



## Real Assets Management for Community Center

Sino-Biz (Shanghai) Investment & Development Co., Ltd.

Investment & Development

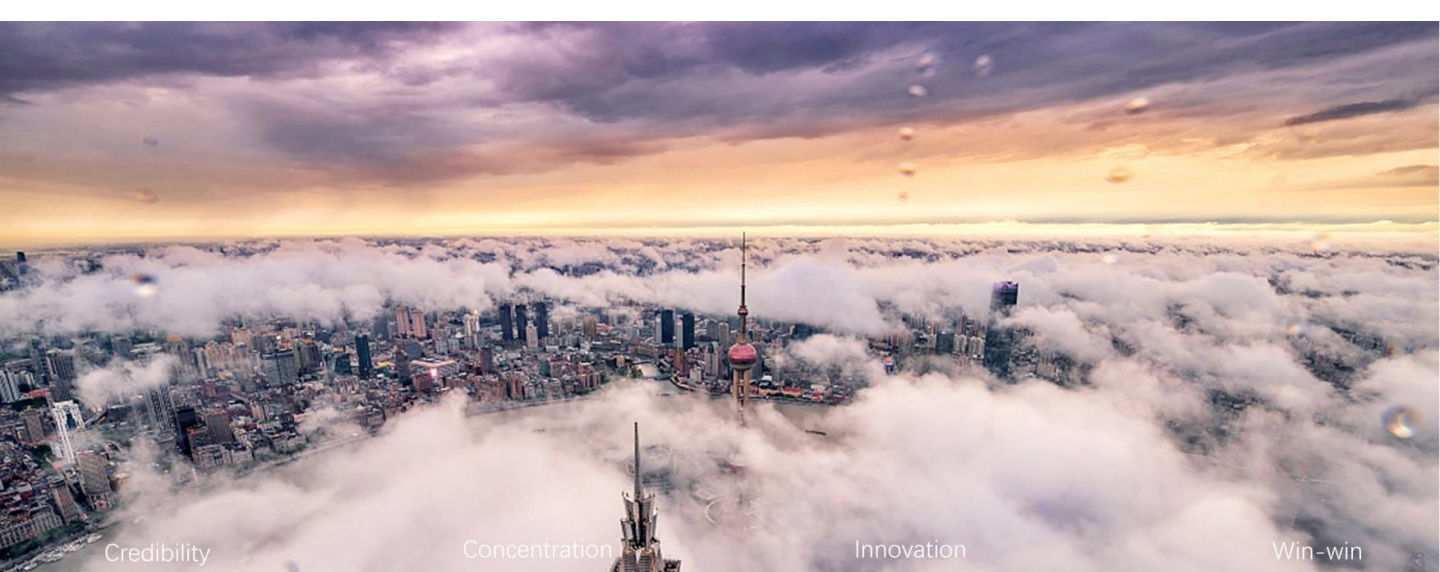
Commercial Planning

Leasing & Operation

Asset Management

Self-brand Supermarket

Online Platform



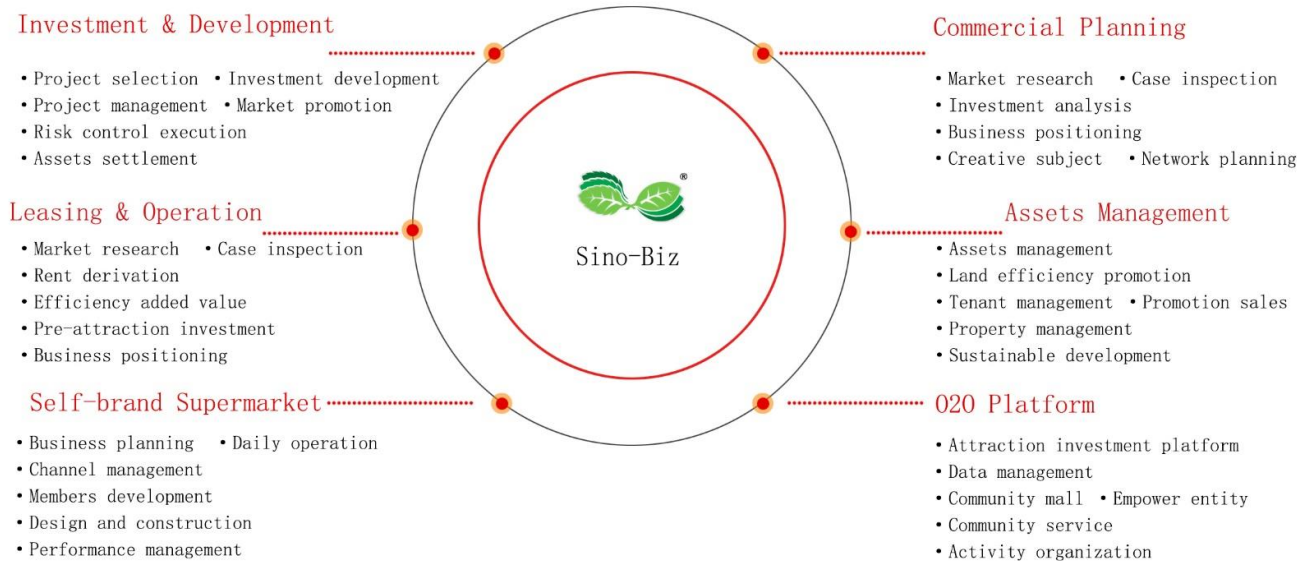
## Sino-Biz

Sino-Biz was established in 2015. Its business covers investment management, asset management and information technology.

Sino-Biz owns such commercial brands as “ Living Center” community business, “More-in Supermarket” and “Community Alliance” information technology platform.

Sino-Biz is committed to promoting the prototype and large-scale development of community commerce and people’ s livelihood services, and contributing to sustainable community prosperity and harmonious human settlements.

## Main Functions



Living Center

The places planted mulberry and catalpa by the parents are the home where parents are.  
as at any places you see mulberry and catalpa, you must respect them.  
—— The Book of Poetry • Xiaoya • Xiaobian

- “Living” uses image of leaves for mulberry and catalpa. “Mulberry and catalpa” originates from the Book of Poetry, which means hometown and family affection.
- Living Center aims at creating the complex of community business and the public services, which makes residents feel “living in living center, and the family members are on side”

Living Center-functions


- ➔ Government Services:
  - Community services, public benefit activities, new incubator
- ➔ Commercial Facilities:
  - Supermarket and food markets, education and training, community clinic, pharmacy, communication, bank, book store and gallery
  - Laundry, beauty and hair salon, car rental, delivery service, house maintenance, sewing store, copy and scan, household service, photography
  - Food and beverage, coffee shop, bread and dessert
- ➔ Innovative R&D :
  - Services for the aged, infants and children, emergency help, application on block chain.
  - Guard by robots, Deliver goods by drones, Wash car intelligently



