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2020国际经贸（温州）
投资环境说明会

温州概况

温州地处我国东南沿海黄金海岸，是浙江省三大中心城市之一和人口第二大城市，全国文明城市、国家卫生城市、国家森林城市、国家历史文化名城等。辖4区3市5县，陆地面积12065平方公里，海域面积8649平方公里，2019年末常住人口930万。

一、自然资源优势。温州处于北纬27-28度，冬无严寒，夏无酷暑，气候温和；温州境内七山二水一分田，山江河海岛平原兼备，气候宜人，物产丰富；旅游资源丰富，有三个国家级风景名胜区，旅游景区面积占国土面积1/4。

二、地理区位优势。温州长三角和海西区交汇的城市，中国45个交通枢纽城市之一。拥有国际深水港、国际机场、铁路、高速公路、高铁等，是全国重点交通枢纽，杭温高铁进一步建设开发，将实现温州与杭州一小时交通圈。

三、改革创新优势。拥有36个国家级改革试点和28个省级改革试点，其中以“民营经济”为特色的资源要素、社会事业等领域改革走在全国、全省前列；电气、鞋业、服装、汽摩配、泵阀等传统产业升级深入推进，数字经济、智能装备、生命健康、新能源智能网联汽车、新材料等战略新兴产业和休闲旅游、现代农业加快发展，转型升级迈出重要步伐。近年来，持续推出一批营商环境硬措施，开展“最多跑一次”改革，所有企业和民生事项全面网上办理，独创惠企政策“直通车”成为浙江样板。温州鲜明的城市标签。



四、产业平台优势。已形成以瓯江口产业集聚区、浙南产业集聚区（温州经开区）、温州高新区（浙南科技城）为龙头，以12个省级产业园区为重心，以一批特色小镇为支撑的“3+12+N”平台空间布局。同时，正创建国家和省级科技孵化器和各类公共服务平台，加快规划建设一批特色小镇和众创空间，为要素集聚提供强有力的平台支撑。

五、开放平台优势。全市已有21家世界500强企业33个投资项目落户温州，1家省级国别产业园；2019年货物进出口总额1902亿元，同比增长26.3%；积极参与“一带一路”建设，国家级境外经贸合作区数量居全国地级市首位；温州综保区、中国（温州）跨境电商综试区、中国(浙江)自贸区温州联动创新区三大开放平台成功获批并全面启动建设，构建了对外开放新格局。

六、社会保障优势。已建成一批高职院校特色学院和校企研发实训中心；全面落实人才新政40条，新引进“千人计划”、领军型人才创业项目和创新团队，培养高技能人才2.4万人。加强人才住房、子女就学等保障；获批3个国家级研究中心，“中国眼谷”入驻创新机构30个以上。三甲医院8所，辐射浙南闽北赣东，服务人口达3000万。

七、温商网络优势。温州是一座民营为本商行天下的城市，民营经济各项指标占全市的95%以上。温州人商行天下，目前68.8万温籍华侨在世界131个国家和地区建立了260多个温州工商侨团，近180万人在中国各地经商发展，在中国地级以上城市成立了268个温州商会，建立了覆盖全国、迎接世界的温商网络。





OVERVIEW OF WENZHOU

2020国际经贸（温州）
投资环境说明会

Wenzhou, located in the southeast gold coast of China, is one of the three major cities in Zhejiang province and the second largest city in the population. It is a national civilized, health, forest, historical and cultural city. It has 4 districts, 3 cities and 5 counties, covering 12,065 square kilometers of land, 8,649 square kilometers of sea, and with 9.3 million residents by the end of 2019.

1. Natural resources advantage. Wenzhou is located at 27–28 degrees north latitude, mild in climate the whole year. In Wenzhou, there are 70% mountains, 20% rivers and 10% land, with terrains of mountains, rivers, islands and plains, pleasant climate, plenty products. It has abundant tourist resources, with three state-level scenic spots, and 1/4 area of tourist attractions.

2. Geographical location advantage. The Yangtze River Delta and the west coast of the Taiwan Straits converge on this city. Wenzhou, one of the 45 main transportation hub cities in China, is a key transportation hub with international deep-water ports, airports, railways, highways and high-speed railways. The further construction and development of high-speed railway will realize the one hour traffic circle between Wenzhou and Hangzhou.

3. Reform and innovation advantage. It has 36 national reform pilot projects and 28 provincial reform pilot projects. Among them, the reform of resources, social business and other fields characterized by the "private economy" has taken the lead in the whole country and the whole province. The transformation and upgrading of traditional industries such as electrical appliances, shoes, clothing, auto parts, pumps and valves have been promoted in depth. With the rapid development of strategic emerging industries, such as digital economy, intelligent equipment, life and health, new energy, new energy intelligent connected automobile, and new materials, leisure tourism and modern agriculture industries, the transformation and upgrading of Wenzhou have taken an important step. In recent years, a series of hard measures for business environment have been continuously launched to carry out the reform which all enterprise and citizen issues could be handled online. The preferential policies have become the model of Zhejiang.



4.Industrial platformadvantage. It has formed a "3+12+n" platform layout with Oujiang estuarine industrial agglomeration area, South Zhejiang industrial agglomeration area (Wenzhou Economic Development Zone), Wenzhou high tech Zone (southern Zhejiang science and technology city) as the leaders, 12 provincial-level industrial parks as the center, and a group of characteristic towns as support. At the same time, it is creating national and provincial science and technology incubators and all kinds of public service platforms. It accelerates the planning and construction of a number of characteristic towns and maker space to provide a strong platform support of gathering factors.

5. Open platform advantage.Wenzhou has already had 21 Fortune 500 companies and 33 investment projects, and 1 provincial-level country industrial parks. The total import and export sum of goods in 2019 was 190.2 billion yuan, an increase of 26.3% year-on-year. It actively participates in "One Belt and One Road Initiative" construction, and the number of national-level overseas economic and trade cooperation zones ranks first in the country's prefecture-level cities. The three major open platforms of Wenzhou Comprehensive Bonded Zones, China (Wenzhou) Cross-border E-Commerce Comprehensive Pilot Zone and China (Zhejiang) Free Trade Zone Wenzhou Linked Innovation Zone have been successfully approved and comprehensively started construction, building a new pattern of opening up.

6.Social securityadvantage.Wenzhou has built a number of vocational colleges and universities and research and development training centers, fully implemented 40 new policies for talents, newly introduced 1000 talents plan, leading talent entrepreneurial projects and innovative teams, and trained 24 thousand highly skilled talents. The talent housing and school attendance has been protected. 3 state-level research centers have been granted. There are more than 30 innovative institutions in China's Eye Valley. Wenzhou has 8 Grade-A Tertiary hospitals, serving 30 million citizens in the area of southern Zhejiang, northern Fujian and eastern Jiangxi.

7.Businessmen networkadvantages.Wenzhou is a city dominated by private businesses. The private economy accounts for more than 95% of the city's total. Wenzhou citizens do business in the whole world; 688 thousand overseas Chinese nationals have set up more than 260 Wenzhou chambers in 131 countries and regions. Nearly 1.8 million people have been doing business in all parts of China, and 268 Wenzhou chambers of Commerce have been established in cities above the prefecture level in China. We have established a warm business network covering the whole country and world.



招引重点

数字经济产业：培育通信卫星、物联网、集成电路、工业互联网、大数据、区块链、北斗导航、5G通信等新兴产业，加快传统产业产品和制造流程数字化升级。

智能装备产业：重点发展特高压交直流输变电装备、智能化监测/检测系统、智能配电网成套装备等智能电网装备及核心装置。

生命健康产业：重点做大高端医疗器械与健康装备、食品制药智能机械、生物制药与中医药、特色保健（功能）食品等生命健康制造业。

新能源智能网联汽车产业：重点发展中高端轿车、SUV、商务车等新能源乘用车，推进专用车向“专精特新”方向发展，推进自主品牌新能源整车产品向中高端提升。

新材料产业：重点发展聚氨酯、工程塑料、高品质橡胶、新型薄膜材料等先进高分子材料，高品质特种钢铁材料、高性能轻金属及合金、电工合金、硬质合金等高端金属材料。

PREFERRED INVESTMENT FIELDS

Digital Economic Sector: foster the emerging industries such as communications satellite, Internet of Things, integrated circuits, industrial internet, big data, blockchain, BeiDou navigation system and 5G communications etc., and pick up the pace in applying digital technologies to traditional industrial products and manufacturing processes.

Smart Equipment: focus on the development of ultra-high voltage AC and DC power transmission and transformation equipment, intelligent monitoring / testing systems, intelligent power distribution equipment and other smart grid equipment and core devices.

Life and Health Industry: focus on the development of high-end medical and health equipment, food and pharmaceutical intelligent machinery, biopharmacy and Traditional Chinese Medicine, special health (functional) food and other life and health products manufacturing industries.

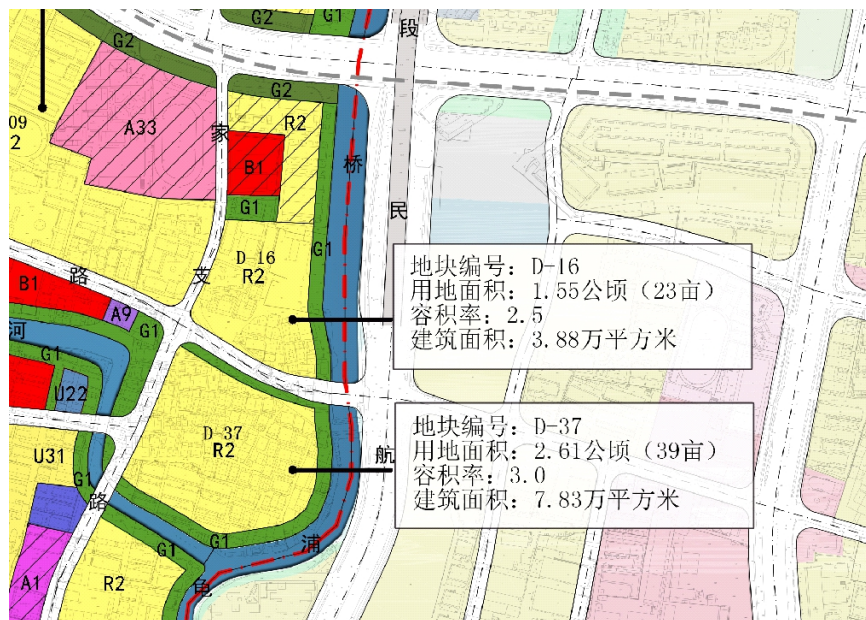
New Energy Smart Internet-connected Automobile Industry:- focus on the development of new energy passenger cars, such as medium and high-end sedans, SUVs and commercial vehicles etc., promote the development of special-purposed vehicles in the direction of “specialization and refinement” , and encourage the domestic new energy auto brands to develop more medium and high-end cars.

New Material Industry: focus on the development of advanced polymer materials such as polyurethane, engineering plastics, high-quality rubber, new film materials, and the development of high-end metal materials such as high-quality special steel materials, high-performance light metals and alloys, electrical alloys and hard alloys etc.



