



上海地产(集团)有限公司
SHANGHAI LAND (GROUP) CO.,LTD

2019

企业社会责任报告

CORPORATE SOCIAL
RESPONSIBILITY REPORT

企业社会责任报告
CORPORATE SOCIAL RESPONSIBILITY REPORT

2019



上海地产(集团)有限公司
SHANGHAI LAND (GROUP) CO.,LTD



PROLOGUE

序篇

CORPORATE SOCIAL
RESPONSIBILITY REPORT

URBAN RENEWAL — NEW MILESTONES FOR URBAN DEVELOPMENT

城市更新 —— 城市发展的新里程

城市更新，是城市发展到成熟阶段后的必然之路。
1958年8月，在荷兰召开的第一次城市更新研讨会上，对“城市更新”作了说明——

生活在城市中的人，对于自己所居住的建筑物、周围的环境或出行、购物、娱乐及其他生活活动有各种不同的期望和不满；对于自己所居住的房屋 的修理改造，对于街道、公园、绿地和不良住宅区等环境的改善有要求及早施行，以形成舒适的生活环境和美丽的市容抱有很大的希望。

城市更新是城市新陈代谢的有机功能，也是一个内涵不断丰富 的过程——从物质改造到精神提升，从经济发展到文明回归，从单一目标到可持续和谐发展，从城市内生增长到区域竞争驱动的变化过程。

Urban renewal is inevitable after a city develops to a mature stage.

In August 1958, the concept of Urban Renewal was explained at the first Urban Renewal Seminar in the Netherlands.

People living in cities have different expectations regarding the buildings they live in, the surrounding environment, travel, shopping, entertainment or any other activities. They have great hopes for a comfortable living environment and a beautiful city from the improvement of the houses they live in and the early implementation of the environmental changes in streets, parks, grass areas, and residential areas.

Urban renewal is an organic function of urban transformation and a process of continuous enrichment on changes from material to spiritual improvement, from developing the economy to encouraging the return of civilization, from a single goal to sustainable and harmonious development, from urban endogenous increase to regional competition-driven growth.

SHANGHAI URBAN RENEWAL — THREE STRATEGIC DEVELOPMENT GOALS

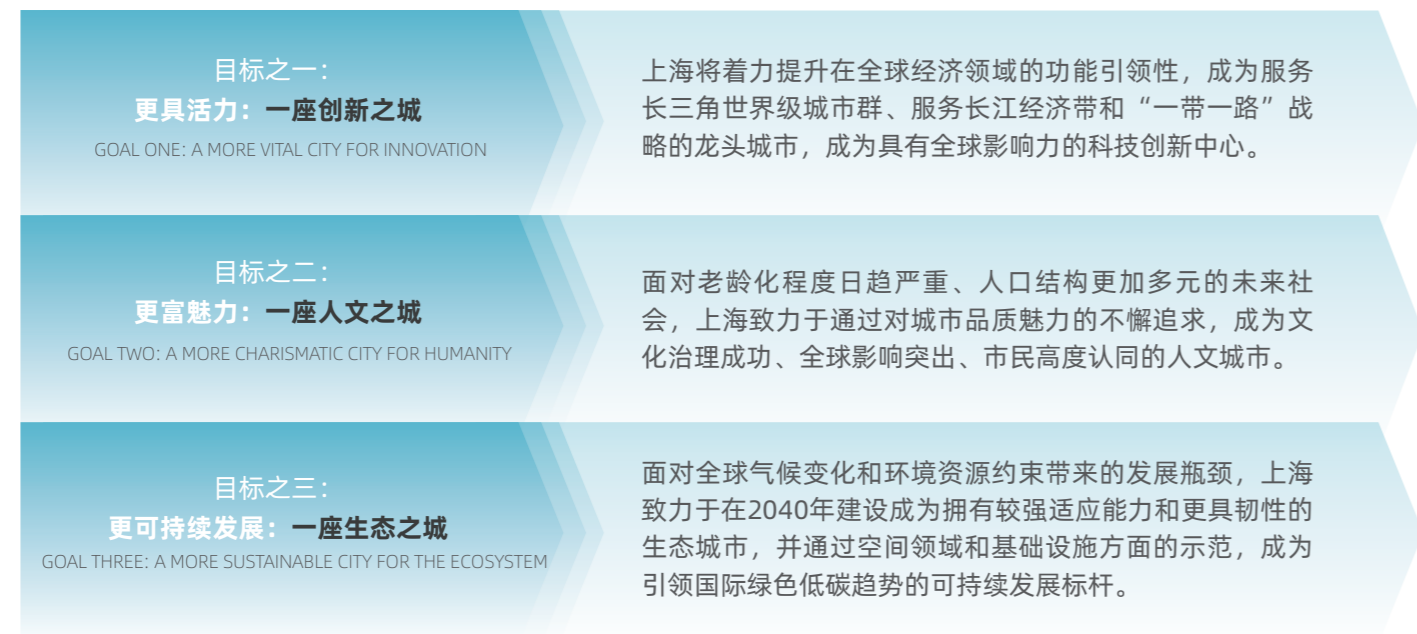
上海目标 —— 城市新一轮总体规划（2017-2035）

2014年，上海市第六次规划土地会议提出了“规划建设用地规模负增长”“以土地利用方式转变倒逼城市发展转型”。在转变拓展型发展路径背景下，如何激发存量资源的潜力，是未来发展的重要途径。

2015年5月，上海在全国率先颁布《上海市城市更新实施办法》，以上海新一轮城市总体规划战略导向为指导，围绕资源紧约束条件下建成“全球城市”的目标，以“提质增效”为核心，充分发挥政府、市场、社会的多方面作用，**优化城市功能及布局，提升城市空间品质，完善公共服务设施，增强城市发展活力，提高土地利用效率，促进经济、社会、文化、生态全面协调发展。**

In 2014, the 6th Shanghai Land Planning Conference proposed the ideas of negative growth in the scale of planned construction and controlling the usage of land to force urban development and transformation.

In May 2015, Shanghai took the lead in promulgating the Measures for the Implementation of Shanghai Urban Renewal in China, giving full play to the multiple functions of the government, market and society, optimizing urban functions and layouts, improving the quality of urban space, public service facilities, urban development vitality, the efficiency of the usage of land, as well as, promoting a comprehensive, coordinated economic, social, cultural, and ecological development.



SHANGHAI LAND GROUP — COMPREHENSIVE SERVICE PROVIDER AND DEMONSTRATOR OF ORGANIC URBAN RENEWAL

上海地产集团 —— 城市有机更新的综合服务商和示范者

城市更新，已成为上海城市发展的主要方式。加快城市更新、服务民生保障、推动绿色发展，既是上海迈向卓越全球城市的必由之路，也是集团最重要的社会责任。

2013年集团开始战略转型，致力于打造生态、生产、生活高度融合的城市更新平台，成为上海城市有机更新的综合服务商和示范者。

2013-2018年间，集团在旧区改造、乡村振兴、生态环境建设、重点区域开发建设、区域整体开发、黄浦江码头岸线建设管理、保障房及租赁住房建设、历史风貌保护、产业园区建设、大众养老等事关上海长远发展的任务中，努力为城市、为生活在城市中的人民承担更多责任，作出更大贡献。

Since 2013, SHANGHAI LAND GROUP has begun strategic transformation. We have been committed to creating a highly integrated urban renewal platform of ecology, production and life, we have become a comprehensive service provider and demonstrator of organic urban renewal in Shanghai.

From 2013 to 2018, SLG's renovation and revitalization of old and rural districts renovation of old districts, rural revitalization, ecological environment construction in key areas, regional overall development, construction and management of the shoreline of the Huangpu River Port, construction of affordable housing and rental housing, protection of historical features, construction of industrial parks, also in the tasks related to the long-term development of Shanghai, such as the public endowment, we strive to take more responsibility and make greater contributions to the city and the people living in the city.



在加快城市更新
上实现新作为



在服务民生保障
上实现新作为



在推动绿色发展
上实现新作为

2019

CORPORATE SOCIAL RESPONSIBILITY REPORT

SHANGHAI LAND GROUP

CONTENTS 目录

第一章 CHAPTER ONE

关于我们——上海地产集团
ABOUT US – SHANGHAI LAND GROUP

| | | |
|-----------|----------------------|----|
| 核 心 价 值 观 | CORE VALUES | 04 |
| 业 绩 综 述 | PERFORMANCE OVERVIEW | 05 |
| 组 织 架 构 | ORGANIZATION | 06 |

第二章 CHAPTER TWO

城市更新——创造社会价值
URBAN RENEWAL – CREATE SOCIAL VALUES

| | | |
|--|-------------------------------|----|
| 区 域 功 能 提 升 | REGIONAL FUNCTION IMPROVEMENT | 09 |
| 续写传奇——世界级地标，焕发新生机 Continue a Legacy - continue to strive for creating and Rejuvenating World-Class Landmark | | 11 |
| 双畅枢纽——服务长三角，联接全世界 Connected Hub — Serving the Yangtze Delta and Connecting the World | | 15 |
| 新型社区——田园新生活，宜居多元化 New Community — A New, Livable and Diverse Rural Life | | 19 |
| 还江于民——市民共徜徉，魅力滨江岸 Giving Back to the Community — A Charming Riverside enjoyed by the Community | | 23 |
| 园区开发——聚创新势能，助产业升级 Park Development — Gathering Innovation with the Potential to help upgrade industries | | 27 |
| 风貌保护——古旧焕新颜，经典得新生 Refurbish Surroundings — Refurbish old styles to modern classics | | 31 |

生态环境建设 ECOLOGICAL DEVELOPMENT 33

| | | |
|---|--|----|
| 世博文化公园——绿化融文化，森林蕴园林 Expo Cultural Park——Fusing outdoor landscape areas with Culture | | 35 |
| 城市绿肺——绿地可永续，运动焕活力 Urban Greening — Rejuvenating surrounding landscapes to improve the areas for sports and liesure | | 39 |
| 资源利用——废土变沃土，环境得保护 Resources Utilization — To protect and restore the environment from barren soil to fertile soil | | 43 |

民生保障改善 SECURITY IMPROVEMENT ON LIVELIHOOD 45

| | | |
|--|--|----|
| 旧区改造——民心工程，惠及百姓千家万户 Old Districts Renovation — A beneficial project for families | | 47 |
| 住房保障——安居平台，提高生活幸福品质 Housing Security — Improve life quality with peace, happiness and security | | 49 |
| 大众养老——多元服务，满足多层次养老需求 Retirement — Multiple services for retirement to meet multiple levels of needs | | 51 |
| 美丽乡村——乡村振兴，城乡融合我中有你 Beautiful Village — Revitalize and integrate rural and urban area | | 53 |
| 幕墙管家——数字平台，云端科技守护城市 Digital City Wallkeeper — Digital Platforms with Cloud Technology | | 57 |

第三章 CHAPTER THREE

关注于人——服务社会与员工
FOCUS ON PEOPLE – SERVING THE COMMUNITY
AND INTERNAL STAFF

| | | |
|---------|--------------------|----|
| 人 才 发 展 | TALENT DEVELOPMENT | 61 |
| 公 益 事 业 | WELFARE | 63 |
| 合 作 伙 伴 | PARTNERS | 68 |
| 集 团 荣 誉 | HONORS | 71 |

CHAPTER ONE

第一章
关于我们——上海地产集团

ABOUT US
— SHANGHAI LAND GROUP

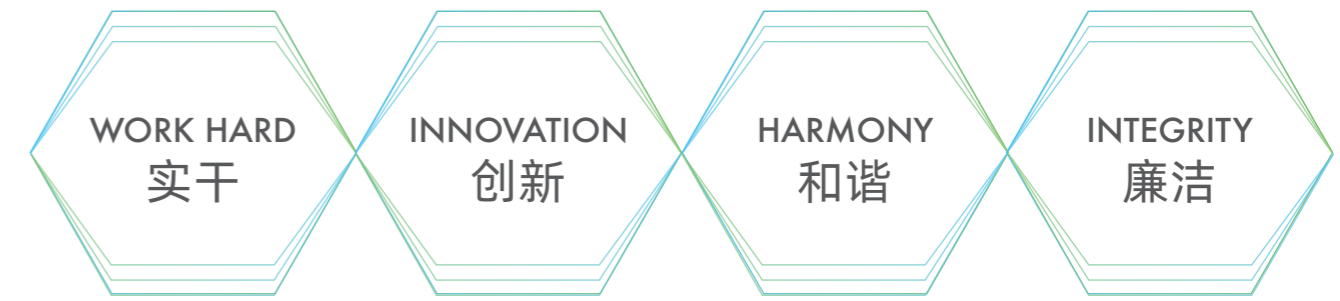
上海地产（集团）有限公司成立于2002年，是经上海市人民政府批准成立的国有独资企业集团公司，注册资本300亿元。截至2018年末，集团总资产规模近3000亿元。

截至2018年底，集团共有各级次控股企业230家，参股企业100余家，其中集团直接管理成员企业20多家；员工近1万人，其中党员1500余人

集团始终坚持围绕中心、服务大局，牢牢把握市委、市政府命题，当好市委、市政府重大战略决策的实施者、操作者、承担者，做好服务社会和发展自身两篇文章。

- 使命**
想政府之所想/急政府之所急/干政府之所干/实现政府要求、企业追求、市场需求相统一
In-depth knowledge of government regulations, requirements, protocols and procedures.
Achieve good collaboration and unity with government agencies, requirements of corporations and market demands
- 步骤**
2014-2016打基础/2017-2019出形象/2020-2022上台阶
Groundwork from 2014 to 2016, corporate image from 2017 to 2019, stepping up from 2020 to 2022
- 方向**
专业化管理/市场化机制/国际化标准
Professional management, marketization mechanism and international standards
- 路径**
建立以整体开发为核心的发展模式/建立以战略管控为主体的管控模式/
建立以市场机制为导向的评价模式
Planning and Establishing a model with overall development as the core. Including strategic management and control, and establishing a market-oriented evaluation protocols
- 举措**
做响品牌/做大资源/做活机制/做强党建
Make a big brand, have abundant resources, create universal applicable mechanisms, build a strong government party