Living Center-production line

- ➔ Mini Type
  - Site Selection: community
  - Constructing Scale: 1000-10000m² No requirements on scale
  - Expanding Range: radius from 100m to 1000m
- ➔ Community Type
  - Site Selection: community group
  - Constructing Scale: 10000-30000m² Mall/Block
  - Expanding Range: radius from 1km to 2km
- ➔ Regional Type
  - Site Selection: region hub
  - Constructing Scale: 40000-60000m² Mall/Block
  - Expanding Range: radius from 3km to 5km


Self-brand



Living Housekeeper

Convenience, Ease


One-stop convenient facilities all-weather for community life Diversified services with minuscule and complete Sweet, ease and easy



Living Market (3.0 food market)

Delicious, Artistic


Upgraded food market, create fresh food market with safe food and fresh materials, which brings more artistic buying environment and experiences



More-in supermarket

Happy, Affordable

The supermarket is a kind of home with happiness, and create smart scenes supermarket through making scenes, planning functions, line designing, integrating science and technology.




FUN-TOWN (Kid' s Club)

Happy, Parenting

Integrate with parenting, educational, sports play-ground, adhering to the concept of happiness, safety and growth, and create a happy kingdom.

Overall, All-round

One-stop center of education and training, specialized in education and training, learning with fun, and dream for future.



FUN-TOWN (complex and training)



Innovation Service

Adhere to innovation, plan long-term competitiveness

01 020 Platform | 02 Community Activity



- 1. 020 attraction investment platform
- 2. Online community mall
- 3. Community service platform



Explore new mode of creating community  
Create community complex

03 Space for the young and the aged | 04 Palace Painting and Calligraphy



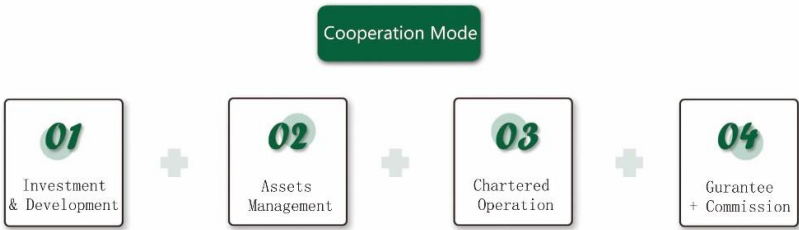
Open new situation for community  
household service



Make an exam of palaces painting and calligraphy  
published by Ministry of Culture and Tourism of P.R.C