五马街道黎一村桥上片用地

一、项目编号：A01 二、项目所在地：位于鹿城区五马街道黎一村桥上片



三、项目规划、背景及建设条件：

五马街道是鹿城区的中央核心区域，人口集聚，商贸荟萃，文化兴盛，位置优越，是温州城市形象主窗口。该地块用途为城镇住宅用地。

四、建设规模、内容及投资估算：

D-16地块可出让用地约23亩，容积率2.5，建筑面积约3.88万平方米，D-37地块可出让用地约39亩，容积率3.0，建筑面积约7.83万平方米，具体以勘测定界报告为准。

五、前期准备和进展情况：预期6月左右完成做地工作。

六、合作方式：独资、合资。

七、项目联系方式：

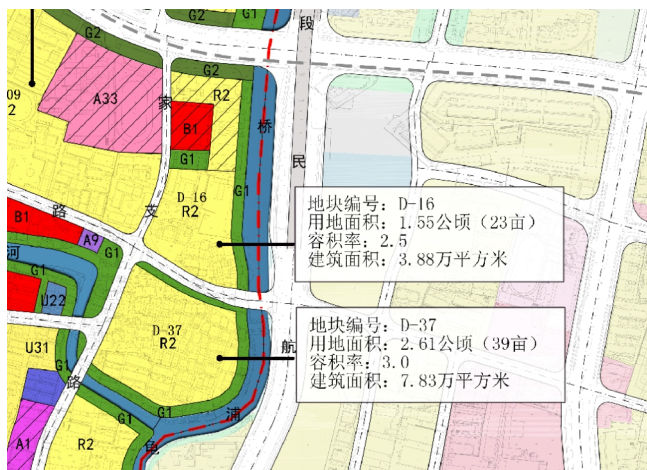
联系单位：温州市鹿城区投资促进服务中心

联系人：黄天豪

联系电话：0577-55566312

联系地址：温州市鹿城区广场路188号区政府大院15号楼6楼

THE UPPER PARCEL OF THE LIYICUN BRIDGE, WUMA STREET



I PROJECT NO: A01

II PROJECT LOCATION: UPPER PARCEL OF THE LIYICUN BRIDGE, WUMA STREET, LUCHENG DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: WUMA STREET, STRATEGICALLY LOCATED AT THE CENTER THE LUCHENG DISTRICT, IS A DENSELY POPULATED, COMMERCIALY DEVELOPED AND CULTURALLY ENRICHED AREA, SERVING AS A SYMBOL OF WENZHOU CITY. THIS PARCEL OF LAND IS MAINLY AVAILABLE FOR RESIDENTIAL PURPOSE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THERE ARE AROUND 23 MU OF LAND AVAILABLE IN PARCEL D-16, WITH PLOT RATIO OF 2.5 AND BUILDING AREA OF 38,800 M²; THERE ARE AROUND 39 MU OF LAND AVAILABLE IN PARCEL D-37, WITH PLOT RATIO OF 3.0 AND BUILDING AREA OF 78,300 M²; PLEASE SEE THE SURVEY AND DELAMINATION REPORT FOR THE DETAIL DATA ON THESE PARCELS.

V PREPARATIONS AND DEVELOPMENTS: THE PLANNING IS BEING MADE FOR THE LAND TRANSFER IN THE SECOND HALF OF THE YEAR OR THE NEXT YEAR.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: LUCHENG DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: HUANG TIANHAO

TEL: 0577-55566312

ADDRESS: 6TH FLOOR, BUILDING NO.15, DISTRICT GOVERNMENT YARD, NO. 188, SQUARE STREET, LUCHENG DISTRICT, WENZHOU CITY.

城市开发项目

重点招商项目推介

龙湾城市中心区永中单元B-02商住项目

一、项目编号：A02

二、项目所在地：温州永强北片区永中单元B-02地块

三、项目规划、背景及建设条件：

项目北至瓯海大道，南至永安路，西至建中路，东临半洋河，紧邻中心区核心区块，周边交通便利，环境优美，周边已形成以金属总部大楼、建设总部大楼、温州银行大楼、龙湾农商银行大厦等总部楼宇，周边还有瓯海大道城市快速路接口、中国姿态黄石山雕塑公园等配套设施，北面到黄石山雕塑公园只有200米，到温州龙湾国际机场仅3公里左右，地段价值凸显。

四、建设规模、内容及投资估算：

项目地块占地面积约48.33亩，可建总建筑面积约6.44万平方米，容积率2.0，建筑密度30%，绿地率30%，限高50-54米，用地性质为二类居住用地，配套设施开闭所。项目总投资约9亿元，拟引入商住房地产项目开发等业态。

五、前期准备和进展情况：已完成土地征用及相关政策处理，具备出让条件。

六、合作方式：独资、合资及其他。

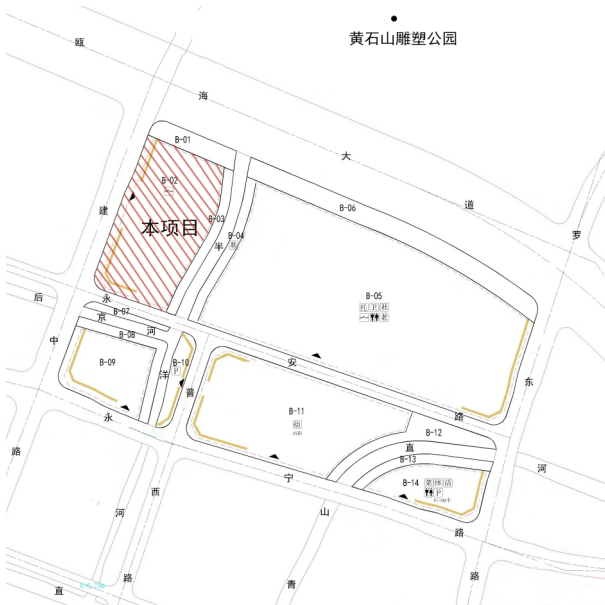
七、项目联系方式：

联系单位：龙湾城市中心区开发建设管委会

联系人：陈秀英

联系电话：13758725656

联系地址：龙湾区府大楼二楼



COMMERCIAL RESIDENCE PROJECT AT PARCEL B-02 OF YONGZHONG UNIT, LONGWAN CENTRAL CITY

I PROJECT NO: A02

II PROJECT LOCATION: PARCEL B-02, YONGZHONG UNIT, YONGQIANG NORTHERN AREA, WENZHOU CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PARCEL REACHES OUHAI AVENUE FROM THE NORTH, YONG' AN ROAD FROM THE SOUTH, JIANZHONG ROAD FROM THE WEST AND BANYANG RIVER FROM THE EAST, WHICH IS LOCATED IN THE CLOSE PROXIMITY TO THE CORE OF LONGWAN CENTRAL CITY, BLESSED WITH CONVENIENT TRANSPORTATION, BEAUTIFUL ENVIRONMENT, SURROUNDED BY MULTIPLE HEADQUARTER BUILDINGS SUCH AS METAL HEADQUARTER BUILDING, CONSTRUCTION HEADQUARTER BUILDING, BANK OF WENZHOU MANSION AND LONGWAN RURAL COMMERCIAL BANK MANSION ETC., WHAT' S MORE, THERE ARE ALSO SUPPORTING FACILITIES IN CLOSE RANGE SUCH AS THE RAPID URBAN TRANSIT OF OUHAI AVENUE, THE MOUNT HUANGSHI STATUE CULTURE PARK WHICH IS ONLY 200 METERS AWAY FROM THE NORTH AND THE WENZHOU LONGWAN INTERNATIONAL AIRPORT WHICH IS ONLY AROUND 3 KM AWAY, ALL MAKING THIS PARCEL FULL OF POTENTIAL.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION:THE PARCEL COVERS AROUND 48.33 MU OF LAND, WITH THE TOTAL BUILDING AREA OF AROUND 64,400 M2, THE PLOT RATIO OF 2.0, THE BUILDING DENSITY OF 30%, greening RATE OF 30% AND THE BUILDING HEIGHT LIMIT OF 50 – 54 M, WHICH IS AVAILABLE FOR THE CLASS 2 RESIDENTIAL LAND AND EQUIPPED WITH SWITCHING STATION. THE PROJECT HAS THE TOTAL INVESTMENT OF RMB 900 MILLION AND IS OPEN FOR COMMERCIAL HOUSING DEVELOPMENTS ETC.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS BEEN ACQUIRED FOR THE PROJECT AND ALL THE RELATED ADMINISTRATIVE REVIEWS HAVE BEEN COMPLETED, THE LAND IS AVAILABLE FOR THE TRANSFER.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: LONGWAN CENTRAL CITY DEVELOPMENT AND CONSTRUCTION ADMINISTRATION COMMITTEE

CONTACT PERSON: CHEN XIUYING

TEL: 13758725656

ADDRESS: 2ND FLOOR, LONGWAN DISTRICT GOVERNMENT BUILDING

城市开发项目

重点招商项目推介

龙港公共服务中心区项目

一、项目编号: A03

二、项目所在地: 龙港新城中央商务区的环北湖区域

三、项目规划、背景及建设条件:

以公共服务中心区为核心, 集中引进布局市民中心、融媒体中心、会展中心等公共配套, 科学布局周边商住用地空间。

四、建设规模、内容及投资估算:

该项目位于龙港新城中央商务区的环北湖区域, 占地2000多亩, 总投资200亿元以上。希望与大型企业集团合作共同开发, 着力打造温州领先的高端时尚商住城市综合体, 构建未来龙港城市中心。

五、前期准备或进展情况: 正在对接

六、合作方式: 合资或其他

七、项目联系方式:

联系单位: 龙港市投资促进中心

联系人: 陈秀玉

联系人: 林上舜

电话: 13566108778

电话: 15869400520

地址: 龙港市世纪大道行政副中心5楼505室



LONGGANG PUBLIC SERVICE CENTER PROJECT

I PROJECT NO: A03

II PROJECT LOCATION: AREA RIMMING THE BEI LAKE, CENTRAL COMMERCIAL DISTRICT OF LONGGANG NEW CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS PIVOTED AT THE PUBLIC SERVICE CENTER WHICH IS SUPPORTED BY THE CITIZEN CENTER, MULTIMEDIA CENTER AND EXHIBITION CENTER ETC., MAXIMIZING THE EFFICIENCY IN UTILIZING THE LAND IN SURROUNDING AREA AVAILABLE FOR COMMERCIAL HOUSING.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS LOCATED AT THE AREA RIMMING THE BEI LAKE, COMMERCIAL DISTRICT OF LONGGANG NEW CITY, COVERING MORE THAN 2000 MU OF LAND AND ENTAILING THE TOTAL INVESTMENT OF MORE THAN RMB 20 BILLION. IT IS PREFERABLE TO COOPERATE WITH BIG CORPORATE GROUPS FOR BUILDING IT INTO A HIGH-END COMMERCIAL AND RESIDENTIAL COMPLEX, WHICH COULD SERVE AS THE DOWNTOWN OF LONGGANG CENTRAL CITY IN THE FUTURE.

V PREPARATIONS AND DEVELOPMENTS: PREPARATION IN PROGRESS

VI COOPERATION MODE: JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: LONGGANG CITY INVESTMENT PROMOTION CENTER

CONTACT PERSON: CHEN XIUYU, LIN SHANGSHUN

TEL: 13566108778, 15869400520

ADDRESS: ROOM 505, 5TH FLOOR, ADMINISTRATION SUB-CENTER, SHIJI AVENUE, LONGGANG CITY



龙湖城市综合开发项目



一、项目编号：A04

二、项目所在地：龙港新城产业集聚区的环龙湖区域

三、项目规划、背景及建设条件：按照未来社区、智慧城市、产城融合等设计理念全力打造集高端商住、现代金融、文化创意、研发总部等为一体的综合性城市开发项目。

四、建设规模、内容及投资估算：该项目位于龙港新城产业集聚区的环龙湖区域，总用地6000亩，其中水域面积3000亩，拟投资200亿元以上。欢迎国内外有实力、有经验的投资商合作开发。

五、前期准备或进展情况：正在对接

六、合作方式：合资或其他

七、项目联系方式：

联系单位：龙港市投资促进中心

联系人：陈秀玉

联系人：林上舜

电话：13566108778

电话：15869400520

地址：龙港市世纪大道行政副中心5楼505室

LONGHU CITY COMPREHENSIVE DEVELOPMENT PROJECT

I PROJECT NO.: A04

II PROJECT LOCATION: AMBIENT AREA OF LONG LAKE AT LONGGANG NEW CITY INDUSTRIAL CLUSTER

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: IT IS DESIGNED TO BE AN URBAN COMPLEX DEVELOPMENT PROJECT WITH THE CONCEPT OF FUTURE COMMUNITY, SMART CITY AND INTEGRATED INDUSTRIES, FEATURING HIGH-END COMMERCIAL HOUSING, MODERN FINANCING, CULTURAL INNOVATION AND R&D SECTORS ETC.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS LOCATED IN THE AMBIENT AREA OF LONG LAKE AT LONGGANG NEW CITY INDUSTRIAL CLUSTER, IT COVERS 6000 MU OF LAND, INCLUDING 3000 MU OF WATER BODY, AND ENTAILS MORE THAN RMB 20 BILLION IN ESTIMATION. WE OPEN ARMS FOR ALL THE PROMINENT INVESTORS FROM BOTH HOME AND ABROAD.

