海名都、中海康城花园：2007年“广厦奖”

中海蓝湾：2006年詹天佑大奖优秀住宅小区金奖

中海名都：2005年詹天佑大奖优秀住宅小区金奖；2002年全国人居经典方案大赛住宅组“综合大奖”

东山广场：1997年度国家建筑工程质量最高奖“鲁班奖”

Top 20 Guangdong Credit Rated Enterprises; Top 10 Guangzhou Brand Developers; 2010 Model Property · Most Influential Brand Enterprise; 2010 Golden Tripod Award for China Mainstream Property: Most Valued Brand Developer; 2010 Civil Servants' Favourite Property Brand; 2010 Guangdong Property Leading Enterprise Rankings: Responsible Property Enterprise; 2009 The Most Reliable Brand; 2006 The Most Influential Property Enterprise in Pan Pearl River Region; 2006 Award of Outstanding Contribution Property Brand from Southern China; 2004 Top 10 Guangzhou Most Competitive Real Estate Enterprise.

PARK ROYAL: 2010 Zhan Tianyou Grand Prize-Outstanding Technology Award for Residential District

TOP VIEW: 2008 CNBC International Property Awards-Best High-rise Development China (Asia Pacific); 2008 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2007 Double-A Grade Cup: Residential Project Golden Award

BLOSSOM COVE: 2007 Zhan Tianyou Grand Prize-Outstanding Planning Award for Residential District; 2006 Model Property of China Human Settlement of Harmony

ELEGANT TOWN / CANNES GARDEN: 2007 Guangxia Prize

SHAPPHIRE COVE: 2006 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

ELEGANT TOWN: 2005 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2002 National Classics of Human Settlement Projects Contest (Residential Property Group): Consolidated Grand Prize

DONGSHAN PLAZA: 1997 Luban Prize



发展时间

Term of development

项目名称

Project

1993-1996

东山广场

DONGSHAN PLAZA

1994-2000

锦城花园

GLORIOUS CITY GARDEN

1998-2000

中海锦苑

ZHONGHAI JINYUAN

2001-2005

中海名都

ELEGANT TOWN

2003-2005

中海康城花园

CANNES GARDEN

2004-2006

中海蓝湾

SAPPHIRE COVE

2004-2007

中海观园国际

TOP VIEW

2004-2014

中海花城湾

BLOSSOM COVE

2005-2009

中海璟晖华庭

PARK ROYAL

2005-2008

中海锦城南苑

SOUTH GARDEN

2005-2007

中海锦城大厦

GLORIOUS TOWER

2005-2011

中海锦榕湾

BANYAN BAY

2005-2011

中海橡园国际

THE OAKWOOD

2007-2011

中海金沙馨园

BEL CASE

2011-2015

中海云麓公馆

THE PIEDMONT

2011-2017

中海誉城

GLORY CITY



江景无边 心境无限

Boundless river landscape endless peace of mind.

项目地址：广州市番禺区
 占地面积：2.7万平方米
 建筑面积：11万平方米
 发展时间：2004-2006

Project location: Panyu District, Guangzhou
 Lot size: 27,000 square metres
 Total gross floor area: 110,000 square metres
 Term of development: 2004-2006



观天下 知天下

See the world, know the world.

项目地址：广州市珠江新城
 占地面积：2万平方米
 建筑面积：14万平方米
 发展时间：2004-2007

Project location: Pearl River New City, Guangzhou
 Lot size: 20,000 square metres
 Total gross floor area: 140,000 square metres
 Term of development: 2004-2007



中海金沙馨园



生态型低密度精品居住社区

Ecological, low density residential community.

项目地址: 广州市白云区

占地面积: 12.73万平方米

建筑面积: 22.4万平方米

发展时间: 2007-2011

Project location: Baiyun District, Guangzhou

Lot size: 127,300 square metres

Total gross floor area: 224,000 square metres

Term of development: 2007-2011



老城区 双地铁 成熟江景大社区

One old town, two metro lines, a great river landscape blessing a large community.

项目地址: 广州市海珠区榕景路

占地面积: 5.26万平方米

建筑面积: 21.12万平方米

发展时间: 2005-2011

Project location: Rongjing Road, Haizhu District, Guangzhou

Lot size: 52,600 square metres

Total gross floor area: 211,200 square metres

Term of development: 2005-2011



中海 | 橡园国际

老城区 双地铁 大型商业中心上座

One old town, two metro lines, a large business centre.

项目地址: 广州市海珠区榕景路

占地面积: 5.4万平方米

建筑面积: 22.04万平方米

发展时间: 2005-2011

Project location: Rongjing Road, Haizhu District, Guangzhou

Lot size: 54,000 square metres

Total gross floor area: 220,400 square metres

Term of development: 2005-2011



北京 BEIJING (1995)

皇家风范 领袖京城 Imperial Style in the Capital

中海地产北京公司

2011年北京房地产市场销售额第一，年销售突破100亿；2010年度标杆企业；2010年度品质地产大奖；2010年北京十大品质地产；2010年度中国房地产新锐企业；中国地产新视角之最具影响力品牌；健康人居领军企业；北京地产资信二十强；京城十大标杆品牌；2010年度品牌企业北京销售排行榜前三名。

中海九号公馆：2011中国城市新地标（北京）；中国地产新视角之最具典藏价值别墅

中海紫御公馆：2011年詹天佑大奖优秀住宅小区金奖；2010年Bloomberg国际地产奖（亚太区）“中国最佳高层建筑奖”

中海城：2010年詹天佑大奖住宅小区优秀规划奖；2010年度最佳大盘奖

中海凯旋：2007年詹天佑大奖住宅小区优秀工程质量奖

中海安德鲁斯庄园：2007年詹天佑大奖优秀住宅小区金奖

2011 Beijing No.1 Real Estate Market Sales, Annual Sales Break Through 10 Billion; 2010 Benchmark Enterprise; 2010 Quality Property Award; 2010 Top 10 Beijing Quality Property; 2010 China Emerging Leading Real Estate Enterprise; China New Vision of Real Estate: Most Influential Brand; Leading Enterprise for Healthy Living Environment; Top 20 Beijing Credit Rated Enterprises; Top 10 Beijing Benchmark Enterprises; Top 3 Brand Enterprises of Sales Rankings in Beijing.

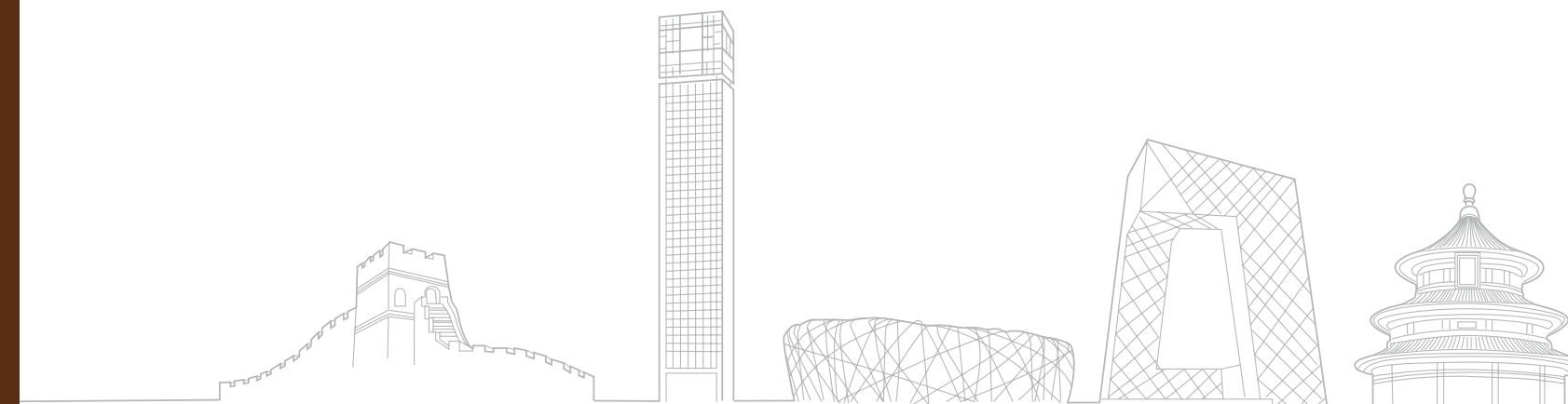
RESIDENCE NINE: 2011 The New Landmark of Chinese City (Beijing); China New Vision of Real Estate: Most valued villa for collection

WINDSOR PAVILION: 2011 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2010 The Best High-Rise Building Award (Asia Pacific) under Bloomberg International Property Award

THE METROPOLIS: 2010 Zhan Tianyou Grand Prize-Outstanding Residential District Planning Award; 2010 Best Property Project Award

CHAMPION COURT: 2007 Zhan Tianyou Grand Prize-Outstanding Residential Engineering Quality Award

ZHONGHAI GOLF GARDEN: 2007 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award



发展时间

Term of development

项目名称

Project

1996-1999

中海紫荆豪庭

LUXURY APARTMENTS

1997-1999

中海雅园

ZHONGHAI YA YUAN

2000-2002

中海紫金苑

ZHONGHAI ZI JIN YUAN

2001-2003

中海馥园

PERFECT LAND

2002-2004

中海凯旋

CHAMPION COURT

2003-2005

中海枫涟山庄

ZHONGHAI FAERY VILLA

2004-2006

中海安德鲁斯庄园

ZHONGHAI GOLF GARDEN

2005-2010

中海瓦尔登湖别墅

WALDEN POND VILLA

2005-2012

中海城

THE METROPOLIS

2006-2007

中海地产大厦

CHINA OVERSEAS PROPERTY BUILDING

2007-2010

中海广场

CHINA OVERSEAS PLAZA

2007-2011

中海紫御公馆

WINDSOR PAVILION

2008-2011

学院派紫鑫阁

ACADEMIC SECT

2009-2011

中海地产广场

CHINA OVERSEAS PROPERTY PLAZA

2010

中海国际中心

CHINA OVERSEAS INTERNATIONAL CENTER

2010-2013

中海九号公馆

RESIDENCE NINE

2011-2015

中海尚湖世家

LAGOON MANOR



别墅居所 别居特色

Villa residence, leading an extraordinary life.

项目地址：北京市朝阳区

占地面积：20万平方米

Project location: Chaoyang District, Beijing

Lot size: 200,000 square metres

发展时间：2004-2006

建筑面积：14万平方米

Term of development: 2004-2006

Total gross floor area: 140,000 square metres



洋溢着北美风情的第一居所别墅

Exotic North American atmosphere amid the art of contemporary natural science.

项目地址：北京市昌平区

占地面积：60万平方米

Project location: Changping District, Beijing

Lot size: 600,000 square metres

发展时间：2005-2010

建筑面积：12.5万平方米

Term of development: 2005-2010

Total gross floor area: 125,000 square metres



北京城 二环中轴 英伦豪宅
Beijing Downtown
Second Ring Road
British luxury houses.

项目地址：北京市东城区

占地面积：11万平方米

Project location: Dongcheng District, Beijing

Lot size: 110,000 square metres

发展时间：2007-2011

建筑面积：40万平方米

Term of development: 2007-2011

Total gross floor area: 400,000 square metres



北京 西四环 城市别墅

Beijing The Fourth Ring Road
west villa in the city.

项目地址：北京市西四环

占地面积：32万平方米

Project location: The Fourth Ring Road West, Beijing

Lot size: 320,000 square metres

发展时间：2010-2013

建筑面积：40万平方米

Term of development: 2010-2013

Total gross floor area: 400,000 square metres



上风上水 尚品尚湖

Sculpted in wind and water grand lake for the capital's elite.

项目地址：北京市昌平区

占地面积：28万平方米

建筑面积：28万平方米

发展时间：2011-2015

Project location: Changping District, Beijing

Lot size: 280,000 square metres

Total gross floor area: 280,000 square metres

Term of development: 2011-2015

成都 CHENGDU (2000)

中海地产影响成都 China Overseas Property Shines in Chengdu

中海地产成都公司

2010年绿色中国·十大城市运营商；2009年度购房者最尊敬地产企业；2009年成都楼市十大品牌企业；华西“TOP50”第一名；多次荣获“成都最具影响力开发商”、“成都地产年度影响力企业金奖”等奖项。

中海蘭庭：2011年詹天佑大奖优秀住宅小区金奖

中海龙湾半岛：2010年詹天佑大奖住宅小区优秀建筑奖

中海城南1号、中海兰庭：2009年成都市优质结构工程获奖名单

中海国际社区“蓝岸”：2009年詹天佑大奖住宅小区优秀科技奖

中海国际社区“央墅”：2010年Bloomberg国际地产奖（亚太区）“中国最佳建筑奖”

中海格林威治城：2008年詹天佑大奖优秀住宅小区金奖；2008年CNBC国际地产奖（亚太区）“中国最佳地产奖”

中海名城：2006年詹天佑大奖优秀住宅小区金奖

2010 Top 10 City Builders at Green China; 2009 Mostly Respected Property Enterprise Among Homebuyers; 2009 Chengdu Top 10 Real Estate Brand Enterprise; No.1 in Top 50 Enterprises in Huaxi; Chengdu Most Influential Property Developer and Chengdu Influential Property Enterprises Gold Award for several times.

