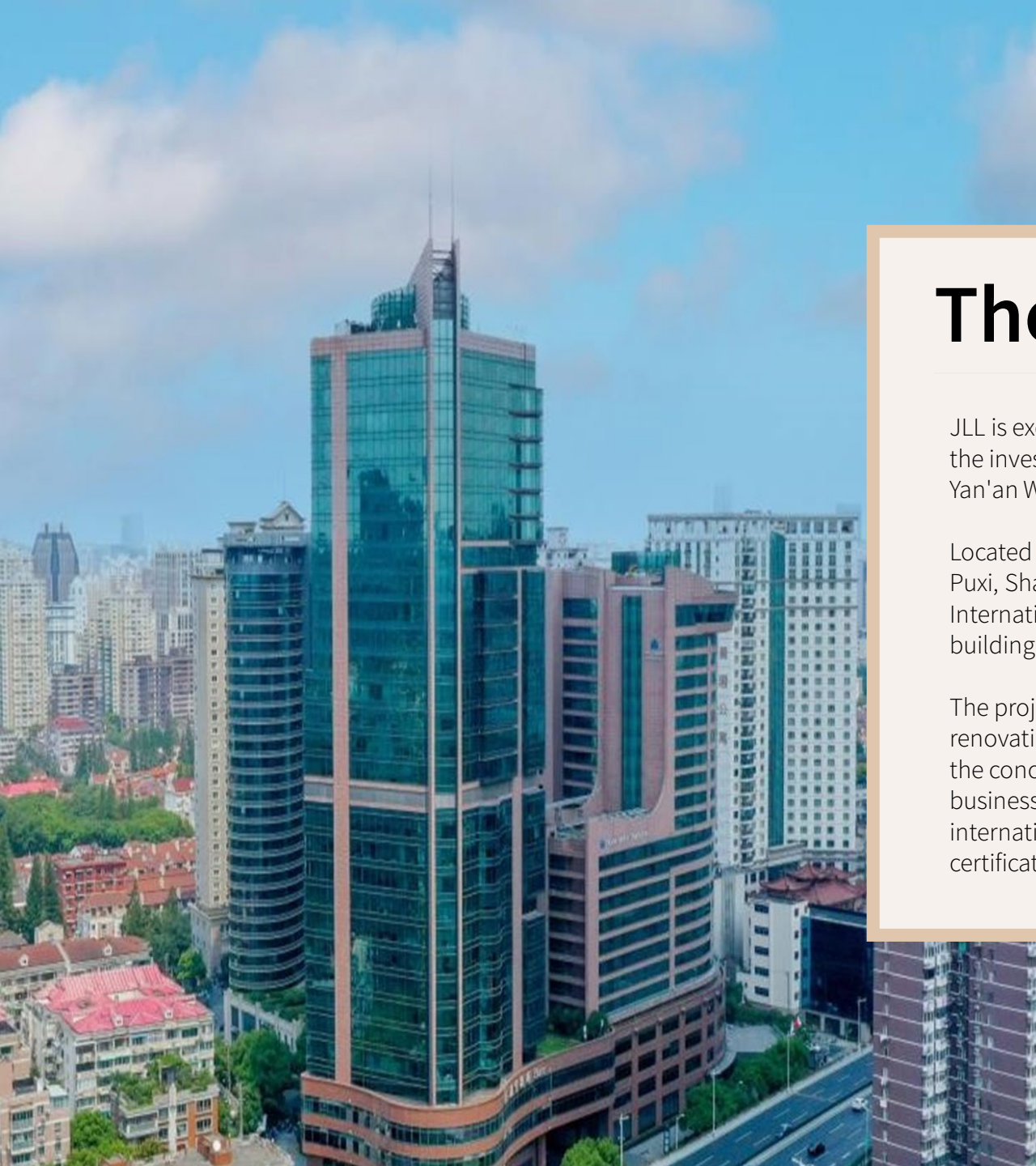
 **JLL** SEE A BRIGHTER WAY

THE CREST 嘉宁国际

JLL China Capital Markets



The Crest

JLL is exclusively entrusted by the owners to sincerely recommend the investment opportunity of Jialing International Building, No. 500 Yan'an West Road, Changning District, Shanghai.

Located in the most prosperous Jing'an Temple business district in Puxi, Shanghai, adjacent to the elevated Yan'an West Road, Jianing International Building is a 31-storey high-quality Grade A office building with a total area of 31,788 square meters.