V PREPARATIONS AND DEVELOPMENTS: PREPARATION IN PROGRESS

VI COOPERATION MODE: JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: LONGGANG CITY INVESTMENT PROMOTION CENTER

CONTACT PERSON: CHEN XIUYU, LIN SHANGSHUN

TEL: 13566108778, 15869400520

ADDRESS: ROOM 505, 5TH FLOOR, ADMINISTRATION SUB-CENTER, SHIJI AVENUE, LONGGANG CITY



鹿城科技创新大厦项目



一、项目编号：B01

二、项目所在地：鹿城轻工产业园区一期A-43地块

三、项目规划、背景及建设条件：项目紧邻温州中心城区，距温州机场、温州火车站较近，330国道、金温铁路、金丽温高速公路穿境而过，地理位置优越，交通便利。该项目总占地17.96亩，总建筑面积4万平方米。该项目致力于打造鹿城区金融服务、设计研发、人才培育、项目孵化为一体的西部科创基地，推动总部经济、科创经济、数字经济等战略性新兴产业发展。

四、建设规模、内容及投资估算：项目总用地面积17.96亩，总投资1.53亿元，项目分二期建设，总建筑面积40005平方米，其中地上建筑面积35925平方米，地下室面积4080平方米，共计两栋16层及群楼三层。

五、前期准备和进展情况：目前工程已完工，已完成竣工预验收，可对外招商。

六、合作方式：独资/合资

七、联系方式：

联系单位：温州市鹿城区投资促进服务中心

联系人：黄天豪

联系电话：0577-55566312

联系地址：温州市鹿城区广场路188号区政府大院15号楼6楼

LUCHENG DISTRICT SCIENCE & TECHNOLOGY INNOVATION BUILDING CONSTRUCTION PROJECT

I PROJECT NO.: B01

II PROJECT LOCATION: PARCEL A-43 OF THE LUCHENG LIGHT INDUSTRIAL PARK (PHASE I)

III PROJECT PLANNING, BACKGROUND AND CONDITIONS : THE PROJECT IS STRATEGICALLY LOCATED IN THE CLOSE PROXIMITY TO THE DOWNTOWN AREA OF WENZHOU AND NEAR WENZHOU LONGWAN INTERNATIONAL AIRPORT AND WENZHOU RAILWAY STATION, WITH THE 330 NATIONAL HIGHWAY, JINHUA-WENZHOU RAILWAY AND JINHUA-LISHUI-WENZHOU EXPRESSWAY TRAVERSING THE AREA. THE PROJECT COVERS 17.96 MU OF LAND AND HAS BUILDING AREA OF 40,000 M2. THE PROJECT IS INTENDED TO BUILD A SCIENCE AND TECHNOLOGY INNOVATION BASE IN THE WESTERN PART FEATURING FINANCIAL SERVICES, R&D, TALENT TRAINING AND PROJECT INCUBATION, AND IN SUCH WAY TO PROMOTE THE DEVELOPMENT OF HEADQUARTER ECONOMY, S&T INNOVATION ECONOMY, DIGITAL ECONOMY AND OTHER NEWLY EMERGING SECTORS OF STRATEGIC IMPORTANCE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THIS TWO PHASED PROJECT TOTALLY COVERS 17.96 MU OF LAND AND ENTAILS A TOTAL INVESTMENT OF RMB 153 MILLION, WHICH HAS THE TOTAL BUILDING AREA OF 40,005 M2, INCLUDING 35,925 M2 ABOVE THE GROUND AND 4,080 M2 UNDER THE GROUND, AND THE PROJECT COMPRISES OF TWO 16-STORY BUILDINGS AND ONE 3-STORY ANNEX BUILDING.

V PREPARATIONS AND DEVELOPMENTS: THE PROJECT HAS ALREADY BEEN COMPLETED AND PASSED THE PRE-COMPLETION ACCEPTANCE, WHICH IS AVAILABLE FOR INVESTORS.

VI COOPERATION MODE: SOLE PROPRIETORSHIP/JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: LUCHENG DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: HUANG TIANHAO

TEL: 0577-55566312

ADDRESS: 6TH FLOOR, BUILDING NO.15, DISTRICT GOVERNMENT YARD, NO. 188, SQUARE ROAD, LUCHENG DISTRICT, WENZHOU CITY.

温州综合保税区跨境电商园项目

一、项目编号：B02

二、项目所在地：温州综合保税区内

三、项目规划、背景及建设条件：项目位于瓯江口产业集聚区温州综合保税区内，是温州市借助国家跨境电商综合试验区政策，建设温州跨境电商的集聚地。

四、建设规模、内容及投资估算：项目占地面积108.8亩，新建4万 m^2 跨境电商园。计划招引国内知名跨境电商平台及电商总部，年销售额20亿元以上跨境电商平台企业。

五、前期准备或进展情况：已开工建设，海关基础设施项目年底完成，跨境电商园计划2021年7月完成。

六、合作方式：独资

七、项目联系方式：

联系单位：温州现代保税物流有限公司

联系人：张立文、周垚俊

电话：13738379966 13806696509

地址：浙江省温州市瓯江口产业集聚区雁升路1188号



**WENZHOU INTEGRATED BONDED ZONE CROSS-
BORDER ELECTRONIC COMMERCE PARK PROJECT**

I PROJECT NO.: B02

II PROJECT LOCATION: WITHIN WENZHOU INTEGRATED BONDED ZONE

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN THE WENZHOU INTEGRATED BONDED ZONE OF OU ESTUARY INDUSTRIAL CLUSTER, SERVING AS THE BREEDING GROUND FOR THE CROSS-BORDER ELECTRONIC COMMERCE OF WENZHOU UNDER THE NATIONAL POLICY OF BUILDING CROSS-BORDER BUSINESS PILOT ZONES

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT COVERS 108.8 MU OF LAND AND COMPRISES OF 40, 000 M2 OF NEWLY BUILT CROSS-BORDER ELECTRONIC COMMERCE PARK. IT IS PLANNED TO ATTRACT THE DOMESTICALLY FAMOUS CROSS-BORDER ELECTRONIC BUSINESS OPERATORS AND THE PLATFORMS WITH ANNUAL SALES VOLUME OF MORE THAN RMB 2 BILLION TO INVEST IN THE PARK.

V PREPARATIONS AND DEVELOPMENTS: THE CONSTRUCTION IS IN PROGRESS, WITH THE INFRASTRUCTURE FOR CUSTOMS CLEARANCE COMPLETED AT THE END OF THE YEAR AND THE CROSS-BORDER ELECTRONIC BUSINESS PARK COMPLETED IN JULY 2021.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

COMPANY: WENZHOU MODERN BONED LOGISTIC CO., LTD

CONTACT PERSON: ZHANG LIWEN, ZHOU YAOJUN

TEL: 13738379966 13806696509

ADDRESS: NO. 1188, YANSHENG ROAD, OU ESTUARY INDUSTRIAL CLUSTER, WENZHOU, ZHEJIANG PROVINCE

北斗产业基地创新中心

一、项目编号：B03

二、项目所在地：浙南科技城

三、项目规划、背景及建设条件：

项目位于浙南科技城南核心区中心双创新天地一期，交通便利，周边温医大附二医分院、上海世界外国语学校、国际人才公寓、BRT5号线等生活配套健全。基地建筑面积约2万多平方米，已启动装修，可实现拎包入住，计划引入北斗产业优质高新种子项目，培育龙头示范企业，推动产业链上下游并购整合。

四、建设规模、内容及投资估算：待定

五、合作方式：出租、出售

六、前期准备或进展情况：

项目已建成，正启动装修工作。

七、项目联系方式：

单 位：温州浙南科技城招商局

联 系 人：魏挺

电 话：0577-88019698



DIGITAL ECONOMY PROJECT

PROMOTION OF KEY INVESTMENT PROJECTS



BEIDOU INDUSTRIAL BASE INNOVATION CENTER

I PROJECT NO: B03

II PROJECT LOCATION: ZHENAN TECHNOLOGY CITY

III. PROJECT OVERVIEW, SCALE, CONDITIONS AND ADVANTAGES: THE PROJECT IS LOCATED IN THE INNOVATION NEW SPACE (PHASE I) AT THE SOUTHERN CORE OF ZHENAN TECHNOLOGY CITY, IT HAS CONVENIENT TRANSPORTATION, AND IS NEAR THE SECOND HOSPITAL AFFILIATED TO WENZHOU MEDICAL UNIVERSITY, SHANGHAI WORLD FOREIGN LANGUAGE SCHOOL, INTERNATIONAL TALENT APARTMENT, BRT5 AND MANY OTHER SUPPORTING FACILITIES. THE PROJECT HAS MORE THAN 20,000 M2 OF BUILDING AREA, AND HAS ENTERED INTO THE DECORATION STAGE AND ALREADY IN THE MOVE-IN CONDITION. IT IS PLANNED TO INTRODUCE THE SEED PROJECT OF BEIDOU NAVIGATION INDUSTRY TO CULTIVATE THE LEADING ENTERPRISES IN THE INDUSTRY AND FACILITATE THE MERGING OF THOSE FROM BOTH UP AND DOWN STREAMS OF THE INDUSTRIAL CHAIN.

IV INVESTMENT ESTIMATION: TBD

V COOPERATION MODE: RENT/BUY

VI PREPARATIONS: THE CONSTRUCTION IS COMPLETED, AND THE DECORATION IS IN PROGRESS.

VII CONTACT INFORMATION:

ADMINISTRATION: ZHENAN TECHNOLOGY CITY INVESTMENT PROMOTION BUREAU

CONTACT PERSON: WEI TING

TEL: 0577-88019698

北斗信息产业园

一、项目编号：B04

二、项目地址：浙南科技城

三、项目概况、建设规模、条件与优势：项目位于浙南科技城黄石山北单元02-D-04地块，南靠黄石山，北临机场大道，距离龙湾国际机场5分钟车程，温州动车站25分钟车程，交通优越，周边配套成熟。项目用地面积约50亩，用地性质为新型产业用地（M0），容积率1.8，拟引入北斗信息相关智能制造产业，构建北斗信息产业示范高地和产业集聚区。

四、投资概算：总投资约3亿元人民币

五、合作方式：独资、合资、合作。

六、前期准备：储备用地，可推出招拍挂。

七、联系方式：

单 位：温州浙南科技城招商局

联系人：魏挺

电 话：0577-88019698





BEIDOU INFORMATION INDUSTRIAL PARK

I PROJECT NO.: B04

II. PROJECT LOCATION: ZHENAN TECHNOLOGY CITY

III. PROJECT OVERVIEW, SCALE, CONDITIONS AND ADVANTAGES: THE PROJECT IS STRATEGICALLY LOCATED IN THE PARCEL 02-D-04, THE NORTHERN UNIT OF MOUNT HUANGSHI, ZHENAN TECHNOLOGY CITY, AND IN CLOSE PROXIMITY TO MOUNT HUANGSHI FROM THE SOUTH, NEAR AIRPORT AVENUE FROM THE NORTH, 5-MINUTE-DRIVE AWAY FROM LONGWAN INTERNATIONAL AIRPORT AND 25-MINUTE-DRIVE FROM WENZHOU HIGH-SPEED TRAIN STATION. THE PROJECT COVERS AROUND 50 MU OF LAND, AND THE LAND IS THE NEW TYPE OF INDUSTRIAL LAND (M0) WITH PLOT RATIO OF 1.8. IT IS PLANNED TO INTRODUCE SMART MANUFACTURING COMPANIES RELEVANT TO THE BEIDOU NAVIGATION SYSTEM FOR BUILDING A DEMONSTRATIVE HIGHLAND OF BEIDOU INFORMATION INDUSTRY AND THE INDUSTRIAL CLUSTER IN THIS REGARD.