Cooperation Mode

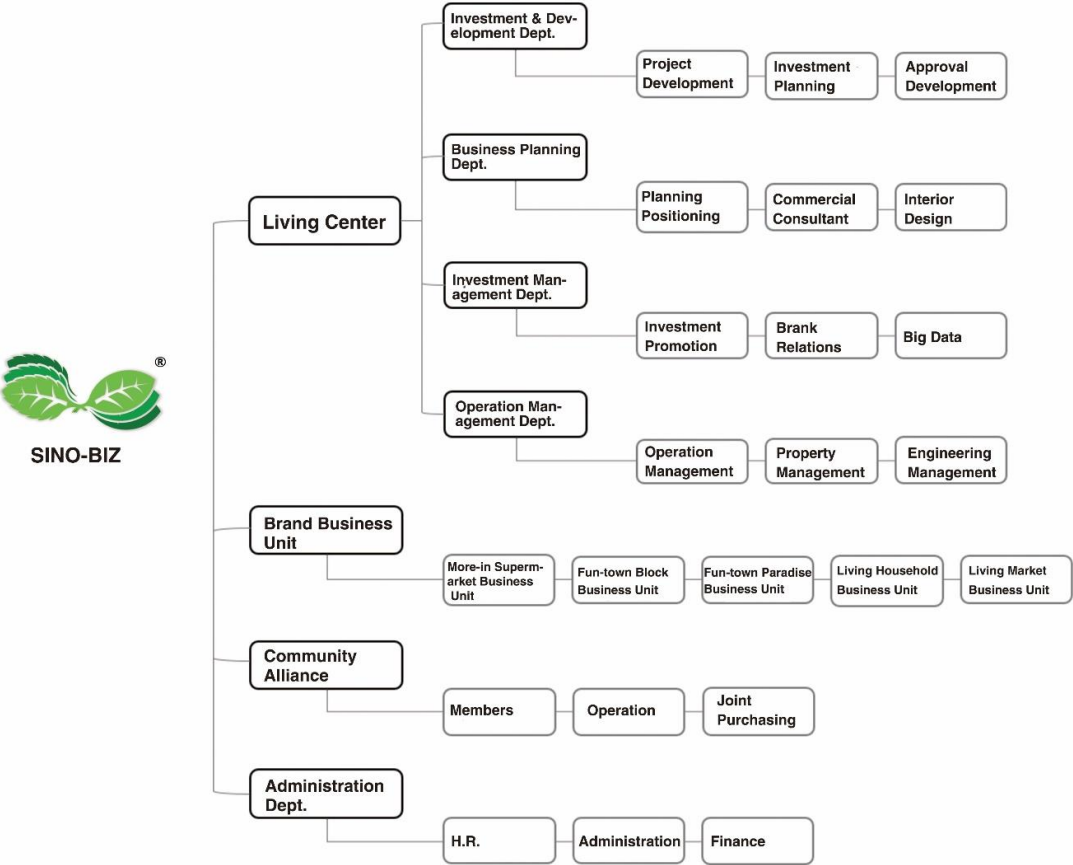
Face for the future, achieve the sustainable investment



Cooperation Partners



Organization Chart



## Contact:

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China(Shanghai) • Floor 26 Zhongrun center, No.399 Baodai East Rd, Suzhou

China(Hangzhou) • Zhongrun Center No.3288 Desheng East Rd, Hangzhou

### Suzhou

#### SND

##### FUN-TOWN Block Huirong Plaza

Collaborative Agent:Suzhou Huirong Business Travel Development Co.,Ltd.

Project Position: Xushuguan Town, Hi-tech District, Suzhou

Covered Area:12,000 m<sup>2</sup>

Project Type:One-stop Education & Training Complex

##### Hong Ye Living Center

Collaborative Agent:Town Government Xushuguan Town, Hi-tech District, Suzhou

Project Position:Xushuguan Town, Hi-tech District, Suzhou

Covered Area:25,000 m<sup>2</sup>

Project Type:Community Business Complex + New Style Food Market

##### He Xiang Living Center

Collaborative Agent:Town Government Xushuguan Town, Hi-tech District, Suzhou

Project Position:Xushuguan Town, Hi-tech District, Suzhou

Covered Area:28,000 m<sup>2</sup>

Project Type:Hotel + Office Building + Commercial

##### Xu Shu Family Living Center

Collaborative Agent:Management Committee Xushuguan Economic & Developing Zone, Hi-tech District, Suzhou

Project Position:Xushuguan Town, Hi-tech District, Suzhou

Covered Area:16,158 m<sup>2</sup>

Project Type:One stop Community Business Complex

#### SIP

##### Product R&D of Commercial Real Estate

Collaborative Agent:China Singapore Suzhou Industrial Park Land Co.,Ltd.

Project Position:Suzhou Industrial Park

Covered Area:25,000 m<sup>2</sup>

Project Type:Research strategy report on production line of real estate

##### Strategic Transformaton of State-owned Corporates

Collaborative Agent:China singapore Suzhou Industrial Park Land Co.,Ltd.