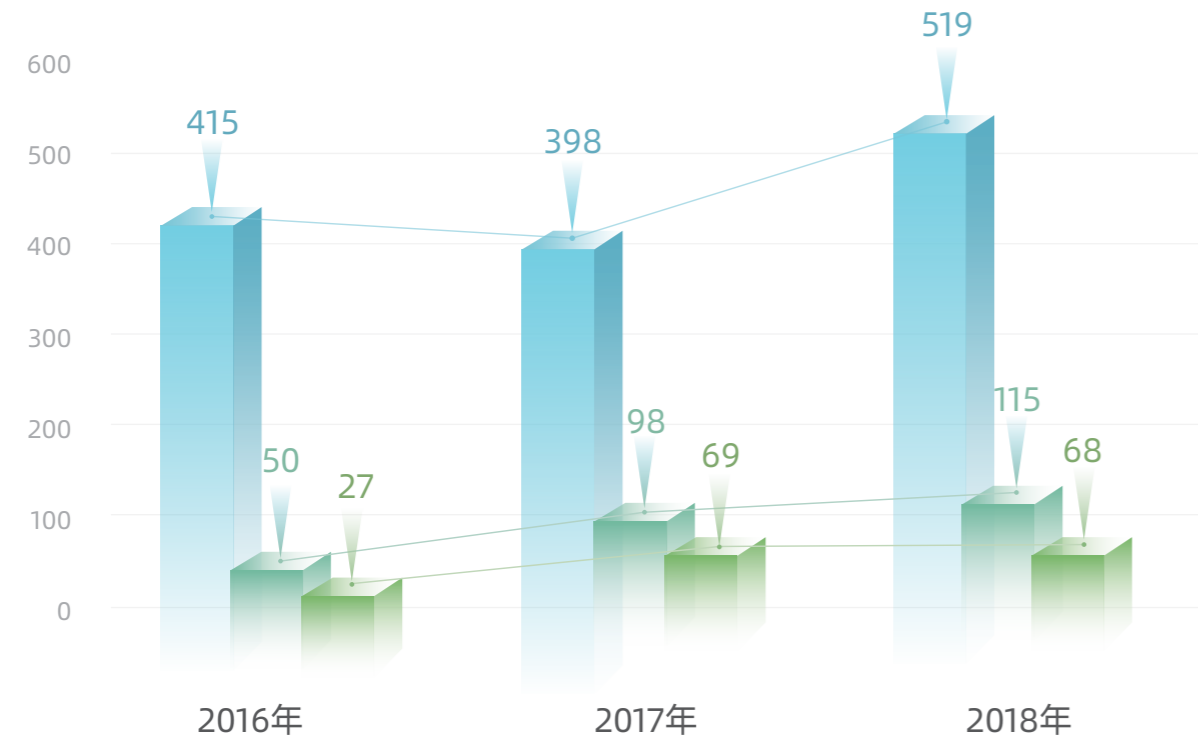
CORE VALUES 核心价值观



- | | | | |
|--|---|--|--|
| <p>忠于战略 Loyal to Strategy</p> | <p>绽放激情 Passion</p> | <p>凝心聚力 Concentration</p> | <p>心存敬畏 Be inspired and inspire others</p> |
| <p>担当责任 Take Responsibility</p> | <p>敢为人先 Strive to be the first</p> | <p>团结合作 Cooperation</p> | <p>知行合一 Unity of knowledge and business practices</p> |
| <p>强化执行 Strong Task Execution</p> | <p>攻坚克难 Overcome difficulties</p> | <p>包容开放 Be inclusive and open</p> | <p>克己奉公 Serve the public interests</p> |
| <p>落细落小 Focus on detail</p> | <p>与日俱进 Change with the times</p> | <p>共担共享 Sharing</p> | <p>严守底线 Know your limitation</p> |
| <p>善作善成 Do good to others</p> | <p>鼎新革故 Keep one eye on the past and the other on the future</p> | <p>共生共存 Collaboration</p> | <p>以廉为荣 Be proud of honesty and integrity</p> |

PERFORMANCE OVERVIEW

业绩综述



营业收入 (亿元) Operating Income (100 million yuan)

利润总额 (亿元) Total Profit (100 million yuan)

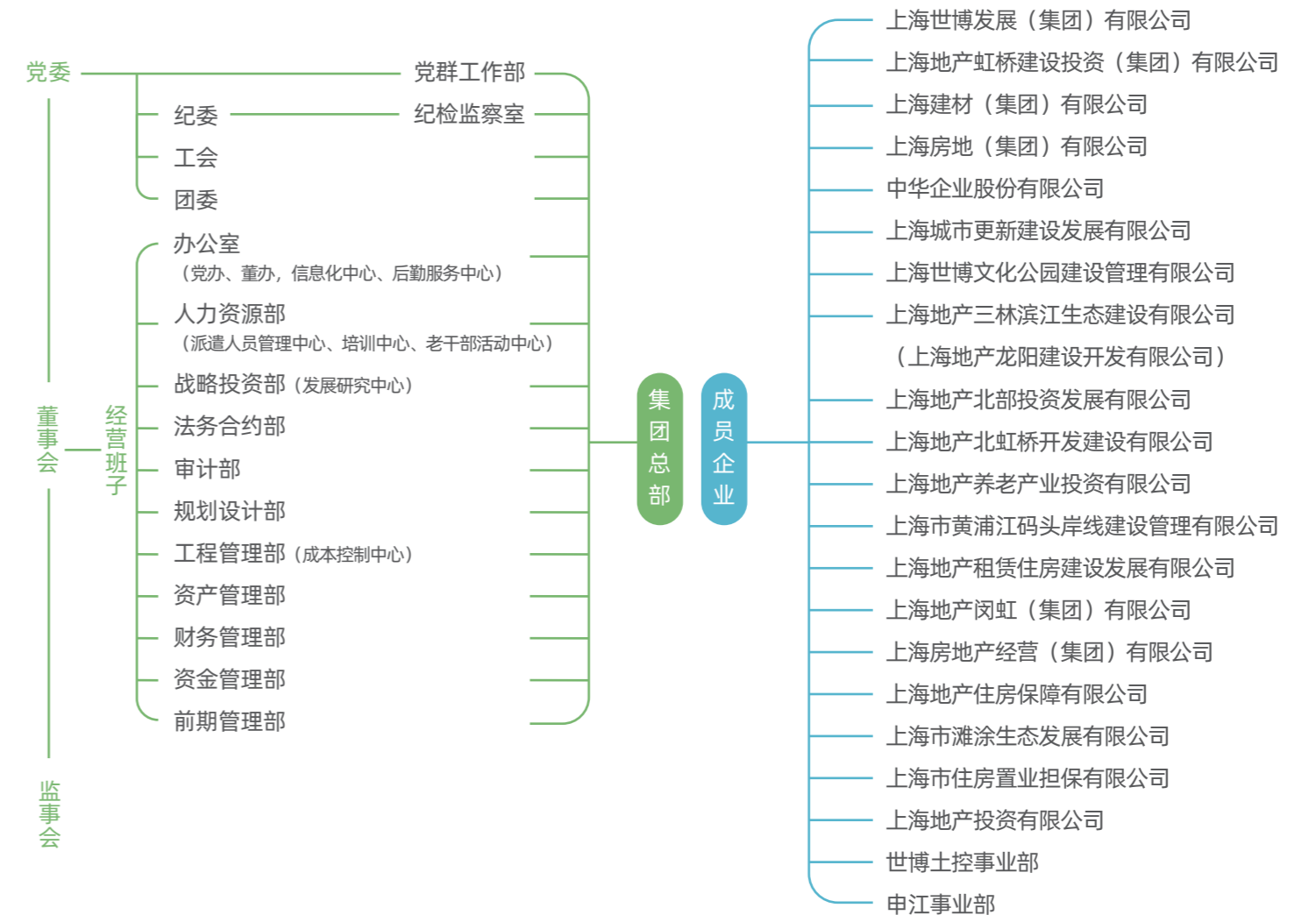
母公司净利润 (亿元) Net Profit of Parent Company (100 million yuan)

截至 2018年底, 集团合并资产总额 2955 亿元, 净资产1004亿元, 资产负债率66%。

At the end of 2018, the total consolidated assets of SHANGHAI LAND GROUP were 295.5 billion yuan, the net assets were 100.4 billion yuan, and the asset-liability ratio was 66%.

ORGANIZATION

组织架构



CHAPTER TWO

第二章
城市更新——创造社会价值

URBAN RENEWAL
— CREATE SOCIAL VALUES

REGIONAL FUNCTION IMPROVEMENT

区域功能提升

续写传奇——世界级地标，焕发新生机

CONTINUE A LEGACY - CONTINUE TO STRIVE FOR CREATING AND REJUVENATING WORLD-CLASS LANDMARK

双畅枢纽——服务长三角，联接全世界

CONNECTED HUB — SERVING THE YANGTZE DELTA AND CONNECTING THE WORLD

新型社区——田园新生活，宜居多元化

NEW COMMUNITY — A NEW, LIVABLE AND DIVERSE RURAL COMMUNITY

还江于民——市民共徜徉，魅力滨江岸

GIVING BACK TO THE COMMUNITY — A CHARMING RIVERSIDE ENJOYED BY THE COMMUNITY

园区开发——聚创新势能，助产业升级

PARK DEVELOPMENT — GATHERING INNOVATION WITH THE POTENTIAL TO HELP UPGRADE INDUSTRIES

风貌保护——古旧焕新颜，经典得新生

REFURBISH SURROUNDINGS — REFURBISH OLD STYLES TO MODERN CLASSICS



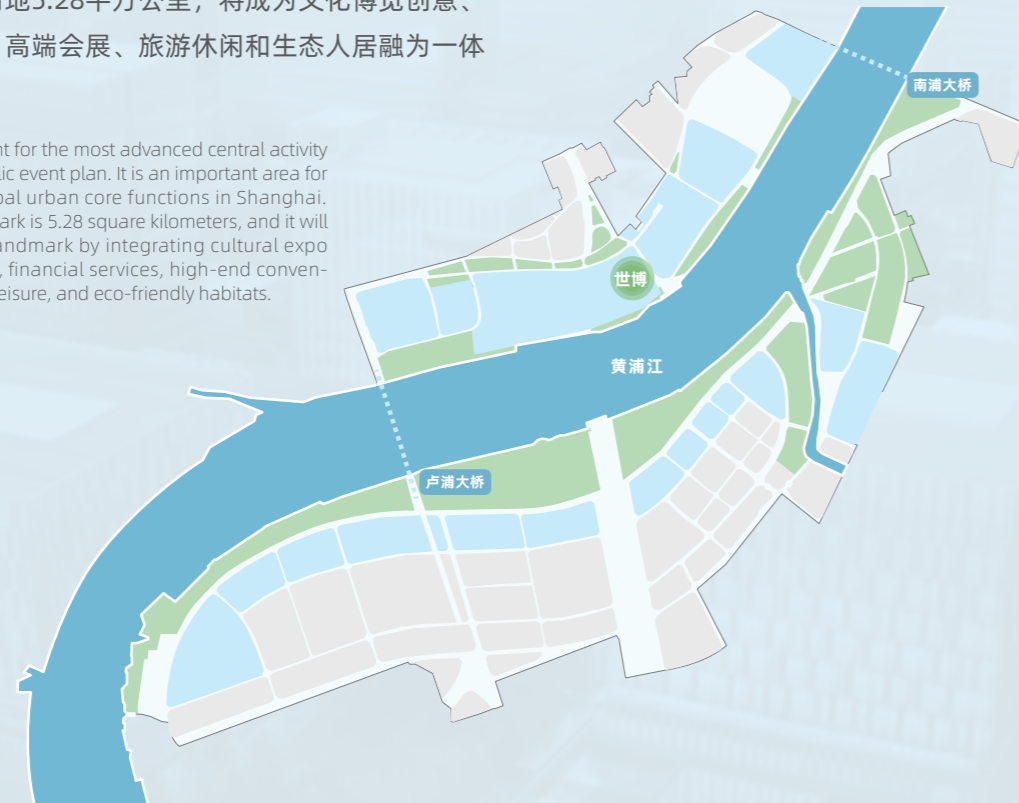
SHANGHAI
LAND (GROUP) CO.,LTD

续写传奇——世界级地标，焕发新生机

CONTINUE A LEGACY - CONTINUE TO STRIVE FOR CREATING AND REJUVENATING WORLD-CLASS LANDMARKS

世博园区作为上海2035总体规划公共活动中心体系中的最高级“中央活动区”的组成部分，是上海卓越全球城市核心功能的重要承载区。园区规划用地5.28平方公里，将成为文化博览创意、总部商务、金融服务、高端会展、旅游休闲和生态人居融为一体的世界级新地标。

The Expo Park, is the component for the most advanced central activity area of the Shanghai 2035 public event plan. It is an important area for bearing the outstanding global urban core functions in Shanghai. The planned land area of the park is 5.28 square kilometers, and it will become a new world-class landmark by integrating cultural expo ideas, headquarters business, financial services, high-end conventions and exhibitions, tourism, leisure, and eco-friendly habitats.



这里是5A都市全城旅游的目的地

THIS IS THE DESTINATION OF THE 5A CITY TOUR

2018年，配合市旅游局落实市政府事实项目，将世博公园内原游客服务中心提升为上海市一级旅游综合服务中心。2018年9月28日正式对外开放运行，成为市、区、世博板块的旅游集聚地，举办了各类微型世博主题旅游，成为沪上旅游的新热点。

In 2018, in cooperation with the Municipal Tourism Bureau to implement the government's project, the original tourist service center in the Expo Park was upgraded to a comprehensive tourist service center in Shanghai.



这里是“上海文化”品牌核心呈现区、上海亚洲演艺之都的中心区

THIS IS THE CORE PRESENTATION OF THE SHANGHAI CULTURE AND THE CENTRAL AREA OF ASIAN PERFORMANCE IN SHANGHAI

作为汇集民族工业和世博会双遗产的地标性区域，后世博时期，区域内成功举办了百余项、逾500多场内容丰富、形式多样的具有世博特质的文化演出活动，成功提升了世博园区的知名度和文化影响力，使世博滨江成为上海乃至全国知名的地标性文化活动现场地。

The Expo Park's popularity and cultural influence have made the Expo Riverside a well-known landmark for cultural events in Shanghai and even across the country.