IV. INVESTMENT ESTIMATION: TOTAL INVESTMENT OF AROUND RMB 300 MILLION

V. COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION.

VI. PREPARATIONS: RESERVED LAND, AVAILABLE FOR BID, AUCTION AND LISTING.

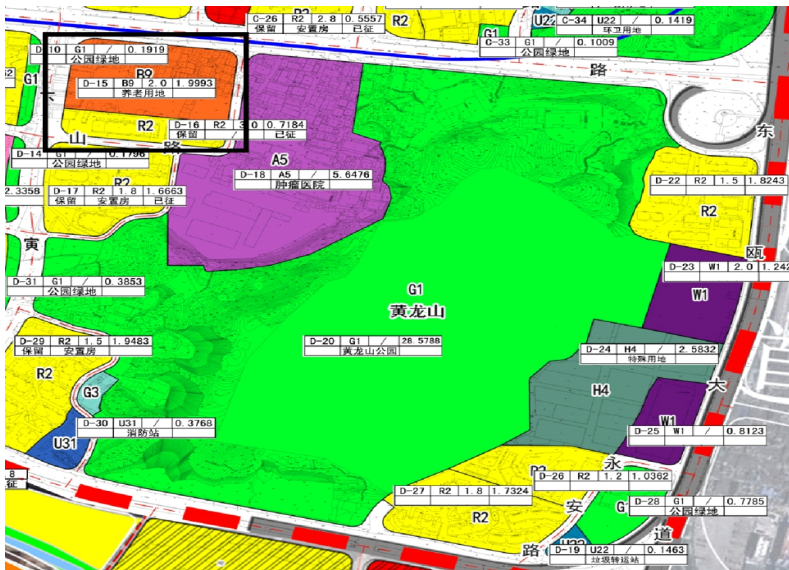
VII. CONTACT INFORMATION:

ADMINISTRATION: ZHENAN TECHNOLOGY CITY INVESTMENT PROMOTION BUREAU

CONTACT PERSON: WEI TING

TEL: 0577-88019698

鹿城营楼片区 康养中心项目



一、项目编号：C01

二、项目所在地：位于双屿街道营楼桥片区，温州5050广场对面，鹿城路南面。

三、项目规划、背景及建设条件：

项目位于中央涂城市西部核心片区，地理位置优越，交通设施方便，作为推进城市“精建精美”的主战场，提升城市品位和档次，该片区将规划成为带动温州西部产业转型升级的引领区和示范区。

四、建设规模、内容及投资估算：

总用地面积约19993平方米（约30亩），容积率2.0，当前规划性质为其他服务设施用地（养老），兼容B1、B2、B3。

五、前期准备和进展情况：已完成土地征用及相关政策处理工作，具备出让条件。

六、合作方式：独资/合资

七、联系方式：

联系单位：温州市鹿城区投资促进服务中心

联系人：黄天豪

联系电话：0577-55566312

联系地址：温州市鹿城区广场路188号区政府大院15号楼6楼

LUCHENG YINGLOU PARCEL HEALTH RECOVERY CENTRE PROJECT

I PROJECT NO.: C01

II PROJECT LOCATION: IN THE YINGLOUQIAO PARCEL, SHUANGYU STREET, FACING THE WENZHOU 5050 SQUARE AND SITUATED AT THE SOUTH OF LUCHENG ROAD.

III PROJECT PLANNING, BACKGROUND AND CONDITIONS :

THE PROJECT IS LOCATED AT THE WESTERN CORE OF ZHONGYANGTU URBAN DISTRICT AND HAS CONVENIENT TRANSPORTATIONS. BEING AS THE MAJOR PLATFORM OF BUILDING A “BEAUTIFUL CITY WITH REFINED TASTE” , THIS PARCEL IS TO BE BUILT INTO A DEMONSTRATIVE AREA FOR FACILITATING THE TRANSFORMATION AND UPGRADING OF THE INDUSTRIAL SECTORS IN THE WESTERN PART OF WENZHOU.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION:

THE PROJECT COVERS 19,993 M2 OF LAND (AROUND 30 MU) IN TOTAL, WITH PLOT RATIO OF 2.0, AND THE LAND IS AVAILABLE FOR OTHER SERVICE FACILITIES (OLD-AGE CARE), AND ALSO AVAILABLE FOR THE B1, B2 AND B3 PROJECTS.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS BEEN ACQUIRED FOR THE PROJECT AND ALL THE RELATED ADMINISTRATIVE REVIEWS HAVE BEEN COMPLETED, THE LAND IS AVAILABLE FOR THE TRANSFER.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: LUCHENG DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: HUANG TIANHAO

CONTACT NUMBER: 0577-55566312

ADDRESS: 6TH FLOOR, BUILDING NO.15, DISTRICT GOVERNMENT YARD, NO. 188, SQUARE STREET, LUCHENG DISTRICT, WENZHOU CITY.

温州生命健康小镇

一、项目编号：C02

二、项目所在地：瓯海区南白象街道

三、项目规划、背景及建设条件：

温州生命健康小镇是第二批省级特色小镇建设名单之一，是瓯海区产业转型发展的重要平台，主要发展科技医疗产业，小镇位于瓯海区南白象街道、茶山街道，东临三垟湿地、南依托甬台温高速，南靠温瑞大道，北至高教园区北入口，紧邻温州附一医和温州医科大学，有着得天独厚的区位和生态优势。将打造集研发、生产、展示、贸易、仓储、总部为一体的产业园区。

四、建设规模、内容及投资估算：规划面积3.5平方公里，建设面积1300亩，其中健康产业创新中心占地3.8亩，建筑面积40万方。总投资约80亿元。

五、前期准备和进展情况：部分净地

六、合作方式：出让、合作

七、项目联系方式：

联系单位：高教新区发展中心

联系人：陈洪力

联系电话：13858848769



WENZHOU HEALTH TOWN

I PROJECT NO.: C02

II PROJECT LOCATION : NANBAIXIANG STREET, OUHAI DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS : WENZHOU HEALTH TOWN IS ONE OF THE SPECIAL TOWNS AT THE PROVINCIAL LEVEL (THE SECOND BATCH), THE IMPORTANT PLATFORM FOR TRANSFORMING AND UPGRADING THE INDUSTRIAL SECTORS OF OUHAI DISTRICT, WHICH IS MAINLY AVAILABLE FOR THE TECHNICAL AND MEDICAL INDUSTRIES. THE TOWN IS STRATEGICALLY LOCATED IN THE OVERLAPPING AREA OF THE NANBAIXIANG STREET AND CHASHAN STREET, AND IN CLOSE PROXIMITY TO THE SANYANG WETLAND FROM THE NORTH AND THE NINGBO-TAIZHOU-WENZHOU EXPRESSWAY AND WENRUI AVENUE FROM THE SOUTH, AND THE NORTHERN ENTRANCE OF THE HIGHER LEARNING INSTITUTIONS PARK FROM THE NORTH, BEING VERY NEAR TO THE FIRST HOSPITAL AFFILIATED TO WENZHOU MEDICAL UNIVERSITY AND TO THE WENZHOU MEDICAL UNIVERSITY. IT IS PLANNED TO BUILD IT INTO AN INDUSTRIAL PARK WITH R&D, MANUFACTURING, EXHIBITION, TRADE, STORAGE AND HEADQUARTER SECTORS.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF AROUND RMB 8 BILLION AND COVERS 3.5 KM² OF LAND, INCLUDING 3.8 MU OF LAND FOR HEALTH INDUSTRY INNOVATION CENTER WITH BUILDING AREA OF 400,000 KM².

V PREPARATIONS AND DEVELOPMENTS: EXISTING BUILDINGS PARTIALLY DISMANTLED

VI COOPERATION MODE : TRANSFER, COOPERATION

VII CONTACT INFORMATION :

ADMINISTRATION: HIGHER LEARNING INSTITUTION PARK DEVELOPMENT CENTER

CONTACT PERSON: CHEN HONGLI

TEL: 13858848769

洞头韵动海湾健康小镇

一、项目编号：C03

二、项目所在地：洞头区新城二期

三、项目规划、背景及建设条件：项目位于洞头“环海西湖”城市核心区，紧靠温州医科大学滨海校区。地块原已委托美国HHCP公司拉瑞先生（迪拜棕榈岛设计者）策划了韵动海湾健康小镇项目，其相关规划技术经济指标，可根据今后投资方案综合优化。

四、建设规模、内容及投资估算：规划用地面积约800亩，地块功能定位为健康养生、运动健美、医疗科学和旅游休闲等，目标是打造健康养生和休闲运动综合体，总投资估算约50亿元。

五、前期准备或进展情况：地块已具备挂牌出让条件，水、电、路、网络通讯以及场地平整等基础设施，均能满足项目投资需求。

六、合作方式：独资或合资

七、项目联系方式：

联系单位：温州市洞头区投资促进服务中心

联系人：张益稳

电话：18757099596

地址：温州市洞头区北岙街道县前路12号



YUNDONG BAY HEALTH TOWN

I PROJECT NO.: C03

II PROJECT LOCATION: DONGTOU NEW CITY (PHASE II)

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: the project is located at the core of the city area rimming the Haixi Lake and in close proximity to the costal campus of Wenzhou Medical University. The Yundong Bay Health Town project is designed by Mr. Larry Ziebarth from HHCP, the designer of the Palm Islands, Dubai, which is open for modifications in terms of its economic and technical parameters for specific investment projects in the future.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF AROUND RMB 5 BILLION IN ESTIMATION AND COVERS AROUND 800 MU OF LAND, WHICH IS FOR HEALTH BUILDING, SPORTS, FITNESS, MEDICAL SCIENCE AND TOURISM ETC., AIMING AT BUILDING A COMPLEX FEATURING HEALTH BUILDING, WELLNESS, SPORTS AND RECREATIONAL INDUSTRIES

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS AVAILABLE FOR TRANSFER AND HAS HAD THE ACCESSES TO WATER, POWER, ROAD, INTERNET AND TELECOMMUNICATION SERVICES, WHERE THE GROUND HAS BEEN LEVELED. THE PLOT IS READY FOR THE INVESTMENTS

VI COOPERATION MODE: SOLE PROPRIETORSHIP OR JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: DONGKOU DISTRICT INVESTMENT PROMOTION CENTER

CONTACT PERSON: ZHANG YIWEN

TEL: 18757099596

ADDRESS: NO.12, XIANQIAN ROAD, BEIAO STREET, DONGTOU DISTRICT, WENZHOU CITY

永嘉新民诗花田园小镇项目

一、项目编号：C04

二、项目所在地：永嘉县南城街道（新民村）

三、项目规划、背景及建设条件：项目位于上塘中心城区江东片新民村，依山傍水，具备优越的自然山水和田园条件，距永嘉动车站（未来的高铁温州北站）仅9公里，距温州北高速互通仅7公里，交通区位优势明显。

四、建设规模、内容及投资估算：项目总用地约293亩，总投资约36亿元。适合建设特色花园度假村落、诗花田园旅居区、休闲养生、花园洋房等高端度假旅居产品，打造天蓝、地绿、水净的原生态田园村野栖居生活。

五、前期准备或进展情况：土地已收储

六、合作方式：独资

七、项目联系方式：

联系单位：南城街道办事处

联系人：陈光仲

联系电话：13587739068

联系单位：永嘉县投资促进服务中心

联系人：潘统才

联系电话：13868629560



POETIC AND FLOWERY TOWN PROJECT

I PROJECT NO.: C04

II PROJECT LOCATION: XINMIN VILLAGE, NANCHENG STREET, YONGJIA COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS :

THE PROJECT IS LOCATED AT XINMIN VILLAGE, JIANGDONG DISTRICT, CORE OF SHANGTANG TOWN, WHICH IS BLESSED WITH BEAUTIFUL NATURAL ENVIRONMENT AND WITH CONVENIENT TRANSPORTATION BY BEING ONLY 9 KM AWAY FROM YONGJIA HIGH-SPEED TRAIN STATION (TO BE THE WENZHOU NORTH HIGH-SPEED TRAIN STATION IN THE FUTURE) AND ONLY 7 KM AWAY FROM WENZHOU NORTHERN EXPRESSWAY.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION:

THE PROJECT COVERS 293 MU OF LAND IN TOTAL AND ENTAILS AROUND RMB 3.6 BILLION. THE PLOT, BLESSED WITH GOOD ECOLOGICAL ENVIRONMENT, IS SUITABLE FOR VACATION VILLAGE, POETIC AND FLOWERY RESIDENCE, RECREATION, HEALTH BUILDING AND VACATION APARTMENT.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS BEEN PURCHASED AND RESERVED

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION:NANCHENG STREET OFFICE

CONTACT PERSON:CHEN GUANGZHONG

TEL: 13587739068

ADMINISTRATION:YONGJIA COUNTY INVESTMENT PROMOTION CENTER

CONTACT PERSON:PAN TONGCAI

TEL: 13868629560



温州瓯江口生命健康科技创新园项目



一、项目编号: C05

二、项目所有地: 温州瓯江口围垦一期东南角区块（具体位置可根据项目要求调整）

三、项目规划、背景景观及建设条件:瓯江口产业集聚区自布局调整优化以来，形成了以智慧电气安全技术与装备、应急医疗物资与服务、智慧消防安全设备等为特色的优势安全产业。瓯江口产业集聚区具备良好的发展基础和规模效应，产业链齐备，发展动力充沛，多家企业在国内、国际市场都占有较大份额。集聚区既有温州市的传统优势产业，也有重点培育的战略战略性新兴产业，新能源智能网联汽车、智能装备、数字经济等产业蓬勃发展，不断与安全产业融合，为传统产业拓展升级注入动力。

