

Jiayuan International Group Ltd

Stock Code : 2768.HK



Jiayuan International Group Limited
佳源國際控股有限公司
股份代號 Stock Code : 2768.HK

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集團概要

About us

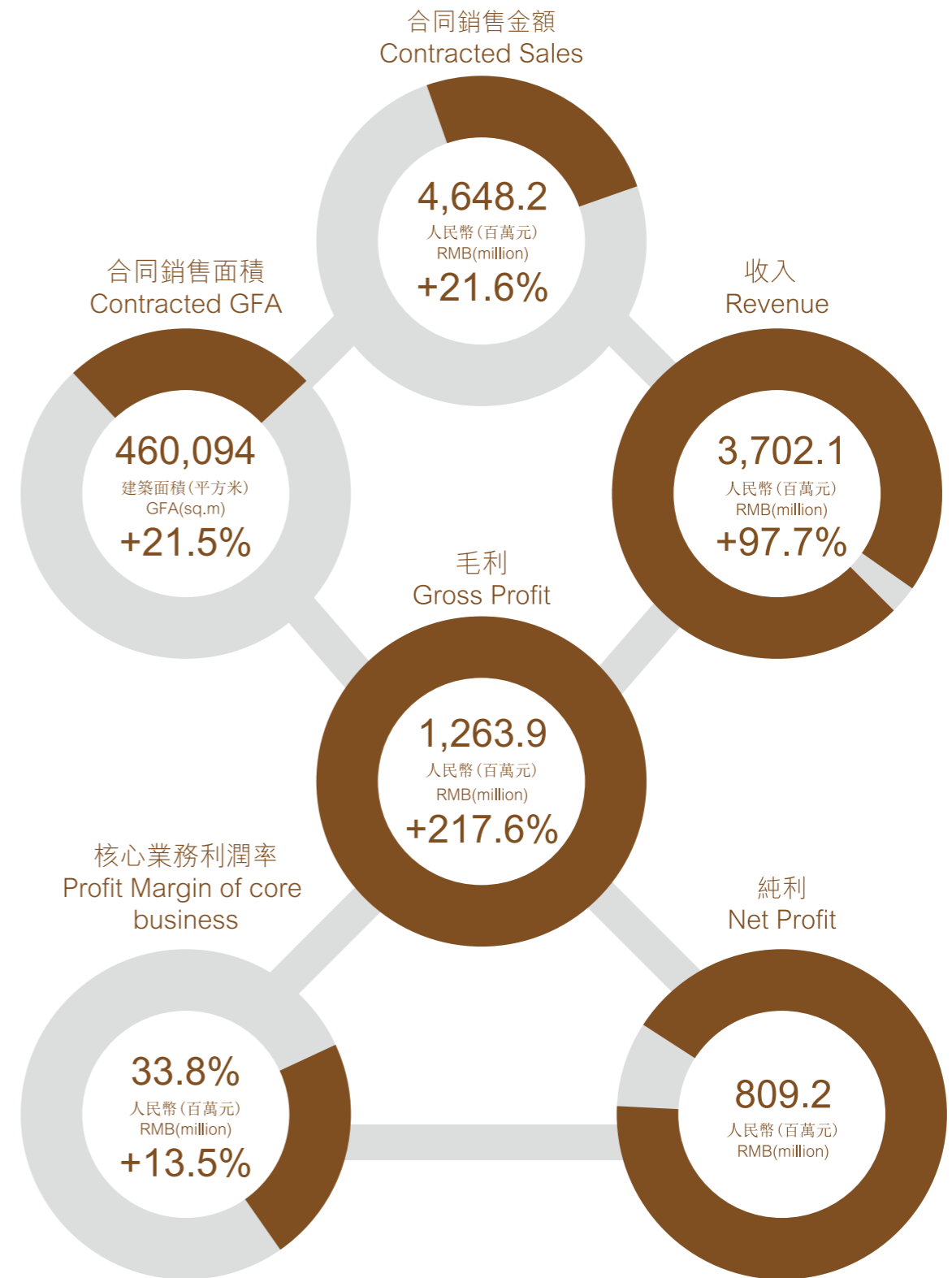
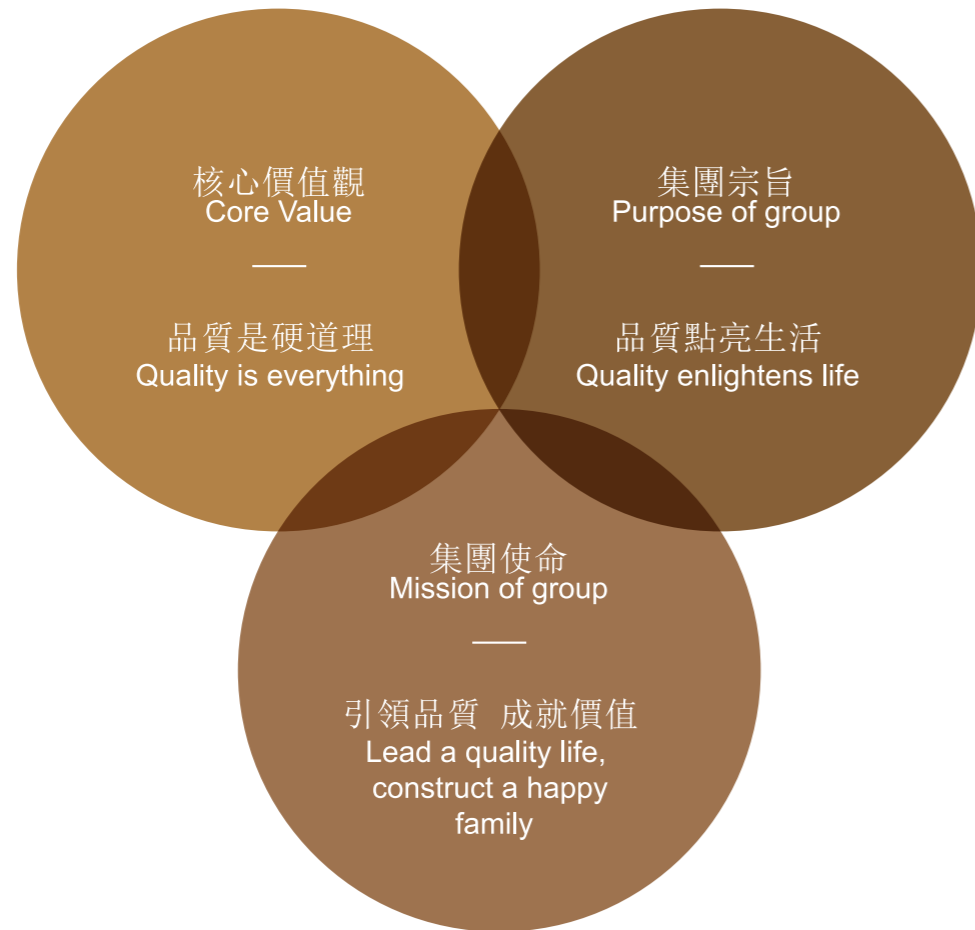
佳源國際是發展成熟的物業開發商，在中國各大城市開發大型住宅綜合體項目及商業綜合體項目。憑藉超過二十年物業開發經驗，透過優質的規劃，完善的品質及監控，成熟的營運系統及豐富經驗的專業團隊，創造出切合不同地區需求的物業項目，成功鞏固「佳源」品牌。