ORCHID GARDEN: 2011 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

DRAGON BAY PENINSULA: 2010 Zhan Tianyou Grand Prize-Outstanding Construction Award of Residential District

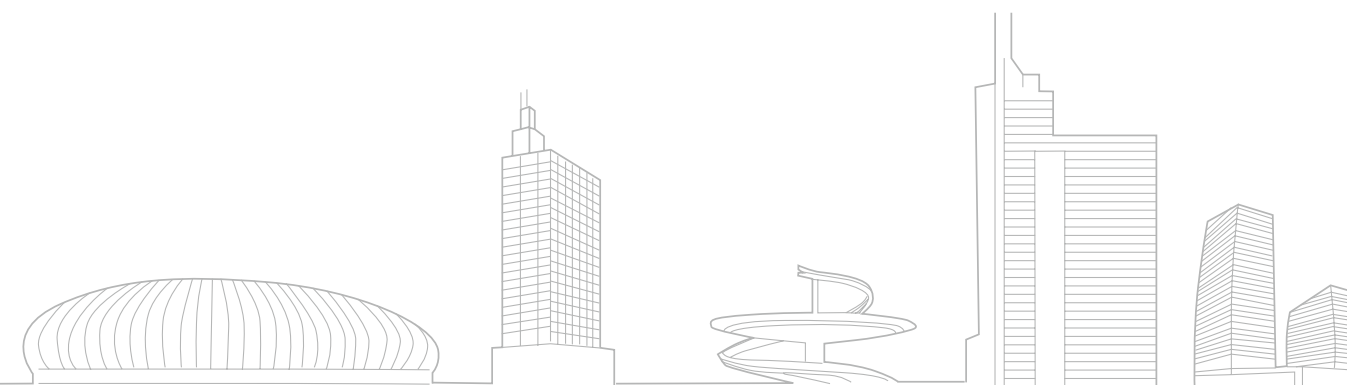
ONE CITY SOUTH / ORCHID GARDEN: 2009 Chengdu Quality Structural Project Award

INTERNATIONAL COMMUNITY “Blue Coast”: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Technology Award

INTERNATIONAL COMMUNITY “THE VILLA UTOPIA”: 2010 The Award for Best Architecture (Asia Pacific) at the Bloomberg International Property Award

GREENWICH VILLAGE: 2008 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2008 Best Property Development (Asia Pacific) in the CNBC International Property Award

GRANDEUR VISTA: 2006 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award



发展时间

Term of development

项目名称

Project

2000-2004

中海名城

GRANDEUR VISTA

2003-2006

中海格林威治城

GREENWICH VILLAGE

2004-2012

中海国际社区

INTERNATIONAL COMMUNITY

2005-2007

中海常春藤花园

IVY GARDEN

2005-2009

中海龙湾半岛

DRAGON BAY PENINSULA

2007-2010

中海蘭庭

ORCHID GARDEN

2007-2011

中海翠屏湾

BANYAN COAST

2007-2013

中海城南1号

ONE CITY SOUTH

2009-2010

中海大厦

CHINA OVERSEAS BUILDING

2010-2012

中海国际中心

CHINA OVERSEAS INTERNATIONAL CENTER

2010-2013

中海金沙府

GOLDEN SAND MASON

2010-2013

中海锦城

GLORIOUS CITY



DRAGON BAY PENINSULA
中海·龍灣半島



典型的原生半岛社区

A typical and original peninsula community.

项目地址：成都市青羊区

占地面积：13万平方米

建筑面积：35万平方米

发展时间：2005-2009

Project location: Qingyang District, Chengdu

Lot size: 130,000 square metres

Total gross floor area: 350,000 square metres

Term of development: 2005-2009



一个人文 和谐 多元 生态的国际社区

An international community structured with humanistic, harmonious, diversified and ecological qualities.

项目地址：成都市高新西区

占地面积：132万平方米

建筑面积：179万平方米

发展时间：2004-2012

Project location: Gaoxin Western Zone, Chengdu

Lot size: 1,320,000 square metres

Total gross floor area: 1,790,000 square metres

Term of development: 2004-2012



成都 城南最核心

ONE CITY SOUTH the core of southern district, Chengdu.

项目地址：成都市国际城南

占地面积：15.13万平方米

Project location: International District in Southern Chengdu

Lot size: 151,300 square metres

发展时间：2007-2013

建筑面积：32万平方米

Term of development: 2007-2013

Total gross floor area: 320,000 square metres



成都金沙豪宅精品

The luxury residential property in Jinsha, Chengdu.

项目地址：成都市金沙遗址博物馆旁

占地面积：4.8万平方米

Project location: Near the Chengdu Jinsha Site Museum

Lot size: 48,000 square metres

发展时间：2010-2013

建筑面积：14.4万平方米

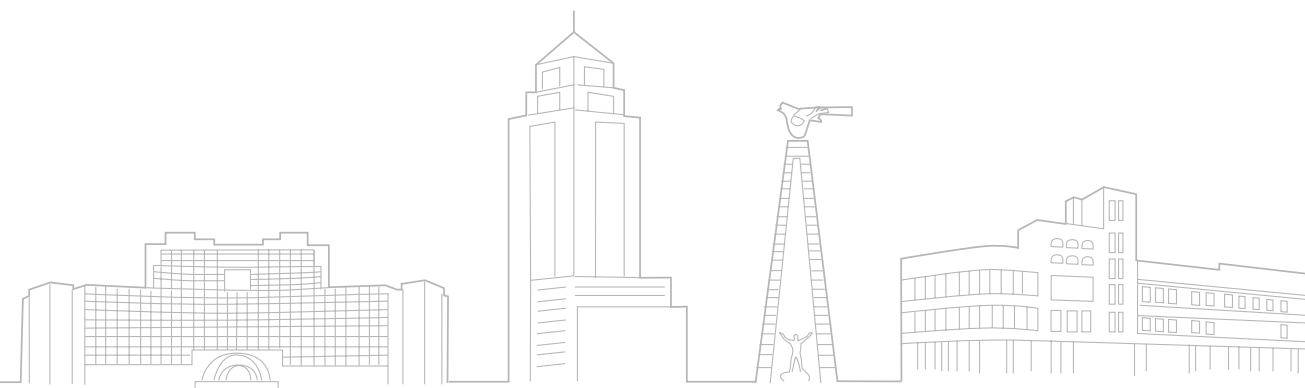
Term of development: 2010-2013

Total gross floor area: 144,000 square metres

长CHANGCHUN (2002) 春

万家灯火 荣耀中海

Glory of China Overseas by Building Thousands
Upon Thousands of Households



中海地产长春公司

2010年最具影响力品牌房地产企业；2005-2010年蝉联长春市房地产“销售面积”和“销售额”双料冠军；2009年吉林省房地产开发企业开发工作量第一名；2008年吉林省“质量服务双优十佳房地产企业”；“2008年房地产开发先进企业”；2007年“优秀外商投资企业”。

中海南湖1号：2009年詹天佑大奖优秀住宅小区金奖

中海国际社区：2009年詹天佑大奖住宅小区优秀科技奖

中海水岸春城：2008年广厦奖；2007年詹天佑大奖优秀住宅小区金奖；2005年中国知名楼盘（建设部中国建筑文化中心）

中海莱茵东郡：2007年詹天佑大奖住宅小区优秀工程质量奖

中海水岸馨都：2007年詹天佑大奖优秀住宅小区金奖

2010 Most Influential Property Enterprise Brands; 2005-2010 No.1 in Largest Saleable Area and Best Sales of Changchun Property for Five Consecutive Years; 2009 No.1 for Number of Developments Among Property Developers Province-Wide; 2008 Two Category Bests and Ten Merits for Quality Service; 2008 The Advanced Property Developer; 2007 Outstanding Foreign-Invested Enterprise.

ONE SOUTH LAKE: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

INTERNATIONAL COMMUNITY: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Technology Award

VILLA MARBELLA: 2008 Guangxia Prize; 2007 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2005 China Famous Property (The China Construction Cultural Centre of the Ministry of Housing and Urban-Rural Construction)

DER RHEIN: 2007 Zhan Tianyou Grand Prize-Outstanding Residential Engineering Quality Award

VILLA VENEZIA: 2007 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

发展时间

Term of development

项目名称

Project

2003-2006

中海水岸春城

VILLA MARBELLA

2005-2008

中海莱茵东郡

DER RHEIN

2006-2008

中海水岸馨都

VILLA VENEZIA

2006-2009

中海南湖1号

ONE SOUTH LAKE

2007-2013

中海国际社区

INTERNATIONAL COMMUNITY

2007-2011

中海金域中央

GOLDEN SPOT

2007-2013

中海凯旋门

THE ARCH

2009-2014

中海紫御华府

ROYAL COURT

2011-2015

中海紫金苑

GOLDEN VIOLET

2011-2015

中海蘭庭

ORCHID GARDEN



观河·观天下

Looking at the river, seeing the world's variety.

项目地址：长春市南部新城

占地面积：26.8万平方米

Project location: Southern New City, Changchun

Lot size: 268,000 square metres

发展时间：2005-2008

建筑面积：28万平方米

Term of development: 2005-2008

Total gross floor area: 280,000 square metres



南城百万平米全球生活样板

Global living environment model with an area of million square metres in Southern District.

项目地址：长春市南环城路与临河街交汇处

占地面积：57万平方米

Project location: Junction of South Ring Road and Linhe Street in Changchun

Lot size: 570,000 square metres

发展时间：2007-2013

建筑面积：106万平方米

Term of development: 2007-2013

Total gross floor area: 1,060,000 square metres



三区交汇 春城核心

At the junction between Three Districts
Centre of Changchun.

项目地址：长春市绿园普阳街与景阳大路交汇处

占地面积：8.91万平方米

Project location: Junction of LvyanPuyang Street
and Jingyang Road, Changchun

Lot size: 89,100 square metres

发展时间：2007-2013

建筑面积：24.5万平方米

Term of development: 2007-2013

Total gross floor area: 245,000 square metres



一府藏风华

ROYAL COURT Contains elegance.

项目地址：长春市临河街与东南湖大路交汇处

占地面积：14万平方米

Project location: Junction of Linhe Street and
Dongnanhu Road, Changchun

Lot size: 140,000 square metres

发展时间：2009-2014

建筑面积：52万平方米

Term of development: 2009-2014

Total gross floor area: 520,000 square metres

闪耀伟人名城 引领人居未来
The Gorgeous City Brings You
Future Habitat Living

中海地产中山公司

2007年品牌中山评鉴—最具影响力的地产品牌。

中海龙湾国际：2011年中山最值得期待楼盘

中海翠林兰溪园：2010年詹天佑大奖住宅小区优秀环境奖

2010年“中山市园林式单位”

2007年“中国（中山）文明人居评鉴—十大标志性楼盘”

2007年中山生态别墅居住社区

2006年“中国（中山）文明人居评鉴—十大明星楼盘”

2005年“中国国际花园社区”金奖

2005年“中国（中山）文明人居”奖

2007 Zhongshan Brand Assessment-Most Influential Property Brand

DRAGON BAY: The Most Anticipated Property Award 2011

FAIRYLAND: 2010 Zhan Tianyou Grand Prize-Outstanding Environment Award for Residential District

2010 Zhongshan Garden Design Residential Unit

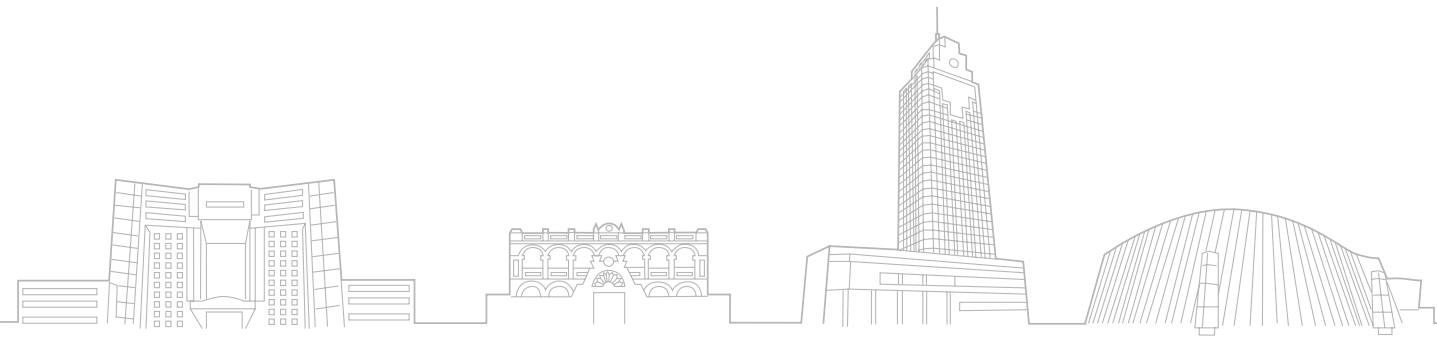
2007 China (Zhongshan) Civilised Habitat Assessment: Top 10 Benchmark Property

2007 Zhongshan Ecological Villa Community

2006 China (Zhongshan) Civilised Habitat Assessment: Ten-Star Properties

2005 China International Garden Community Gold Award

2005 China (Zhongshan) Civilised Habitat Award



发展时间

Term of development

项目名称

Project

2003-2010

中海翠林兰溪园

FAIRYLAND

2010-2013

中海龙湾国际

DRAGON BAY



创新雕琢“坡地别墅”

Villas in various styles will stand on the slopes and alongside woodland.

项目地址：中山市南外环与105国道交汇处

占地面积：33.5万平方米

Project location: Junction of Southern Outer Ring Road of Zhongshan and National Highway 105

Lot size: 335,000 square metres

发展时间：2003-2010

建筑面积：36.8万平方米

Term of development: 2003-2010

Total gross floor area: 368,000 square metres



珠三角腹地 临江生态豪宅标杆
Benchmark luxury property with ecological design by the river in the heart of Pearl River Delta.

项目地址：中山市石岐区

占地面积：8.51万平方米

Project location: Shiqi District, Zhongshan

Lot size: 85,100 square metres

发展时间：2010-2013

建筑面积：26.58万平方米

Term of development: 2010-2013

Total gross floor area: 265,800 square metres

承袭千年文明 建筑国际城邦 An International City Built with Ten Decades of Civilization

中海地产西安公司

2008-2011年西安房地产市场占有率第一；2011年中国地产推动力品牌10强；2009年西安市地产税收百名突出贡献纳税人；2008年西安楼市领袖品牌企业；2007年西安城市经营功勋企业、西安全国性房地产品牌最具表现力企业；2007年推动城市发展突出贡献奖、西安人居环境建设突出贡献企业；2005年西安地产品牌示范企业。

中海曲江碧林湾：2011年西安最具投资价值品牌楼盘、2010年陕西最佳教育配套楼盘

中海国际社区：2009年西安楼市冠军；2008年西安楼市销售额；销售面积双料冠军

中海铂宫：2009年联合国人居署《全球最佳范例》杂志颁发的“全球人居环境别墅最佳范例”

中海华庭：2009年詹天佑大奖优秀住宅小区金奖

2008-2011 No.1 in Xi'an Real Estate Market with a Stable Market Share; 2011 China Top 10 Stimulus Property Brand; 2009 Top 100 Taxpaying Enterprises of Xi'an Municipal Property Tax; 2008 Leading Brand Enterprise in the Xi'an Real Estate Industry; 2007 Enterprise Making Contribution to Urbanisation of Xi'an; Xi'an National Most Dynamic Enterprise of Real Estate Brand; 2007 Award for Outstanding Contributions to Promote Urbanisation; 2007 Enterprise Award for Outstanding Contributions to Xi'an Human Habitat Environment Construction; 2005 Model Enterprise of Xi'an Real Estate Brand.