The project was completed in 2010 and underwent a new renovation in 2017. Jianing International Building actively practices the concept of sustainable development, creates a green and smart business landmark in the new era, and has obtained the internationally recognized LEED Platinum and WELL HSR dual certifications.

Investment Highlights



Specifications

Exceptional Grade A quality office asset which has achieved LEED Platinum and WELL HSR Certification, recently renovated to high specifications including PM2.5 air filtration system, lobby and washroom areas as well as landscaping



Location

Close proximity to Jing'an Temple, high accessibility to Metro Line(s) 2 & 11, easily accessed via Yan'an Overpass



Visibility

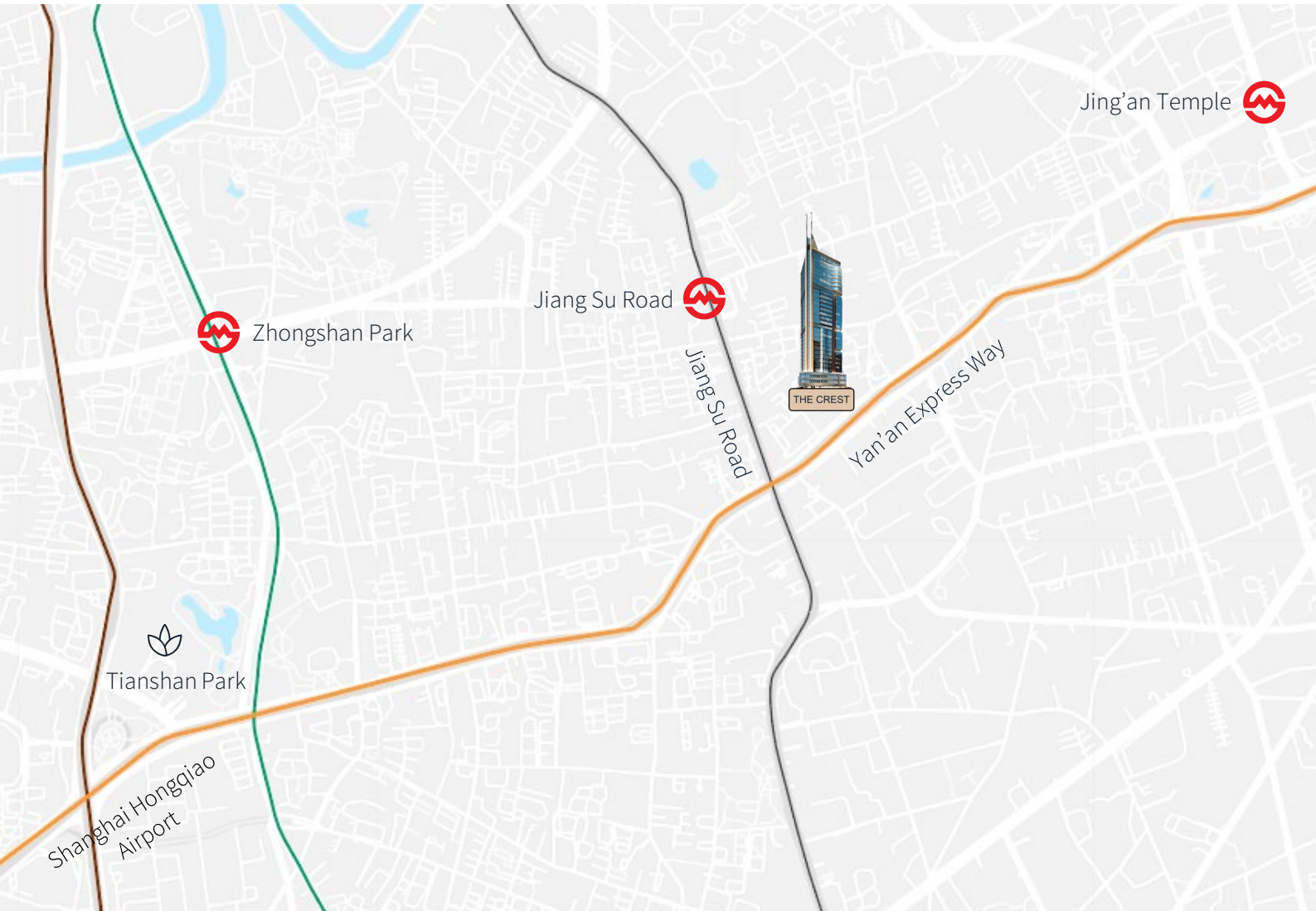
Highly distinctive structure overlooking Yanan Overpass – one of Shanghai's busiest roads, offering high exposure