入驻企业合计**171家**
171 companies in total



总体入驻员工约**13000余人**
Approximately 13,000 employees



世博地区注册的**27家企业**
27 companies registered in the Expo area



合计产税**4.80亿元人民币**
Total production tax 480 million yuan



合计注册资本**人民币289亿元**
Total registered capital of RMB 28.9 billion



合计注册资本**美元7800万元**
Total registered capital USD 78 million

这里是央企总部集聚区

THIS IS THE GOVERNMENT ENTERPRISE HEADQUARTERS GATHERING AREA

我们全力打造的世博园区B片区已成为央企总部集聚区，规划用地面积18.72公顷，地下空间建筑面积约40万平方米，地上总建筑面积60万平方米，共28幢大楼。目前B片区入驻企业合计171家，其中重量级央企13家。总体入驻员工约13000余人，地上60万平方米建筑体量中，已使用约45万平方米。

2018年，13家央企在世博地区注册的27家企业合计产税4.80亿元人民币，合计注册资本：人民币289亿元，美元7800万元。

The B area of the Expo Park has become the government enterprise headquarters gathering area. The planned land area is 18.72 hectares, the underground construction area is about 400,000 square meters, and the total ground construction area is 600,000 square meters with a total of 28 buildings.



这里是城市最佳实践区

THIS IS THE CITY'S BEST PRACTICE AREA

在世博会后，我们着手世博浦西园区的二次更新改造——创造从“世博亮点展区”到“街区改造范例”。我们延续了其基本格局，并对部分建筑进行改造和新建，形成文化创意街区，成为上海城市发展的有机组成部分，同时成为亚洲首个获得LEED铂金级第二阶段认证的项目。这一片城市最佳实践区在后续规划中搭建了良好的公众参与平台，这里最终将建设成为文化创意产业的独特集聚区，世博文化遗产的重要承载区，低碳生态发展的最佳实践区，充满活力的复合街坊，彰显魅力的城市客厅。

After the World Expo, we set out to renovate the Puxi Park of the Expo for the second time to create an example from the Expo Highlights Exhibition Area to Block Reconstruction. It will eventually be built into a unique gathering area for cultural and creative industries, an important area for bearing the Expo's cultural heritage, a best practice area for low-carbon eco-friendly development, a vibrant compound block, and a charming urban living area.

私家园林
Private garden

公众花园
Public Garden

废墟
Debris

工业厂房
Industrial Plants

世博会
World Expo

世博会后
Post-World Expo

1880 1919 1937 1949 2010 2012



公园建址
Park site

对公众开放
Open to public

日军轰炸
Japanese bombing

电厂发电
Power Plants

世博会为公众开放
Open to public

转变为重要的
公共开放空间
Transformed to
an important public area

双畅枢纽——服务长三角，联接全世界

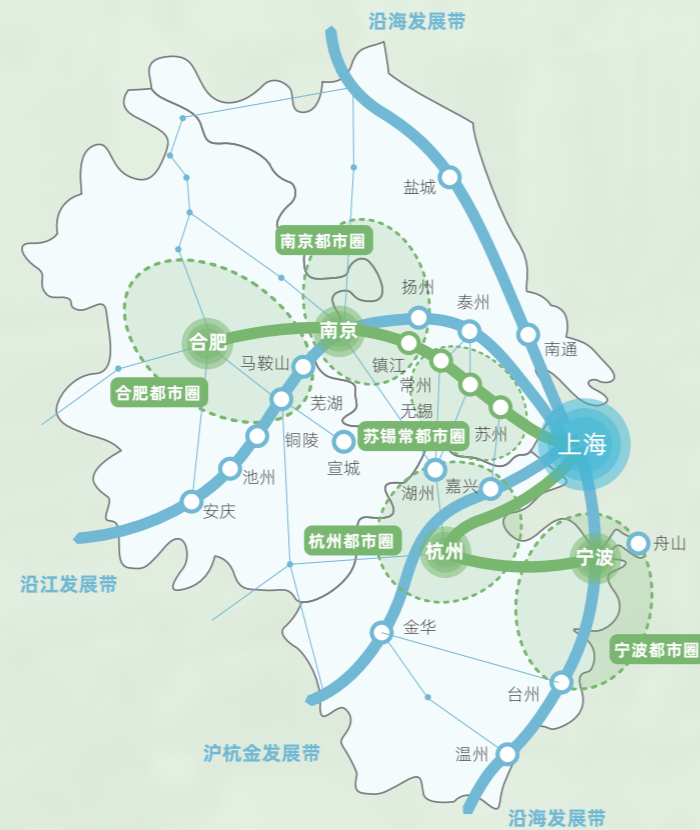
CONNECTED HUB — SERVING THE YANGTZE DELTA AND CONNECTING THE WORLD

虹桥商务区位于上海中心城区西侧，紧拥虹桥交通枢纽，是上海“十三五”期间重点发展区域，总占地面积86.6平方公里，主功能区面积27平方公里，涉及闵行、长宁、青浦、嘉定四个区，涵盖轨道交通、公路、航空三位一体的交通方式。

The Hongqiao Business District is located on the west side of Shanghai. It is a key development area during the 13th Five-Year Planing period in Shanghai. It has a total area of 86.6 square kilometers and a main function area of 27,000 square kilometers which includes Minhang, Changning, Qingpu and Jiading, covering the transport system of railway, highway and aviation.

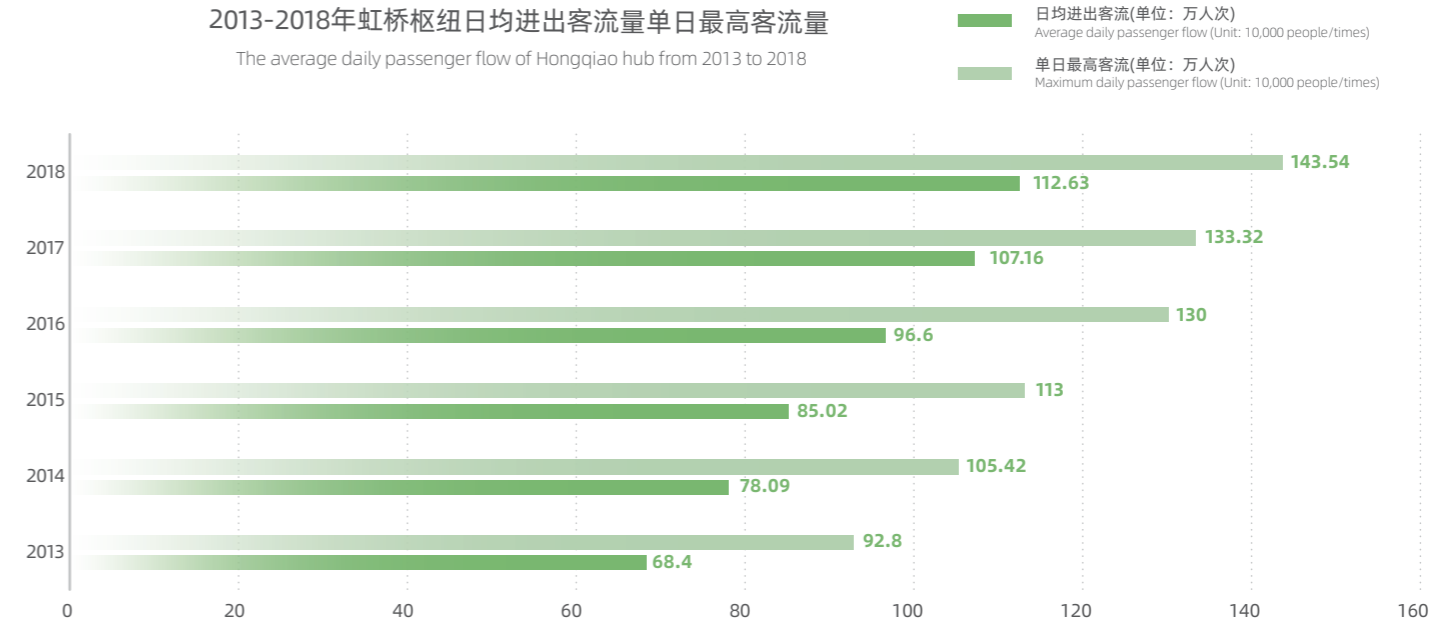
2018年11月5日，习总书记在首届中国国际进口博览会开幕式发表演讲，支持长江三角洲区域一体化发展并上升为国家战略，虹桥商务区作为长三角的“心脏”，其地位和重要性更加突显——虹桥商务区将作为虹桥国际开放的枢纽国际化中央商务区和国际贸易中心新平台。

On November 5th, 2018, General Secretary Mr. Xi announced that Hongqiao Business District is to be the heart of the Yangtze Delta, it has become even more prominent since then. Hongqiao Business District will serve as a new hub for international opening of the Hongqiao International Business Center and a new international trade center platform.



2013-2018年虹桥枢纽日均进出客流量单日最高客流量

The average daily passenger flow of Hongqiao hub from 2013 to 2018





这里是进口博览会的主场地

THIS IS THE MAIN VENUE OF THE IMPORT EXPO

2018、2019年进博会期间，我们对进博会区域综合环境进行全方位的整治提升，确保了进博会的圆满召开，向全世界的中外客商和参观者们呈现了完美的示范形象。

During the trade fairs in 2018 and 2019, we carried out a comprehensive improvement initiative of the overall environment of the trade fairs. This helped to ensure that the fairs were successfully held and represented a perfect example to Chinese and foreign merchants and visitors from around the world.



■ 交通保障措施 TRAFFIC SECURITY MEASURES

高铁出租车上客点采用分段式封闭施工，保证了每天1.6万辆出租车的发车量不受影响。利用磁浮北侧预留用地建设了500个车位的临时停车场；在高铁站前增设了70多个临时车位，为进博会期间交通保障提供了重要的疏散渠道。



■ 安全保障措施 SECURITY MEASURES

完成视屏扩容、终端软件全面升级，有力支撑了旅客和租户通信服务，部分重点区域增加46路高清监控摄像机，并将机场火车站在内的8大区域内的监控视频信号传输至虹桥枢纽应急响应中心，进一步健全完善虹桥综合交通枢纽视频监控系统，配合做好进博会安全保障工作。



■ 绿化工程项目 GREENING PROJECT

通过纯绿化造景，在位于外围河道沿线，总面积约61000余平方米的区域打造零星绿地和生态绿色防护林带。位于南北片区的公共绿地二期工程包括29个地块，总用地面积约15.17公顷，高标准完成了绿化种植，形成了上海示范性绿化街区。另外，还完成154万平方米的储备地块的场地平整和绿化种植，以及13公里的围墙整修美化，提高了景观绿地的美化标准。



■ 能源设施环境整治 ENVIRONMENTAL IMPROVEMENT ON ENERGY FACILITIES

西虹桥新能源站完成近2000平方米的门窗和屋顶降噪设施的整改升级，提升周边居民生活舒适度和满意度；站体灯光改造后，近千盏灯环绕能源站体，与周边国家会展中心融为一体，凸显环保节能、绿色能源的形象。

新型社区——田园新生活，宜居多元化

NEW COMMUNITY — A NEW, LIVABLE AND DIVERSE RURAL LIFE



新顾城地处北上海通衢之地，在尊重土地原有文化的前提下，融入前瞻性眼光和市场化手段，按照上海城市更新战略，以全新的复合型规划，围绕**生态、健康、智慧、人文、乐活**五大功能定位，打造一座生态、生产、生活高度融合的生态之城、智慧之城、活力之城。

未来，这里将崛起一座产城相融合、配套高标准、功能有特色、宜居多元化的新一代大型居住社区。

New good city is located in the north of Shanghai. It respects the original culture of the land, integrates forward-looking vision and market-oriented methods, and follows the Shanghai Urban Renewal Strategy. It adopts a brand-new plan, focusing on ecology, health, wisdom, and humanity. The five major functions of LOHAS are to create an ecological city, a city of wisdom, and a city of vitality that integrates ecology, production and life. In the future, there will be a new generation of large-scale residential communities with a combination of high supporting standards, distinctive features, and livable diversity.