Project Position:Suzhou Industrial Park

Project Type:Research Report on Strategic Transformation

##### The Culture Exhibition Of The Palace Museum- “My home is in the Forbidden City”

Organizer: The Palace Museum

Collaborative Agent:Dating Culture under Sino-Biz

Exhibition Scale:1,200 m<sup>2</sup>

Project Type:the Culture Exhibition in Big Scale

##### Feasibility Research on State-owend Project

Collaborative Agent:Suzhou Industrial Park Urban Rebuilding Co.,Ltd.

Project Position:Suzhou Industrial Park

Project Type:Educational Student Apartments, Cultural Commercial Blocks

#### Xiangcheng District

##### Runyuan Phase II Living Center

Collaborative Agent:Suzhou Yunlian Land Co.,Ltd.at Xiangcheng District

Project Position: Runyuan Rd, Xiangcheng District, Suzhou

Covered Area:24,000 m<sup>2</sup>

Project Type:Hotel + Commercial

##### An Yuan Living Center

Collaborative Agent:Suzhou Yunlian Land Co.,Ltd.at Xiangcheng District

Project Position: Runyuan Rd, Xiangcheng District, Suzhou

Covered Area:18,259 m<sup>2</sup>

Project Type:One-stop Community Business Complex

### Hangzhou

##### Hangzhou Zhongrun Center

Collaborative Agent:Zhongrun Holding Group

Project Position: Jiangnan District, Hangzhou

Covered Area: , 350,000 m<sup>2</sup>

Project Type:the Urban Complex

### Shanghai

##### Zhong Yun Living Center

Collaborative Agent:Shanghai Zhongyun Land Co.,Ltd.

Project Position: Pudong District

Covered Area: , 350,000 m<sup>2</sup>

Project Type:Commercial Facilities for Foreign Service Apartments



# Project Introduction

# Suzhou An Yuan Living Center

→ Collaborative Agent : Suzhou Yuanlian Property Co., Ltd.  
Project Position : Xiangcheng District, Suzhou City  
Covered Area : 18,259m<sup>2</sup>  
Project Type : One-stop Community Commerce Building



## Major Economic Technical Indicators

No.	Item	Quantity	Unit
1	Plot Area	9219.15	m <sup>2</sup>
2	Total Covered Area	18259	m <sup>2</sup>
	Above Ground	12035.13	m <sup>2</sup>
	Under Ground	6223.87	m <sup>2</sup>
3	Constructed Area	3929	m <sup>2</sup>
4	Plot Ratio	1.5	
5	Building Density	43	%
6	Greening Rate	22	%
7	Building Height	≤21.5	
8	Number Of Vehide Parking	202(Underground175 Above27)	pcs
9	Number Of Non-motor Vehicle Parking	380	pcs





Major Economic Technical Indicators

No.	Item	Quantity	Unit
1	Plot Area	10241.2	m <sup>2</sup>
2	Total Covered Area	25373.39	m <sup>2</sup>
	Above Ground	18594.23	m <sup>2</sup>
	Under Ground	6779.16	m <sup>2</sup>
3	Constructed Area	4913.10	m <sup>2</sup>
4	Greening Area	1218.753	m <sup>2</sup>
5	Plot Ratio	1.81	
6	Building Density	48	%
7	Greening Rate	12	%
8	Building Height	29.85	m
9	Number Of Vehicle Parking	166(Underground159 Above7)	pcs
10	Number Of Non-motor Vehicle Parking	585	pcs



Project Introduction

Suzhou Xu Shu Family Living Center



Collaborative Agent : Management Committee at Xu Shu Guan Economic and Developing District, Suzhou

Project Position : Xu Shu Guan Town, Hi-tech, Suzhou

Covered Area : 16,158m<sup>2</sup>

Project Type : One-stop Community Business Complex



• Rendering



• Rendering

Major Economic Technical Indicators

No.	Item	Quantity	Unit
1	Plot Area	9722.1	m <sup>2</sup>
2	Total Covered Area	16158.16	m <sup>2</sup>
	Above Ground	12276.50	m <sup>2</sup>
	Under Ground	3881.66	m <sup>2</sup>
3	Constructed Area	4010.10	m <sup>2</sup>
4	Area Of Road And Plaza	3620.54	m <sup>2</sup>
5	Greening Area	1468.03	m <sup>2</sup>
6	Plot Ratio	1.26	
7	Building Density	41.25	%
8	Greening Rate	15.1	%
9	Building Height	16.65	m
10	Number Of Vehicle Parking	130(Underground86 Above46)	pcs
11	Number Of Non-motor Vehicle Parking	110	pcs



• On-site Photos



• On-site Photos



Project Introduction

Shanghai Zhong Yun Living Center

