



## Press Release

### **Shui On Land Celebrates 20 Years in Wuhan** **Three "Xintiandi" Projects Creating a New Chapter for the City** *Honouring Three Landmark Developments* *Wuhan Tiandi, KIC Wuhan, and Wuhan Changjiang Tiandi*

[April 16, 2025, Wuhan, China] - Shui On Land, a leading urban solution provider in China, proudly celebrates its 20<sup>th</sup> anniversary in the Wuhan market on April 16. Since its inception with the redevelopment of the Yongqing area in 2005, Shui On Land has developed three major community projects in Wuhan - Wuhan Tiandi, KIC Wuhan, and Wuhan Changjiang Tiandi - spanning over three million square meters and playing a vital role in the city's growth as a national central city.

Executives from Shui On Land, including Ms. Jessica Y. Wang, Mr. Allan B. Zhang, and Mr. Matthew Q. Guo, were joined by officials from the Bureau of Commerce of Wuhan Municipality and Jiang'an District to officiate the ceremony. This event celebrated the company's dedication to fostering vibrant communities, with strategic partners and loyal tenants recognising Shui On Land's substantial contributions to urban regeneration in Wuhan.

### **Two Decades of Commitment to Urban Regeneration**

In spring 2005, Shui On Land launched Wuhan's largest urban revitalisation project by renovating the 61-hectare Yongqing area, in alignment with the Rise of Central China Strategy. This project, featuring the innovative "Xintiandi model" while preserving historical buildings and Wuhan's cultural heritage, successfully blends urban regeneration with commercial viability, establishing a lively community characterised by upscale residences, premium business spaces, and dynamic retail offerings. Today, the transformed Wuhan Tiandi stands as a city landmark, building a strong foundation for Shui On's presence in Wuhan.

In 2017, in response to the "Outline of Innovation-driven Development Strategy" and the development strategy of the Yangtze River Economic Belt, Shui On partnered with CITIC Pacific Properties to develop KIC Wuhan in Optics Valley, covering 1.2 million square meters. Inspired by the community model of KIC Shanghai, this project fosters an innovation ecosystem that integrates cutting-edge work solutions, smart technologies, and top-tier talent, positioning itself as a key hub within the Optics Valley Science and Technology Innovation Corridor.



The Wuhan Changjiang Tiandi project, launched in 2021 in partnership with Wuhan Urban Construction Group, revitalises a historic shipyard site into a cultural landmark and a world-class waterfront complex, celebrating the region's rich ecological and industrial heritage.

Ms. Jessica Y. Wang, Chief Executive Officer of Shui On Land, said: “Wuhan is our largest regional market outside Shanghai. Our three projects, with a cumulative investment of RMB 100 billion, reflect our deep commitment to the city. Spanning both sides of the Yangtze River and the central city of Optics Valley, our efforts encompass urban revitalisation, technological empowerment, and ecological rejuvenation. Moving forward, we will enhance our capabilities in urban regeneration and community operations while embracing innovation and sustainability, helping to develop Wuhan into a national central city and an international metropolis.”

### **Redefining the Future City through the Evolution of Premium Communities**

Over the past 20 years, these three projects have demonstrated resilience and commitment.

Wuhan Tiandi, as our first footprint in Wuhan, its residential development has consistently been a highly sought-after project, with its final phase set to launch in the fourth quarter of this year. The business cluster now hosts over 200 enterprises, including Fortune 500 companies, achieving high occupancy rates. In 2024, the company signed nearly 60 high-quality enterprises, including top global brands, ranking first in terms of depletion volume. Meanwhile, 1 Corporate Avenue has been awarded the Carbon Neutral Certification for the past three years, setting a new industry benchmark for sustainable commercial property. In 2024, retail properties across Wuhan Tiandi successfully attracted customers and boosted shopper traffic to 40 million, a new record for the project. The occupancy rate across Wuhan Xintiandi, Horizon South, and Horizon North remains high, averaging 95 percent, with 47 first stores and flagship locations, including LULULEMON, SALOMON, and 3CE. In 2025, to solidify Wuhan Tiandi as an urban lounge, Wuhan Xintiandi and Horizon South will introduce many first stores and flagship locations in Central China, such as HOLLISTER, BURTON, adidas Originals, and GODA Base, to unlock the region's consumption potential. Additionally, Horizon North will continue to solidify its position as a one-stop family shopping centre.