GREEN COVE: 2011 Xi'an Best Investment Value Brand Property; 2010 Shaanxi Residential Property with the Best Educational Auxiliary Facilities Award

INTERNATIONAL COMMUNITY: 2009 No.1 in Xi'an Real Estate Market; 2008 No.1 for the Largest Saleable Area and Best Sales of Xi'an Real Estate Market

ROYAL PALACE: 2009 The Best Model Villa in the World Human Habitat Environment Granted by-UN-Habitat Best Practices Magazine

CLASSIC PALAIS: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award



发展时间

Term of development

项目名称

Project

2004-2006

中海华庭

CLASSIC PALAIS

2007-2013

中海国际社区

INTERNATIONAL COMMUNITY

2008-2012

中海铂宫

ROYAL PALACE

2010-2013

中海曲江碧林湾

GREEN COVE

2007-2013

中海御湖1号

GEMLACUS

2011-2013

中海御湖公馆

ROYAL LAND

2011-2014

中海紫御华府

ROYAL MANSION

2012-2014

中海大厦

CHINA OVERSEAS BUILDING



典雅高贵风范
Elegant and noble style.

项目地址：西安市高新区南二环与唐延路交汇处
占地面积：5.5万平方米
Project location: Junction of South 2nd Ring Road in Hi-tech District and Tangyan Road in Xi'an Downtown
Lot size: 55,000 square metres.

发展时间：2004-2006
建筑面积：13.5万平方米
Term of development: 2004-2006
Total gross floor area: 135,000 square metres



曲江千亩国际城邦
International city with thousands hectares by Qujiang River.

项目地址：西安市曲江区长唐芙蓉园东北侧
占地面积：60万平方米
Project location: North-eastern Wing of the Tang Paradise, Qujiang District, Xi'an
Lot size: 600,000 square metres

发展时间：2007-2013
建筑面积：135万平方米
Term of development: 2007-2013
Total gross floor area: 1,350,000 square metres



天赋山湖 非凡封底 宫殿大成

Royal palace besides the beautiful lake and mountain.

项目地址：西安市曲江新区芙蓉东路

占地面积：21.29万平方米

Project location: East of the Furong Road, Qujiang District, Xi'an

Lot size: 212,900 square metres

发展时间：2008-2012

建筑面积：14.52万平方米

Term of development: 2008-2012

Total gross floor area: 145,200 square metres



曲江的黄金时代

Golden time of Qujiang River.

项目地址：西安市曲江新区芙蓉东路

占地面积：13.66万平方米

Project location: East of the Furong Road, Qujiang District, Xi'an

Lot size: 136,600 square metres

发展时间：2011-2014

建筑面积：59万平方米

Term of development: 2011-2014

Total gross floor area: 590,000 square metres

中海精品 点亮金陵明珠 China Overseas's Architecture Dazzling in Nanjing

中海地产南京公司

2009年南京十大魅力企业、南京地产诚信企业；2008年南京房地产市场小户型销售冠军；2007-2008年南京房地产品牌影响力年度评选“最具影响力房地产企业”；2007年度南京最受关注十大品牌房企；2006年最具公信力地产品牌企业。

中海凤凰熙岸：2010年南京最值得期待楼盘

中海凯旋门：2010年詹天佑大奖优秀住宅小区金奖；2008年南京“十大明星”楼盘

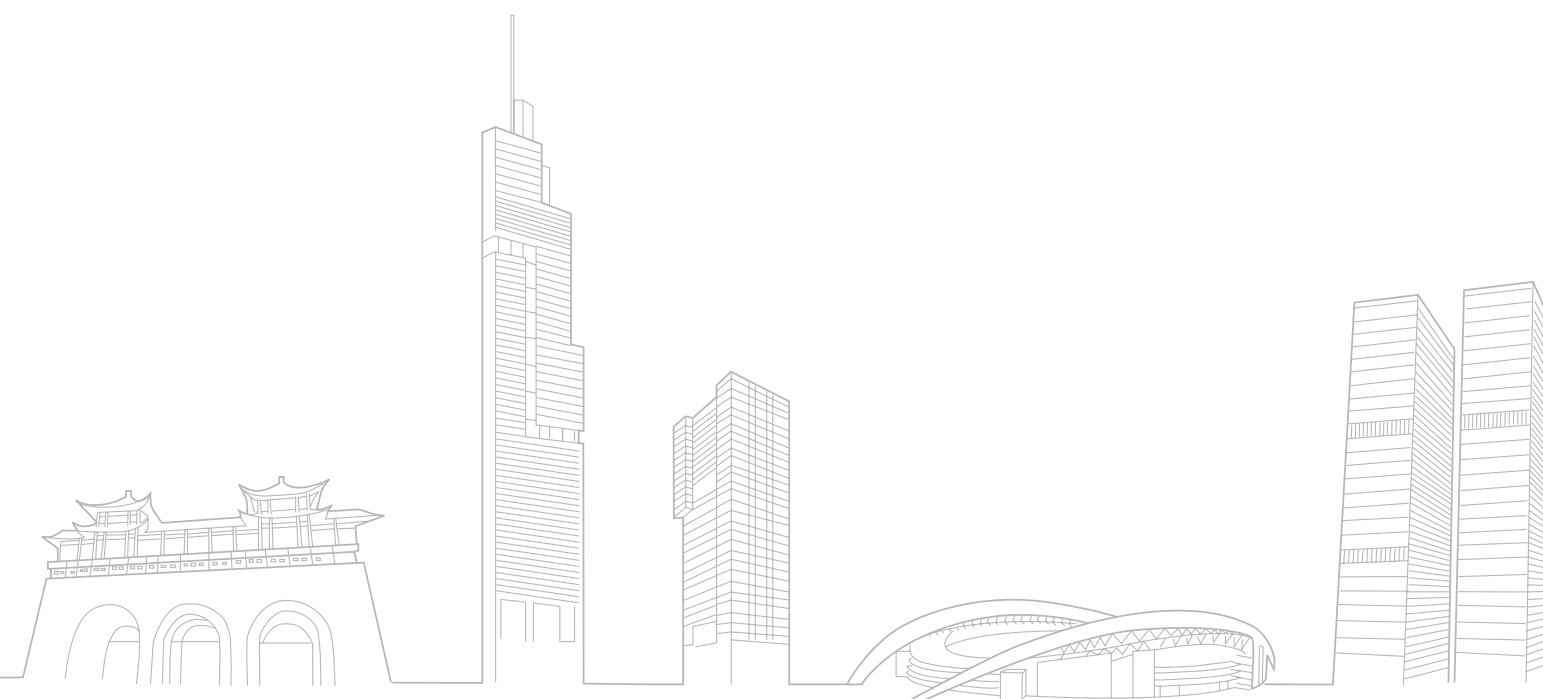
中海塞纳丽舍：2007年“双节双优杯住宅方案竞赛金奖”；“最佳项目大奖”

2009 Nanjing Top 10 Charming Enterprises; 2009 Nanjing Trustworthy Property Enterprise; 2008 No.1 Bestselling Small Residential Unit of Nanjing Real Estate Market; 2007-2008 Most Influential Property Enterprise in Nanjing Real Estate Influential Brand Election; 2007 Nanjing Top 10 Brand Real Estate Enterprises that Attract Most Public Attention; 2006 Property Brand Enterprise with the Most Credibility.

THE PHOENIX: 2010 The Most Anticipated Property Awards in Nanjing

THE ARCH: 2010 Zhan Tianyou Grand Prize-Outstanding Residential Quarter Gold Award; 2008 Nanjing Top 10 Star Property Developments

LA BELLE MAISON DE LA SEINE: 2007 Double Efficiency, Double-A Grade Cup-Residential Project Gold Award; The Best Project Award



发展时间

Term of development

项目名称

Project

2004-2007

中海塞纳丽舍

LA BELLE MAISON DE LA SEINE

2006-2010

中海凯旋门

THE ARCH

2006-2012

中海凤凰熙岸

THE PHOENIX

2011-2014

中海万锦熙岸

THE MAJESTIC

2011-2014

中海大厦

CHINA OVERSEAS BUILDING

2011-2013

环宇城

UNI MALL



中海地产进入南京的首篇力作

LA BELLE MAISON DE LA SEINE was the first masterpiece of China Overseas Property in Nanjing.

项目地址：南京市河西新城
占地面积：10.7万平方米

Project location: Hexi New City, Nanjing
Lot size: 107,000 square metres

发展时间：2004-2007
建筑面积：16.7万平方米

Term of development: 2004-2007
Total gross floor area: 167,000 square metres



南京城 鼓楼南 秦淮河 市中心私府大宅

Luxury private apartments located at the south of the drum Tower, Qinhuai River, town centre of Nanjing.

项目地址：南京市鼓楼区
占地面积：21万平方米

Project location: Drum Tower District, Nanjing
Lot size: 210,000 square metres

发展时间：2006-2012
建筑面积：70万平方米

Term of development: 2006-2012
Total gross floor area: 700,000 square metres

苏州 SUZHOU (2004)

精筑姑苏 卓耀一城

Outstanding Architecture to Shine the City

中海地产苏州公司

2008-2011年苏州房地产市场占有率第一；2010年度江苏省苏州领袖房地产企业；2010年度苏州市外商投资企业纳税先进单位；2007-2010年蝉联苏州房地产市场销售冠军、苏州房地产行业第一品牌；2006-2010年蝉联苏州房地产品牌影响力房地产企业；2007年苏州最受关注十大品牌房企。

中海国际社区：2010年度最具影响力楼盘

中海胥江府：2010年詹天佑大奖优秀住宅小区金奖

中海御湖熙岸：2009年詹天佑大奖优秀住宅小区金奖；2008年全球人居环境最佳社区；2008年CNBC国际地产奖（亚太区）“中国最佳室内设计奖”；2007年中国最佳别墅项目（建设部中国建筑文化中心）

中海湖滨1号：2008年詹天佑大奖优秀住宅小区金奖；2007年中国房地产精品楼盘（建设部中国建筑文化中心）；2005年中国城市标志性楼盘（建设部）

中海星湖国际：2008年詹天佑大奖住宅小区优秀规划奖

2008-2011 No.1 Suzhou Real Estate Market with a Stable Market Share; 2010 Suzhou Leading Real Estate Enterprise in Jiangsu; 2010 Advanced Taxpaying Unit of Foreign-Invested Enterprise in Suzhou; 2007-2010 No.1 Enterprise for Sales in the Suzhou Real Estate Market; No.1 Brand in the Suzhou Real Estate Industry; 2006-2010 Suzhou Most Influential Real Estate Brands of Real Estate Enterprises; 2007 Suzhou Top 10 Brand Real Estate Enterprises with Greatest Public Recognition.

INTERNATIONAL COMMUNITY: 2010 Most Influential Property Development

NOBLE HOUSE: 2010 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

ROYAL LAKEFRONT: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2008 World Best Human Habitat Community Awards; 2008 The Best Interior Design (Asia Pacific) at the CNBC International Property Awards Programme; 2007 China's Best Villa Project (The China Construction Cultural Centre of the Ministry of Housing and Urban-Rural Construction)

LAKESIDE PALACE: 2008 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2007 China Outstanding Property (The China Construction Cultural Centre of the Ministry of Housing and Urban-Rural Construction); 2005 Property of China City Landmark (The Ministry of Housing and Urban-Rural Development)

GALAXY CENTRO: 2008 Zhan Tianyou Grand Prize-Outstanding Residential District Planning Award



发展时间

Term of development

项目名称

Project

2004-2007

中海半岛华府

THE ROYAL PENINSULA

2004-2008

中海湖滨1号

LAKESIDE PALACE

2005-2011

中海御湖熙岸

ROYAL LAKEFRONT

2005-2009

中海星湖国际

GALAXY CENTRO

2007-2014

中海国际社区

INTERNATIONAL COMMUNITY

2008-2013

中海独墅岛

LOHAS ISLAND

2009-2010

中海胥江府

NOBLE HOUSE

2010-2012

中海世家

ROYAL VILLA

2010-2013

姑苏公馆

GUSU MANSION

2011-2014

中海御景湾

ROYAL BAY



苏州地王 湖西珍藏

The prime lot to the west of Jinji Lake-the
treasure in Suzhou.

项目地址：苏州市园区金鸡湖西

占地面积：26万平方米

建筑面积：27.7万平方米

发展时间：2005-2011

Project location: West of Jinji Lake of Suzhou
Industrial Park

Lot size: 260,000 square metres

Total gross floor area: 277,000 square metres

Term of development: 2005-2011

以园为界 以水为疆 从容构建起一座中央水居城邦

To build a water villa community erected in gardens and water.

项目地址: 苏州市工业园区

占地面积: 66万平方米

建筑面积: 150万平方米

发展时间: 2007-2014

Project location: Industrial Park, Suzhou

Lot size: 660,000 square metres

Total gross floor area: 1,500,000 square metres

Term of development: 2007-2014



姑苏公馆

见证新区 CBD 标杆豪宅

Luxury residential landmark in the new CBD.

项目地址: 苏州市高新区玉山路南、滨河路东

占地面积: 4.4万平方米

建筑面积: 8.8万平方米

发展时间: 2010-2013

Project location: South of Yushan Road and East of Binhe Road in Suzhou Hi-tech Park

Lot size: 44,000 square metres

Total gross floor area: 88,000 square metres

Term of development: 2010-2013



千年胥江文脉 隐匿于繁华之中

Xujiang's thousand years heritage hidden in the bustling city.

项目地址: 苏州市沧浪区胥江南岸桐泾南路

占地面积: 4.81 万平方米

建筑面积: 20 万平方米

发展时间: 2009-2010

Project location: Tongjing South Road, South Shore of Xujiang, Canglang District, Suzhou

Lot size: 48,100 square metres

Total gross floor area: 200,000 square metres

Term of development: 2009-2010



一岛倾城 独墅岛

Lohas Island-the most beautiful island.

项目地址：苏州市吴中区独墅湖

占地面积：34万平方米

建筑面积：35万平方米

发展时间：2008-2013

Project location: Dushu Lake, Wuzhong District, Suzhou

Lot size: 340,000 square metres

Total gross floor area: 350,000 square metres

Term of development: 2008-2013



李公堤上 一墅一世家

The residential masterpiece on Li Gong Dike.

项目地址：苏州市工业园区金鸡湖西

占地面积：6.4万平方米

建筑面积：4.8万平方米

发展时间：2010-2012

Project location: West of Jinji Lake, Industrial Park, Suzhou

Lot size: 64,000 square metres

Total gross floor area: 48,000 square metres

Term of development: 2010-2012



佛山 FOSHAN (2004)

厚载大成 惟臻惟一 Profound Foundation Striving to Excellence and Exclusive

中海地产佛山公司

2008-2010年蝉联佛山市房地产市场销售冠军、佛山市房地产行业的第一品牌；2010年度品牌企业奖、年度营销事件奖；2008年佛山十大品牌地产企业；2007年佛山地产最具社会责任企业。

中海文华熙岸：2011年詹天佑大奖住宅小区优秀科技奖

中海万锦东苑：2010年广佛新人居“双十佳”品牌项目之年度十佳品牌物业；2010年度佛山最佳户型奖

中海万锦豪园：2009年CNBC国际地产奖（亚太区）“中国最佳地产项目奖”；广东省优秀工程勘察设计住宅类奖；佛山市阳光活力小区等奖项

中海金沙湾：2009年詹天佑大奖优秀住宅小区金奖；中国优秀勘察设计二等奖

中海万锦豪园、中海金沙湾：佛山市物业管理示范小区称号

2008-2010 No.1 Enterprise for Sales in Foshan Real Estate Market; No.1 Brand in Foshan Real Estate Industry; 2010 Brand Enterprise Award, the Best Sales Award; 2008 Foshan Top 10 Brand Property Enterprise; 2007 Foshan Most Socially Responsible Enterprises in Property Industry.

