



正如所想 大有可观

INSPIRED AS IMAGINED



正大中心
CP CENTER



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Prime Location

02

Smart Building

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Future Office

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Enjoy as Imagined

05

Delicate Service

06

Professional Team



01
Prime Location

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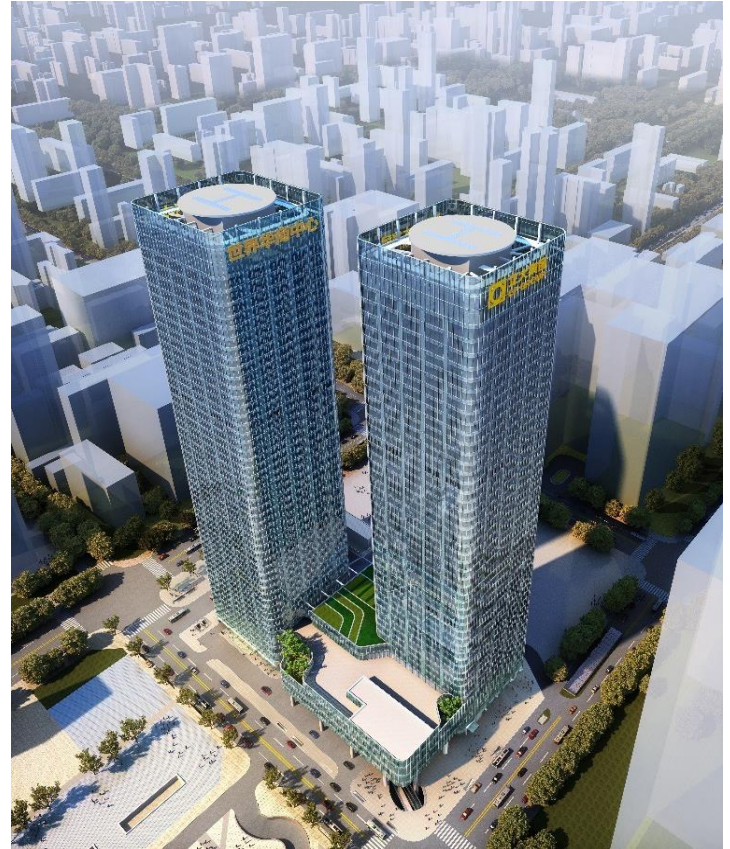


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Prime Location

Entrenching in Beijing CBD
which occupied global attention

- At heart of CBD, CP Center is adjacent to CCTV headquarter with green landscape view of CBD central park.
- Beijing CBD owns over 20,000 enterprises and 170 of fortune global 500 from sectors of international finance, professional service as well as media and advertising.
- Here gather over 270,000 professionals with diverse cultural background.



Efficient Transport

Easily accessible from all parts of the Capital

- Adjacent to Chang An Avenue, the 3rd Ring Road and Guanghua Road.
- Easily access to subway line 1, line 10, and line 14.
- To be connected with underdeveloped subway line 28 at Guanghua Road station.
- Link with CBD transport hub at north east of CP Center