Occupancy Rate

77%

Map of the Crest



26 mins - Zhongshan Park Subway Station
41 mins - Xujiahui Station of Line 1



8 mins - West Yan'an Road Panyu Road
8 mins - West Road Dingxi Road



18 mins - Shanghai Hongqiao Airport

— Line 3 – Line 4

— Line 11

— Inne Ming Elevated Road

— Yan'an Express Way

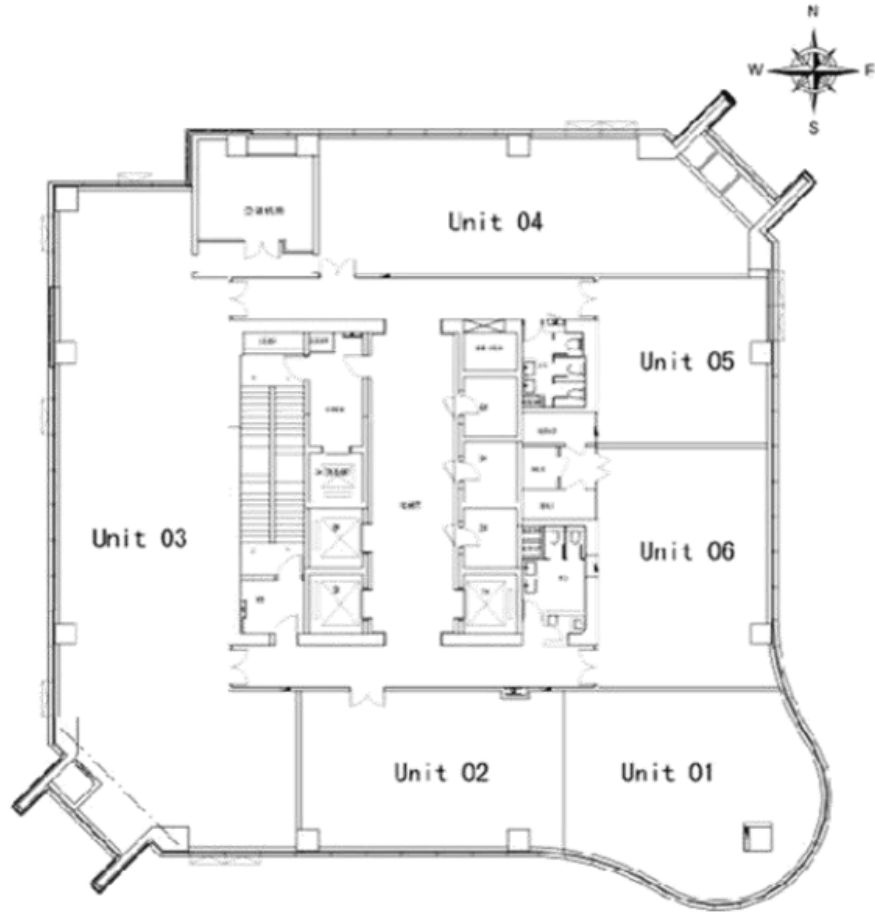
Asset Overview

Asset Name	The Crest
Address	No. 500 Yan'an Road (West)
Land Tenure	Till July 2055
Land Usage	Mixed-Use
Completion	2010 (renovated 2017)
Storey	31 floors (1-2F lobby; 3-31F offices) Total 29 titles, each floor has one
Above Ground GFA	31,788 sqm
Typical Floor Area	1,065 sqm
Clear Ceiling Height	2.70 m
Raised Floor (mm)	100
Efficiency	70%
Elevators	6 passenger lifts; 1 cargo
Car Parks	30 units aboveground, 6 of which has Tesla super charging pile, 43 titled units, Usage of up to 300 units at discounted rent

Source: JLL, 2022



Floor Plan



Photos



Holding Structure

Onshore

Carlyle Group

100%

Offshore SPVs

100%

SPV
(Cayman Island)