The first residential phase of KIC Wuhan has attracted significant market attention since its launch in 2018, leading in healthy living in Optics Valley. Residential phases I, II, and III have all sold out and been handed over, welcoming over 1,700 high-net-worth families. The fourth phase has earned Wuhan's first China Green Building Label 2 Star, highlighting its safety, durability, health, and livability. KIC Innovation Pioneer, with its



unique garden-style courtyard office features, has attracted headquarters enterprises, including Hikvision and Gloria, forming a highland for the “Global Science and Innovation Headquarters Habitat.” The super high-rise Grade A office building - KIC Corporate Avenue has topped out its main structure and is now in pre-leasing, while KIC Park has completed construction and is set to open on September 30, 2025, achieving a 70 percent occupancy rate with a diverse range of offerings.

Since its launch, the first phase of Wuhan Changjiang Tiandi has set industry benchmarks with its "China Green Building Label 2 Star" and LEED certifications. It has received multiple accolades, including the 4th PRO+AWARD and the iF Design Award, along with the 2024 American Architecture Awards and the 2024 Canadian GPD Design Gold Award. These recognitions have led to growing market interest, enhancing the district value of the Wuchang Old Town area and elevating waterfront living standards. The first phase of residential units is expected to be delivered in fourth quarter of this year.

Mr. Allan B. Zhang, Chief Executive Officer of Shui On Xintiandi, said: “Wuhan's rich history, cultural and natural resources, consumption dynamics, and urban vitality offer immense potential for community creation and commercial innovation. The successes achieved by our three projects reflect the Wuhan market's appreciation of our development model. In the future, we will continue to celebrate the diverse cultural and natural heritage of Wuhan, intertwining humanity with modern lifestyles and infusing unique character into the city's evolution toward an international consumption hub.”

### **Creating Urban Memory with Cultural Initiatives**

In gratitude to the city, Shui On Land will host a series of celebratory activities throughout the year, including a special exhibition showcasing the company's journey through historical images and interactive installations, a light show on April 28 to honour the city's development, and a children's art exhibition on June 1, along with various community events. These initiatives aim to strengthen the cultural and emotional ties between Shui On and Wuhan, enriching urban life.

With two decades of deep engagement in Wuhan, Shui On Land remains committed to leveraging its expertise in urban regeneration and community development. As the city transitions from a central city to an international metropolis, Shui On is poised to contribute significantly to its high-quality development over the next 20 years.

For high-resolution images, please download here,  
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## About Shui On Land

Founded in 2004, Shui On Land (Stock Code: 272), Shui On Land is a leading urban solution provider in China, offering a diverse portfolio in top tier cities across China with two core business segments: property development and property investment & management. The company specialises in urban regeneration and the development and operation of communities that prioritise culture, social engagement, and sustainability. Shui On Land is committed to delivering a best-in-class lifestyle through its well-known brands “Xintiandi” and “Lakeville”. As of December 31, 2024, the company holds a land bank of 8.0 million sq.m. in prime locations across key Chinese cities. Its wholly owned subsidiary, Shui On Xintiandi, serves as the property investment and management arm, making it one of the largest private commercial property managers in Shanghai. This subsidiary oversees a portfolio of RMB79 billion of office and retail premises in Shanghai, including the flagship Shanghai Xintiandi.

Shui On Land was listed on the Hong Kong Stock Exchange on October 4, 2006. The company is included in several key indices, such as the Hang Seng Composite Index, the Hang Seng Composite Industry Index - Properties & Construction, the Hang Seng Composite SmallCap Index, the BI China Real Estate Owners and Developers Valuation Peers, and the Bloomberg ESG Data Index.

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