Firstly Handover in CBD Core Area



Year of 2018



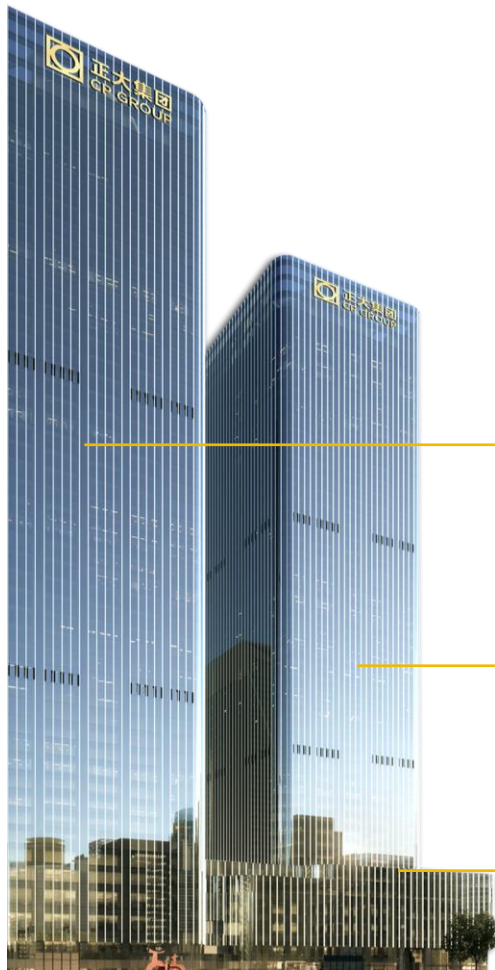
Sumsang Tower
China Life Tower

Year of 2019

CITIC Tower
Taikang & CITIC Tower
Sunshine Insurance Tower
Tsinghua Tower

Year of 2020 and after

Minsheng	Anbang/Taoli Investment
Anbang Z5	Founder/Anbang/CITIC
Anbang Z8	CICC/Wantong/HK Land
Sino Ocean/HSBC	CIFCO



Twin-Tower Complex

With 316,000 Square meters, CP Center has the largest number of leasing area among CBD projects under construction.

Office in North Tower
5F—45F
90,000 square meters
(all for leasing)

Office in South Tower
5F—45F
90,000 square meters
(70,000 for leasing)

Retail Podium
B2—4F
43,000 square meters
(all for leasing)

02 Smart Building

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Smart Access

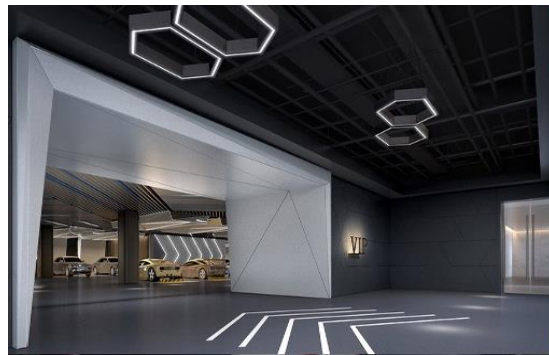


- Based on the concept of smart building, CP Center adopts automatic face-recognition system and automatic elevator selection to help tenants get into their working area more quickly.
- People working here can enjoy an experience with the most innovative techniques.

Smart Parking



Car
Arrival



Entrance
Snapshot

Parking
Guide

Parking
Place



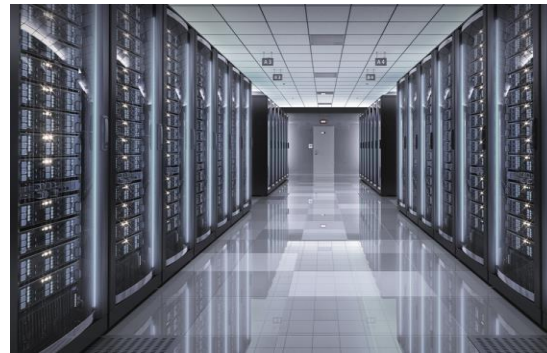
Self
Payment

Searching
Guide

Car
Leave

In CP Center, the parking lots with refined decoration provide intelligent and self-service such as including congestion guide, searching guide and self payment.

Intelligent Management System



- CP Center adopts intelligent and integrated management system and provides tenants micromodule machinery room and clouds service.
- Free wi-fi coverage in all public area
- China Unicom, China Telecom and China Mobile can provide networks and communication services.
- Reserve access conditions for 5G
- Dual-circuit power supply
- UPS system for a stable and safe operation

LEED Gold Certification

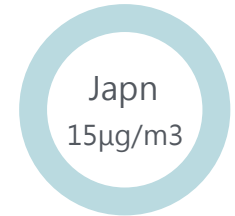
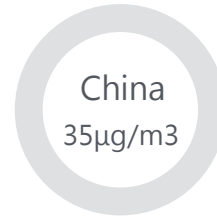


CP Center is awarded the LEED-Gold Pre-certificate by making efficient use of water, energy and material during the building process.