四、建设规模、内容及投资估算:项目总规划面积约200亩。主要建设大分子生物医药园区、小分子创新药研发平台、疫苗研发生产中心、医疗器械研发生产中心等内容，预算总投资10亿元人民币。

五、前期准备或进入情况:目前处于土地控制性规划调整阶段。

六、合作方式: 独资、合资

七、项目联系方式:

联系单位:温州瓯江口产业集聚区招商局 电话:0577-55875095

地址:温州瓯江口发展大楼4号楼1011办公室

THE OU ESTUARY LIFE SCIENCE TECHNOLOGY INNOVATION PARK

I PROJECT NO.: C05

II PROJECT LOCATION: AT THE SOUTHEASTERN CORNER OF THE RECLAIMED AREA (PHASE I) OU ESTUARY, WENZHOU (THE LOCATION IS ADJUSTABLE FOR SPECIFIC PROJECT)

III PROJECT PLANNING, BACKGROUND AND CONDITIONS : THE OU ESTUARY INDUSTRIAL CLUSTER, SINCE THE LAYOUT ADJUSTMENT AND OPTIMIZATION, HAS FORMED THE ADVANTAGEOUS SAFETY INDUSTRY FEATURING INTELLIGENT ELECTRICAL SAFETY TECHNOLOGY AND EQUIPMENT, EMERGENCY MEDICAL SUPPLIES AND SERVICES, INTELLIGENT FIREFIGHTING AND SAFETY EQUIPMENT ETC. THE OU ESTUARY INDUSTRIAL CLUSTER HAS A GOOD DEVELOPMENT FOUNDATION AND SCALE EFFECT WITH COMPLETE INDUSTRIAL CHAIN AND ABUNDANT DEVELOPMENT POTENTIAL, MANY ENTERPRISES OPERATING IN THE CLUSTER ENJOY LARGE DOMESTIC AND INTERNATIONAL MARKET SHARES. THE CLUSTER HAS BOTH THE TRADITIONAL ADVANTAGEOUS INDUSTRIES OF WENZHOU AND THE KEY EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE, WITH THE BOOMING INDUSTRIES SUCH AS NEW ENERGY INTELLIGENT INTERNET CAR, INTELLIGENT EQUIPMENT AND DIGITAL ECONOMY ETC., WHICH HAVE BEEN INTEGRATING WITH THE TRADITIONAL SAFETY INDUSTRIES AND IN SUCH WAY CREATING NEW DYNAMICS FOR THE TRADITIONAL INDUSTRIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS AROUND A TOTAL INVESTMENT OF RMB 1 BILLION AND HAS AROUND 200 MU OF LAND AS PLANNED, WHICH IS MAINLY AVAILABLE FOR THE LARGE MOLECULE BIOMEDICAL PARK, SMALL MOLECULE INNOVATIVE DRUG RESEARCH AND DEVELOPMENT PLATFORM, VACCINE RESEARCH AND DEVELOPMENT PRODUCTION CENTER AND MEDICAL DEVICE RESEARCH AND DEVELOPMENT PRODUCTION CENTER ETC.

V PREPARATIONS AND DEVELOPMENTS: THE PLANNING OF THE LAND IS IN PROGRESS.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: OU ESTUARY INDUSTRIAL CLUSTER INVESTMENT PROMOTION BUREAU

TEL: 0577-55875095

ADDRESS: ROOM 1011, BUILDING 4, OU ESTUARY DEVELOPMENT BUILDING, WENZHOU

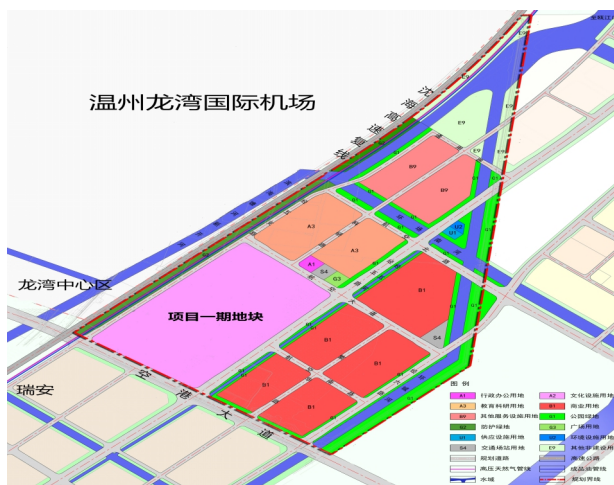
通用航空产业园一期

一、项目编号：D01

二、项目所在地：温州空港新区永兴北围垦范围内

三、项目规划、背景及建设条件：项目位于温州空港新区永兴北围垦范围内，西临沈海高速复线，西北方向与龙湾国际机场仅一路相隔，未来区位和交通条件得天独厚。

四、建设规模、内容及投资估算：规划总用地面积为233.85公顷，其中产业园一期A-06地块占地面积约700亩，可建总建筑面积约70万平方米，规划功能为A2兼容B1，容积率1.5，建筑密度30%，绿地率30%，限高40米。拟引进投资强度大、科技含量高、产业链带动性强的端制造业项目。项目总投资约50亿元。



五、前期准备或进展情况：正在项目地块土地平整和周边路网建设中。

六、合作方式：独资、合资及其他。

七、项目联系方式：

联系单位：温州空港新区管理中心

联系人：夏茂盛

电话：0577-85886089

地址：龙湾区滨海二路28号温州空港新区管理中心招商投资处

GENERAL AVIATION INDUSTRIAL PARK (PHASE I)

I PROJECT NO.: D01

II PROJECT LOCATION: WITHIN THE YONGXINGBEI RECLAIMED AREA IN THE WENZHOU AIRPORT NEW ZONE

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS STRATEGICALLY LOCATED WITHIN THE YONGXINGBEI RECLAIMED AREA IN THE WENZHOU AIRPORT NEW ZONE, IN CLOSE PROXIMITY TO THE SHENYANG-HAIKOU EXPRESSWAY FROM THE WEST AND SEPARATED FROM THE LONGWAN INTERNATIONAL AIRPORT BY ONLY ONE STREET AT THE NORTHEAST, WHICH HAS GREAT POTENTIAL AND CONVENIENT TRANSPORTATIONS.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE TOTAL PLANNED LAND AREA IS 233.85 HECTARES, OF WHICH THE PARCEL A-06 OF THE GENERAL AVIATION INDUSTRIAL PARK (PHASE I) COVERS AN AREA OF ABOUT 700 MU, WITH A TOTAL BUILDING AREA OF ABOUT 700,000 M², THE LAND IS A2 TYPE AND COMPATIBLE WITH B1, WITH THE PLOT RATIO OF 1.5, THE BUILDING DENSITY OF 30%, THE GREENING RATE OF 30% AND THE HEIGHT LIMIT OF 40 M. IT IS INTENDED TO INTRODUCE HIGH-END MANUFACTURING PROJECTS WITH LARGE INVESTMENT, HIGH TECHNOLOGIES AND STRONG CAPABILITIES OF FACILITATING THE DEVELOPMENTS OF OTHER SECTORS IN THE INDUSTRIAL CHAIN. THE TOTAL INVESTMENT OF THE PROJECT IS ABOUT RMB 5 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS BEING LEVELLED AND THE ROADS IN THE SURROUNDING AREA ARE BEING CONSTRUCTED.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE AND OTHER.

VII CONTACT INFORMATION:

ADMINISTRATION: WENZHOU AIRPORT NEW ZONE ADMINISTRATION CENTER

CONTACT PERSON: XIA MAOSHENG

TEL: 0577-85886089

ADDRESS: INVESTMENT PROMOTING OFFICE, WENZHOU AIRPORT NEW ZONE ADMINISTRATION CENTER, NO. 28, BINHAIER ROAD, LONGWAN DISTRICT

高铁新城站前单元C-04地块

一、项目编号:D02

二、项目所在地:瓯海区潘桥街道

三、项目规划、背景及建设条件:

项目坐落于潘桥街道古岸头村,西临福州路,北至瓯海大道,是高铁新城板块核心位置。地块毗邻温州动车南站,S1线和高速出口。区位优势明显,交通条件便利。周边有农高园和规划中的仙湖度假区,有较大的发展前景。

四、建设规模、内容及投资估算:项目用地面积60亩,招引高端制造业、新经济等,要求亩均税收100万元以上,总投资5亿元。

五、前期准备和进展情况:净地

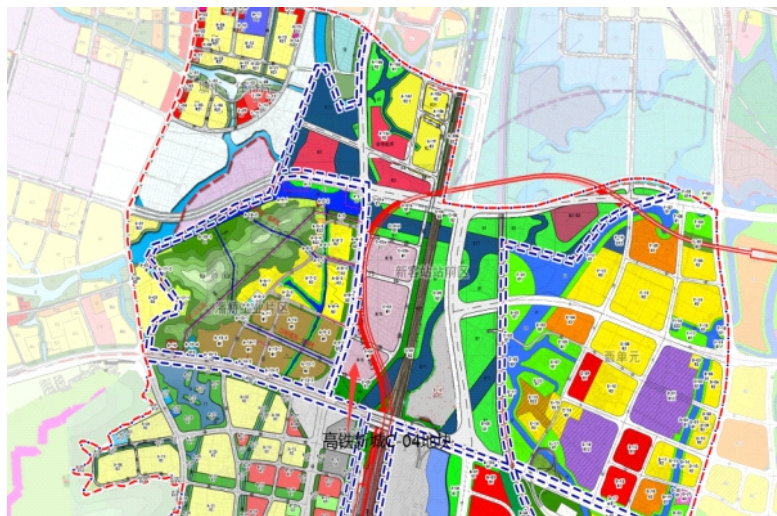
六、合作方式:出让

七、项目联系方式:

联系单位:温州高铁新城建设中心

联系人:金小平

联系电话:13957709870



PARCEL C-04 OF THE UNIT IN FRONT OF THE HIGH-SPEED TRAIN NEW CITY STATION

I PROJECT NO.: D02

II PROJECT LOCATION: PANQIAO STREET, OUHAI DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS:

THE PROJECT IS LOCATED IN GUANTOU VILLAGE, PANQIAO STREET, FACING FUZHOU ROAD from THE WEST AND REACHING OUHAI AVENUE IN THE NORTH, WHICH IS AT THE CORE OF THE HIGH-SPEED TRAIN NEW CITY BLOCK. THE PARCEL IS ADJACENT TO WENZHOU HIGH-SPEED RAIL SOUTH STATION, S1 LINE AND HIGH-SPEED EXIT, WITH ADVANTAGEOUS LOCATION AND CONVENIENT TRANSPORTATION. IT IS SURROUNDED BY THE AGRICULTURAL HIGH TECH PARK AND THE XIAN LAKE RESORT WHICH IS UNDER PLANNING, ENJOYING GREAT DEVELOPMENT POTENTIAL.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION:

THE PROJECT COVERS 60 MU OF LAND, REQUIRES TAX REVENUE OF MORE THAN RMB 1 MILLION PER MU OF LAND AND ENTAILS TOTAL INVESTMENT OF RMB 500 MILLION, WHICH IS INTENDED FOR HIGH-END MANUFACTURING AND NEW ECONOMIC SECTORS ETC.