截至於2016年12月31日，集團在中國各大城市 and 中心鎮的物業組合共有25個，包括20個住宅綜合體項目及5個商業綜合體項目。開發區域涵蓋了常州、南京、揚州、泰州、泰興、宿遷、泗陽、南通、鎮江、太倉、深圳等城市。

Jiayuan International Group Limited is an established property developer of large-scale residential complex projects and integrated commercial complex projects in the PRC. With years of experience in property development, the Group is devoted to the undertaking of comprehensive planning, product design and quality control; the up-keeping of sophisticated operating systems and experienced professional teams, meeting the needs of customers in different geographical regions, all of which have played a role in strengthening the Group's brand image.

As at 31 December 2016, Jiayuan International has developed a portfolio of 25 property development projects in various major cities or key towns in the PRC covered Changzhou, Nanjing, Yangzhou, Taizhou, Taixing, Suqian, Siyang, Nantong, Zhenjiang, Taicang and Shenzhen.





業務拓展 Business Expansion

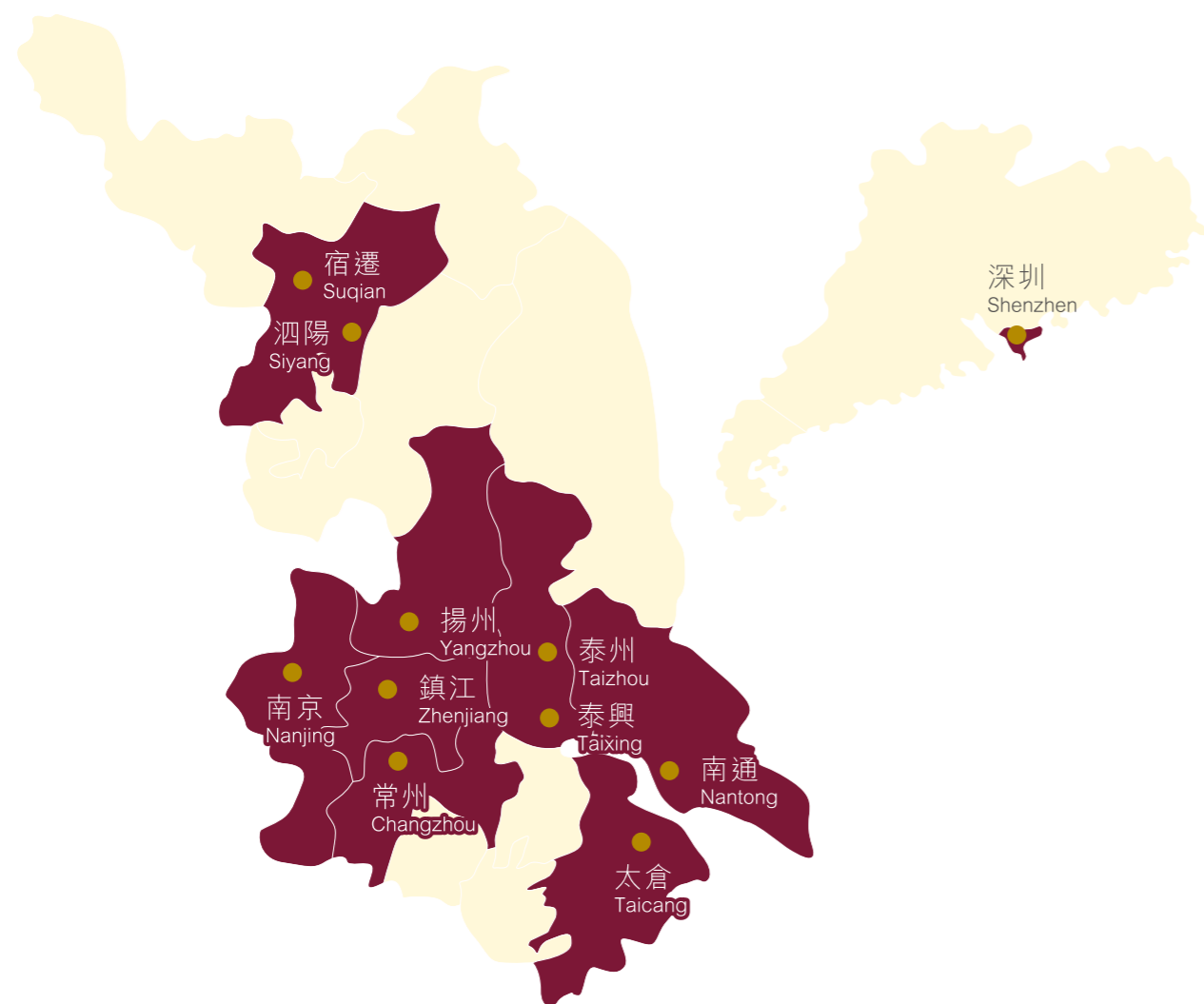
佳源國際在中國共開發25個物業項目，其中包括20個住宅綜合體及5個商業綜合體。在過去的一年內，除了聚焦長三角地區外，並將房地產業務版圖拓展至廣東省主要城市 - 深圳，藉此提升佳源品牌在珠三角地區的影響力。

The Group has undertaken 25 property development projects in the PRC, including 20 residential complex projects and 5 commercial complex projects. While principally undertaking property development in the Yangtze River Delta region, the Group has also extended its footprints to Shenzhen, a major city in Guangdong Province, thus extending its brand influence to the Pearl River Delta region.