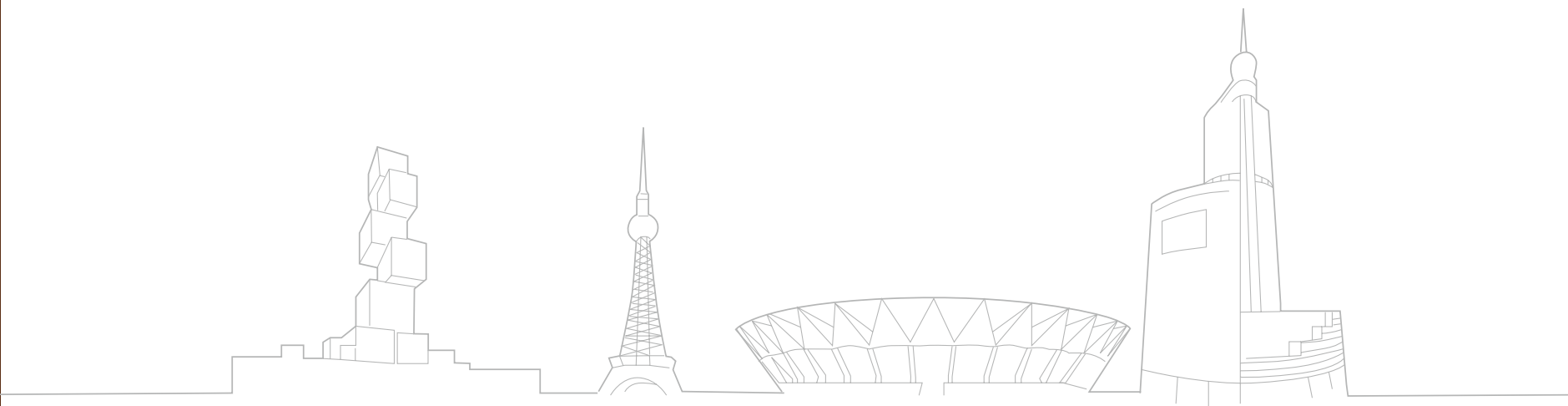
BLOSSOM RIVERINE: 2011 Zhan Tianyou Grand Prize-Outstanding Residential District Technology Award

STAR CREST EAST: 2010 Foshan New Human Habitat 20 A-Grade Brand Categories Poll: Ten A Grades Property, 2010 Foshan Best Residential Building Design Award

STARCREST: 2009 Best Property Development at the CNBC International Property Award Programme; Guangdong Outstanding Residential Property Award in Engineering, Surveying and Design, Foshan Residential Quarter of Sunshine and Vitality Award

GOLD COAST: 2009 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award, China Outstanding Surveying and Design 2nd Class Award

STARCREST / GOLD COAST: Foshan Model Quarter of Property Management



发展时间

Term of development

项目名称

Project

2005-2010

中海万锦豪园

STARCREST

2005-2011

中海金沙湾

GOLD COAST

2007-2010

中海文华熙岸

BLOSSOM RIVERINE

2007-2009

中海金沙熙岸

JINSHA RIVERSIDE

2008-2011

中海万锦东苑

STAR CREST EAST

2009-2015

中海千灯湖1号

#1 LAKE LANTERN



上流领域 达观天下
Commanding the top to view the world.

项目地址：佛山市南海区
占地面积：27万平方米
建筑面积：82.2万平方米
发展时间：2005-2010

Project location: Nanhai District, Foshan
Lot size: 270,000 square metres
Total gross floor area: 822,000 square metres
Term of development: 2005-2010



坐拥珠江水系江岸线
The gold coast stands by the banks of the Pearl River.

项目地址：佛山市南海区
占地面积：40万平方米
建筑面积：130万平方米
发展时间：2005-2011

Project location: Nanhai District, Foshan
Lot size: 400,000 square metres
Total gross floor area: 1,300,000 square metres
Term of development: 2005-2011





墅造佛山名门第一居所

A pure classic of excellence to build the No.1 residence in Foshan.

项目地址：佛山市禅城区

占地面积：11.7万平方米

Project location: Chancheng District, Foshan

Lot size: 117,000 square metres

发展时间：2007-2010

建筑面积：31.3万平方米

Term of development: 2007-2010

Total gross floor area: 313,000 square metres



#1 LAKE LANTERN
中海·千灯湖1号

佛山国际都会生态豪宅标杆社区

The landmark ecological and luxurious residence community in Foshan international metropolis.

项目地址：佛山市南海区

占地面积：15.48万平方米

Project location: Nanhai District, Foshan

Lot size: 154,800 square metres

发展时间：2009-2015

建筑面积：78.82万平方米

Term of development: 2009-2015

Total gross floor area: 788,200 square metres

宁NINGBO (2005) 波

中海精品 领秀宁波 China Overseas Premier Property Superior in Ningbo

中海地产宁波公司

2010年宁波房地产十大品牌房企；2009年度浙江省外商独资百强企业；2009年宁波（地区）房地产年度销售十强；2007-2008年度宁波房地产最具影响力企业。

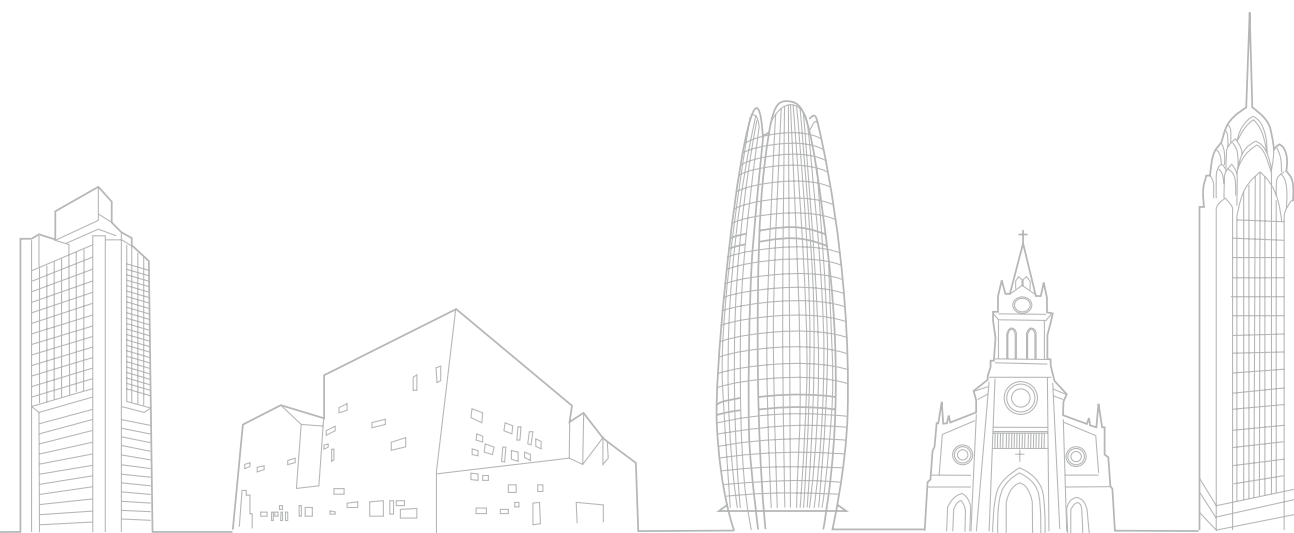
中海东湖观邸：2008年第二届宁波绿色景观小区；2006年中国城市标志创新名盘

中海雍城世家：2010年Bloomberg国际地产奖（亚太区）“中国最佳建筑奖”；2009年宁波十大网络口碑楼盘

2010 Ningbo Real Estate 10 Major Brand Real Estate Enterprise; 2009 Zhejiang Top 100 Foreign-invested, Solely-owned Enterprise; 2009 Ningbo (District) Top 10 Sales of Real Estate and 2007-2008 Ningbo Most Influential Real Estate Brand.

BELLAGIO: 2008 The Second Ningbo Residential Quarter of Green Landscape Award; 2006 The New Renowned Property of China City Landmark

THE MANOR PARK: 2010 The Award of Best Construction (Asia Pacific) at the Bloomberg International Property Awards Programme; 2009 Ningbo 10 Mostly Appreciated Property on the Internet



发展时间

Term of development

项目名称

Project

2005-2010

中海东湖观邸

BELLAGIO

2007-2012

中海雍城世家

THE MANOR PARK

2008-2010

中海东湖熙岸

VILLA EAST LAKE

2009-2014

九唐

THE DYNASTY



城市向东 生活向湖
City to the east, living by the lake.

项目地址：宁波市东鄞州区
占地面积：33.6万平方米

Project location: East Dongyinzhou District, Ningbo
Lot size: 336,000 square metres

发展时间：2005-2010
建筑面积：33.9万平方米

Term of development: 2005-2010
Total gross floor area: 339,000 square metres



收藏一座城市的骄傲
The pride to garner a city.

项目地址：宁波鄞州区钱湖南路
占地面积：19.8万平方米
建筑面积：47.78万平方米
发展时间：2007-2012

Project location: South of Qian Hu Road, Yinzhou District, Ningbo
Lot size: 198,000 square metres
Total gross floor area: 477,800 square metres
Term of development: 2007-2012



天赋九唐 传世传奇
Legends of THE DYNASTY.

项目地址：宁波市东钱湖旅游度假区环湖南路688号
占地面积：34.5万平方米
Project location: 688 Huanhu Road South, Dongqian Lake
Holiday Resort, Ningbo
Lot size: 345,000 square metres

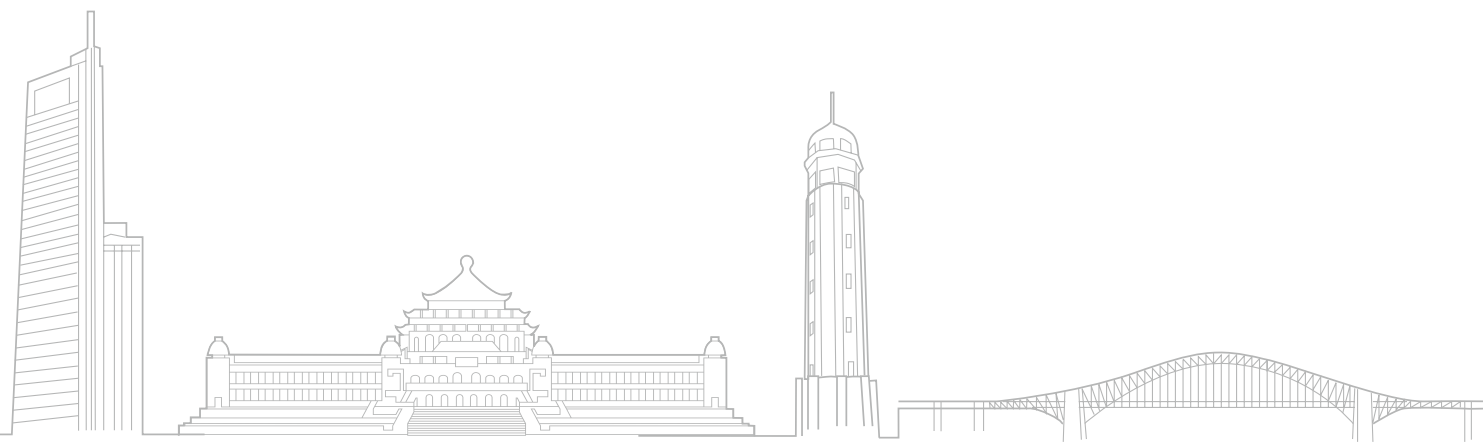
发展时间：2009-2014
建筑面积：15.06万平方米
Term of development: 2009-2014
Total gross floor area: 150,600 square metres



重慶 CHONGQING (2006)

立足重慶 影响西部十年

Have a Foothold on Chongqing that
Influencing Western Region for Ten Years



中海地产重庆公司

2009年荣获功勋60年·重庆建筑力量、年度卓越品牌、重庆房地产名企；2008年荣获重庆百姓信得过名企名牌大调查金榜企业、年度十大领袖力房企；2007年重庆最受尊敬企业。

国际社区：2010“年度山水资源楼盘”重庆宜居典范楼盘

中海北滨1号：2009年CNBC国际地产奖（亚太区）“中国最佳地产项目奖”

2009 Contributions to City Development for 60 Years: Chongqing Building Power; 2009 Outstanding Brand and Chongqing Famous Real Estate Enterprise; 2008 The Enterprise of Golden Rankings in the People's Most Trusted Enterprise Brand; 2008 Top 10 Real Estate Enterprise for Leadership; 2007 Chongqing Most Respected Enterprise.

INTERNATIONAL COMMUNITY: 2010 Best Utilisation of Natural Resources Property Award; Chongqing Model Property of Living
ONE NORTH RIVIERA: 2009 Best Property Development (Asia Pacific) in the CNBC International Property Awards

发展时间

Term of development

项目名称

Project

2006-2010

中海北滨1号

ONE NORTH RIVIERA

2007-2014

国际社区

INTERNATIONAL COMMUNITY

2009-2013

国金中心

INTERNATIONAL FINANCIAL CENTER

2009-2015

寰宇天下

THE U WORLD

2009-2015

紫御江山

THE THRONE



主城滨江 创世奢藏

The main city beside the river
nourishes a luxurious property.

项目地址：重庆市江北区

占地面积：16.4万平方米

Project location: Jiangbei District, Chongqing

Lot size: 164,000 square metres

发展时间：2006-2010

建筑面积：24.9万平方米

Term of development: 2006-2010

Total gross floor area: 249,000 square metres

和世界在一起

Connecting the world.

项目地址：重庆市CBD南滨路

占地面积：103万平方米

建筑面积：230万平方米

发展时间：2007-2014

Project location: Nanbin Road, Chongqing Central
Business District

Lot size: 1,030,000 square metres

Total gross floor area: 2,300,000 square metres

Term of development: 2007-2014





THE U WORLD
寰宇天下



一个时代的荣耀与梦想

The glory and dream of an epoch.