V PREPARATIONS AND DEVELOPMENTS: CLEAR FOR DEVELOPMENT

VI COOPERATION MODE: TRANSFER

VII CONTACT INFORMATION:

ADMINISTRATION: WENZHOU HIGH-SPEED TRAIN NEW CITY CONSTRUCTION CENTER

CONTACT PERSON: JIN XIAOPING

TEL: 13957709870



海洋科技产业园

一、项目编号：D03

二、项目所在地：洞头区杨文三期A5、A7、A8地块

三、项目规划、背景及建设条件：利用获批国家海洋经济发展示范区的契机，加速海洋产、学、研合作和科技成果转化。该地块临近码头，周边岸线资源丰富，能够为开展海洋科考、海洋科研、海洋工程技术服务及保障等提供便利。

四、建设规模、内容及投资估算：规划用地面积约130亩，以海洋新兴产业和海洋现代服务业为载体，可打造集海洋资源综合研究利用、船舶与海洋工程装备业、教育培训等为一体的综合性海洋科技服务平台，总投资估算约10亿元。

五、前期准备或进展情况：地块已具备挂牌出让条件，水、电、路以及场地平整等基础设施都已完备，主要规划技术经济指标，可根据该区域控制性详细规划结合投资方案优化。

六、合作方式：独资或合资

七、项目联系方式：

联系单位：温州市洞头区投资促进服务中心

联系人：张益稳 电话：18757099596

地址：温州市洞头区北岙街道县前路12号



MARINE TECHNOLOGY INDUSTRIAL PARK

I PROJECT NO.: D03

II PROJECT LOCATION: PARCEL A5, A7 AND A8 OF YANGWEN PROJECT (PHASE III) AT DONGTOU DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: TAKE ADVANTAGE OF THE OPPORTUNITY BROUGHT ABOUT BY THE RECENTLY APPROVED NATIONAL MARINE ECONOMY DEMONSTRATION ZONE TO FACILITATE THE COORDINATION AMONG THE MARINE INDUSTRY, ACADEMIA AND R&D AND THE APPLICATION OF THE LATEST TECHNOLOGICAL DEVELOPMENTS. THE PARCEL IS CLOSE TO THE HARBOR AND THE SURROUNDING SHORELINE IS RICH IN RESOURCES, WHICH IS CONVENIENT FOR CARRYING OUT MARINE SCIENTIFIC EXPLORATION AND RESEARCH, MARINE ENGINEERING TECHNICAL SERVICES AND LOGISTICAL SUPPORT.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: WITH A PLANNED LAND AREA OF ABOUT 130 MU, AND WITH THE EMERGING MARINE INDUSTRY AND MODERN MARINE SERVICE INDUSTRY AS THE VEHICLE, IT IS INTENDED TO BE BUILT INTO A COMPREHENSIVE MARINE SCIENCE AND TECHNOLOGY SERVICE PLATFORM FEATURING COMPREHENSIVE RESEARCH AND UTILIZATION OF MARINE RESOURCES, SHIP AND MARINE ENGINEERING EQUIPMENT INDUSTRY AND EDUCATION AND TRAINING ETC. THE TOTAL INVESTMENT IS ESTIMATED TO BE ABOUT RMB 1 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS AVAILABLE FOR THE LISTING AND TRANSFER, AND HAS HAD THE ACCESSES TO WATER, POWER AND ROAD, WHERE THE GROUND HAS BEEN LEVELED. ALL THE TECHNICAL AND ECONOMIC INDEXES CAN BE MODIFIED ACCORDING TO THE SPECIFIC PLANNING AND INVESTMENT PROJECTS.

VI COOPERATION MODE: SOLE PROPRIETORSHIP OR JOINT VENTURE

VII CONTACT INFORMATION:

ADMINISTRATION: DONGTOU DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: ZHANG YIWEN

TEL: 18757099596

ADDRESS: NO. 12, XIANQIAN ROAD, BEIAO STREET, DONGTOU DISTRICT, WENZHOU CITY

洞头智能制造产业园

一、项目编号：D04

二、项目所在地：洞头区南塘工业区D-02、B-12b地块

三、项目规划、背景及建设条件：顺应“智能制造”的发展趋势，依托洞头丰富的海洋资源，打造智能制造产业园将大有可为。

四、建设规模、内容及投资估算：规划用地面积约90亩，打造一座集生产智造、创意研发、服务配套、绿色生态与一体的智能制造产业园，总投资估算约5亿元。

五、前期准备或进展情况：周边生活配套齐全，水、电、路以及场地平整等基础设施都已完备，主要规划技术经济指标，可根据该区域控规和投资方案进行优化。

六、合作方式：独资或合资

七、项目联系方式：

联系单位：温州市洞头区投资促进服务中心

联系人：张益稳

电话：18757099596

地址：温州市洞头区北岙街道县前路12号



DONGTOU INTELLIGENT MANUFACTURING INDUSTRIAL PARK

I PROJECT NO.: D04

II PROJECT LOCATION: PARCEL D-02 AND B-12B OF NANTANG INDUSTRIAL PARK, DONGTOU DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: UNDER THE BACKDROP OF "INTELLIGENT MANUFACTURING" , IT IS THE PLAN TO BUILD AN INTELLIGENT MANUFACTURING INDUSTRIAL PARK WITH GREAT POTENTIAL BY RELYING ON THE RICH MARINE RESOURCES OF DONGTOU DISTRICT,.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF AROUND RMB 500 MILLION AND COVERS ABOUT 90 MU OF LAND, WHICH IS INTENDED TO BUILD AN INTELLIGENT MANUFACTURING INDUSTRIAL PARK FEATURING INTELLIGENT MANUFACTURING, CREATIVE INDUSTRIES, SERVICE SUPPORT AND GREEN ECOLOGY.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS ACCESSSES TO SUPPORTING FACILITIES IN THE SURROUNDING AREAS, AND TO WATER, POWER AND ROADS, WHERE THE GROUND HAS BEEN LEVELED. ALL THE TECHNICAL AND ECONOMIC INDEXES CAN BE MODIFIED ACCORDING TO THE SPECIFIC PLANNING AND INVESTMENT PROJECTS.

VI COOPERATION MODE: SOLE PROPRIETORSHIP OR JOINT VENTURE

VII CONTACT INFORMATION:

ADMINISTRATION: DONGTOU DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: ZHANG YIWEN

TEL: 18757099596

ADDRESS: NO. 12, XIANQIAN ROAD, BEIAO STREET, DONGTOU DISTRICT, WENZHOU CITY

高端制造项目

重点招商项目推介

乐清市经济开发区 高端装备制造业项目

一、项目编号：D05

二、项目所在地：乐清经济开发区

三、项目规划、背景及建设条件：乐清市经济开发区是浙江省首批19个省级开发区之一，交通便利，生态环境良好，基础设施一应俱全，投资环境优越。该项目的建成重点为吸引高新技术、高端装备制造、战略性新兴产业等项目入驻。

四、项目建设规模、内容及投资估算：项目总用地面积约150亩，总建筑面积约28万平方米，建成集厂房、研发基地、员工宿舍于一体，项目总投资额为10亿。

五、前期准备及进展情况：土地功能已经调整，场地已平整。

六、合作方式：独资

七、项目联系方式：

联系单位：乐清市经济开发区管理委员会

联系人：周建

电话：13587712717

联系地址：乐清经济开发区中心大道268号



HIGH-END EQUIPMENT MANUFACTURING PROJECTS AT YUEQING ECONOMIC DEVELOPMENT ZONE

I PROJECT NO.: D05

II PROJECT LOCATION: YUEQING ECONOMIC DEVELOPMENT ZONE

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: YUEQING CITY ECONOMIC DEVELOPMENT ZONE IS ONE OF THE FIRST 19 PROVINCIAL-LEVEL DEVELOPMENT ZONES IN ZHEJIANG PROVINCE, WITH CONVENIENT TRANSPORTATION, GOOD ECOLOGICAL ENVIRONMENT, COMPLETE SET OF INFRASTRUCTURE AND EXCELLENT INVESTMENT ENVIRONMENT. THE PROJECT IS INTENDED FOR ATTRACTING HIGH-TECH, HIGH-END EQUIPMENT MANUFACTURING, EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE ETC.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS TOTAL INVESTMENT OF RMB 1 BILLION AND COVERS ABOUT 150 MU OF LAND, WITH A TOTAL BUILDING AREA OF ABOUT 280,000 M², WHICH IS A COMPLEX OF FACTORIES, RESEARCH AND DEVELOPMENT BASE AND STAFF DORMITORY.

V PREPARATIONS AND DEVELOPMENTS: THE FUNCTION OF THE LAND HAS BEEN MODIFIED AND THE GROUND HAS BEEN LEVELED.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: YUEQING ECONOMIC DEVELOPMENT ZONE ADMINISTRATION COMMITTEE

CONTACT PERSON: ZHOU JIAN

TEL: 13587712717

ADDRESS: NO. 268, ZHONGXIN AVENUE, YUEQING ECONOMIC DEVELOPMENT ZONE

乐清翁垟汽车智能电器电子产业园

一、项目编号：D06

二、项目所在地：乐清市翁垟街道

三、项目规划、背景及建设条件：翁垟汽车智能电器电子产业园座落在翁垟海屿小微园区，位于乐清市开发区经五路，经二路，纬十二路，纬十一路范围内。项目依托乐清经济开发区的配套优势，园区的道路、水电、通信网络、排污管道等工程都已经施工建设完成，园区周边的企业多已经投入生产，配套设施齐全。项目地块已经完成了征地工作，并落实了土地的建设指标，项目园区拟打造成国内一流的汽车电子电器高端产业园。

四、项目建设规模、内容及投资估算：该园区总占地面积约40亩，总建筑面积约60000平方米，总投资约5亿元。拟建汽车智能电器、智能电子、智能核心零部件等高科技汽车智能产品的生产研发。该园区的建成投产将预计每年10亿元的销售额，每年纳税额将达到5000万元以上，创造就业岗位500余人。

五、前期准备及进展情况：园区的道路、水电、通信网络、排污管道等工程已经由乐清经济开发区施工建设完成，已经完成了征地工作，并落实了土地的建设指标，具备开发建设条件。

六、合作方式：独资

七、项目联系方式：

联系单位：乐清市翁垟街道办事处 联系人：郑玉华

电话：13587773771

联系地址：乐清市翁垟街道办事处

(YUEQING) WENGYANG AUTOMOBILE INTELLIGENT ELECTRONIC AND ELECTRICAL INDUSTRIAL PARK

I PROJECT NO.: D06

II PROJECT LOCATION: WENGYANG STREET, YUEQING CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: WENGYANG AUTOMOBILE INTELLIGENT ELECTRONIC AND ELECTRICAL INDUSTRIAL PARK IS LOCATED IN HAIYU SMALL AND MICRO ENTERPRISES PARK, WHICH IS LOCATED IN THE RANGE OF THE JINGWU ROAD, JINGER ROAD, WEISHIER ROAD AND WEISHIYI ROAD OF YUEQING ECONOMIC DEVELOPMENT ZONE. RELYING ON THE ADVANTAGEOUS SUPPORTING FACILITIES OF THE YUEQING ECONOMIC DEVELOPMENT ZONE, THE CONSTRUCTIONS OF THE INFRASTRUCTURE SUCH AS ROADS, WATER AND POWER DISTRIBUTION FACILITIES, TELECOMMUNICATION NETWORKS, SEWAGE PIPES ETC. HAVE ALREADY BEEN COMPLETED, AND MANY ENTERPRISES IN THE VICINITY OF THE PARK HAVE BEEN OPERATING, WHICH HAS BEEN WELL SUPPORTED BY THE COMPLETE SET OF SUPPORTING FACILITIES. THE LAND HAS BEEN ACQUIRED AND THE CONSTRUCTION QUOTA HAS BEEN SECURED. IT IS INTENDED TO BUILD A FIRST-CLASS HIGH-END INDUSTRIAL PARK FOR AUTOMOBILE ELECTRONIC AND ELECTRICAL PARTS.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS TOTAL INVESTMENT OF RMB 500 MILLION AND COVERS ABOUT 40 MU OF LAND, WITH A TOTAL BUILDING AREA OF ABOUT 60,000 M². IT IS INTENDED FOR THE R&D OF AUTOMOTIVE INTELLIGENT PARTS, INTELLIGENT ELECTRONIC PART AND INTELLIGENT CORE COMPONENTS ETC. AFTER BEING PUT INTO USE, IT IS ESTIMATED THAT THOSE OPERATING IN THE PARK WOULD GENERATE ANNUAL SALES OF RMB 1 BILLION AND MORE THAN RMB 50 MILLION OF TAXES AND EMPLOY MORE THAN 500 PEOPLE.