这里有可参与其中的田园都市新生活

HERE'S A NEW IDYLIC CITY LIFE TO PARTICIPATE IN

新顾城紧邻顾村公园，整个区域有近50%的面积为绿化和水面，水系和绿化蓝绿交融，串联起整个社区空间。

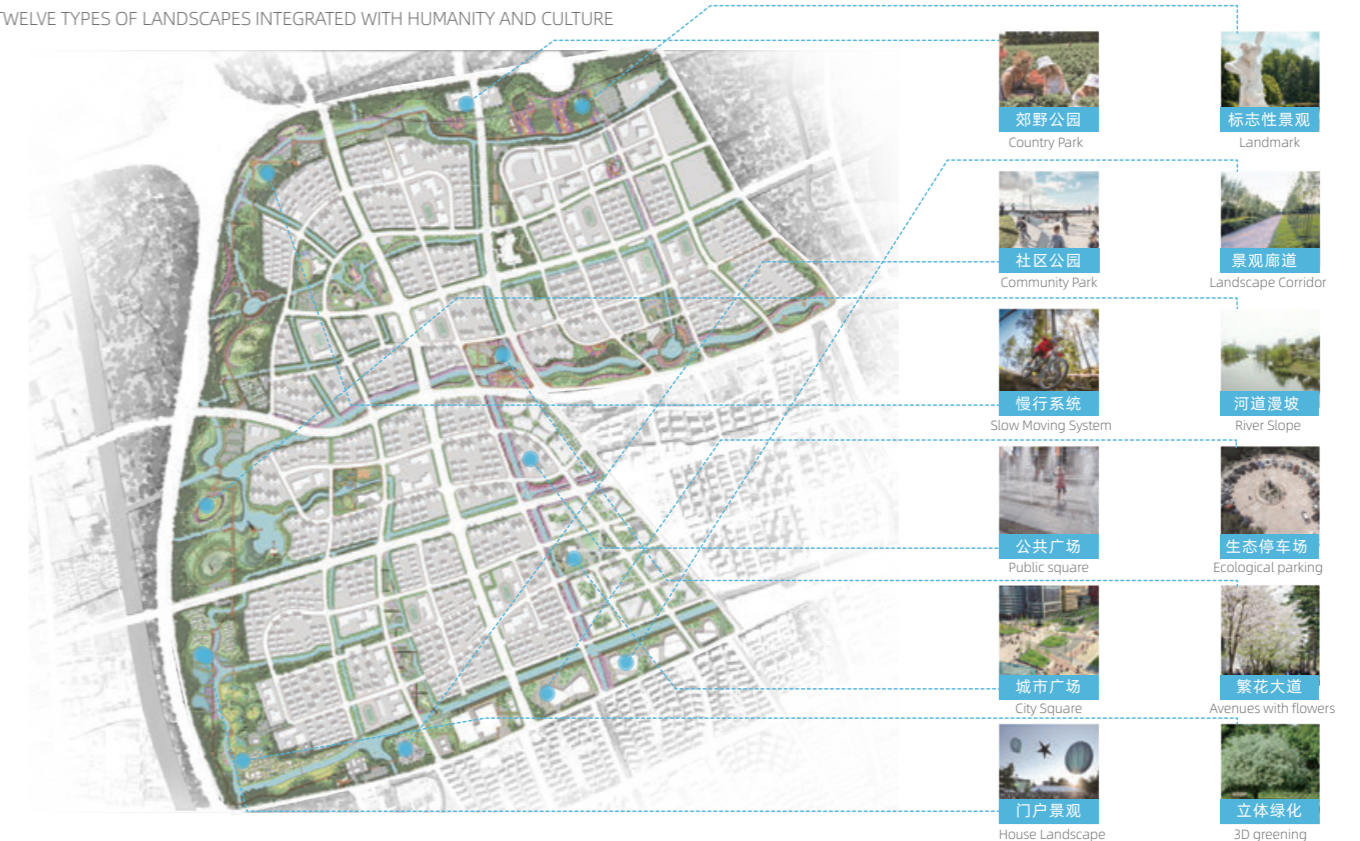
我们规划设计了十二类主要景观，与人文生活充分融合，营造社区居民沟通、交流、共享的城市公共开放空间，满足不同人群社交、休闲、文化、运动等多重体验，让社区居民享受可充分参与其中的田园都市新生活。

New good city is adjacent to Gucun Park, nearly 50% of the entire area is green and has a water surface. The blue's and green's blend together connecting the entire community.



与人文互动融合的十二类景观

TWELVE TYPES OF LANDSCAPES INTEGRATED WITH HUMANITY AND CULTURE



这里有可满足生活最后一公里需求的邻里中心

COMPREHENSIVE NEIGHBORHOOD CENTERS THAT MEET THE NEEDS

新顾城的四大住宅片区中，我们创新性地各规划设置一个建筑面积约为1~2万平方米的复合型商业综合体——邻里中心。在每一个邻里中心，都将配备文化中心、体育中心、社区菜场等社区服务功能，同时辅以超市、银行等商业基础业态，以及O2O生活体验馆、社区食堂等特色业态。这里是居民生活交流的社区会客厅，也是公共服务、社会服务及商业服务的交互空间，展现融合共生的新型邻里关系。

Each neighborhood center is equipped with community service functions such as cultural centers, sports centers, and community markets. Neighborhoods are also supplemented by commercial aspects such as supermarkets and banks, as well as some special aspects such as O2O life experience and community cafeterias.

This is the living area of the community. It is also an interactive space for public services, social services and business services, showing a new type of neighbourhood integration.



社区体育中心和屋顶球场
COMMUNITY SPORTS CENTER
AND ROOFTOP COURT



特色餐厅和社区菜场
SPECIALTY RESTAURANTS AND
COMMUNITY MARKETS



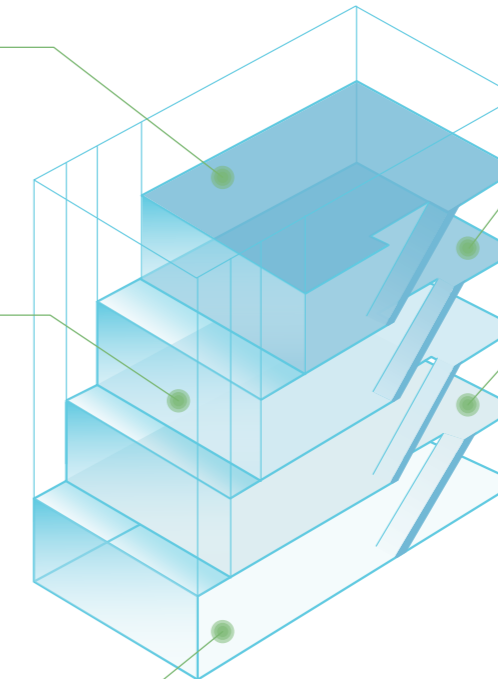
停车场和配套商业
PARKING LOTS AND
SUPPORTING BUSINESSES



社区文化活动中心
COMMUNITY CULTURAL
ACTIVITY CENTER



配套商业
SUPPORTING COMMERCIAL ASPECT



于内，是社区公共服务和商业配套服务双重功能的复合融合
于外，是与周边景观及设施的复合融合

Inside, the neighborhood center is a fusion of community public services and business supporting services
Outside, the neighbourhood is a fusion of the surrounding landscape and facilities

还江于民——市民共徜徉，魅力滨江岸

GIVING BACK TO THE COMMUNITY — A CHARMING RIVERSIDE ENJOYED BY THE COMMUNITY

黄浦江，作为上海母亲河，见证了上海的历史与荣耀。2016年，上海以建造“百年大计、世纪精品”为原则，拉开黄浦江两岸45公里岸线公共空间贯通开放工程的序幕。

我们所承担了黄浦江两岸公共空间45公里岸线贯通建设、十六铺地区综合改造、秦皇岛路码头区域升级改造、外滩交通枢纽及中山东二路地下空间、外滩公共服务中心等40个重点工程项目，实现“还江与民”，把黄浦江两岸打造为“可漫步、可阅读、有温度”的魅力水岸空间，呈现全球城市生活核心的美好舞台。

We have undertaken 40 key projects such as the construction of 45 kilometers of shoreline public space on both sides of the Huangpu River. The comprehensive reconstruction of Shiliupu area. The upgrading of Qinhuangdao Road pier area. Finally, the Bund transportation hub, the underground space of Zhongshan East Second Road, and the Bund Public Service Center. The project realizes returning the river to the people, and building the two sides of the Huangpu River into a charming waterfront space. Where the surrounding community can walk, read, and enjoy the environment by presenting a beautiful stage for the global urban life.



这里是水上观光游览的时尚新地标

THIS IS A STYLISH NEW LANDMARK FOR SIGHTSEEING ON WATER

■ 新十六铺码头 NEW SHILIUPU PIER

2015年启动的十六铺码头二期改造工程把亲水平台延伸450米至复兴东路，增加了绿化景观。北起东门路，南至复兴东路，岸线长达460米。十六铺码头变身集水上旅游中心、公共滨江绿地和大型商业餐饮于一体的城市时尚新地标。



■ 秦皇岛路码头 QINHUANGDAO ROAD PIER

秦皇岛路码头候客站，我们投资实施整体改造，并与杨浦区政府合作，通过架设空中廊桥，实现了该码头上船通道与贯通道游客分离，极大改善了秦皇岛路码头环境与游客浏览体验。



这里是游客与市民共享的滨水空间

THIS IS A SHARED WATERFRONT SPACE FOR TOURISTS AND CITIZENS

无论是出于接轨国际一流还是尊重城市历史的目的，塑造滨水空间的最终落脚点都是“人”。数据显示，自黄浦江45公里滨江空间贯通以来，到访游客数量同比增长近50%，黄浦江两岸公共空间成为城市中央活动区的组成。由此，公共空间的建设理念还将向腹地和两侧延申，利用黄浦江支流、街道、绿廊等，将公共空间贯通理念向腹地纵深拓展，逐步形成系统性、网络化，同时植入一批与之相适的功能设施，为市民提供更广阔的活动空间。

Since the 45 kilometers of riverside space of the Huangpu River has been opened, the public space on both sides of the Huangpu River has become the city's central activity area. Therefore, using the tributaries, streets, and green corridors of the Huangpu River to extend the concept of public space penetration to the hinterland, gradually forming a systematic and networked system, and simultaneously implanting a number of suitable functional facilities to provide citizens with a wider space.

■ **新华滨江绿地**

XINHUA RIVERSIDE GREENLAND

新华滨江贯通工程公共绿地总用地面积约11.6万平方米，其中绿地面积约6.9万平方米，高桩码头总用地面积约5.2万平方米。

■ **耀华滨江绿地**

YAOHUA RIVERSIDE GREENLAND

耀华滨江公共绿地贯通及景观提升改造工程总用地面积195148平方米，其中绿化景观工程约132109平方，管理用房总建筑面积755平方。

■ **中栈滨江绿地**

ZHONGZHAN RIVERSIDE GREENLAND

中栈地区公共绿地工程及防汛墙工程用地面积12578平方米，绿化种植面积8995平方米。中栈区段绿地景观改造工程项目用地面积8000平方米，绿化种植面积4046平方米。

■ **南栈滨江绿地**

NANZHAN RIVERSIDE GREENLAND

南栈滨江公共绿地贯通及景观提升改造工程项目占地面积68268平方米，其中陆域面积53823平方米，水域面积约15234平方米，总岸线长度约380米。



园区开发——聚创新势能，助产业升级

PARK DEVELOPMENT — GATHERING INNOVATION WITH THE POTENTIAL TO HELP UPGRADE INDUSTRIES

我们现拥有涵盖总部办公、产业研发、智能制造、创新创业孵化等不同功能类型的产业园区，通过不断提升招商引资核心能力，引领产业发展，提供产业综合空间解决方案，逐步成为上海一流园区运营和服务提供商。

随着产业园区经济实力和创新发展活力的不断增强，园区作为城市空间发展中的新增长极，可将自身优势向城区传递，园区与城区在资金、市场、技术、人才、科研成果等方面的联系日益密切，互动越来越频繁，将会承载起更多新的城市职能。

We now have industrial parks with different types of functions, including headquarters office, industrial research and development, AI manufacture, innovation and entrepreneurship. By continuously improving the core capabilities of investment, leading the industrial development, providing comprehensive industrial space solutions, and gradually becoming the first-class park operation service provider.



闵行开发区

MINHANG DEVELOPMENT ZONE — THE FIRST BATCH OF NATIONAL ECONOMIC AND TECHNOLOGICAL DEVELOPMENT ZONES

1986年经国务院批准设立的首批国家级开发区。占地3.5平方公里，已形成以装备制造、生物医药、新材料为主导的产业格局，集聚了20家具有国际先进水平的研发机构和14个企业集群，全球500强跨国公司投资的企业占园区企业总数40%以上。

The first batch of national development zones approved by the State Council in 1986, covering an area of 35,000 square kilometers, it's an industrial pattern led by equipment manufacturing, biomedicine, and new materials.



临港园区

LINGANG PARK

2016年2月，经国务院批准，国家级上海闵行经济技术开发区正式扩区临港地区，扩区面积13.3平方公里，扩区临港，不仅为开发区提供了新的拓展空间，也为实现产业升级，从先进制造向智能制造迈进提供了良好的契机。

2019年8月20日，中国（上海）自由贸易试验区临港新片区正式揭牌。临港园区成为新片区的重要组成部分。园区将集聚发展集成电路、人工智能、高端智能装备等重点产业，着力提升科技创新和产业融合能力，整体提升区域产业能级，打造以关键核心技术为突破口的世界级前沿产业集群。



In 2016, with the approval of the State Council, the state-level Shanghai Minhang Economic and Technological Development Zone officially expanded the port area to 13.3 square kilometers. On August 20th, 2019, the Lingang New Area of China (Shanghai) Pilot Free Trade Zone was officially unveiled. Lingang Park became an important part of the new area.



零号湾

NEOBAY — GLOBAL INNOVATION AND ENTREPRENEURSHIP GATHERING AREA

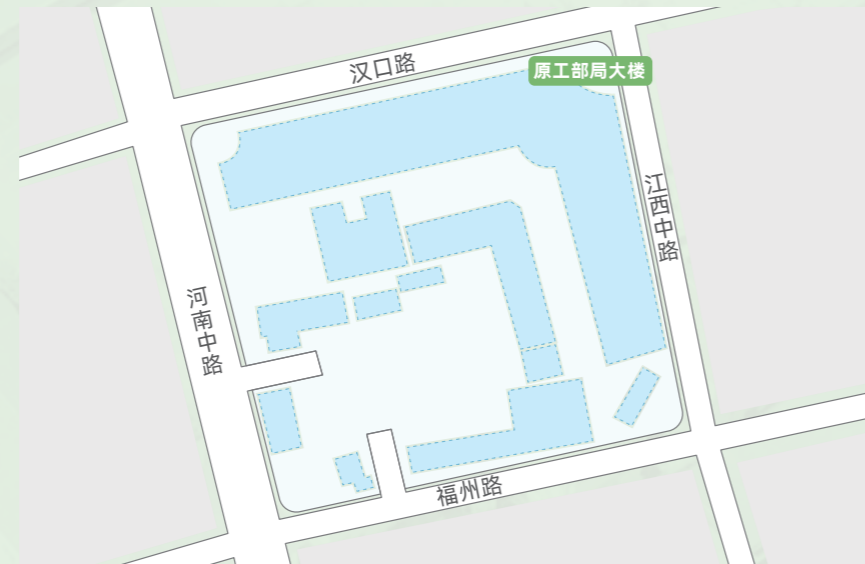
2015年5月获批为首批国家双创示范基地重点建设项目。以“改善创业环境，促进大众创业；优化创新环境，促进万众创新”为宗旨，集聚了互联网、物联网、智慧城市、文化创意、四新经济、战略性新兴产业等领域的创业者们在此地实现抱负，大展宏图。

In May 2015, it was approved as the first batch of national dual innovation demonstration key construction projects.