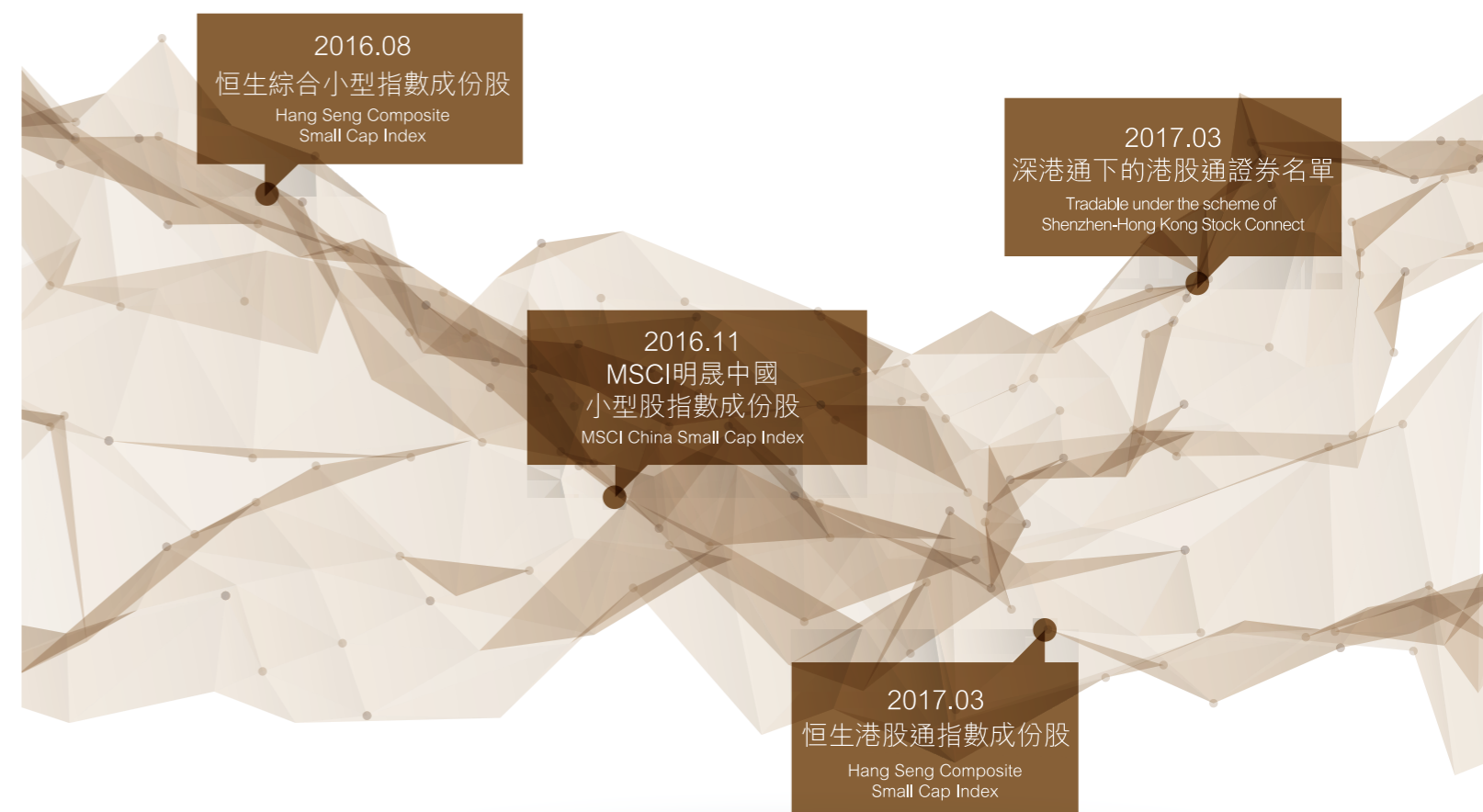
新增房地產業務版圖：

Geographical coverage of Jiayuan International's real estate business in new markets:

- 江蘇省南通、鎮江、太倉
- Nantong, Zhenjiang and Taicang in Jiangsu Province
- 廣東省深圳
- Shenzhen in Guangdong Province



晉身具指標性成分股 A constituent stock of benchmarking indices



集團榮譽 Group Honor

佳源國際在過去一年於香港及內地屢獲殊榮，包括：

In the past year, Jiayuan International has numerous won industry awards in Hong Kong and mainland China, including:

獎項Award	主辦機構Organizer
Hong Kong Outstanding Enterprises Award 2016 香港傑出企業	Economic Digest 《經濟一周》
Excellence of China Real Estate Award 卓越中國房地產品牌	Metro Daily & Metro Prosperity 《都市日報》及《都市盛世》
The "Caring Company" Logo 2016/2017 商界展關懷標誌 2016/2017	The Hong Kong Council of Social Service 香港社會服務聯會
Zijin Mansion - the "Nanjing Civilised Site & Quality Structural Engineering 2016" 紫金華府-2016年南京市文明工地及優質結構工程	Nanjiang Construction Committee 南京市建築委員會