项目地址：重庆市江北嘴大剧院旁

占地面积：9.32万平方米

建筑面积：43万平方米

发展时间：2009-2015

Project location: Next to the Opera House, Jiangbei Zui, Chongqing

Lot size: 93,200 square metres

Total gross floor area: 430,000 square metres

Term of development: 2009-2015



江岸 紫御江山
THE THRONE



江北嘴唯一百万方江山华府

The only place of one million square metres,
Jiangbeizui, Chongqing.

项目地址：重庆市江北嘴朝天门大桥旁

占地面积：21.7万平方米

建筑面积：106万平方米

发展时间：2009-2015

Project location: Next to the Chao Tian Gate Bridge,
Jiangbei Zui in Chongqing

Lot size: 217,000 square metres

Total gross floor area: 1,060,000 square metres

Term of development: 2009-2015



杭州 HANGZHOU (2006)

品质杭州 精品中海 Quality Hangzhou Excellent Products of China Overseas

中海地产杭州公司

2010年浙江地产传媒大奖年度最具行业推动力企业；2010年最具影响力地产品牌；2009年杭州房地产行业最具网络人气领袖企业。

中海金溪园：2011年詹天佑大奖优秀住宅小区金奖

寰宇天下：2011年中国最具投资价值商业地产项目；2011年杭州市最值得期待楼盘

中海紫藤苑：2010年度最佳人气楼盘

中海钱塘山水：2010年Bloomberg国际地产奖（亚太区）“中国最佳建筑奖”；2010年詹天佑大奖优秀住宅小区金奖；2009年杭州最美丽魔幻样板房

簠外：2010年当代城市化项目杰出蓝本；2010年度最佳口碑楼盘；2011年度中国民生地产最具典藏价值华宅；2010年度最具创新力楼盘

2010 Zhejiang Annual Media Awards for the Property Enterprise Bringing the Greatest Economic Stimulus; 2010 Most Influential Real Estate Brands; 2009 Most Popular Leading Enterprise on the Internet in Hangzhou Real Estate Industry.

THE RIVIERA: 2011 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award

LA CITÉ: 2011 China Best Investment Value Commercial Property; 2011 Mostly Anticipated Property Development;

THE VISTERA: 2010 The Most Popular Property Developments

MT. RIVIERA: 2010 The Award of Best Construction (Asia Pacific) at the Bloomberg International Property Awards Programme; 2010 Zhan Tianyou Grand Prize-Outstanding Residential District Gold Award; 2009 Hangzhou Most Beautiful and Fantastic Model Apartment

THE TUDOR: 2010 Outstanding Blueprint of a Modern Urbanisation Project; 2010 the Best Praised Property; 2011 The Valuable Residential Property for Collection in China Property Market; 2010 the Property Development of the Best Creativity



发展时间

Term of development

项目名称

Project

2007-2010

中海钱塘山水

MT. RIVIERA

2007-2010

中海金溪园

THE RIVIERA

2007-2012

中海紫藤苑

THE VISTERA

2007-2012

簠外

THE TUDOR

2008-2015

寰宇天下

LA CITÉ

2008-2014

钱塘帝景

IMPERIAL LANDSCAPE



江景无边 山境无限

Boundless river scenery,
infinite mountain views.

项目地址: 杭州市滨江区

占地面积: 4.8万平方米

建筑面积: 12万平方米

发展时间: 2007-2010

Project location: Binjiang District, Hangzhou

Lot size: 48,000 square metres

Total gross floor area: 120,000 square metres

Term of development: 2007-2010



城西双水岸品质生活住区

Quality riverside residence zone located at
south of the city.

项目地址: 杭州市西湖区古墩路

占地面积: 3.35万平方米

建筑面积: 6万平方米

发展时间: 2007-2010

Project location: Gudun Road, West Lake District,
Hangzhou

Lot size: 33,500 square metres

Total gross floor area: 60,000 square metres

Term of development: 2007-2010



精装生活简单爱 西湖区精装好房子

Well-furnished apartments for the fine
lifestyle in West Lake District.

项目地址: 杭州市西湖区

占地面积: 5万平方米

建筑面积: 18万平方米

发展时间: 2007-2012

Project location: West Lake District, Hangzhou

Lot size: 50,000 square metres

Total gross floor area: 180,000 square metres

Term of development: 2007-2012



城市核心 80万方江景国际都市综合体

International Integrated complex with a
gross floor area of 800,000 square metres
on the riverside of the central business
district.

项目地址: 杭州市滨江新城

占地面积: 19万平方米

建筑面积: 85万平方米

发展时间: 2008-2015

Project location: Binjiang New Town, Hangzhou

Lot size: 190,000 square metres

Total gross floor area: 850,000 square metres

Term of development: 2008-2015





传世百年 英伦官邸

British-style residences handed down hundred years.

项目地址：杭州市西湖区

占地面积：10.4万平方米

建筑面积：29万平方米

发展时间：2007-2012年

Project location: West Lake District, Hangzhou

Lot size: 104,000 square metres

Total gross floor area: 290,000 square metres

Term of development: 2007-2012

珠ZHUHAI (2007) 海

专注精品 卓越永恒

Dedicate to Provide Exquisite Properties
Strived for Excellence and Eternality



中海地产珠海公司

中海银海湾: 2010年度影响中国的典范社区；2010年11月初首期联排别墅推售，火爆热销，重新定义珠海豪宅标准，以绝版山海资源及顶级品质成为城市人居里程碑项目。

中海环宇城: 首创港澳三地同售，开盘两小时即售罄，成为片区标杆楼盘。

SILVER BAY: 2010 Influential Model Community in China; The First Batch of the Terraced House Property Development Went on the Market in Early November 2010, and was Sold out. The Development Redefines the Standard of Zhuhai Luxury Apartments and Broke Records for Zhuhai Residential Property Prices. With Its Unique Natural Landscape of Mountains and Sea and Excellent Quality, it Sets the New Milestone of Human Habitat for Modern Citizens.

UNI MALL: Led the Industry with a Simultaneous Launch in Hong Kong, Macau and Zhuhai. All Saleable Units Were Sold Out in Two Hours. And the Residential Project Became a Benchmark Property.

发展时间

Term of development

项目名称

Project

2007-2013

中海环宇城

UNI MALL

2009-2013

中海银海湾

SILVER BAY

2010-2013

中海富华里

MID TOWN

2010-2013

中海广场

CHINA OVERSEAS PLAZA

2011-2013

中海桃花源

THE WONDER LAND



可遇 不可再
The chance that can't miss.

项目地址: 珠海市情侣北路299号
占地面积: 11万平方米
Project location: 299 Qinglv Road North, Zhuhai
Lot size: 110,000 square metres

发展时间: 2009-2013
建筑面积: 23万平方米
Term of development: 2009-2013
Total gross floor area: 230,000 square metres



一切都在这里
All in one.

项目地址: 珠海市前山前河北路88号
占地面积: 8.6万平方米
建筑面积: 39万平方米
发展时间: 2007-2013

Project location: 88 Qian Hebei Road, Qianshan, Zhuhai
Lot size: 86,000 square metres
Total gross floor area: 390,000 square metres
Term of development: 2007-2013



街区商业 拨动城市文脉
Located in commercial district, riving the city pulse.

项目地址: 珠海市九州大道南侧
占地面积: 7万平方米
建筑面积: 23万平方米
发展时间: 2010-2013

Project location: South Side of Jiuzhou Road, Zhuhai
Lot size: 70,000 square metres
Total gross floor area: 230,000 square metres
Term of development: 2010-2013

专筑精品 高端生活缔造专家 Expert for Exquisite Properties Profession to Offer High-end Living

中海地产青岛公司

2010年度青岛房企成交金额Top10； 2010年度青岛房企成交套数Top10； 2010年度市北区安全生产工作先进集体； 2009年度青岛房企成交金额第一名； 2009年度青岛房企成交面积第二名； 2009年青岛地产年度风云榜“最具品牌影响力企业”； 2009年十大创新城市运营商； 2008年青岛地产十大“最佳顾客满意度企业”。

中海熙岸： 2011年詹天佑大奖住宅小区优秀规划奖

中海紫御观邸： 2011年半岛最具区域贡献城市综合体； 青岛最值得期待楼盘

中海清江华府： 2011年半岛最佳性价比楼盘； 2010年青岛宜居环境示范

中海银海1号： 开盘，当日认购金额达5亿元，刷新青岛单盘销售纪录，“2009年度青岛商品房单盘销售金额冠军”；“2008青岛地产十大最佳性价比楼盘”；“2008十大科技·绿色·人文景观楼盘”；“2009最佳人文规划奖”； 2010年詹天佑大奖住宅小区优秀建筑奖。

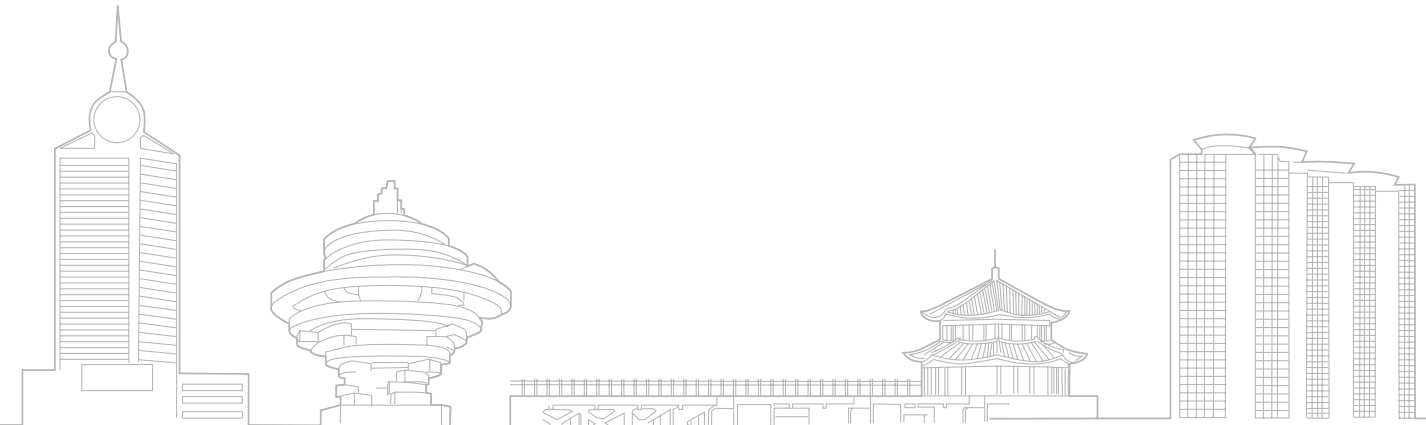
2010 Qingdao Top 10 Real Estate Enterprises in Sales; 2010 Qingdao Top 10 Real Estate Enterprises in Saleable Unit; 2010 Advanced Unit for Promoting Safety Work in Northern District of Qingdao; 2009 Qingdao No.1 Real Estate Enterprise in Sales; 2009 Qingdao No.2 Real Estate Enterprise in Saleable Area; 2009 Most Influential Property Enterprise in Qingdao Annual Real Estate Enterprise Rankings; 2009 Top 10 Innovative Urban Property Developers; 2008 Top 10 Property Enterprises with the Most Satisfied Customers in Qingdao.

THE WEST COAST: 2011 Zhan Tianyou Grand Prize-Outstanding Residential Planning Award

VIOLET PALACE: 2011 Urban Integrated Property with Greatest Regional Contribution in Qingdao; 2011 Qingdao Most Anticipated Property

CRYSTAL PALACE: 2011 Property with the Best Performance-to-price Ratio in Qingdao; 2010 Model Property for Living in Qingdao

THE SILVER CARSE: On the Sale Opening Day, the Sales Reached More than 500 Million Yuan, Breaking the Sales Record at a Single Project. The Property Won 2009 No.1 Sales of a Single Residential Property Project, Qingdao Top 10 Best Price-Performance Properties 2008, Top 10 Properties of Technology, Green Design and Humanistic Landscape, 2009 the Best Humanity Planning Award; 2010 Zhan Tianyou Grand Prize-Outstanding Residential Building Excellence Award.



发展时间

Term of development

项目名称

Project

2007-2012

中海银海1号

THE SILVER CARSE

2007-2011

中海熙岸

THE WEST COAST

2007-2013

中海紫御观邸

VIOLET PALACE

2009-2012

中海清江华府

CRYSTAL PALACE

2009-2012

中海大厦

CHINA OVERSEAS BUILDING

2011-2015

中海国际社区

INTERNATIONAL COMMUNITY



城市地标 典范生活
Model lifestyle in city landmark.

项目地址：青岛市胶南海王路和青岛交汇处
占地面积：8.58万平方米
Project location: Junction of Qingdao and Jiaonan Haiwang Road, Qingdao
Lot size: 85,800 square metres

发展时间：2007-2011
建筑面积：24.6万平方米
Term of development: 2007-2011
Total gross floor area: 246,000 square metres



新奢侈主义珍藏府邸
The luxurious and extravagant property in the CBD landmark.

项目地址：青岛市市北区延吉路与山东路交汇处
占地面积：4.3万平方米
Project location: Junction of Yanji Road and Shandong Road in the Northern District, Qingdao
Lot size: 43,000 square metres

发展时间：2007-2013
建筑面积：25万平方米
Term of development: 2007-2013
Total gross floor area: 250,000 square metres

城市上品 宽景山海

The luxurious property with superior, mountain and sea view.

项目地址: 青岛市市南区银川西路
占地面积: 5.81万平方米
建筑面积: 23万平方米
发展时间: 2007-2012

Project location: Junction of Yinchuan West Road, Southern District, Qingdao
Lot size: 58,100 square metres
Total gross floor area: 230,000 square metres
Term of development: 2007-2012



城脉地铁上 低密度领邸

Low density property is located on MTR station at the New Urban Centre.

项目地址: 青岛市四方区清江路与会柳路交汇处
占地面积: 7.3万平方米
建筑面积: 16.2万平方米
发展时间: 2009-2012

Project location: Junction of Qingjiang Road and Tailiu Road in Sifang District, Qingdao
Lot size: 73,000 square metres
Total gross floor area: 162,000 square metres
Term of development: 2009-2012

生活 可以如此精彩

Life can be so amazing.