Efficient Filtration System



- Triple-layered PM2.5 filtration system provides eco-friendly and healthy working environment.
- Air quality in office and retail area reach standard level of the USA and Japan.



Window Ventilation System



- Window ventilation system helps to create a more valuable and eco-environment for future tenant with high air-quality.
- yearly save at least 10% of energy
- Reduce operating cost at RMB 800,000/year

Roof Garden



A roof garden provides tenant with a heaven right in the heart of city. The exquisitely-designed gardens are an exceptional luxury in the most desired district of Beijing.

03

Future Office

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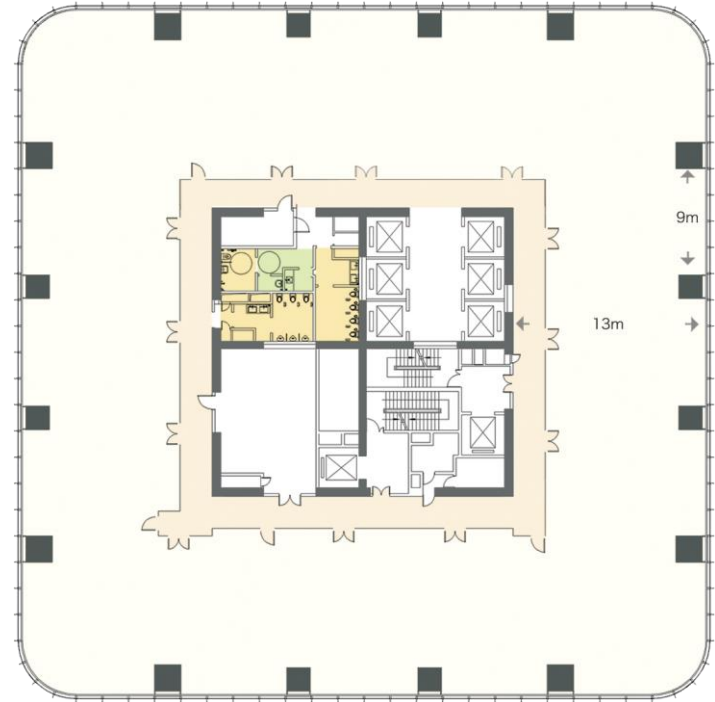