**HONG KONG
OUTSTANDING
ENTERPRISES
香港傑出企業**
2016



成功發行美元債券 開拓國際資本市場

Successful issuance of US - dollar bonds

佳源國際於9月14日首次公開發行美元債券，成功募集一億美元資金。是次債券發行為佳源國際未來發展提供強大的後盾，亦印證了投資者對佳源國際在資本市場上的認可。

Jiayuan International successfully raised USD100 million by issuing its first US-dollar bonds to the public on 14 September, 2016. The move has paved the way for the Group's future development, and reaffirmed the capital market's high regard for Jiayuan International's excellence.

[3D打印建築未來]戰略合作計劃

Strategic partnership program
"3D Printing for Building a Brighter Future"

佳源國際是業界內應用3D打印建築技術的領航者，正積極研究應用3D打印建築技術於集團項目上。新技術將有助進一步的減排減廢，以緊貼國家對環保的需求，同時縮短項目施工時間及節省生產成本。

As the industry's pioneer in the application of 3D printing technology, Jiayuan International pushed ahead with the research and development of architectural 3D printing technology to reduce construction waste and pollution as well as to shorten construction time and mitigate production costs.



建立良好的媒體及投資者關係

Media and investors relations

佳源國際籌組媒體及投資者考察團，參觀集團旗下具有代表性的項目，當中包括南京紫華府、泰興新天地及泰興威尼斯城。舉辦考察團不僅進一步增加投資者對佳源國際項目的瞭解，亦能充分印證投資者及廣大客戶對佳源國際結合教育、休閒、商業地產的核心價值理念的認可。

In the past year, Jiayuan International organized numerous media and investor tours to the Group's most representative projects such as Nanjing Zijin Mansion, Taixing Jiayuan New World and Taixing Venice Metropolis. Not only did they enhance investors' understanding of the Group's projects, the tour also manifested the Group's ideology to integrate education, leisure and commercial real estate.



04 產品特點

Feature Of The Products

第一代住宅產品

適應住房分配制度改革剛起步的時間特徵，以滿足並改善基本居住、生活功能為目標，配置了休閒小品、活動中心等基本配套，滿足居民日常生活的基本需求，為業主提供了一個良好便捷的居住環境。

THE FIRST GENERATION RESIDENCE

The first generation residence was constructed to adapt to the reform of the residence distribution system and its traits, and focused on improving the everyday living and utility. It was attributed with activates centers, and more to fulfill the basic living needs, and provided a convenient and comfortable living space.



第二代住宅產品

以”巴黎都市”為代表的第二代產品，以高端產品為定位，首開”大圍合、小開放、內組團”的規劃設計，營造具有豐富地平線與天際線的豎向標高；規劃”人在花中游，車在地下走”的人車分流；打造酒店大堂式精裝修雙入戶門廳；陽光、美觀、多功能的地下車庫；採用”樹大、綠多、花海、起伏”的園林景觀設計，滿足了業主追求生活品質的更高需求，使人居的舒適性達到一個前所未有的高度。

THE SECOND GENERATION RESIDENCE

Paris Metropolis, representing the second generation targeted the high end market, employing the 'Large enclosure, small opening, and internal grouping' design principle, constructing a landmark with a colorful horizon and an ample skyline; employing the 'walking through the followers, driving under the floors' style of separation of pedestrians and vehicles; building an elegant hotel lobby style entrance; sun-light, aesthetic, and multifunctional underground carpark, using a 'large trees, green, flowers, and wavy' style of gardening design, fulfilling the owner's pursuit of a high quality life, and achieving a new height in living comforts.





第四代產品

以“世紀天城”為代表的第四代產品，適應互聯網時代用戶思維的需求，萃取前三代產品的精華，以充分滿足居住者的居住功能需求，進一步回歸與優化住宅的各項功能屬性為定位，打造魔幻戶型、樂享園林、醫養結合、六星級管家等“4+N”的綜合性服務社區，全方位提高業主生活的幸福度。

THE FOURTH GENERATION RESIDENCE

Jiayuan Centuria Villa, representing the fourth generation product, takes the best elements from all the three previous generation, adapting to the consumer mindset of the internet age, and fully account for the living needs of the owner. Again, this generation improves on the various utilities and aspects of the residence.