项目地址: 青岛市李沧区九水路南、黑龙江路两侧
占地面积: 40万平方米
建筑面积: 156万平方米
发展时间: 2011-2015

Project location: Along Both Sides of Hei Long Jiang Road, south of Jiushui Road, Licang District, Qingdao
Lot size: 400,000 square metres
Total gross floor area: 1,560,000 square metres
Term of development: 2011-2015



大连 DALIAN (2007)

续写海上传奇 A New Chapter of the Sea Legend

中海地产大连公司

2011年大连市首批AAA级信用房企
2010年度最具竞争力品牌房地产企业
2010年度大连风云房地产企业

2009年度大连市商品住宅销售排行榜成交额前十名
2008年度最具影响力企业；旗下楼盘多次荣获大连市物业管理优秀小区

中海英伦观邸：“2009年最值得期待楼盘”；“中国建筑设计名盘”；“在建智能住宅二星级实施计划楼盘”
中海华庭：2010年詹天佑大奖住宅小区优秀科技奖；“2008年度最具影响力楼盘”；“中国建筑设计名盘”

2011 First Group of Dalian Property Enterprises Awarded AAA-Grade Enterprise Credit
2010 Most Competitive Property Enterprise Brands
2010 Most Successful Property Enterprise Awards in Dalian
2009 Dalian Top 10 Residential Property in Sales
2008 Most Influential Property Enterprise Brands; Outstanding Small Residential District of Dalian's Property Management

THE PRIME MANOR: 2009 The Most Highly Anticipated Property; China Renowned Properties for Construction Design; Residential Property of Intelligent Design · Two-star Award

CLASSIC PALAIS: 2010 Zhan Tianyou Grand Prize-Outstanding Technology Awards for Small Residential District; 2008 Most Influential Property; China Renowned Property for Construction Design



发展时间 Term of development	项目名称 Project	
2007-2009	中海华庭	CLASSIC PALAIS
2008-2013	中海英伦观邸	THE PRIME MANOR
2011-2015	中海紫御观邸	VIOLET PALACE



CLASSIC PALAIS
中海·华庭

赏阅山海人生 高新区精工豪宅

Overseeing life accompanied with mountains and sea, luxury apartments with meticulous finishing in Hi-tech Park.

项目地址：大连市高新园区

占地面积：4.36万平方米

Project location: High-tech Park, Dalian

Lot size: 43,600 square metres

发展时间：2007-2009

建筑面积：10.46万平方米

Term of development: 2007-2009

Total gross floor area: 104,600 square metres



将浪漫优雅的生活气息悄悄植入建筑

Embedding romantic and elegant lifestyle in the building design.

项目地址：大连市沙河口区

占地面积：8.74万平方米

建筑面积：14.06万平方米

发展时间：2008-2013

Project location: Shahe Kou District, Dalian

Lot size: 87,400 square metres

Total gross floor area: 140,600 square metres

Term of development: 2008-2013



中海·紫御观邸
VIOLET PALACE

你的邻居 影响世界

Your neighbors, shine the world.

项目地址：大连市高新园区海事大学西侧

占地面积：8.5万平方米

建筑面积：29.02万平方米

发展时间：2011-2015

Project location: Western of DALIAN MARITIME

UNIVERSITY, High-tech Park, Dalian

Lot size: 85,000 square metres

Total gross floor area: 290,200 square metres

Term of development: 2011-2015

改变城市的力量 The New Force Transforming the City



中海地产沈阳公司

2011年沈阳房地产市场占有率第一；2010年度第五届沈阳地产奥斯卡—最具品牌影响力企业；2010年度沈阳房地产跨区域房地产品牌企业；2009年度纳税百强单位；2009年十大卓越品牌；2009年沈阳地产奥斯卡—行业领先企业奖；2008年沈阳地产最具品牌影响力企业；2008年“跨区域企业品牌十强”榜首；2007年沈阳地产十大明星企业。

中海国际社区：2011年詹天佑大奖住宅小区优秀建筑奖；2010沈阳地产十大典范楼盘

中海龙湾、中海城：2010年度沈阳房地产地产鲁班奖—最具建筑设计影响力楼盘

中海龙湾：2010最具影响力别墅奖；第二十三届“哈、长、沈三市优质观摩银杯奖”

2011 No.1 Shenyang Real Estate Market with a Stable Market Share; 2010 The 5th Shenyang Property Oscar Awards: Enterprise with the Most Influential Brand; 2010 Brand Enterprise in Shenyang Cross-district Real Estate Industry; 2009 Top 100 Taxpaying Organisations; 2009 Top 10 Outstanding Brands; 2009 Shenyang Property Oscar Awards: Industry Pioneer Enterprise Award; 2008 The Most Influential Brand in Shenyang Real Estate Industry; 2008 No.1 in Top 10 Cross-district Enterprise Brands; 2007 Top 10 Star Enterprises in Shenyang Real Estate Industry.

INTERNATIONAL COMMUNITY: 2011 Zhan Tianyou Grand Prize-Outstanding Construction Award of Residential Quarter; 2010 Top 10 Shenyang Model Property

CENTER VILLA & COLI CITY: 2010 "Influencing Shenyang Awards" in Shenyang's Real Estate Industry: Luban Prize-The Most Influential Construction and Design Property

CENTER VILLA: 2010 Shenyang's Best Villa Award, The 23rd Harbin, Changchun and Shenyang Silver Cup of Quality Appreciation

发展时间

Term of development

项目名称

Project

2008-2013	中海国际社区	INTERNATIONAL COMMUNITY
2009-2018	中海城	COLI CITY
2009-2013	中海央墅	THE CENTRAL VILLA
2009-2016	中海寰宇天下	LA CITE
2009-2012	中海龙湾	CENTER VILLA
2011-2013	中海盛京府	THE GLORIOUS
2011-2013	中海广场	CHINA OVERSEAS PLAZA
2011-2013	环宇城	UNI MALL
2012-2015	中海国际中心	CHINA OVERSEAS INTERNATIONAL CENTER



International
Community
中海国际社区

和平区 水岸国际生活城

The waterside international living area
in Heping District.

项目地址：沈阳市和平区长白岛

占地面积：47万平方米

Project location: Changbai Island, Heping District,
Shenyang

Lot size: 470,000 square metres

发展时间：2008-2013

建筑面积：120万平方米

Term of development: 2008-2013

Total gross floor area: 1,200,000 square metres



PoliCity
中海城
沈阳最美·醉美沈阳

城市新核 300 万平欧陆生活榜样

New city core offering 3 million square
metres of European lifestyle.

项目地址：沈阳市于洪区西江街

占地面积：128万平方米

Project location: Xijiang Road, Yuhong
District, Shenyang

Lot size: 1,280,000 square metres

发展时间：2009-2018

建筑面积：280万平方米

Term of development: 2009-2018

Total gross floor area: 2,800,000 square metres



沈阳和平区 鼎级城市别墅群落
Prime villas in Heping District, Shenyang.

项目地址：沈阳市和平区长白岛
占地面积：8.04万平方米
建筑面积：9.35万平方米
发展时间：2009-2012
Project location: Changbai Island, Heping District, Shenyang
Lot size: 80,400 square metres
Total gross floor area: 93,500 square metres
Term of development: 2009-2012



中海央墅
THE CENTRAL VILLA
2009-2013

大成之心 纯美墅区
Beautiful villa zone built on
the centre of the city.

项目地址：沈阳市北二环核心区域
占地面积：19万平方米
Project location: Core District of North of 2nd
Ring Road, Shenyang
Lot size: 190,000 square metres

发展时间：2009-2013
建筑面积：15万平方米
Term of development: 2009-2013
Total gross floor area: 150,000 square metres



LA CITE
中海·寰宇天下

沈阳城市新都心 新居住文明的梦想之城
New Urban Centre for Shenyang, city of
dream with new living and social civilization.

项目地址：沈阳市皇姑区昆山西路
占地面积：71.7万平方米
Project location: Kunshan Road West,
Huanggu District, Shenyang
Lot size: 717,000 square metres

发展时间：2009-2016
建筑面积：215万平方米
Term of development: 2009-2016
Total gross floor area: 2,150,000 square metres

天津 TIANJIN (2007)

中海地产 让天津重新想象 China Overseas Gives Tianjin New Perspectives



中海地产天津公司

2011年天津市地产企业贡献奖；2010年网络人气品牌地产；2009-2010年天津市南开区功勋企业；2009年天津房地产开发企业20强、十大地产企业民生贡献奖、中国完美人居贡献奖；2007年度响螺湾商务区开发建设先进单位。

北宁湾：2011年网络人气潜力新盘

中海御湖翰苑：2010年最受搜房网网友认可楼盘；2009年天津房地产热销项目；2008年度天津市十大金牌楼盘

The Contribution Award for Tianjin Real Estate Enterprise; 2010 Most Popular Property Enterprise on the Internet in Tianjin; 2009-2010 Enterprise of Exploits in Tianjin Nankai District; 2009 Top 20 Property Developers in Tianjin, 2009 Top 10 Property Enterprises of Contributions to People's Livelihoods, 2009 Enterprise Award for Outstanding Contribution to China's Perfect Human Habitation; 2007 Advanced Unit for the Development and Construction of Commercial District, Xiangluo Bay.

PEACELAND COVE: 2011 The Property with Great Popularity Potential on the Internet

ROYAL LAKESIDE: 2010 The Most Popular and Recognised Property in Internet Search from SouFun.com; 2009 The Best Selling Property in Tianjin; 2008 Top 10 Golden Properties in Tianjin

发展时间

Term of development

项目名称

Project

2007-2010

中海御湖翰苑

ROYAL LAKESIDE

2009-2011

中海国际大厦

CHINA OVERSEAS INTERNATIONAL BUILDING

2009-2014

中海广场

CHINA OVERSEAS PLAZA

2010-2014

北宁湾

PEACELAND COVE

2011-2014

环宇城

UNI MALL



水上奥体板块之中的公园私邸
Private villas in the garden on the Aqua
Olympic Building Site.

项目地址：天津市南开区
占地面积：1.9万平方米
Project location: NanKai District, Tianjin
Lot size: 19,000 square metres

发展时间：2007-2010
建筑面积：11万平方米
Term of development: 2007-2010
Total gross floor area: 110,000 square metres



百年皇家园林之上的都会生活
Metropolitan life in the royal garden with a
century of tradition.

项目地址：天津市河北区铁东路
占地面积：15万平方米
Project location: Tiedong Road,
Hebei District, Tianjin
Lot size: 150,000 square metres

发展时间：2010-2014
建筑面积：50万平方米
Term of development: 2010-2014
Total gross floor area: 500,000 square metres

为4000年的济南 超越而来 A Creation for Ji'nan with a 4,000-year history

中海地产济南公司

2009-2011年济南房地产市场份额第一
2010年中国房地产（齐鲁）名企大奖
2009年建国60周年山东地产十大企业
2009年齐鲁地产名企
2009年度济南市房地产开发企业综合信用评级3A级企业

中海国际社区：2010年齐鲁风尚地标建筑大奖

中海紫御东郡：2011年济南市场销售金额、销售面积、销售套数“三冠王”；在济南市场上创造了两个月销售1000套的神话；“2009年济南房地产楼盘销售金额、面积TOP10”；“2009济南最高性价比楼盘”

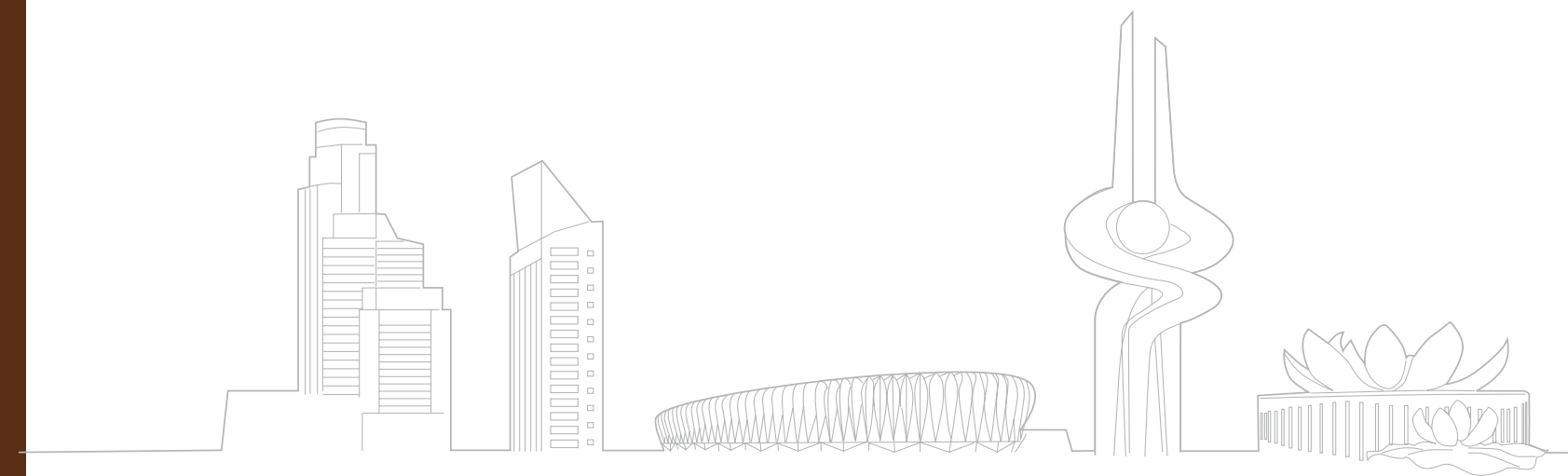
中海奥龙观邸：2010年济南“风尚品牌”大奖；2009年济南投资价值金榜楼盘；2009年度山东地产十大别墅典范

2009-2011 No.1 in Ji'nan Real Estate Market Shares
2010 Renowned China Real Estate Enterprise (Qi Lu) Award
2009 Top 10 Shandong Property Enterprises: The 60th Anniversary of the People's Republic of China
2009 Qi Lu Renowned Enterprise in Real Estate Industry
2009 Ji'nan Real Estate Developer with Integrated AAA Credit Rating

INTERNATIONAL COMMUNITY: 2010 Qi Lu Civilisation Landmark Construction Award

ROYAL DYNASTY: 2011 No.1 Record Sales Units and Largest Saleable Area and Best Sales of Ji'nan Real Estate Market. Record Sales of 1,000 Units in Two Months in Ji'nan Property Market; 2009 Ji'nan Top 10 Property Sales Amount and Saleable Area; 2009 Ji'nan's Best Price-Performance Property

DRAGON MANOR: 2010 Ji'nan's Stylist Brand Award; 2009 Ji'nan's Golden Properties of Investment Value; 2009 Top 10 Model Villas in Shandong Property Market



发展时间

Term of development

项目名称

Project

2009-2013

中海紫御东郡

ROYAL DYNASTY

2009-2012

中海奥龙观邸

DRAGON MANOR

2010-2017

中海国际社区

INTERNATIONAL COMMUNITY

2010-2013

中海广场

CHINA OVERSEAS PLAZA

2011-2014

环宇城

UNI MALL



奥体中轴 国际级别墅样板

An international class residential villas at the centre of Olympic building site.