风貌保护 —— 古旧焕新颜，经典得新生

REFURBISH SURROUNDINGS — REFURBISH OLD STYLES TO MODERN CLASSICS

城市空间是一个有机体，只有不断更新，才能延长生命。2014年，为加强优秀历史建筑和历史文化风貌区保护，加快推进核心区域城市更新，让外滩区域历史建筑“重现风貌、重塑功能”，变古旧为经典，我们和黄浦区政府签订《黄浦区160街坊保护性开发合作协议》。黄浦区160街坊保护性综合改造项目，位于外滩历史文化风貌区和外滩金融集聚带的核心区域，四至范围为江西中路以西，福州路



以北，河南中路以东，汉口路以南，其中原工部局大楼既老市府大楼为该项目的核心建筑，在上海具有极其重要的历史地位和象征意义。该楼始建于1914年，竣工于1922年，曾为上海公共租界工部局、汪伪政权和国民党市政府的办公场所。1949年上海解放，新旧政权交接仪式在此举行，同年10月2日在此升起上海市第一面五星红旗，该楼继而成为新中国上海市政府大楼，直至1956年，并在1989年被列为市第一批优秀历史建筑和市文物保护单位。

In 2014, we signed the District 160 Neighborhoods Protective Development Cooperation Agreement to: strengthen the protection of outstanding historical buildings, cultural landmarks, to speed up the urban renewal in the core area, and let the historic buildings in the Bund area reappear the features and reshape the functions and change the old into the classic.

在这里，将重现建筑历史风貌

HERE, THE HISTORICAL STYLE OF THE BUILDING WILL BE REPRODUCED

原工部局大楼设计、审美取向和施工技术都代表了当时的最高水平，建筑学专家、同济大学伍江教授在《上海百年建筑史》中评价其为“预示上海的建筑正走向其黄金时代”。为充分了解大楼设计初衷和建筑原貌，160街坊保护性改造项目团队从上海市城市建设档案馆、上海市档案馆调取图纸资料，又到英国皇家档案馆调取历史资料。项目团队不仅对外立面及重点保护部位，更不遗余力对大楼每个室内空间都进行了最先进的三维扫描和影像留存，并建立三维电子模型作为项目全过程BIM技术运用的基础，这样的技术工作，堪比巴黎圣母院的激光数据采集。而这一切努力的都是为了尽可能地还原保护这一见证百年上海变迁的优秀历史老建筑的最初风采。



The design level, aesthetic orientation and construction technology of the original Ministry of Industry and Bureau building all represented the highest level of the protective renovation project team at that time. Every effort is made to restore and protect as much as possible the original style of outstanding historical old buildings that witnessed the century-old changes in Shanghai.



In the future, it will become a historical classic block of high-end modern service, both an international financial office service platform and a cultural benchmark for the central activity area, as well as urban shared public space. The project started in 2019. It is planned to complete the construction in 2022, which will be partially opened to the public. The project completion and acceptance will be in 2023, and all will be opened to the public.

未来，这里将成为高端现代服务业历史经典街区

IN THE FUTURE, IT WILL BECOME A HISTORICAL CLASSIC DISTRICT OF HIGH-END MODERN SERVICE INDUSTRY

未来，这里将成为高端现代服务业历史经典街区——既有国际金融办公服务平台，也有中央活动区文化标杆，还有城市共享公共空间。根据已基本确定的建筑规划设计方案和功能策划方案，项目占地约1.55万平方米，地上建筑面积约4.2万平方米，合围建筑庭院内将提供约3000平方米公共开放市民空间；地下建三层，建筑面积约2.5万平方米，将提供约300个停车位；以此为载体，按照70%高端金融办公、20%文化和公共空间、10%特色配套商业的业态结构定位，打造历史风貌保护和城市更新经典新街区。项目于2019年开工，计划2022年基本完成项目建设，局部对外开放，2023年完成项目竣工验收，全部对外开放。

ECOLOGICAL DEVELOPMENT

生态环境建设

世博文化公园——绿化融文化，森林蕴园林

EXPO CULTURAL PARK——FUSING OUTDOOR LANDSCAPE AREAS WITH CULTURE

城市绿肺——绿地可永续，运动焕活力

URBAN GREENING — REJUVENATING SURROUNDING LANDSCAPES TO IMPROVE THE AREAS FOR SPORTS AND LIESURE

资源利用——废土变沃土，环境得保护

RESOURCES UTILIZATION — TO PROTECT AND RESTORE THE ENVIRONMENT FROM BARREN SOIL TO FERTILE SOIL

SHANGHAI
LAND (GROUP) CO.,LTD

世博文化公园——绿化融文化，森林蕴园林

EXPO CULTURAL PARK——FUSING OUTDOOR LANDSCAPE AREAS WITH CULTURE



世博文化公园位于浦东滨江地区，黄浦江凸岸卢浦大桥西侧，东至卢浦大桥—长清北路，南至通耀路——龙滨路，西侧和北侧至黄浦江，总面积约**2平方公里**，其中公共绿地**154.2公顷**。定位为**生态自然永续、文化融合创新、市民欢聚共享**的城市森林公园。

世博文化公园既有**绿化也有文化，既有森林也有园林**，内含世博花园、江南园林、双子山、温室花园、世界花园以及大歌剧院、马术谷，形成7个标志性地点，建成后，将成为代表**国际文化大都市形象、供市民休憩共享的世界一流城市中心公园**。

The Expo Cultural Park is located in the riverside area of Pudong, with a total area of about 2 square kilometers, of which 154.2 hectares are public greening. The Expo Cultural Park has both greenery and culture, as well as forests and gardens. When completed, it will become a world-class city center park that represents the image of an international cultural metropolis and is intended for citizens to relax and share.

在这里可游赏、可登高、可抚今追昔

HERE YOU CAN ENJOY THE VIEW, GO HIKING AND REFLECT ON THE PAST

■ 江南特色园

位于公园北面入口，采用传统园林空间造景，将山水、地形、植物、建筑互相融合，创造不同尺度、不同层次、开合有序、收放兼顾的多样性景观空间。“江干湖畔，深柳疏芦之际，略成小筑，足徽大观也”，构成极具江南园林文化特色的园中园。江南特色园不仅可作为市民游赏、雅集的场所，还可作为国学的演播场、戏剧文化的表演地、园林文化的展示地。

■ GARDEN ON THE YANGTZE DELTA

Located at the north entrance of the park, the traditional garden space is used for landscaping. The Garden can be used as a place for all citizens to enjoy views and hold gatherings, but also as a performance venue for Chinese learning, theater culture, and garden culture display.



■ 双子山

位于园区南侧，最高峰达48米，造就了园区高低错落的立体景观。以“自然山韵”为设计理念，借用古典园林叠山理水的造景手法，打造春花秋实的山林溪瀑景观。山间步道可供市民散步休憩，也可环视纵览公园全貌，尽览美景。山体内部与外部交联互通，打造出其不意趣味盎然的观景游览线。

■ TWIN PEAKS

Located on the south side of the park, the highest peak reaches 48 meters, creating a three-dimensional landscape in the park. The interior and exterior of the mountains are interconnected, creating a very interesting view.



■ 温室花园

位于园区中央中心湖区位置，对原有的旧钢厂老厂房进行改造利用，将钢构架作为整个场地的重要标志，凝结了记忆，同时也将温室的新元素集结在一起，形成新与旧、工业与自然、传统与未来的相得益彰，相映成趣。温室拟建总面积约3.3万平方米，地上建筑面积约2.8万平方米，包括多肉植物馆、热带雨林馆、云之花园馆以及地下能源中心等。

■ GREENHOUSE GARDEN

The proposed total area is about 33,000 square meters, and the above-ground construction area is about 28,000 square meters, including the succulent plant hall, tropical rain forest hall and underground energy center.



城市绿肺——绿地可永续，运动焕活力

URBAN GREENING — REJUVENATING SURROUNDING LANDSCAPES TO IMPROVE THE AREAS FOR SPORTS AND LIESURE



三林楔形绿地位于浦东新区三林镇，黄浦江东岸，济阳路西侧，中环线与外环线之间，是《上海市城市总体规划》（1999年-2020年）确定的上海市中心城八片楔形绿地之一。配合黄浦江沿岸21公里健身跑道的贯通，体育公园、音乐广场、温室花园、三林湾小镇等建设，这里将成为“生态、生产、生活”高度融合的滨江生态功能集聚区、城市转型发展示范区、海派文化集中展示区，成为上海又一张全球名片，真正实现“三林看世界，世界看三林”。

Sanlin Greenbelt is located in Sanlin Town, Pudong New District. It is one of the eight wedge-shaped greenbelts in the center of Shanghai identified in the Shanghai Urban Master Plan (1999-2020). This place will become an integrated riverside of ecological functions gathering ecology, production, and life. It's also a demonstration area for urban transformation and development, and a concentrated cultural exhibition area for Shanghai culture.

这里是可持续发展的城市绿肺

HERE IS A SUSTAINABLE URBAN GREENING



The planned area of the entire area is more than 4 square kilometers, the large-scale structural greening is 2.4 square kilometers, and the river area is more than 8%, which is equivalent to 3.5 Century Parks. When completed, it will become the largest greening in Shanghai.

整个片区规划面积超过4平方公里，大型结构绿地达2.4平方公里，河道面积超过8%，相当于3.5个世纪公园，建成后将成为上海市区最大的一个城市绿肺。我们将可持续的概念深入渗透到每一个角落，广阔的绿地和森林除了为市民带来身心愉悦的体验之外，还将通过具体的设计策略，着力打造可持续的生态绿地。

- 通过地形及种植策略打造生态风道
- 构建五块生态区域特色
- 梳理自然水系，打造四块生态净水湿地及两大优质亲水区
- 海绵城市的区域设计

这里有展示海派风貌新形象的三林湾区

HERE IS THE SANLIN BAY AREA SHOWING A NEW IMAGE OF SHANGHAI CULTURE

三种不同功能和氛围的水岸区域展现丰富多元的生活形态，而生活其中的人们将赋予三林湾生机勃勃精彩纷呈的“新海派”风情。

从北至南划分为：北段——“私密型宜居办公水岸”，北岸为低密度住区、南岸为商业商务及高层住宅所在地，独具安静、私密和高端的品质感。中段——“开放型商业商务水岸”，东岸主要为连续的商业岸线，西岸主要为办公岸线，两岸都规划了连续的滨水开放空间和大型集散广场，打造开放、活力的氛围和混合多元的功能。南段——“人文型艺术生态水岸”，是城市岸线向生态岸线转折的区段，其东岸规划为商业、文化和居住混合功能，西岸为音乐艺术类建筑和滨水绿带，人文艺术氛围浓厚。



The waterfront area has three different functions and the atmospheres shows a diverse life form. The northern section is a private and livable office waterfront, the middle section is an open business waterfront, and the southern section is a humanistic, artistic and ecological waterfront.



这里有集聚多类项目的体育公园

THERE ARE MANY KINDS OF SPORTS PARKS HERE

我们以**大众性的文化体育**为主题，为市民建设一座具有标志性的开放式体育公园，约占可建设总用地的65%，为区域内及周边居民提供更好的、更多的休闲娱乐、健身养生的公共活动空间，助力上海2025年实现全球著名体育城的建设目标，让上海这个国际大都会焕发蓬勃生命力。

With the theme for popular culture and sports, we build an iconic sports park open to all citizens which accounts for about 65% of total land size.

体育公园意向功能设置

SPORTS PARK FUNCTION SETTING



资源利用——废土变沃土，环境得保护

RESOURCES UTILIZATION — TO PROTECT AND RESTORE THE ENVIRONMENT FROM BARREN SOIL TO FERTILE SOIL

受上海市土地储备中心委托，我们对本市滩涂造地项目进行建设管理，立足滩涂资源开发利用，形成具有滩涂资源产业特色与可持续发展能力的业务格局。

累计在浦东、崇明、金山、宝山等地共实施促淤圈围工程48项，促淤面积91万亩，工程圈围44万亩，累计成陆土地33万亩，为市重大工程项目提供建设用地10万亩。

We carried out the construction project of the tidal flats in Shanghai. We focused on the development and utilization of tidal resources, to form a sustainable business pattern of the tidal flat industry.



在这里，滩涂造地变良田万亩

HERE, TIDAL FLATS BECOME ACRES WHERE CORPS COULD GROW

我们积极探索“公司+合作社”的经营模式，形成一套科学管理体系，推进绿色农业生产，打造新型滩涂农业特色品牌。在崇明、长兴、横沙、奉贤等地共计8幅地块，种植水稻18000亩，年产量达8300吨。

在这里，渣土消纳为重大工程提供支持

HERE, GETTING RID OF BARREN SOIL SUPPORTS MAJOR PROJECTS



截至2018年底，累计完成工程渣土消纳28.4万车（1037万吨），完成产值约1.55亿元。工程渣土主要来自上海地铁工程，消纳最高峰可达到6万吨/日，不仅为上海地铁重大工程的顺利有序进行提供了有力支持，更是对资源的高效利用，为环境保护起到重要的积极作用。

Getting rid of barren soil not only provides strong support for the smooth and orderly progress of the Shanghai Metro project, but also an efficient use of resources and plays an important positive role in the environmental protection.