第三代住宅產品

以“羅馬都市”為代表的第三代產品，以高品質，高性比產品為定位，在傳承第二代產品主要特點的基礎上，進一步升級了陽光車庫，人車分流的規劃，同時，攜手名校，打造教育地產，重金造園，打造公園地產，退讓土地，打造廣場地產，營造了一種不可複製的生活方式和品位，讓生活在其中的業主感受到全方位的尊享感。

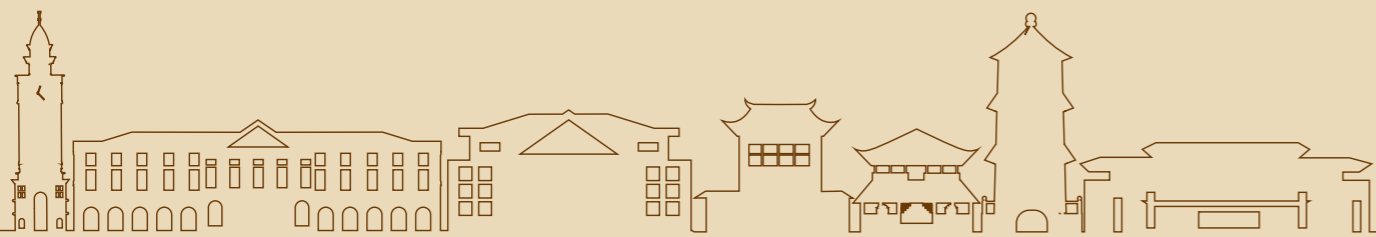
THE THIRD GENERATION RESIDENCE

Rome metropolis, representing the third generation residence, focusing on a high end market, and emphasized a high price-performance ratio. Building on the foundations of the second generation, the third generation improved on the sun-light underground parking, the planning for pedestrian vehicle separation, and at the same time constructed educational residences with prestigious schools. Parks were constructed also, to provide a premium, sensational tasteful way of living that cannot be replicated.



項目介紹

Projects



南京·紫金華府

Nanjing Zijin Mansion





宿遷·名人國際花園

Suqian Elite International Garden

宿遷·公園一號

Suqian Park Number One



泰興·威尼斯城

Taixing Venice Metropolis





泗陽 · 巴黎都市

Siyang Paris Metropolis

泗陽 · 羅馬都市

Siyang Rome Metropolis



鎮江 · 佳源巴黎都市

Zhenjiang Jiayuan Paris Metropolis

南通 · 佳源都市

Nantong Jiayuan Metropolis





揚州·世紀豪園
Yangzhou Centurial Villa



泰興·羌溪花苑
Taixing Qiang Xi Hua Yuan

泰州·鵲仙島一號
Taizhou Quexiandao Number One

揚州·世紀花園
Yangzhou Centurial Garden

揚州·公園一號
Yangzhou Park Number One





揚州 · 世紀天城

Yangzhang Centurial Sky City

揚州 · 世紀景園

Yangzhou Centurial Scenery Park



深圳 · 羅湖項目

Shenzhen Luohu Project

深圳 · 寶安項目

Shenzhen Bao'an Project





太倉·海藝豪庭

Taicang Harbour Palace



泰州·佳源中心廣場

Changzhou Xueyan Jiayuan Central Plaza

泰州·東方巴黎城

Taizhou Oriental Paris City

泰州·東方不夜城

Taizhou Oriental Bright City





常州·雪堰佳源中心廣場

Changzhou Xueyan Jiayuan Central Plaza

泰興·黃橋佳源中心廣場

Taixing Huangqiao Jiayuan Center Plaza

泰興·新天地

Taixing New World

泰興·古溪佳源生活廣場

Taixing Guxi Jiayuan Plaza





佳源國際不遺餘力地實踐企業公民的社會責任，積極參與社區慈善活動及捐款予社福機構，包括：

- 捐款予香港公益金
- 探訪香港復康會
- 探訪播道兒童之家
- 贊助鳳凰慈善基金會活動

Jiayuan International actively fulfilled its social responsibility as a domestic corporation by participating in charitable events and making donations to various social welfare organizations:

- Donated to The Community Chest of Hong Kong
- Visited The Hong Kong Society for Rehabilitation
- Visited Evangel Children's Home
- Sponsored an event organized by Phoenix Charitable Foundation



www.jiayuanintl.com