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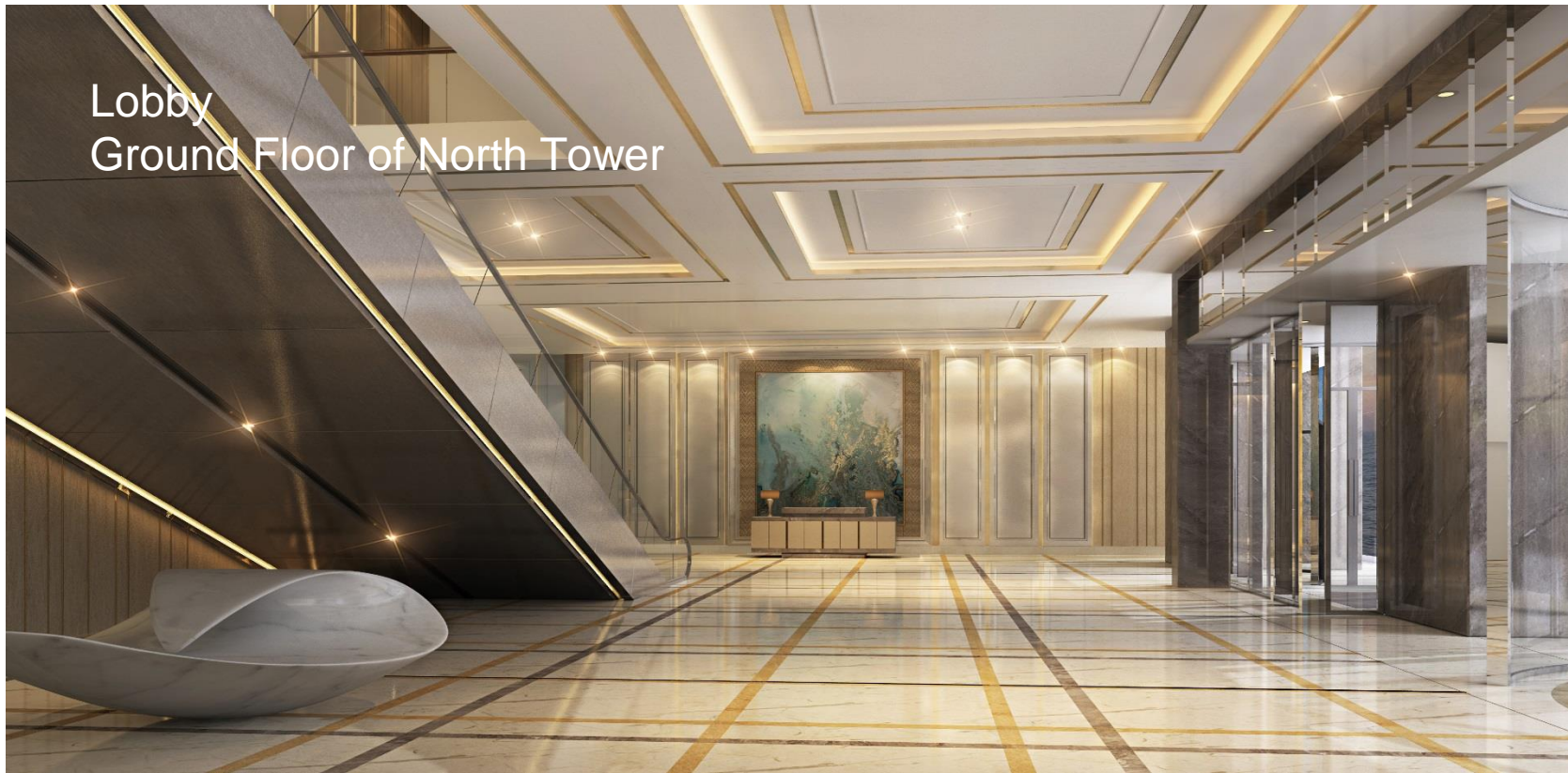
Flexible Floor Plan

Floor plan of column-free design allows a more flexible and efficient use of space.

- Typical Floor Area: 2,400 square meters
- Column Spacing: 9 meters
- Depth : 13 meters
- Slab to Slab: 4.5 meters
- Clear Ceiling Height: 2.95 meters
- Raised Floor Height: 150mm
- Handover Condition: false ceiling, white wall, raised floor



Lobby
Ground Floor of North Tower



Lobby
First Floor of South Tower



Corridor



Washing Room



Smart Business Experience

Conference room with Polycom innovative technique

Enjoy intelligent working experience



Security Service



- Dual-circuit power supply from two separate substations
- Meet tenant's power demand of high quality



- Private storage service with security system of high-standard level



- Set up anti-terror electric car arrester/intrusion alarm system

Technical Specifications

Project Overview

Total Land Area : 1.64 hectares
Total GFA : 316,000 square meters
Total office GFA : 180,000 square meters
Total Commercial GFA : 43,000 square meters
Building Height : 238 meters
Floor Distribution : 5F-45F on the ground for two office towers
B/2 below ground to 4/F above ground for commercial podium

Floor Design

Standard Floor Area :
Approximately 2,400 square meters
Floor Loading : 250kg/ square meters
Slab to Slab Height : 4.5 meters
Clear Ceiling Height : 2.95 meters
Raised Floor Height : 150mm