SECURITY IMPROVEMENT ON LIVELIHOOD

民生保障改善

旧区改造——民心工程，惠及百姓千家万户

OLD DISTRICTS RENOVATION — A BENEFICIAL PROJECT FOR FAMILIES

住房保障——安居乐业，提高生活幸福品质

HOUSING SECURITY — IMPROVE LIFE QUALITY WITH PEACE, HAPPINESS AND SECURITY

大众养老——多元服务，满足多层次养老需求

RETIREMENT — MULTIPLE SERVICES FOR RETIREMENT TO MEET MULTIPLE LEVELS OF NEEDS

美丽乡村——乡村振兴，城乡融合我中有你

BEAUTIFUL VILLAGE — REVITALIZE AND INTEGRATE RURAL AND URBAN AREAS

幕墙管家——数字平台，云端科技守护城市

DIGITAL CITY WALLKEEPER — DIGITAL PLATFORMS WITH CLOUD TECHNOLOGY



SHANGHAI
LAND (GROUP) CO.,LTD

旧区改造——民心工程，惠及百姓千家万户

OLD DISTRICTS RENOVATION — A BENEFICIAL PROJECT FOR FAMILIES

随着城市发展的历史变迁，上海市中心老城区“二元结构”的矛盾日益凸显：一方面高楼大厦林立，体现了上海现代化国际大都市的繁荣时尚魅力；另一方面旧式里弄和危棚简屋集中，人口密度居高不下，居民们清晨起床要倒马桶，或者排队上厕所，中午晚上做饭，几户居民同在一间狭小的厨房内挤来挤去……狭小的居住环境，至今仍让蜗居其中的居民们苦不堪言。**推进旧区改造既是民生工程，也是民心工程，事关城市长远发展和百姓福祉。**

我们致力于从“拆改留”升级到“留改拆”，在改善居民生活环境的同时，保护和传承城市历史风貌，切实为改善本地老百姓的生活品质而不懈努力。

Promoting the renovation of the old district is not only a project for livelihood but also is the will of the people, which is related to the well-being of the community for the long-term. We are committed to transitioning our procedures from “demolition, modification, retention” to “retention, modification, demolition”. This will improve the residential environment, protect the historical styles, and will make great efforts to improve the quality of life for the local people.



旧改区域的今天和明天
The old area today and tomorrow

■ 静安区

JING'AN DISTRICT



静安区洪南山宅240街坊
Hongnan Mountain House 240 Neighborhoods
Jing'an District
占地约**5.5**公顷
Covers an area of about 5.5 hectares
建设约**3.3万**平方米
Construction of about 33,000 square meters

■ 黄浦区

HUANGPU DISTRICT



黄浦区老城厢乔家路
Old chengxiang qiaojia road huangpu district
占地约**16.8**公顷
About 16.8 hectares
建设约**13.8万**平方米
About 138,000 square meters

■ 杨浦区

YANGPU DISTRICT



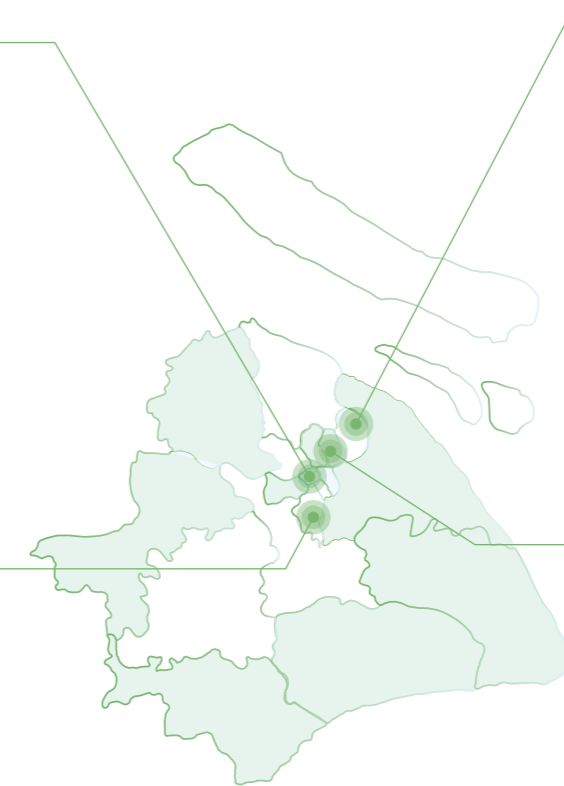
杨浦区160街坊
160 Neighborhoods, Yangpu District
占地约**2.9**公顷
Covers an area of about 2.9 hectares
建设约**2.8万**平方米
Construction of about 28,000 square meters

■ 虹口区

HONGKOU DISTRICT



虹口区17街坊
17 Neighborhoods, Hongkou District
占地约**4.0**公顷
Covers an area of about 4.0 hectares
建设约**7.4万**平方米
Construction of about 74,000 square meters



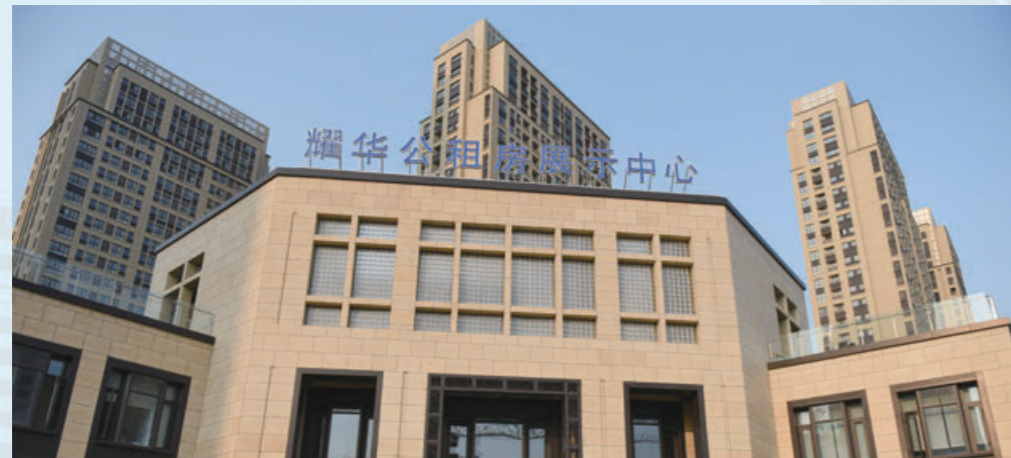
首批参与地块包括：黄浦区乔家路地区、杨浦区160街坊、静安区洪南山宅240街坊、虹口区17街坊，所涉面积占全市旧改面积50%，居民房屋1.06万证，受益居民超过1.3万户。

The first batch includes: Qiaojialu area in Huangpu District, 160 neighborhoods in Yangpu District, 240 neighborhoods in Hongnanshan House in Jing'an District, and 17 neighborhoods in Hongkou District. The area accounts for 50% of the city's old districts with a total of 10,600 residential houses and more than 13,000 beneficial households.



住房保障——安居乐业，提高生活幸福品质

HOUSING SECURITY — IMPROVE THE QUALITY OF LIFE BY INCORPORATING PEACE, HAPPINESS AND SECURITY



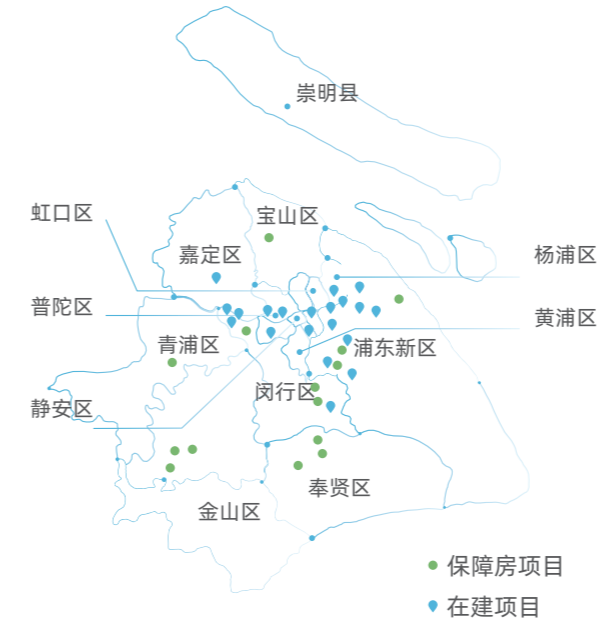
保障房——圆了低收入人群的安居梦

INDEMNIFICATORY HOUSES — FULFILLING THE PEACEFUL DREAM FOR LOW-INCOME HOUSE HOLDS

所谓安居才能乐业，住房问题是生存的基本需求，实施住房保障制度，解决低收入家庭住房困难是改善民生问题的重要内容。

至2018年底，我们累计开发建设保障房项目40个，规划总建筑面积1200万平方米，竣工782万平方米，基本建成公共租赁住房项目8个，住房1.3万余套。并先后为复旦大学、中国远洋海运、国家开发投资集团、国核工程、中海油、儿童医院、华师大、陆家嘴金融城等单位紧缺人才提供住房支持，不断提升人民群众的获得感、安全感、幸福感，取得了良好的社会效应。

Implementing the housing security system to solve housing difficulties for low-income families is an important part of improving the quality of life. By the end of 2018, we had developed 40 indemnificatory housing projects, with a planned total construction area of 12 million square meters, and completed 7.82 million square meters where 8 public rental housing projects were completed with more than 13,000 housing units.

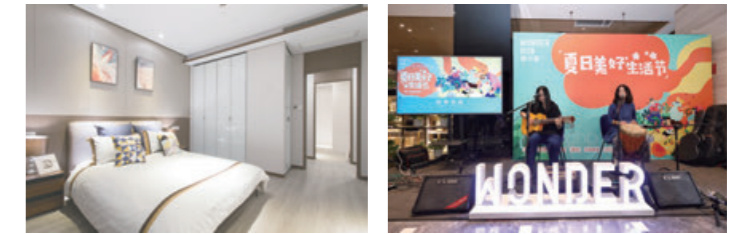


租赁住房——提供外来人才融入上海的生活方式

RENTAL HOUSING — PROVIDE FOREIGN TALENTS TO INTEGRATE INTO SHANGHAI'S LIFESTYLE

为满足入沪人才和留沪精英的居住需求，2017年，我们首批选取17幅租赁房地块实施改造建设，总建筑面积103万平方米（约2万套），计划2020年前后逐步交付。藉此，我们力争成为上海住房市场的“稳定器”和“压舱石”，成为上海租赁住房建设运营的主力军。

In 2017, the first batch of 17 rental housing plots was selected for renovation and construction, with a total construction area of 1.03 million square meters (about 20,000 units), and is scheduled to be gradually delivered around 2020. We strive to become the stabilizer and the main force in the construction and operation of rental housing in Shanghai.



2018年1月，我们发布沪上首个租赁住房业务品牌——城方。以“都市梦生活”为核心理念，“租赁住房+生活服务”为模式，为入沪人才提供的不仅仅是一张床，更提供了一种全新的生活方式：这里既是小区，也是社区，更是创业的孵化区。

In January 2018, we released the city's first rental housing business brand City Wonder in Shanghai, with City Dream Life as the core idea, and rental housing + living service as the model.

- 开放街区 Open Blocks
- 无界公园 Unbounded Park
- AI服务 AI Service
- 最美的1公里 The most beautiful kilometers
- 联合办公 Shared Offices
- 手磨咖啡 Handcrafted Coffee
- 灵活模块 Flexibility
- 云端智能 Cloud Technology
- 游乐影院 Entertainment
- 艺术公社 Art Community
- 数字驿站 Digital Station
- 孵化器 Incubator

大众养老——多元服务，满足多层次养老需求

RETIREMENT — MULTIPLE SERVICES FOR RETIREMENT TO MEET MULTIPLE LEVELS OF RETIREMENT NEEDS



我们以功能服务为己任，以医养结合为特色，提供“申养”、“万养”、“鸿养”三大亲民的大众养老专业服务品牌。为满足上海居民多层次需求的大众养老需求，已累计开业大型综合养老项目、嵌入式养老机构27个，合计床位1600余张，网点布点已经覆盖上海中心城区。

In order to meet the multi-level elderly care for Shanghai residents, 27 large-scale comprehensive retirement projects and embedded pension institutions have been opened, with a total of more than 1,600 beds.

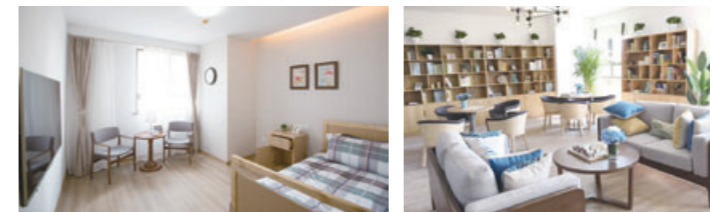
“一碗汤的距离” 实践社区就近养老理念

THE DISTANCE OF A BOWL OF SOUP COMMUNITY RETIREMENT CONCEPT



“申养智汇坊”通过实践“一碗汤的距离”就近养老新理念，在上海7大城区布点23家，其中有19家已运营，其余将在2019年全部投入运营。现已成为上海规模最大的社区嵌入式养老连锁机构。

Shanghai Soyoung's new concept of nearby retirement has become the largest community-based retirement chain in Shanghai.



■ 医养结合，养老服务新特色

2016年，我们引进上海万科、上海中医药大学等合作主体，以功能服务为己任，以医养结合为特色，一方面与社区医院全面签约，实现家庭病床覆盖率100%，并全面落地远程医疗和康复训练；另一方面开设岳阳中医门诊、康护医院、专科医院等，提供亲民的大众养老专业服务。

■ COMBINATION OF MEDICAL CARE AND NURSING CARE

In 2016, we introduced cooperative entities such as Shanghai Vanke and Shanghai University of Traditional Chinese Medicine to, on the one hand, sign contracts with community hospitals to achieve 100% coverage of family beds, and on the other hand, set up TCM Clinic, Healthcare Hospital and Specialist Hospital to provide public elderly care services.



■ 以食养生，精心搭配每一餐

我们着力打造适老化餐饮，其中专门研发适合老年人口味、体质、咀嚼习惯的适老化餐饮品牌“申养食坊”，每天为入住智汇坊的老人提供三餐两点，依据中医“应五季、用五色、选五谷、养五脏”养生理论，每天在老人餐食中有效搭配不少于25种食材种类，包括一定比例的坚果粗粮。在满足入住老人用餐的同时，申养食坊还利用剩余产能向周边社区老人提供营养助餐服务，切实解决社区老人的餐桌问题。

■ EAT HEALTHY WITH GOOD COMBINATIONS

We focus on creating food and beverages appropriate for the elderly. We specially developed a catering brand “Soyoung Food Shop” that is suitable for the tastes, and chewing habits of the elderly, also provide some nutritious meal services to the neighborhood elderly to help with the food problem in the community.