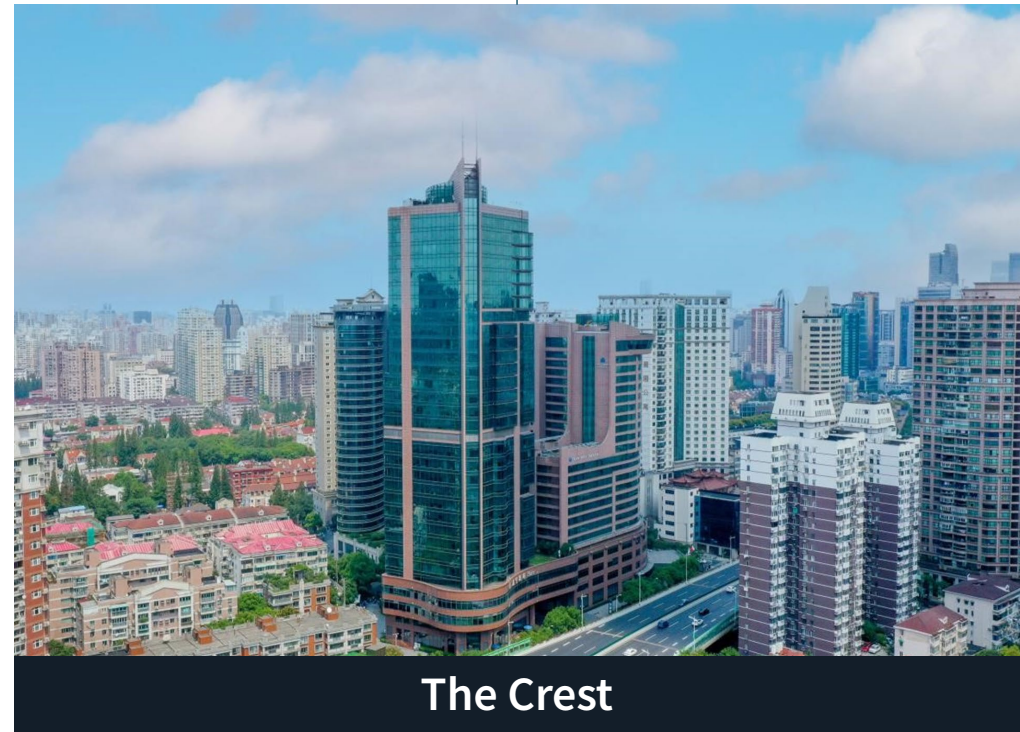
100%

SPV
(Hong Kong)

100%

Onshore

Shanghai Aoshang Property Company Limited



The Crest

“

JLL is pleased to present our proposal for the divestment of The Crest. Situated at the junction of Changning and Jing'an District, the asset overlooks Yan'an Overpass – the busiest road connecting East and West Shanghai. The Crest is a 29-story office asset as part of a mixed-use development which includes a luxury hotel and multiple high-end residential units.

The asset underwent extensive renovations in 2017, which focused on Tenants' comfort and well-being, achieving LEED Platinum and WELL HSR. The Crest has since been a highly sought-after office location for Shanghai's leading enterprises.

The Crest represents an exceptional investment opportunity to acquire a stabilized asset in one of Shanghai's truly prime areas. The asset continuously attracts high-end tenants due to its core location and premium standards.

JLL

China Capital Markets



Sale Considerations



Office Outlook

- Based on other Office asset divestments, buyers are only evaluating opportunities with cap rates between 5.00 – 5.50%



Rental Support

- Passing rent well below market rent
- Unlock hidden value



Divestment Timing

- Lower costs of capital
- Scarcity of such assets
- Insurance Investors are under heavy allocation pressure in 2023



The Crest

SWOT Analysis



Strengths

- Within 10 minutes walking distance to Shanghai's busiest CBD – Jing'an Temple
- High visibility overlooking Yan'an Overpass
- Close proximity to amenities including REEL Department Store, 1788 Plaza, Sogo Shanghai, Jing'an Park and Huadong and Huashan Hospital
- Stabilized cash flow and consistently high occupancy rate

Weaknesses

- Lack of direct metro access
- Single purpose usage, i.e lack of conversion opportunities
- Façade appears slightly outdated

Opportunities

- Renovation to high project specifications appeal to Tenants seeking WELL Certified office space
- Unique opportunity in prime location with no comparable assets for sale on the market
- Signage appealing to Self-Use Buyers
- Adjacent hotel has been upgraded from Nikko to Hilton, which should see an increase in business travelers
- Urban renewal of Sina Project in the same area could create a new business atmosphere around the Crest

Threats

- Strong supply of prime office assets entering the market over next two years
- Relatively weaker office leasing demand from tenants in 2023
- Weak office vibe
- The new supply from Sina Project will complete with The Crest in the future.

The Crest

Pricing Analysis Summary



Source: JLL, 2023