V PREPARATIONS AND DEVELOPMENTS: THE CONSTRUCTIONS OF ROAD, WATER AND POWER FACILITIES TELECOMMUNICATION NETWORK AND SEWAGE PIPES HAVE BEEN COMPLETED BY THE YUEQING ECONOMIC DEVELOPMENT ZONE, AND THE LAND HAS BEEN ACQUIRED AND THE CONSTRUCTION QUOTA HAS BEEN SECURED FOR FURTHER DEVELOPMENT.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: WENGYANG STREET OFFICE, YUEQING CITY

CONTACT PERSON: ZHENG YUHUA

TEL: 13587773771

ADDRESS: WENGYANG STREET OFFICE, YUEQING CITY

瑞安市塘下东工业园区产业城 智能汽车关键零部件汽车转向器项目

一、项目编号：D07

二、项目所在地：塘下万亩千亿产业平台

三、项目规划、背景及建设条件：项目地块为塘下东工业园区产业城五期地块，位于瑞安智能汽车关键零部件“万亩千亿”新产业平台选址范围内。该区域交通区位优势突出、产业发展基础较好。近期，结合“万亩千亿”建设要求，正在抓紧做好片区控规、土规调整工作，加快推进土地征收、场地平整、管线敷设等基础工作。

四、项目建设规模、主要内容及投资估算：塘下东工业园区产业城五期地块，位于港口大道以东、横二路以南，项目总体定位以智能汽车关键零部件为核心，服务于塘下传统汽摩配产业的转型升级。用地面积173.736亩，建筑面积约240000平方米，计划总投资9亿。

五、进展情况：已完成征地前期工作，待明确指标即可进行征地及农转报批。

六、合作方式：独资

七、项目联系方式：

联系单位：塘下镇经贸办

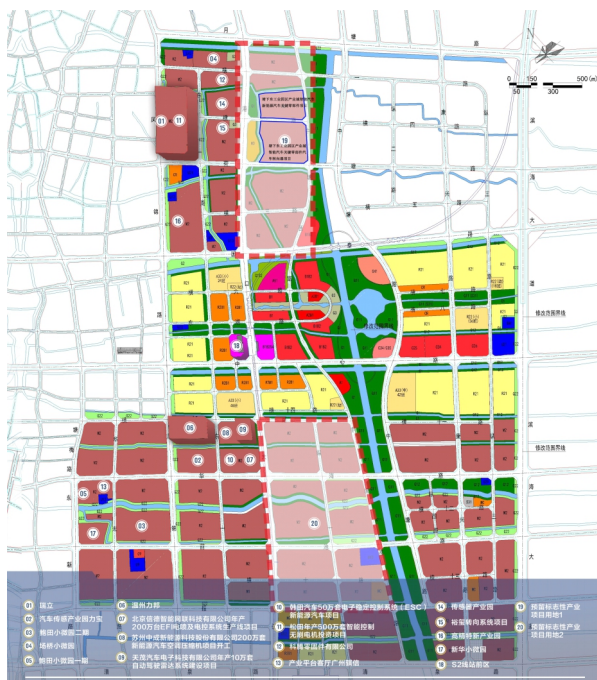
联系人：郑君 电话：15868526807

传真：65225550

地址：塘下镇临河花园老社保2楼

邮编：325204

电子邮箱：229583825@qq.com



(RUIAN) TANGXIA EAST INDUSTRIAL PARK CITY THE KEY INTELLIGENT AUTOMOBILE PARTS (STEERING GEAR) PROJECT

I PROJECT NO.: D07

II PROJECT LOCATION: THE TANGXIA INDUSTRIAL PLATFORM COVERING 10 THOUSAND MU OF LAND AND VALUING RMB 100 BILLION

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN THE PARCEL OF TANGXIA EAST INDUSTRIAL PARK CITY (PHASE V), WITHIN THE NEW INDUSTRY PLATFORM FOR KEY AUTO PARTS "COVERING 10 THOUSAND MU OF LAND AND VALUING RMB 100 BILLION". THE AREA IS BLESSED WITH CONVENIENT TRANSPORTATION AND GOOD FOUNDATION FOR INDUSTRIAL DEVELOPMENT. RECENTLY, ACCORDING TO THE REQUIREMENT OF CONSTRUCTING A PARK "COVERING 10 THOUSAND MU OF LAND AND VALUING RMB 100 BILLION", THE REGULATORY PLANNING AND THE ADJUSTMENT OF THE LAND REGULATIONS ARE BEING DONE IN AN ACCELERATED MANNER, AND THE LAND ACQUISITION, GROUND LEVELING AND PIPING LAYING ARE ALSO BEING DONE IN AN FAST PACE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PARCEL OF TANGXIA EAST INDUSTRIAL PARK CITY (PHASE V) IS LOCATED IN THE EAST OF HARBOR AVENUE AND SOUTH OF HENGER ROAD. THE PROJECT FOCUSES ON THE INTELLIGENT AUTOMOBILE KEY PARTS, SERVING THE TRANSFORMATION AND UPGRADING OF THE TRADITIONAL AUTOMOBILE AND MOTORCYCLE PARTS INDUSTRIES IN TANGXIA TOWN. THE PROJECT ENTAILS RMB 900 MILLION IN ESTIMATION AND COVERS 173.736 MU OF LAND, WITH A BUILDING AREA OF ABOUT 240,000 M².

V DEVELOPMENTS: THE PREPARATION FOR THE LAND ACQUISITION HAS BEEN COMPLETED, THE LAND WILL BE AVAILABLE FOR THE ACQUISITION AND ADMINISTRATIVE REVIEW FOR SHIFTING ITS FUNCTION FROM FARMLAND TO CONSTRUCTION LAND.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: TANGXIA TOWN ECONOMY AND TRADE OFFICE CONTACT PERSON: ZHENG JUN

TEL: 15868526807 FAX: 65225550

ADDRESS: 2ND FLOOR, OLD SOCIAL SECURITY BUILDING, LINHE GARDEN, TANGXIA TOWN

POSTCODE: 325204 E-MAIL: 229583825@QQ.COM

瑞安高端智能制造产业园

一、项目编号：D08

二、项目所在地：东新城产城融合示范带

三、项目规划、背景及建设条件：瑞安市东新城产城融合示范区地处中心城区瑞枫快速路南北两侧，包括汀田街道东片、莘塍街道东片区域，是城市东扩发展的主要平台。区块周边交通发达，拥有得天独厚的空间拓展优势，是个既可依托主城区发展，又可相对独立发展的区域。本项目位于东新城产城融合示范带北部，凤锦路以东，清泉路以北，港口大道以西区域。

四、项目建设规模、主要内容及总投资：项目总用地面积约123亩，总建筑面积约20万方，含厂房、研发车间及工业设计基地及配套设施，总投资约10亿元。进展情况：东新城产城融合示范带控制性详细规划和城市设计方案已编制完成，部分低效土地已整理到位，文华路、凤锦路等道路工程已竣工通车，东新城高级中学、瑞立职业学校已落地建设。项目已完成征地，正在组件上报农转用手续。

五、合作方式：独资

六、项目联系方式：

联系单位：瑞安滨海新区管委会 联系人：余成华

电话：0577-65631017 13967742007

传真：0577-65610565 电子邮箱：aqicych@163.com

地址：瑞安市莘阳大道508号 邮编：325200



RUIAN HIGH-END INTELLIGENT MANUFACTURING INDUSTRIAL PARK

I PROJECT NO.: D08

II PROJECT LOCATION: DONGXING CITY INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT OF RUIAN CITY IS LOCATED AT THE NORTH AND SOUTH SIDES OF RUIFENG EXPRESSWAY, COVERING THE EAST PART OF TINGTIAN STREET AND THE EAST PART OF SHENCHENG STREET, SERVING AS THE MAIN PLATFORM FOR THE CITY' S EASTWARD EXPANSION. THE AREA IS SURROUNDED BY WELL-DEVELOPED TRANSPORTATION SYSTEM AND HAS A UNIQUE SPATIAL EXPANSION ADVANTAGE, WHICH IS AN AREA THAT CAN RELY ON THE DEVELOPMENT OF THE MAIN CITY, BUT ALSO REMAIN ITS INDEPENDENT DEVELOPMENT IN A RELATIVE TERM. THE PROJECT IS LOCATED IN THE NORTHERN PART OF THE DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT, THE EAST OF FENGJIN ROAD, THE NORTH OF QINGQUAN ROAD AND THE WEST OF HARBOR AVENUE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF AROUND RMB 1 BILLION AND COVERS ABOUT 123 MU OF LAND, WITH A TOTAL BUILDING AREA OF ABOUT 200,000 M2, INCLUDING FACTORIES, R&D WORKSHOPS, INDUSTRIAL DESIGN BASES AND SUPPORTING FACILITIES.

V DEVELOPMENTS: THE DETAILED REGULATORY PLANNING AND URBAN DESIGN SCHEME OF THE DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT HAVE BEEN COMPLIED, SOME INEFFICIENT LAND HAS BEEN CONSOLIDATED, WENHUA ROAD AND FENGJIN ROAD ETC. HAVE BEEN CONSTRUCTED AND OPEN TO TRAFFIC, DONGXIN SENIOR HIGH SCHOOL AND RUILI VOCATIONAL SCHOOL ARE BEING BUILT. THE LAND HAS BEEN ACQUIRED AND THE RELEVANT DOCUMENTS ARE BEING COLLECTED TO BE SUBMITTED FOR THE ADMINISTRATIVE REVIEW FOR SHIFTING ITS FUNCTION FROM FARMLAND TO CONSTRUCTION LAND.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: BINHAI NEW ZONE ADMINISTRATION COMMITTEE CONTACT PERSON: YU CHENGHUA

TEL: 0577-65631017 13967742007 FAX: 0577-65610565 EMAIL: AQJCYCH@163.COM

ADDRESS: NO.508, SHENYANG AVENUE, RUIAN CITY POSTCODE: 325200

平阳高新区滨海高端制造业项目



平阳滨海新区鸟瞰图

一、项目编号: D09

二、项目所在地: 平阳县滨海新区

三、项目规划、背景及建设条件: 我县正在创建省级高新技术产业园区，规划建设“滨海新兴产业园”和“万全现代产业园”南、北两个园区，总占地面积12.79平方公里，区位优势突出，基础设施完善，产业定位清晰，集聚效益明显。其中，滨海新区位于平阳东部沿海，紧邻温州绕城高速和甬台温高速复线，是浙南产业集聚区平阳分区、平阳拓展产业和城市发展空间的主阵地。目前已入驻企业约150家，招引落地5个省重大产业项目和152工程项目，现有2000亩工业土地具备落地条件，还将调整2600亩土地空间。

四、建设规模、内容及投资估算: 该项目位于滨海新区西侧，总用地面积1000亩，容积率 ≥ 1.5 ，可配建7%的非生产性用房，总投资约50亿元，重点引进数字经济、智能装备、新材料等高新技术产业项目入驻。

五、前期准备或进展情况: 已申报创建省高新技术产业园区，规划四至基本确定，符合土地利用总体规划，2020年可出让。

六、合作方式: 独资

七、项目联系方式:

联系单位: 浙南产业集聚区平阳分区委管委会

联系人: 章志刚

电话: 13606772131

地址: 平阳县滨海新区广场路1号

BINHAI HIGH-END MANUFACTURING INDUSTRY PROJECT AT PINGYANG HIGH-TECH ZONE

I PROJECT NO.: D09

II PROJECT LOCATION: BINHAI NEW ZONE, PINGYANG COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE GOVERNMENT OF PINGYANG COUNTY IS MAKING EFFORT TO BUILD A PROVINCIAL HIGH-TECH INDUSTRIAL PARK, PLANNING TO BUILD "BINHAI EMERGING INDUSTRIAL PARK" AT THE SOUTH AND "WANQUAN MODERN INDUSTRIAL PARK" AT THE NORTH, COVERING A TOTAL AREA OF 12.79 KM², WITH PROMINENT LOCATION ADVANTAGES, PERFECT INFRASTRUCTURE, CLEAR INDUSTRIAL POSITIONING AND OBVIOUS AGGLOMERATION EFFECT. AMONG THEM, BINHAI NEW ZONE IS LOCATED IN THE EASTERN COAST OF PINGYANG COUNTY, CLOSE TO WENZHOU ROUND-CITY EXPRESSWAY AND NINGBO-TAIZHOU-WENZHOU EXPRESSWAY, BEING THE PLATFORM AT THE PINGYANG SUBSECTION OF THE INDUSTRIAL CLUSTERS IN THE SOUTHERN PART OF ZHEJIANG PROVINCE AND AT PINGYANG COUNTY TO EXPAND THE INDUSTRIAL AND URBAN DEVELOPMENT SPACE. AT PRESENT, ABOUT 150 ENTERPRISES HAVE BEEN STATIONED IN THIS AREA, SECURING 5 MAJOR PROVINCIAL INDUSTRIAL PROJECTS AND 152 ENGINEERING PROJECTS, AND THERE ARE ALREADY 2,000 MU OF INDUSTRIAL LAND AVAILABLE FOR CONSTRUCTION PROJECTS, WHICH WILL BE ADDED WITH ANOTHER 2,600 MU OF LAND.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF AROUND RMB 5 BILLION AND IS LOCATED IN THE WEST SIDE OF BINHAI NEW ZONE, WITH A TOTAL LAND AREA OF 1,000 MU, PLOT RATIO ≥ 1.5 , WHERE 7% OF BUILDING WITHIN THE PROJECT AREA COULD BE THE NON-PRODUCTIVE HOUSING, THE PROJECT FOCUSES ON THE INTRODUCTION OF DIGITAL ECONOMY, INTELLIGENT EQUIPMENT, NEW MATERIALS AND OTHER HIGH-TECH INDUSTRIAL PROJECTS.