美丽乡村——乡村振兴，城乡融合我中有你

BEAUTIFUL VILLAGE — REVITALIZE AND INTEGRATE RURAL AND URBAN AREAS

针对广大农村普遍存在农村风貌碎片化、农民居住条件差、基础设施落后、农业产业粗放、土地使用低效分散等问题，我们自2016年起与嘉定区政府合作策划乡悦华亭项目，旨在打造**美丽乡村、现代农业、主题农旅、乡居颐养**四位一体的农旅田园综合体项目，让农民生活品质提升，安心扎根于原乡本土；让田园生活更具魅力，吸引都市人来休闲度假；让城乡二元化在美丽乡村中不知不觉地消融。

We have been cooperating with the Jiading District Government to plan the Xiangyue Huating Project since 2016, we aim to create a four-in-one complex with beautiful countryside, modern agriculture, themed farming tourism, and rural living.

通过归并方式解决农民安置问题

通过农民集中安置房建设，解决农村居民点散乱差的问题

通过提升集中社区服务、完善市政配套，提高农民生活质量和

农村景观环境，转变生活方式

Solving the Problem of Farmer Settlement through Merger
Solving the problem of scattered rural settlements through the construction of centralized houses for farmers
Changing lifestyles by improving centralized community services, municipal facilities, farmers' quality of life and rural landscape.



项目用地规模约10平方公里
近期建设地区3.16平方公里
启动区范围3.2平方公里
启动区范围内规划集体经营建设用地21.98亩

农业用地2000亩
一期可开发建设的集体经营性建设用地1534亩
建筑总面积51万平方米(包括田园度假酒店、农业展示中心、长租产品及配套项目)

近期建设范围内共涉及原住农民611户
一期涉及需要安置原住民187户

以三农联动为“纲”，完善利益联结机制

TAKE THE LINKAGE OF AGRICULTURE, RURAL AREAS AND FARMERS AS THE STEEL AND IMPROVE INTEREST LINKAGE



农民 FARMERS

产业参与、资产收入、资本收入
Industry participation, asset income, capital income



农业 AGRICULTURE

农用地规模化经营、产业深度融合
Standardized management of agricultural land
Integration with industry and agriculture



农村 RURAL AREAS

风貌文化提炼、乡村肌理重塑
基础设施提升、公共服务完善
Refinement of culture, Renovation of rural areas
Infrastructure improvement, Public services refinement

做活“三块地”

FOCUS ON THREE LANDS



做好三平台

FOCUS ON THREE CHANNELS





农业产业，经济发展的新示范

NEW DEMONSTRATION ON ECONOMIC DEVELOPMENT OF AGRICULTURAL INDUSTRY

通过因地制宜传承和应用发展国内外农业生产新技术、新品种、新规模，打造科研种植、加工、品牌化销售整条产业链，在整条产业链中叠加田园度假田园创意等新型业态，建成上海都市田园休闲度假新去处打造上海都农业发展的华亭样板、乡悦模式。



市民农庄，乡居康养的新体验

NEW EXPERIENCE ON RURAL LIFESTYLE WITH FARMS

乡悦华亭项目的农庄功能包括经营性长租颐养农庄和度假酒店两种产品，利用220亩集体经营性建设用地配置农业体验、乡居康养、民宿酒店及商业配套设施，以农业生产作为背景与支撑，以休闲、颐养、亲子、文化作为内涵，带动区域农产品销售、农旅景点客流及消费，形成城市反哺农村，促进城乡融合。



休闲农旅，田园综合体的新业态

NEW FORM OF LEISURE FARMING TOURISM

以农科展示亲子主题的农事体验、特色餐饮、田园度假为核心，打造上海都市田园休闲度假新去处，传递幸福、快乐、健康的田园生活方式，建设一处农园、乐园、公园、田园、家园和学园。



农民安置，村庄归并的新模式

NEW MODEL OF FARMER SETTLEMENT AND VILLAGE MERGER

本着“以旧换新、美丽升级、宜居宜业”的初衷，对原住农民住房进行升级布局——即对原农民老旧宅基地房屋进行拆除并归并新建。在基础设施配套规划设计上做了提升，增加天然气接入、电缆架空线入地、景观品质提升等项目，提升归并区域农民的生活质量，并按村庄规划新建功能齐全的村级公共服务设施。



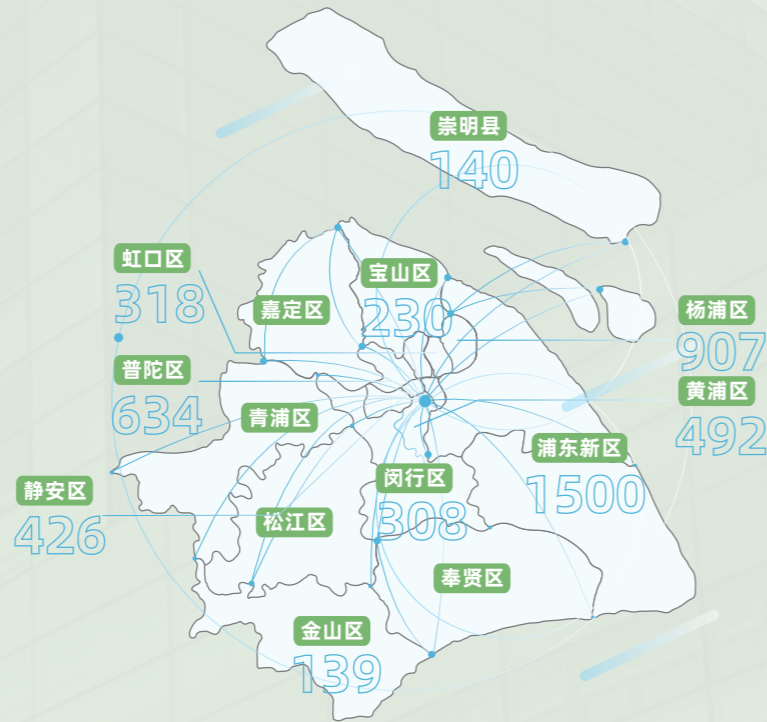
幕墙管家——数字平台，云端科技守护城市

DIGITAL CITY WALLKEEPER — DIGITAL PLATFORMS WITH CLOUD TECHNOLOGY

我们高度重视保障社会公共安全，推出了旨在加强既有玻璃幕墙安全使用和管理的“墙管家”品牌与“云幕墙”平台。

4年来累计数据七万多条、一万个案例，建立行业第一个玻璃幕墙大数据库；无人机等数字化方式检查替代人工检查率达到60%以上。目前，全市近13000栋楼宇实现55%入网率。借助平台优势为全市11个行政区提供玻璃幕墙公共安全监管托管服务。

We give great importance to the protection of public safety, and launched the Wall Steward designed to strengthen the safe use and management of existing glass curtain walls. The city's nearly 13,000 buildings achieved a 55% network access rate. With the advantages of the platform, the city provides security services for public safety supervision of glass curtain walls for 11 administrative regions of the city.



二十四小时“墙管家”

TWENTY-FOUR HOUR WALLKEEPER

作为上海市应急抢险办指定的应急抢险单位，“墙管家”拥有全球先进的节能玻璃、玻璃幕墙性能综合检测系统，接受全市范围内24小时既有幕墙应急抢险调拨，为建筑幕墙的安全管理提供全方位服务。

Wall Steward possesses the world's most advanced comprehensive energy-saving glass and comprehensive detection system on glass curtain wall performance, it accepts emergency rescue allocation of existing curtain walls within the city for 24 hours, and provides a full range of services for the safety management of building curtain walls.



数字化管理“云幕墙”

DIGITAL CITY WALLKEEPER

作为全市建筑幕墙的数字化管理平台，经数年试点，已构建起“城市幕墙资产数据库+城市幕墙数字巡检+建筑幕墙体检中心”的管理模式，近期，将全市既有玻璃幕墙建筑纳入“云幕墙”平台，进行建筑玻璃幕墙的安全管理。

After several years of trials, a management model of urban curtain wall asset database, urban curtain wall digital inspection with curtain wall experience center has been established.



CHAPTER THREE

第三章
关注于人——服务社会与员工

FOCUS ON PEOPLE
— SERVING THE COMMUNITY AND INTERNAL STAFF

TALENT DEVELOPMENT

人才发展



我们始终将人力资源作为第一资源，不断优化人才梯次结构配备，与复旦人才发展中心合作构建人才培训基地，为处于不同成长阶段的各级人才提供培养发展空间。

We regard human resources as the first resource, constantly optimizing talent structure and cooperation with the Talent Development Center in Fudan University to build a talent training base to provide training for talents at all levels in different stages of growth.



为内部员工的成长助力

POWERING THE DEVELOPMENT OF INTERNAL STAFF

青年员工成长
GROWTH OF YOUNG
EMPLOYEES

通过精心设计职业发展规划、专业岗位培训，以及设置优秀员工快速发展通道等形式，为青年员工提供成长与增值空间。

专业人才发展
DEVELOPMENT OF
PROFESSIONAL EMPLOYEES

通过开办中青年人才培训班、项目经理专项培训等形式，提升各类专业人才的能力素质，为集团战略发展提供有力支持。

城市更新研讨班
URBAN RENEWAL WORKSHOP

与复旦管理学院高级管理人员发展中心（EDP）合作，举办“领导力发展课程研修班”，课程涵盖宏观政治经济形势、战略决策、财务管理与企业内控、市场营销、运营管理、人力资源管理、金融与资本、新技术驱动、领导力、人文与管理等十大培训模块，为培养领军人才提供助力。



为大学生就业提供更多机会

PROVIDE OPPORTUNITIES FOR COLLEGE STUDENTS

随着各项业务的蓬勃发展，人才需求日益旺盛，而校园招聘的形式，已成为我们拓宽人才选用渠道，加强专业人才储备的有效途径。截至目前，我们已与上海复旦大学、同济大学、上海财大、华东师范大学建立了校企合作关系，每年于夏秋两季组织下属各成员企业赴各大院校组织开展暑期实习生招聘会、应届毕业生专场校园招聘会等校园招聘活动，2016-2018年约录用了近百名优秀青年学子，不仅为广大毕业生们搭建了成就个人职业生涯的广阔舞台，也为集团各部及各成员企业输送了新鲜血液，优化了集团人才的梯次结构配备，为集团战略目标的实施夯实了人才基础。

We have established school-enterprise cooperation with Shanghai Fudan University, Tongji University, Shanghai University of Finance and Economics, and finally East China Normal University. We have recruited nearly 100 outstanding students from 2016 to 2018, not only to help the newly graduates to build their careers, but also provided us with fresh blood for the departments in SHANGHAI LAND GROUP.

WELFARE

公益事业

在做好经营发展的同时，我们积极投身于社会公益事业，近年来先后参加农村帮扶、社会慈善、捐资助学、社区文化、环境建设、部队共建等社会公益活动，在履行功能类国有企业社会责任的同时，实现了企业与社会价值共享。2012年至今，系统内用于慈善捐赠金额合计约1亿2千余万元。

We have actively participated in social welfare. In recent years, we have participated in activities such as rural assistance, social charity, education donations, community culture, environmental construction, and joint construction for the army. We achieved value sharing between corporation and the society.



授人以渔，帮困扶贫

HELPING THE POOR



2012年起，我们先后与上海市崇明区、金山区、奉贤区签订帮扶协议。为深入了解帮扶单位情况、加强沟通交流、强化帮扶工作针对性，我们每年派专人到帮扶对象所在地进行实地考察调研，围绕招商引资、项目共建、人才培养交流、扶贫帮困、党组织联建等，共同研究帮扶工作的方式方法与具体方案。多年来，先后向这些地区捐赠合计达8300万元。

2018年起，我们与云南省大理市南涧县开展结对精准扶贫工作，围绕“三带两转”——即带人、带物、带产业和转观念、转村貌，重点落实帮助困难群众、帮助发展经济、帮助文化建设、帮助农村基础设施建设等项目。我们集团下属部分企业与南涧县所辖四个经济薄弱村开展精准扶贫结对，通过扶贫与扶志扶智相结合，注重激发贫困群众脱贫内生动力，支持南涧县用帮扶资金建设“爱心超市”，积极引导困难群众用勤劳和智慧创造美好生活。一年以来，共捐赠南涧县下辖贫困村40万元，消费扶贫共计46万余元。

Every year, we send special personnel to conduct on-site investigations and surveys in the areas where we give assistance, and we will jointly study the methods and specific plans of assistance work around investment, project co-construction, talent training, poverty alleviation, and government party organization.

Focusing on the "three belts and two transitions", bringing people, objects, industries, ideas, and villages, through the combination of poverty alleviation, aspirations, and wisdom, we must focus on stimulating the endogenous motivation for the poor to escape poverty and support Nanxun County. We will help fund the construction of "love supermarkets" and actively guide people in need to create a better life with hard work and wisdom.

贫困大学生补助

SUBSIDIES FOR UNDERPRIVILEGED COLLEGE STUDENT



自2017年起，我们分别与中医药大学、建桥学院等上海市内高校开展贫困大学生午餐补助行动，帮助家庭经济困难学生改善营养状况，提高身体素质，让学生们以充足的精力和体力投入到学习中去。两年来，共投入资金270万元，补助大学生超过300名。

自2018年起，联合高校因校制宜制定专项方案，牵头组织开展系列志愿者活动，例如结合中医药大学特色，组织贫困大学生到集团下属养老机构与老年人开展心理慰藉咨询，并定期举办公益讲座，先后已举办中医膳食养生知识分享、护理知识分享、常用中草药的功效知识分享等讲座。

Since 2017, we have carried out lunch subsidies for underprivileged college students with universities in Shanghai, such as the University of Traditional Chinese Medicine, Jianqiao College, and others. Since 2018, we have worked with universities to formulate speciality programs and take the lead in organizing a series of voluntary activities.