Vertical Transportation

17 high-speed Mitsubishi's passenger elevators of each tower at the highest speed of 7 meters/second and designed with floor selection system

HVAC

Cold Source: Ice storage air conditioning system
VAV low temperature air supply system ,FCU+ fresh air system
24 hr .chilled water

Electric Power System

Total Capacity of 38000KVA
Four 1600KW standby generators
Two generators place for tenants' use

Telecommunications

Operators: China Telecom, Unicom and Mobile; 10GB fiber access with unlimited expansion
Network: Wifi service for all public area
Two satellite bases reserved for each tower



04

Enjoy as Imagined

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Be the First and Only

The only shopping mall in CBD core area provides
with floor area of 43,000 square meters



4F Audio-Visual

3F Exquisite Life

2F Social Life

1F Technical Life

B1 Global Cuisine

B2 Sports & Fashion

Global Cuisine, Great Flavour



Here

You can meet business elites from all over the world

Experience international culture

Enjoy global gourmet



Healthy Life, Career Root



Here

Healthy life makes you more confident.
You can experience body fitness, beauty care
and health care, enriching your business life.

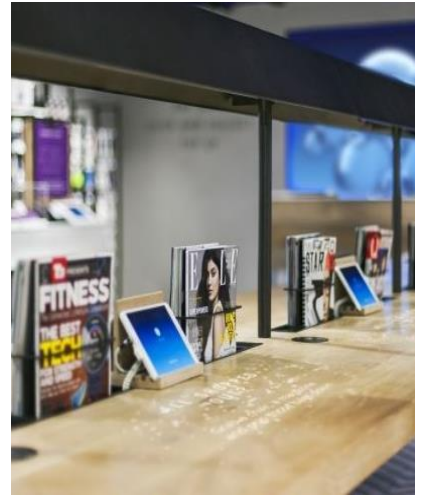
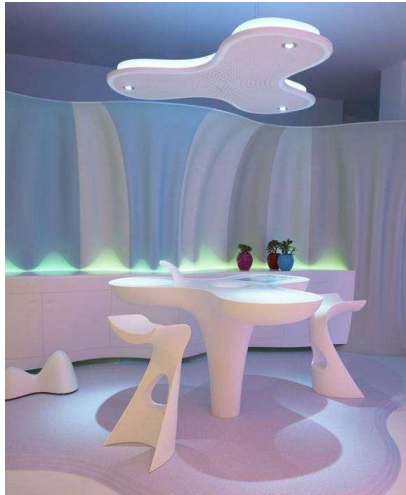


Future Life, Enjoy Now

Here

Technology makes living more convenient and easier.

You can touch with the most innovative techniques and smart products.



05
Delicate Service

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Property Management Service



In providing property services to our tenants, we care about every detail. Hence, we have selected CBRE as our property management company to provide world class management services.

People-oriented Service

Meet executives' daily business demands



VIP Lavatory



Health Care Service



Rooftop Parking Apron



06

Professional Team

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About CP Group



利国 利民 利企业
爱是正大无私的奉献

正大集团是以农牧食品、零售、电信三大事业为核心，同时涉足金融、地产、制药、机械加工等10多个行业领域，业务遍及100多个国家和地区，年销售额千亿元的多元化跨国集团公司。

正大集团作为中国改革开放以来在华投资规模最大、投资项目最多、投资金额最大的外商投资企业之一，也为中国侨商树立了楷模。

正大集团作为控股股东，联合其余十家股东共同开发建设Z14地块“正大中心”项目，并由正大集团统一进行运营管理。

合作团队

Architectural Design Consultant :	Gensler
Construction Blueprint Design :	China Academy of Building Research
Mechanical Design Consultant :	Parson Brinckerhoff
Structural Design Consultant :	Thornton Tomasetti
Curtain Wall Design Consultant :	Meinhardt
Decoration Design Consultant :	Hirsch Bedner Associate
Construction Contractor :	China Construction Third Engineering Bureau Co.,Ltd
Property Management :	CBRE



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