项目地址：济南市东部新城

占地面积：17万平方米

建筑面积：35万平方米

发展时间：2009-2013

Project location: New Town in Eastern Ji'nan

Lot size: 170,000 square metres

Total gross floor area: 350,000 square metres

Term of development: 2009-2013



奥体核心 龙脉豪宅

A luxury home at the core of Olympic building site.

项目地址：济南市奥体中心东

占地面积：23万平方米

建筑面积：46万平方米

发展时间：2009-2012

Project location: Olympic Building Site East, Ji'nan

Lot size: 230,000 square metres

Total gross floor area: 460,000 square metres

Term of development: 2009-2012



济南南部最璀璨的风景坐标

The most brilliant landmark with remarkable landscape in southern Ji'nan.

项目地址：济南市市中区阳光新路二环南路交汇处

占地面积：178万平方米

Project location: Junction of 2nd Ring Road South and Yangguang Xin Road in the Central District, Ji'nan

Lot size: 1,780,000 square metres

发展时间：2010-2017

建筑面积：310万平方米

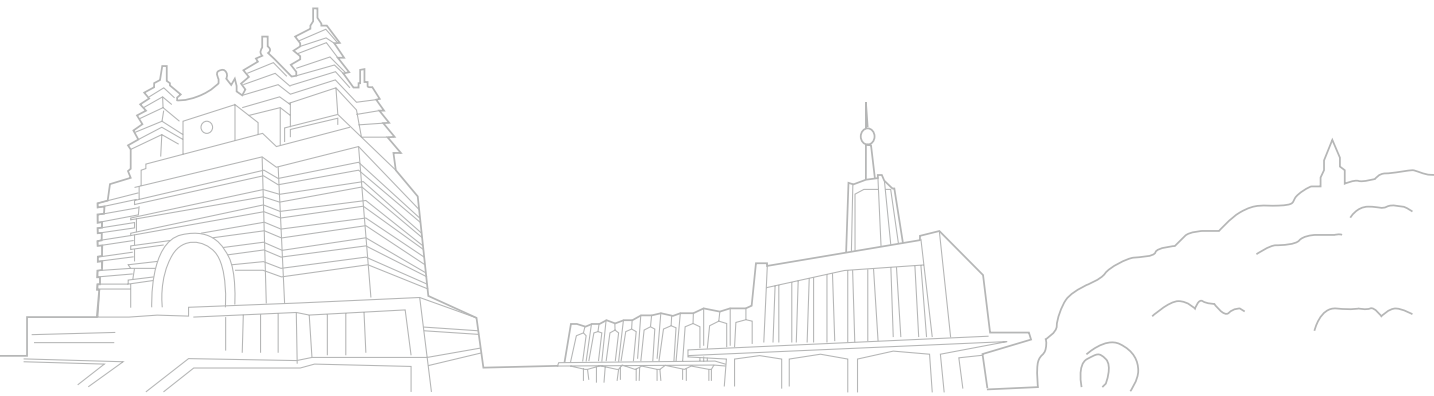
Term of development: 2010-2017

Total gross floor area: 3,100,000 square metres

呼和浩特 (2010)

呼和浩特

推动首府人居革命 To Drive the Human Living Revolution in the Provincial Capital



发展时间
Term of development

项目名称
Project

2008-2011	中海锦绣城	GLORIOUS CITY
2010-2013	中海紫御东郡	ROYAL EAST
2011-2014	中海凯旋门	THE ARCH
2011-2014	中海御龙湾	DRAGON COVE
2012-2014	中海外滩	THE BUND

中海地产呼和浩特公司

中海锦绣城: 2011年詹天佑大奖住宅小区优秀建筑奖; 2010年度最佳区域推动力地产奖; 2009年度明星楼

中海紫御东郡: 2010-2011年呼和浩特卓越地产蓝筹领袖品牌“最佳城市推动力楼盘年度大奖”; 2010年度最佳城市推动力项目年度大奖; 2010-2011年度呼和浩特十大明星楼盘; 2010年度最佳区域推动力地产奖

GLORIOUS CITY: 2011 Zhan Tianyou Grand Prize-Outstanding Residential Building Excellence Award; 2010 The Best Regional Advancement Award for Promoting Real Estate Industry; 2009 Star Property

ROYAL EAST: 2010-2011 Outstanding Blue Chip and Leading Property Brand in Hohhot; The Best Advancement Award in the City; 2010 The Best Advancement Project Award in the City; 2010-2011 Hohhot Top 10 Star Property; 2010 The Best Regional Advancement Award for Promoting Real Estate Industry



温情 和谐的人文社区
Humanistic community with
sentiment and harmony.

项目地址：呼和浩特市赛罕区丰州路与南二环交汇处
占地面积：11 万平方米
Project location: Junction of the Fengzhou Road and 2nd
Ring Road South in the Saihan District, Hohhot
Lot size: 110,000 square metres

发展时间：2008-2011
建筑面积：24 万平方米
Term of development: 2008-2011
Total gross floor area: 240,000 square metres



跨越 从香港到首府
打造首府东南主流高尚社区

Leaping over Hong Kong to Inner
Mongolia to build a superior community
in South-Eastern Hohhot.

项目地址：呼和浩特市赛罕区东二环与南二环交汇处
占地面积：8.48 万平方米
Project location: Junction of the 2nd Ring Road East
and 2nd Ring Road South in Saihan District, Hohhot
Lot size: 84,800 square metres

发展时间：2010-2013
建筑面积：22 万平方米
Term of development: 2010-2013
Total gross floor area: 220,000 square metres



法式格调 水岸生活
French riviera lifestyle.

项目地址：呼和浩特市滨河北路以北、丰洲路以东
占地面积：7.46 万平方米
建筑面积：21 万平方米
发展时间：2011-2014
Project location: East of Fengzhou Road and North of Binhe Road North, Hohhot
Lot size: 74,600 square metres
Total gross floor area: 210,000 square metres
Term of development: 2011-2014

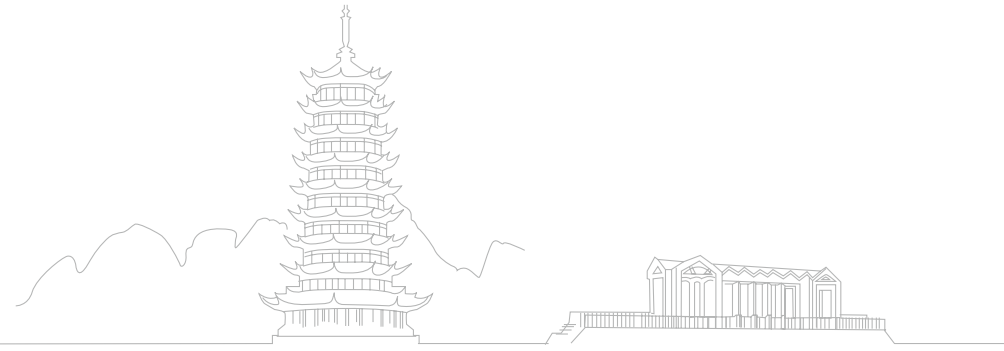


中海御龙湾 一湾览天下
DRAGON COVE –
the bay overlooking the world.

项目地址：呼和浩特市滨河北路以北、丰洲路以西
占地面积：8.56 万平方米
Project location: East of Fengzhou Road and North of Binhe Road North, Hohhot
Lot size: 85,600 square metres

发展时间：2011-2014
建筑面积：23 万平方米
Term of development: 2011-2014
Total gross floor area: 230,000 square metres

桂林 Guilin



原创典范 恒久价值

Original model, eternal value.

项目地址：桂林市七星区建干路 36 号

占地面积：6.43 万平方米

建筑面积：16.23 万平方米

发展时间：2010-2013

Project location: No.36 Jian'gan Road, Qixing District, Guilin

Lot size: 64,300 square metres

Total gross floor area: 162,300 square metres

Term of development: 2010-2013

银川 Yinchuan



International
community
中海国际社区



千亩湖区 史著银川

Vast lake area, historic Yinchuan base.

项目地址：银川市正源南街七十二连湖畔

占地面积：130 万平方米

建筑面积：300 万平方米

发展时间：2011-2015

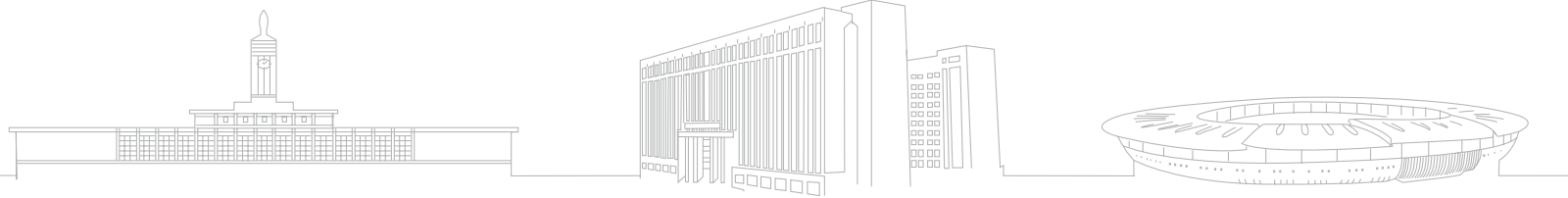
Project location: Beside 72 Lian Lakes, Zhengyuan Street South, Yinchuan

Lot size: 1,300,000 square metres

Total gross floor area: 3,000,000 square metres

Term of development: 2011-2015

长沙 Changsha



International community
中海国际社区



世界观 私享家

Worldwide view, private enjoyment home.

项目地址：长沙市南二环和西二环交汇处

占地面积：36 万平方米

建筑面积：130 万平方米

发展时间：2011-2015

Project location: At the Junction of South 2nd Ring Road and West 2nd Ring Road in Changsha

Lot size: 360,000 square metres

Total gross floor area: 1,300,000 square metres

Term of development: 2011-2015



吉林 Jilin



中海·紫御江城
ROYAL WATERFRONT



一座城市的荣耀

The glory of the city.

项目地址：吉林市丰满区滨江东路以南

占地面积：3.68 万平方米

建筑面积：16.9 万平方米

发展时间：2011-2014

Project location: Beside Binjiang Road East, Fengman District, Jilin

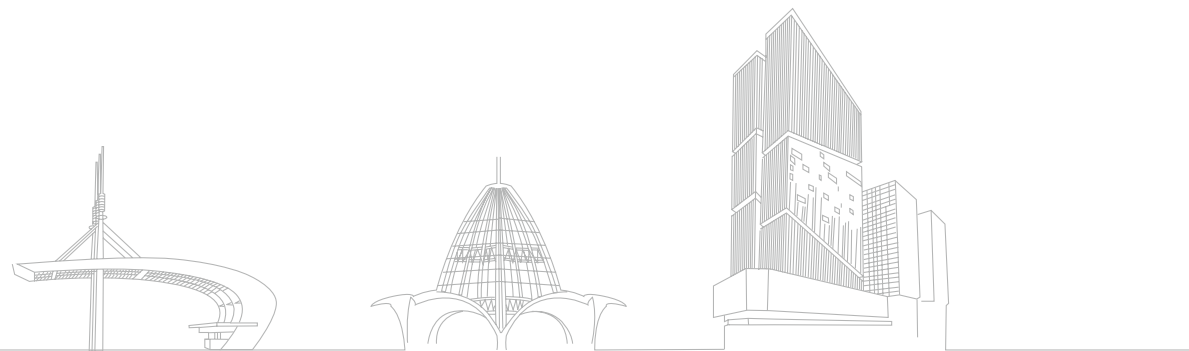
Lot size: 36,800 square metres

Total gross floor area: 169,000 square metres

Term of development: 2011-2014



烟台 Yantai



中海·紫御公馆 WINDSOR PAVILION



一座城市的珍藏

The treasure of the city.

项目地址：烟台市国际博览中心东

占地面积：8.12 万平方米

建筑面积：20.3 万平方米

发展时间：2011-2014

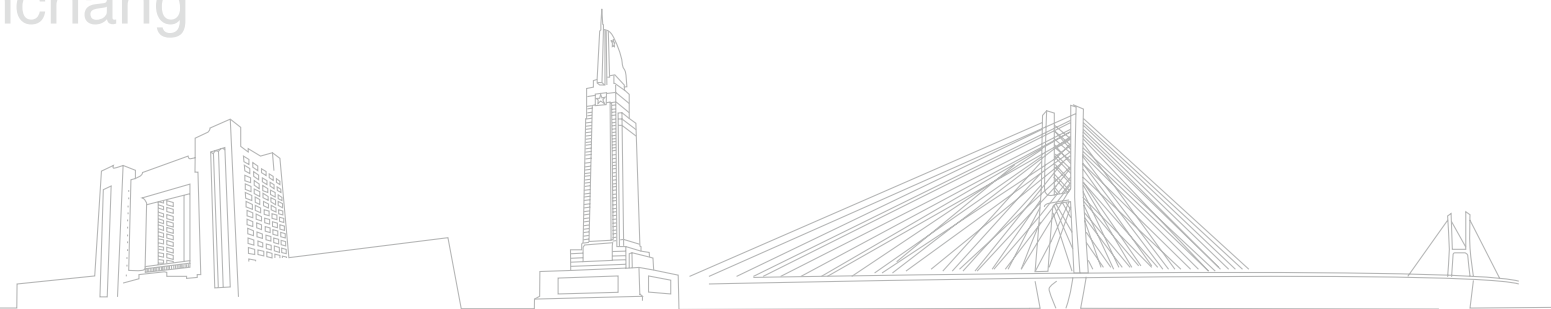
Project location: East of International Expo Center, Yantai

Lot size: 81,200 square metres

Total gross floor area: 203,000 square metres

Term of development: 2011-2014

南昌 Nanchang



中海 朝阳郡 SUNRISE MANOR



铂宫 ROYAL PALACE



观园 CITY VIEW

一席中海豪宅 一座城市代言

One more China Overseas Property mansion,
one more city representative.