PUBLIC WELFARE

助力上海体育事业

HELPING SPORTS INDUSTRY IN SHANGHAI



我们与市竞技体育训练管理中心、上海龙腾乒乓球运动俱乐部有限公司签署战略合作协议，将与龙腾乒乓球俱乐部携手共绘上海乒乓球职业化发展蓝图，将为上海乒乓球项目的市场化、职业化成长更添动力，为上海乒乓球群众体育和体育产业注入新的活力。

We have signed strategic cooperation agreements with the Municipal Competitive Sports Training Management Center and Shanghai Longteng Table Tennis Club Co., Ltd., which has added impetus to the market and professional growth of Shanghai table tennis, and gave new vitality into the Shanghai table tennis and sports industry.



关爱员工深入融合企业文化

CARING FOR EMPLOYEES WHILE INTEGRATING CORPORATE CULTURE

我们积极维护职工合法权益，做好职工服务工作，通过开办职工食堂、职工健身之家和兴趣沙龙，丰富员工业余文体生活。通过举办各类企业文化活动，宣贯集团“实干 创新 和谐 廉洁”的企业价值观，创办独具特色的文艺汇演、荐书阅读等文化活动，以及乐跑比赛、乒乓球赛、羽毛球赛等“活力地产”等体育活动。

We actively protect the legitimate rights and interests of employees and we do good by employee services, and hold various corporation cultural activities to promote SLG's values of hard work, innovation, harmony, and integrity.



PARTNERS 合作伙伴

围绕上海城市更新战略，2016至2019年，集团发挥国有功能性企业优势，与政府、企业、高校建立各种合作关系，形成优势互补、合作共赢的机制。

政府合作 GOVERNMENT COOPERATION

| 合作对象 Partner | 签约时间 Signing time | 协议性质 Agreement nature | 主要合作内容 Main work content |
|---|----------------------|--|---|
| 金山区政府 Jinshan District Government | 2016.4 | 战略合作协议 Strategic cooperation agreement | 共同推进朱泾地区城市更新和转型发展 Jointly promote the urban renewal and transformation in Zhuxi region |
| 闵行区政府 Minhang District Government | 2017.7 | 上海闵行经济技术开发区西区合作协议书 Shanghai Minhang Economic and Technological Development Zone West District Cooperation Agreement | 设立统筹开发建设和管理服务，合作双方将指定下属公司共同出资设立园区开发平台公司 Set up overall development, construction and management services. Both parties will designate subordinate companies to jointly fund the establishment of a park development platform company. |
| 崇明区政府 Chongming District Government | 2018.4 | 乡村振兴战略合作框架协议 Rural Cooperation Strategic Cooperation Framework Agreement | 以2021年第十届中国花卉博览会为契机，合作推进崇西“静谧西沙”美丽乡村建设，实现农业、文化、旅游、养老、社区等多业融合和生态环境改善，探索可复制、可推广的美丽乡村发展模式 Taking the tenth China Flower Expo in 2021 as an opportunity, we will cooperate to promote the construction of the "quiet Xisha" countryside in Chongxi to realize the integration of agriculture, culture, tourism, retirement, and communities, and to improve the ecological environment. Discover a copyable and promotable rural development model |
| 嘉定区政府 Jiading District Government | 2018.5 | 战略合作框架协议 Strategic cooperation framework agreement | 分期、分批、有步骤地推进嘉定区城市更新和区域整体开发、城中村改造、美丽乡村建设、养老产业及配套项目、租赁用房建设和运营等项目。 Promote urban renewal and overall regional development, urban village reconstruction, beautiful rural construction, retirement industry and supporting projects, rental housing construction and operations in Jiading District in stages, batches and step by step |
| 黄浦、静安、虹口、杨浦区政府 Huangpu, Jingan, Hongkou, Yangpu District Government | 2018.7 | 旧区改造合作协议 Old District Reconstruction Cooperation Agreement | 落实市委、市政府关于加快推进旧区改造、进一步改善市民群众基本居住条件等工作要求。 Implement the work requirements of the municipal party committee and government on accelerating the transformation of old areas and further improving the basic living conditions of citizens |
| 市经济信息化委 Shanghai Municipal Commission of Economy and Informatization | 2018.10 | 战略合作框架协议 Strategic cooperation framework agreement | 贯彻落实市委、市政府关于建设世界一流的人才发展环境和全力打响“上海制造”品牌的战略部署，更好地对接全市产业园区人才的租住需求和发展需求，服务上海全球影响力的科技创新中心建设。 Carry out the strategic deployment of the Municipal Party Committee and Municipal Government on building a world-class talent development environment and fully launch the "Made in Shanghai" brand to better meet the rental and development needs of the city's industrial parks, and serve to build Shanghai's global science and technology innovation center. |

政府合作 GOVERNMENT COOPERATION

| 合作对象 Partner | 签约时间 Signing time | 协议性质 Agreement nature | 主要合作内容 Main work content |
|---|----------------------|---|---|
| 黄浦区政府 Huangpu District Government | 2016.12 | 战略合作协议 Strategic cooperation agreement | 合作推进南浦地块开发建设，实现黄浦滨江公共空间贯通 Cooperate to promote the development and construction of Nanpu land to realize the Public Space connection of Huangpu Riverside |
| 市教委 Municipal Education Commission | 2018.7 | 备忘录 Memorandum | 在高校人才入住租赁住房的租金补贴，高校人才公寓合作开发管理等方面开展合作 Carry out cooperation in aspects of rent subsidies for college talents to live in leased housing, cooperative development and management of college talent apartments |
| 市科技工作党委 Party Committee of Municipal Science and Technology Work | 2018.7 | 战略合作协议 Strategic cooperation agreement | 对科技系统青年人才提供人才公寓支持 Provide talent apartment support for young talents in the technology system |
| 市容绿化局 Shanghai Landscaping and City Appearance Administrative Bureau | 2019.7 | 战略合作框架协议 Strategic cooperation framework agreement | 加快推进包括世博文化公园、三林楔形绿地等在内的项目建设 Accelerate the construction of projects including the Expo Cultural Park and Sanlin Wedge-shaped Greenbelt |

高校合作 UNIVERSITY COOPERATION

| 合作对象 Partner | 签约时间 Signing time | 协议性质 Agreement nature | 主要合作内容 Main work content |
|--|----------------------|---|--|
| 上海中医药大学 Shanghai University of Traditional Chinese Medicine | 2016.6 | 项目合作协议 Project cooperation agreement | 推进集团养老产业平台搭建、提升集团养老服务内涵和品牌、促进校企合作开拓创新为目的开展了紧密合作 Promote the establishment of SLG's retirement industry platform, enhance care service content and brand, and promote close cooperation for the purpose of promoting school-enterprise cooperation and innovation. |
| 上海财经大学 Shanghai University of Finance and Economics | 2017.1 | 战略合作框架协议 Strategic cooperation framework agreement | 在人才培养、科研合作、科技园区建设等方面开展合作 Cooperation in personnel training, scientific research cooperation, and construction of science and technology parks |
| 复旦大学 Fudan University | 2018.7 | 战略合作协议 Strategic cooperation agreement | 服务国家和地方发展战略，共同为上海市面向全球面向未来提升城市能级和核心竞争力，为实现上海卓越全球城市的建设目标贡献力量 Serve national and local development strategies, work together to improve Shanghai's global and future-oriented urban energy levels and core competitiveness, and contribute to the realization of Shanghai being an outstanding global city. |

企业合作 ENTERPRISE COOPERATION

| 合作对象 Partner | 签约时间 Signing time | 协议性质 Agreement nature | 主要合作内容 Main work content |
|--|----------------------|---|---|
| 华润置地有限公司 China Resources Land Limited (CR Land) | 2016 | 战略合作框架协议 Strategic cooperation framework agreement | 推进中华企业重大资产重组 Promote major asset restructuring of Chinese enterprises |
| 上海交运集团股份有限公司 SHANGHAI JIAOYUN GROUP CO.,LTD | 2016 | 战略合作框架协议 Strategic cooperation framework agreement | 作推进区域共同开发、经营商办、人才公寓等物业，共同布局开发黄浦江水运线路 Promote regional joint development, operation of commercial offices, talent apartments and other properties, and joint layout and development of the Huangpu River waterway |

| 合作对象 Partner | 签约时间 Signing time | 协议性质 Agreement nature | 主要合作内容 Main work content |
|--|----------------------|---|---|
| 鲁能集团有限公司 Luneng Group Co.,LTD | 2016 | 战略合作框架协议 Strategic cooperation framework agreement | 上海高压线走廊的土地复合利用、存量土地合作开发、城中村及旧城改造、新能源开发建设、养老业务资源共享 Compound land use in Shanghai High-voltage Line Corridor, Cooperative Development of Existing Land, Urban Village and Old City Reconstruction, New Energy Development and Construction, and Resource Sharing for Retirement Services |
| 上海国和现代服务业股权投资管理公司 SHANGHAI GUOHE CAPITAL | 2016 | 合作意向书 Letter of Intent | 共同设立股权投资基金参与城市更新项目 Joint establishment of equity investment funds to participate in urban renewal projects |
| 上海纺织集团 SHANGTEX | 2016.4 | 战略合作框架协议 Strategic cooperation framework agreement | 在开发产业地产，特别是时尚地产上大展身手 Show their strengths in the development of industrial real estate, especially fashion real estate |
| 中国五冶集团 CHINA MCCS GROUP | 2016.11 | 战略合作协议 Strategic cooperation agreement | 加强联系、优势互补，共同为实现上海打造卓越全球城市的目标贡献力量 Strengthen ties and complement each other's strengths to jointly contribute to Shanghai's goal of building an outstanding global city |
| 蓝城华德置业有限公司 Blue Town Co. Ltd. | 2017 | 合作框架协议书 Cooperation Framework agreement | 共同打造以“现代农业+农业旅游+生态颐养”为核心的上海嘉定华亭宜居小镇 Jointly create a modern liveable town in Shanghai Jiading with the core idea of modern agriculture, agricultural tourism and ecological support. |
| 中国二十冶集团 China Metallurgical Group Twelve Corporation | 2017.3 | 战略合作协议 Strategic cooperation agreement | 进一步建立全面战略合作关系，通过强强联合，优势互补，提升合作层次，拓展合作业务 Further establish a comprehensive strategic cooperation relationship through strong alliances, complement advantages, enhance the level of cooperation, and expand cooperation business scope |
| 上海仪电 INESA | 2017.11 | 战略合作框架协议 Strategic cooperation framework agreement | 在地产集团城市更新平台上，加强智慧应用顶层设计和解决方案、产城结合、产融结合等领域合作 On the real estate group city renewal platform, strengthen cooperation in the fields of smart application top-level design and solutions, industry-city integration, industry-finance integration, etc. |
| 招商局蛇口工业区控股股份有限公司 China Merchants Shekou Industrial Zone Holdings Co., Ltd | 2018 | 战略合作框架协议 Strategic cooperation framework agreement | 合作推进虹桥商务区产业功能打造，中心城区旧改、吴淞工业区存量转型、新顾城产业社区等区域整体开发项目 Cooperate to promote the construction of industrial functions in Hongqiao Business District, the old urban center reform, the transformation of stocks in Wujing Industrial Park, and the new Gucheng Industrial Community and other regional development projects |
| 中国平安保险（集团）股份有限公司 PING AN INSURANCE (GROUP) COMPANY OF CHINA, LTD | 2018.1 | 战略合作框架协议 Strategic cooperation framework agreement | 共同推进包括区域整体开发、园区产业升级等在内的重大项目实施。 Jointly promote the implementation of major projects including overall regional development and industrial upgrade of the park |
| 恒基（中国）投资有限公司 HENDERSON (CHINA) INVESTMENT CO.LTD. | 2018.5 | 战略合作框架协议 Strategic cooperation framework agreement | 在地产、农业、养老、城市更新、产业园区开发等多个领域形成合作共同体 Form a cooperative community in many fields such as real estate, agriculture, retirement, urban renewal, industrial park development |
| 中国人寿 华润集团 China Life、China Resources | 2018.8 | 国寿申润城市发展基金合作协议 China Life Shenrun Urban Development Fund Cooperation Agreement | 发挥各方在资金实力、开发运营、资产储备等方面的优势，开展更广范围、更深层次合作 Bring into play the advantages of various parties in terms of capital strength, development operations, asset reserves, etc., and carry out wider and deeper cooperation |
| 仁恒置地 YANLORD LAND | 2018.8 | 合作开发协议 Cooperative Development agreement | 打造集团首批租赁社区的标杆产品 Create the Group's First Benchmarking Product in Leasing Community |
| 中国建筑第三工程局有限公司 China Construction Third Engineering Bureau Co.,Ltd | 2018.8 | 战略合作协议 Strategic cooperation agreement | 就区域开发、基础设施、旧城改造、商务办公楼、酒店、商业设施、中高端住宅等的新建、扩建和改建等开展合作 Cooperate on regional development, infrastructure, old city renovation, business office buildings, hotels, commercial facilities, mid-to-high-end housing, etc. |
| 中国电信上海公司 China Telecom Corporation Limited Shanghai Branch | 2018.8 | 战略合作协议 Strategic cooperation agreement | 在基础通信建设、云服务和智能化应用等方面建立合作 Establish cooperation in basic communication construction, cloud services and intelligent applications |
| 国家开发银行等9家银行 China Development Bank and other 9 banks | 2019.3 | 旧改银企合作协议 The old bank-enterprise cooperation agreement | 获得5年内意向性授信额度，其中2019-2020年将获得超过1000亿元专项贷款 Obtained intentional credit lines within 5 years, of which, between 2019 and 2020, it will receive more than 100 billion yuan in special loans. |
| 上海市浙江商会 Shanghai Zhejiang Chamber of Commerce | 2019.6 | 战略合作协议 Strategic cooperation agreement | 响应长三角一体化战略，资源共享、优势互补，携手推动上海城市更新和虹桥商务区高质量发展 Responding to the integration strategy of the Yangtze River Delta, sharing resources and complementing each other's advantages, and jointly promoting the urban renewal of Shanghai and the high-quality development of Hongqiao Business District. |
| 中国建筑第三工程局有限公司 China Construction Third Engineering Bureau Co., Ltd. | 2019.12 | 深化战略合作框架协议 Deepening strategic cooperation | 进一步实施投资、融资、建设和运营等相关合作 Framework agreement and further implementing related cooperation in investment, financing, construction and operation. |

HONORS

集团荣誉