项目地址：南昌市西湖区朝阳新城云锦路与桃花路交汇处

占地面积：17.6 万平方米

建筑面积：50 万平方米

发展时间：2011-2014

Project location: Junction of Yunjin Road and Taohua Road

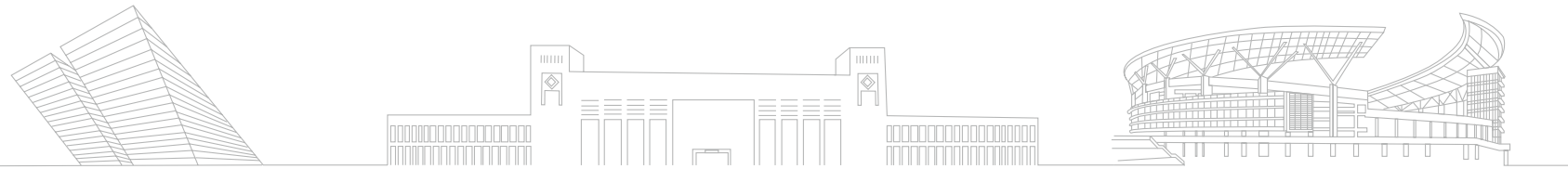
in Chaoyang New City, West Lake District, Nanchang

Lot size: 176,000 square metres

Total gross floor area: 500,000 square metres

Term of development: 2011-2014

合肥 Hefei



环蜀山42万方天赋氧居
THE GREAT HILL
中海原山

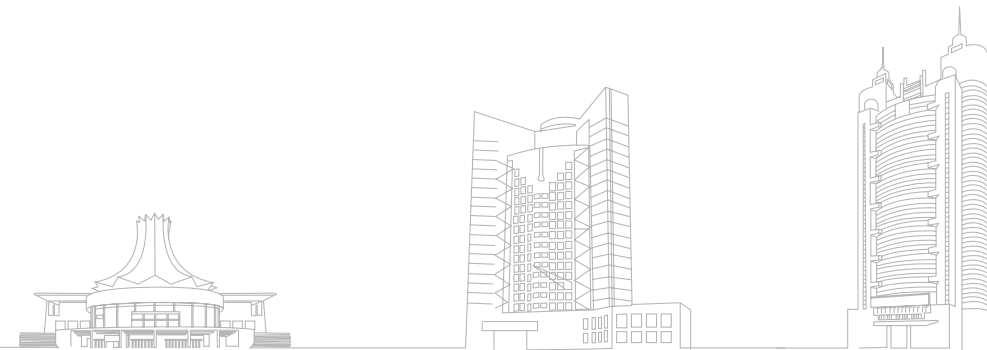


环蜀山 42 万方天赋氧居
420, 000 square metres on the heaven-sent oxygen residence around Shushan.

项目地址：合肥市蜀山区井岗路与开福路交汇处
占地面积：14.47 万平方米
建筑面积：42.22 万平方米
发展时间：2011-2014

Project location: At the Junction of Kaifu Road and Jinggang Road, Shushan District, Hefei
Lot size: 144,700 square metres
Total gross floor area: 422,200 square metres
Term of development: 2011-2014

南宁 Nanning



THE GREEN PEAK
中海·雍翠峰

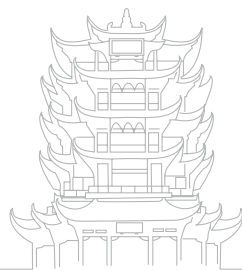
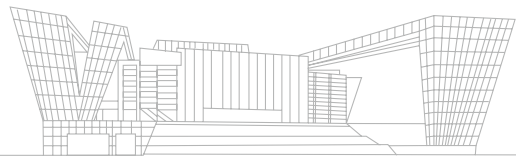


峰藏南国高度 亦峰亦倾城
Embedded in southern scenery with summit and perfection combined.

项目地址：南宁市兴宁区东州路 2 号
占地面积：4.6 万平方米
建筑面积：18.33 万平方米
发展时间：2011-2014

Project location: No.2 Dongzhou Road, Xingning District, Nanning
Lot size: 46,000 square metres
Total gross floor area: 183,300 square metres
Term of development: 2011-2014

武汉 Wuhan



万锦江城 THE GLORIOUS



项目地址：武汉市后湖路与建设渠路交汇处
占地面积：9.23 万平方米
建筑面积：33.15 万平方米
发展时间：2011-2014

Project location: At the Junction of Jianshequ Road and Houhu Road, Wuhan
Lot size: 92,300 square metres
Total gross floor area: 331,500 square metres
Term of development: 2011-2014

厦门 Xiamen



中海·寰宇天下 LA CITE

项目地址：厦门市集美区杏滨路与杏东路交汇处
占地面积：9.24 万平方米
建筑面积：16.14 万平方米
发展时间：2011-2014

Project location: At the Junction of Xingbin Road and Xingdong Road, Jimei District, Xiamen
Lot size: 92,400 square metres
Total gross floor area: 161,400 square metres
Term of development: 2011-2014



兰州 Lanzhou

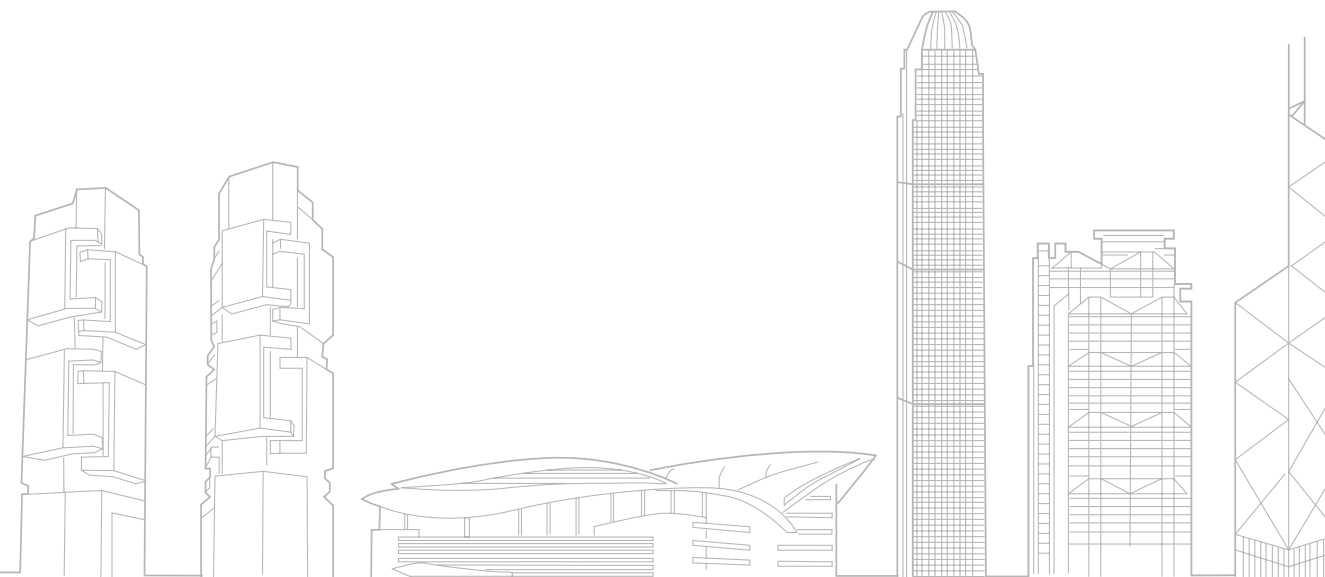
中海安宁项目 Anning Project

项目地址：兰州市安宁区银安路以南、以西
占地面积：9.27 万平方米
建筑面积：40.25 万平方米
发展时间：2011-2014

Project location: South and West of Yin'an Road, Anning District, Lanzhou
Lot size: 92,700 square metres
Total gross floor area: 402,500 square metres
Term of development: 2011-2014



国际都会的精品建筑 Cosmopolitan Boutique Developments



发展时间 Term of development	项目名称 Project	
1987-1998	海锦豪园	ROYAL CAMELLIA
1990-1998	海悦豪庭	HORAE PLAZA
1995-1998	御龙居	DRAGON VIEW
1996-2000	海旭阁	GRACES COURT
1997-2000	雅利德桦台	ELLERY TERRACE
1996-2000	海晴轩	BRIGHTON PLACE
1997-2000	南浪海湾	NERINE COVE
1997-2004	富豪海湾	REGALIA BAY
2005-2008	潮楼	IN HOUSE
2005-2008	喜居	HEY HOME
1989-1991	中国海外大厦	CHINA OVERSEAS BUILDING
2006-2010	牛津道一号	NO.1 OXFORD ROAD
2007-2011	赤柱滩道六号	NO.6 STANLEY BEACH ROAD
1994-2012	歌赋岭	THE GREEN

赤柱滩道六号: 1号洋房于2011年以3.288亿港元成交，每平方米67.78万港元，创当年亚洲区同类型物业的新高纪录。

牛津道一号: 1号洋房于2011年以2.38亿港元成交，每平方米33万港元，打破年九龙区同类型物业的纪录。

NO.6 STANLEY BEACH ROAD: House No.1 sold at HK\$328.8 million or HK\$ 677,800 per sq.m. in 2011, achieved the record high unit rate in the same market sector among Asia region.

NO.1 OXFORD ROAD: House No.1 sold at HK\$238 million or HK\$330,000 per sq.m. in 2011, achieved the record high unit rate in the same market sector in Kowloon district.



南浪海灣
Mare Cove

屯门南端海湾府邸

Bay mansion at Tuen Mun Southern Tip.

项目地址：香港新界屯门恒富街23号

Project location: 23 Hang Fu Street, Tuen Mun, New Territories, Hong Kong

发展时间：1997-2000

楼面面积：9.3万平方米

Term of development: 1997-2000

Floor Area: 93,000 square metres



富豪海灣
REGALIA BAY

非凡人 非凡家

Extraordinary home for extraordinary families.

项目地址：香港赤柱黄麻角道88号

Project location: 88 Wong Ma Kok Road, Stanley, Hong Kong

发展时间：1997-2004

楼面面积：5.7万平方米

Term of development: 1997-2004

Floor Area: 57,000 square metres



No.1 Oxford Road
牛津道一號

百年经典 世代传承
Where the legacy begins.

项目地址：香港九龙塘牛津道一号
Project location: No.1 Oxford Road,
Kowloon, Hong Kong

发展时间：2006-2010
楼面面积：0.8万平方米
Term of development: 2006-2010
Floor Area: 8,000 square metres



No.6 Stanley Beach Road
赤柱灘道六號

天成山海 弥足珍藏
Evergreen southern splendor.

项目地址：香港赤柱灘道六号
Project location: No.6 Stanley Beach Road,
Kowloon, Hong Kong

发展时间：2007-2011
楼面面积：0.41万平方米
Term of development: 2007-2011
Floor Area: 4,100 square metres

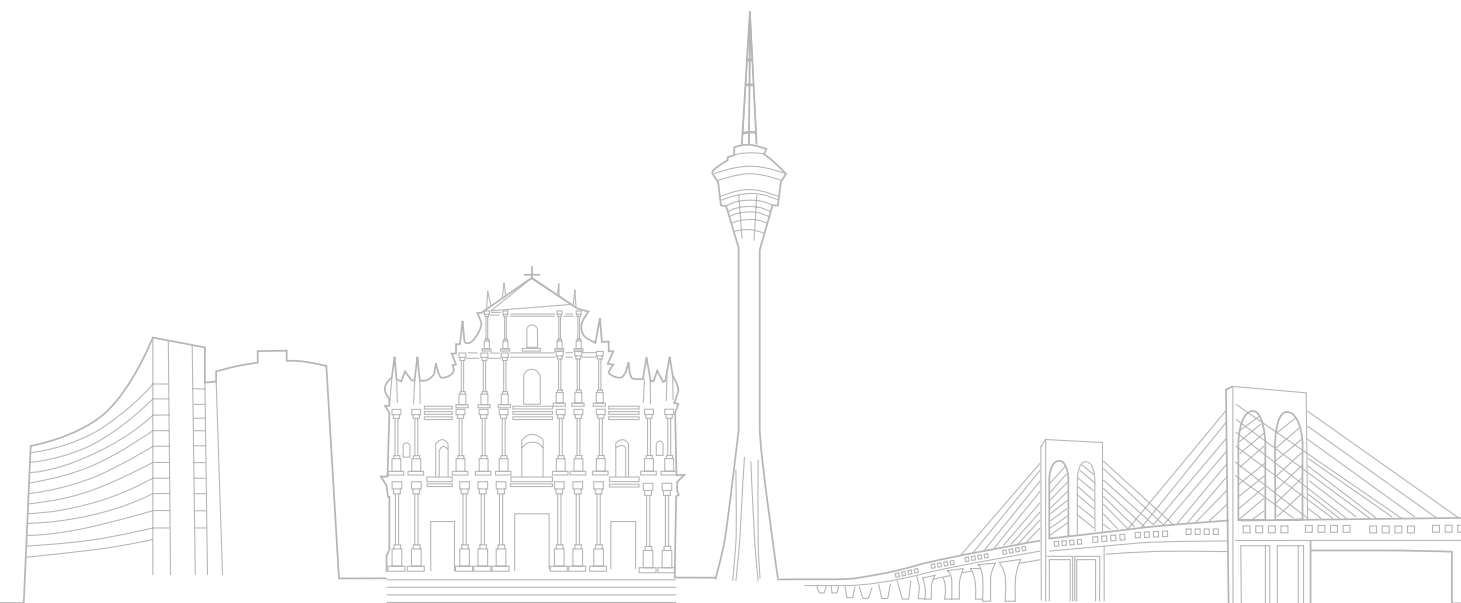


从高尔夫到花园大宅
From golf the garden villas

项目地址：香港古洞南粉锦公路338号
发展时间：1994-2012
建筑面积：3.52万平方米

Project location: N0.338 Fan Kam Road, Kwu Tung South, Hong kong
Term of development: 1994-2012
Total gross floor area: 35,200 square metres

创造澳门新生活 Macau Entering Into New Era



发展时间 Term of development	项目名称 Project	
2003-2007	寰宇天下	LA CITÉ
2010-2014	天钻	THE PARAGON
2010-2013	新口岸19号地块	LOT NO.19, NEW PORT

天钻: 2011年开售时成交单价每平方米达11.87万港元，创当年澳门同类物业新高纪录。

寰宇天下: 项目于2005年开售，吸引全球23个国家及地区买家热烈认购，买家国籍之多元化，打破澳门以至香港的纪录。

THE PARAGON: In 2011, one of the residential flat sold at HK\$118,730 per sq.m., achieved the record high unit rate in the same market sector in Macau.

LA CITÉ: In 2005, "LA CITÉ" attracted buyers from 23 nations and regions, which broke the record in Macau and Hong Kong property market.



国际级海滨豪宅

World-class development.

项目地址：澳门东方明珠街

楼面面积：15万平方米

发展时间：2003-2007

Project location: Rua da Perola Oriental, Macau

Floor Area: 150,000 square metres

Term of development: 2003-2007



锋芒 毕露

A brilliant future beckons.

项目地址：澳门城市日大马路

楼面面积：4万平方米

发展时间：2010-2013

Project location: Avenida 24 de Junho, Macau

Floor Area: 40,000 square metres

Term of development: 2010-2013



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