V PREPARATIONS AND DEVELOPMENTS: THE APPLICATION OF BUILDING THE PROVINCIAL HIGH-TECH PARK HAS BEEN SUBMITTED AND THE LAND DEMARCATION HAS BASICALLY COMPLETED, WHICH MEETS THE REQUIREMENT OF THE GENERAL LAND PLANNING. THE LAND WILL BE AVAILABLE FOR THE TRANSFER IN 2020.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: ZHENAN INDUSTRIAL CLUSTER ADMINISTRATION COMMITTEE (PINGYANG SUBSECTION)

CONTACT PERSON: ZHANG ZHIGANG

TEL: 13606772131

ADDRESS: NO.1, SQUARE ROAD, BINHAI NEW ZONE, PINGYANG COUNTY

苍南绿能小镇高端制造产业园项目

一、项目编号：D10

二、项目所在地：苍南县绿能小镇

三、项目规划、背景及建设条件：绿能小镇位于苍南县沿浦镇，距离县城35公里，总规划面积为3.68平方公里。小镇依托浙江三澳核电站“一厂两区”规划布局，结合当地独特的山海资源和自然景观资源，充分发挥核电项目带来的产业支撑、人才保障、金融资本和技术创新等方面优势，积极探索一条融地方特色资源、地域特色文化、多元产业、生活服务等协同发展的新型城镇化发展模式，全力打造全国绿色能源示范基地、全球性核电会议中心及核技术产业创新的高地，真正成为中国特色小镇的标杆、浙南乡村振兴的典范。

四、建设规模、内容及投资估算：项目位于小镇南部区块，232省道以西，占地面积约300亩，建筑面积约12万平方，拟投资5亿元。这个项目计划以高端制造产业为主导，重点培育智能制造高端装备、新能源等领域核心技术优质项目，打造集科技创新、总部研发、产学研合作、金融服务于一体的专业平台，建成特色鲜明、亮点突出、多元支撑的高端特色产业研发园。我们计划利用核电优势，招引大数据、云计算产业落户，打造浙南闽北“云谷”。

五、前期准备或进展情况：前期政策处理已完成，正在对接投资商。

六、合作方式：合资、独资

七、项目联系方式：

联系单位：苍南县重大能源办

联系人：谢作强

电话：13587841668

地址：温州市苍南县沿浦镇



HIGH-END MANUFACTURING INDUSTRIAL PARK PROJECT (GREEN ENERGY TOWN, CANG' NAN COUNTY)

I PROJECT NO.: D10

II PROJECT LOCATION: GREEN ENERGY TOWN, CANG' NAN COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: GREEN ENERGY TOWN IS LOCATED IN YANPU TOWN, CANGNAN COUNTY, 35 km AWAY FROM THE COUNTY, WITH A TOTAL PLANNING AREA OF 3.68 KM². WITH THE GENERAL PLANNING OF THE SAN' AO NUCLEAR POWER PLANT OF ZHEJIANG PROVINCE AS THE BACKDROP, WHICH COVERS THE PLANT, THE PLANT AREA AND GREEN ENERGY TOWN, THE TOWN UTILIZES THE LOCAL UNIQUE MOUNTAIN AND SEA RESOURCES AND NATURAL LANDSCAPE, MAKING THE MOST OF THE ADVANTAGES IN TERMS OF THE INDUSTRIAL SUPPORT, TALENT RESOURCES, FINANCIAL CAPITAL AND TECHNOLOGICAL INNOVATION ETC., ACTIVELY EXPLORING A DEVELOPMENT MODEL HARMONIZING THE LOCAL RESOURCES, REGIONAL CULTURE, DIVERSIFIED INDUSTRIES AND LIFE SERVICES ETC., MAKING EVERY EFFORT TO BUILD A NATIONAL GREEN ENERGY DEMONSTRATION BASE, A GLOBAL NUCLEAR POWER CONFERENCE CENTER AND A HIGHLAND FOR NUCLEAR TECHNOLOGY INDUSTRY INNOVATION, AND IN SUCH WAY TO TRULY BECOME A BENCHMARK FOR CHINA'S CHARACTERISTIC SMALL TOWNS AND A MODEL FOR RURAL REVITALIZATION IN SOUTHERN PART OF ZHEJIANG PROVINCE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS LOCATED IN THE SOUTHERN PART OF THE TOWN, WEST OF PROVINCIAL EXPRESSWAY 232, COVERING ABOUT 300 MU OF LAND, WITH A BUILDING AREA OF ABOUT 120,000 M² AND A PROPOSED INVESTMENT OF RMB 500 MILLION. THIS PROJECT PLANS TO TAKE HIGH-END MANUFACTURING INDUSTRY AS THE LEADING INDUSTRY, FOCUSING ON CULTIVATING HIGH-QUALITY PROJECTS IN THE FIELDS OF INTELLIGENT MANUFACTURING HIGH-END EQUIPMENT, NEW ENERGY AND OTHER PROJECTS WITH CORE TECHNOLOGIES, CREATING A PROFESSIONAL PLATFORM INTEGRATING SCIENTIFIC AND TECHNOLOGICAL INNOVATION, HEADQUARTERS RESEARCH AND DEVELOPMENT, INDUSTRY-UNIVERSITY-RESEARCH COOPERATION AND FINANCIAL SERVICES, AND BUILDING A HIGH-END CHARACTERISTIC INDUSTRIAL RESEARCH AND DEVELOPMENT PARK WITH DISTINCTIVE FEATURES AND DIVERSIFIED INDUSTRIAL SUPPORT. WE PLAN TO MAKE USE OF THE ADVANTAGES OF NUCLEAR POWER TO ATTRACT BIG DATA AND CLOUD COMPUTING COMPANIES TO SETTLE DOWN HERE AND BUILD A "CLOUD VALLEY" IN SOUTHERN PART OF ZHEJIANG PROVINCE AND NORTHERN PART OF FUJIAN PROVINCE.

V PREPARATIONS AND DEVELOPMENTS: PREPARATIONS ARE COMPLETED AND THE INVESTMENT ATTRACTION IS IN PROGRESS.

VI COOPERATION MODE: JOINT VENTURE, SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: CANG' NAN COUNTY MAJOR ENERGY ADMINISTRATION OFFICE

CONTACT PERSON: XIE ZUOQIANG

TEL: 13587841668

ADDRESS: YANPU TOWN, CANG' NAN COUNTY, WENZHOU CITY

龙港高端装备制造产业项目

一、项目编号：D11

二、项目所在地：龙港新城产业集聚区巴曹启动区世纪大道两侧

三、项目规划、背景及建设条件：高端装备制造产业是龙港未来产业培育的核心区块，项目以提升传统产业和引进战略性新兴产业为目标，重点围绕智能网联汽车、生态环保、智能家电、新能源等领域，引进各类先进装备制造企业。

四、建设规模、内容及投资估算：该项目位于龙港新城产业集聚区巴曹启动区世纪大道两侧，总用地1000多亩，拟投资100亿元以上，优先招引单体投资10亿元以上的制造业项目。

五、前期准备或进展情况：正在对接

六、合作方式：独资

七、项目联系方式：

联系单位：龙港市投资促进中心

联系人：陈秀玉、林上舜

电话：13566108778、15869400520

地址：龙港市世纪大道行政副中心5楼505室



LONGGANG HIGH-END EQUIPMENT MANUFACTURING INDUSTRY PROJECT

I PROJECT NO.: D11

II PROJECT LOCATION: BOTH SIDES OF SHIJI AVENUE, BACAO STAR-UP ZONE, LONGGANG NEW CITY INDUSTRIAL CLUSTER

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: HIGH-END EQUIPMENT MANUFACTURING INDUSTRY IS AT THE CORE OF THE EFFORTS TO CULTIVATE LONGGANG' S FUTURE INDUSTRIES, THE PROJECT AIMS AT ENHANCING TRADITIONAL INDUSTRIES AND INTRODUCING NEWLY EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE, FOCUSING ON INTELLIGENT NETWORKED CARS, ECO-ENVIRONMENTAL PROTECTION, INTELLIGENT HOME APPLIANCES, NEW ENERGY AND OTHER FIELDS AND INTRODUCING VARIOUS TYPES OF ADVANCED EQUIPMENT MANUFACTURING ENTERPRISES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS LOCATED AT THE BOTH SIDES OF SHIJI AVENUE, BACAO STAR-UP ZONE, LONGGANG NEW CITY INDUSTRIAL CLUSTER, COVERING MORE THAN 1000 MU OF LAND AND ENTAILING A TOTAL INVESTMENT OF MORE THAN RMB 10 BILLION IN ESTIMATION, WHICH PRIORITIZES THE MANUFACTURING PROJECTS VALUING MORE THAN RMB 1 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE INVESTMENT ATTRACTION IS IN PROGRESS

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: LONGGANG CITY INVESTMENT PROMOTION BUREAU

CONTACT PERSON: CHEN XIUYU, LIN SHANGSHUN

TEL: 13566108778, 15869400520

ADDRESS: ROOM 505, 5TH FLOOR, ADMINISTRATIVE SUB-CENTER, SHIJI AVENUE, LONGGANG CITY

温州综合保税区加工中心项目

一、项目编号：D12

二、项目所在地：温州综合保税区内

三、项目规划、背景及建设条件：项目位于瓯江口产业集聚区温州综合保税区内，紧邻甬台温高速复线与国道G330，距温州港状元岙港区20公里，距龙湾国际机场9公里，是温州市建设新兴高端智能外销制造与温州优质传统产业外销制造的集聚地。

四、建设规模、内容及投资估算：项目规划面积约200-300亩。计划招引与综合保税区生产业态相匹配的牵动性、引领性、大体量高端智能制造项目，单体投资20亿元以上制造业项目。

五、前期准备或进展情况：已开工建设，海关基础设施项目年底完成。

六、合作方式：独资

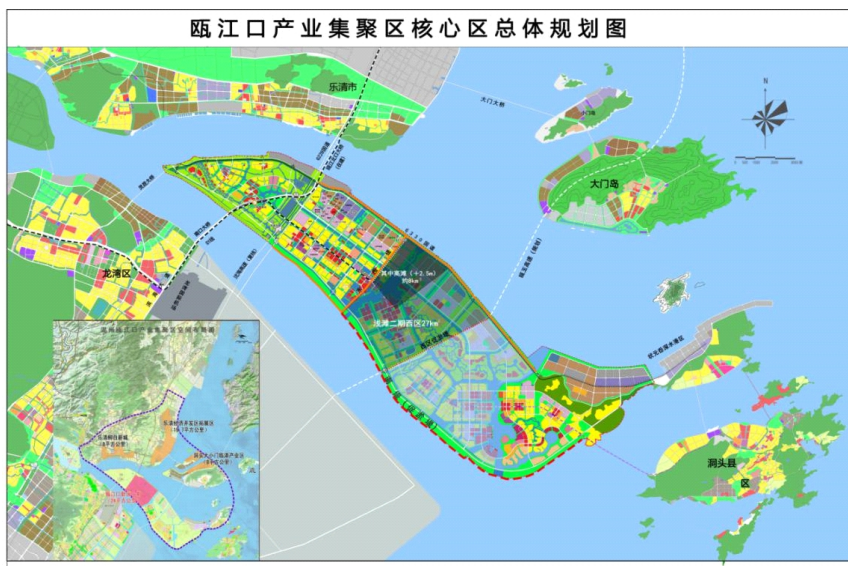
七、项目联系方式：

联系单位：温州现代保税物流有限公司

联系人：张立文、周焱俊

电话：13738379966 13806696509

地址：浙江省温州市瓯江口产业集聚区雁升路1188号



PROCESSING CENTER PROJECT AT WENZHOU COMPREHENSIVE BONDED ZONE

I PROJECT NO.: D12

II PROJECT LOCATION: WITHIN THE WENZHOU COMPREHENSIVE BONDED ZONE

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED WITHIN THE WENZHOU COMPREHENSIVE BONDED ZONE AT THE OU ESTUARY INDUSTRIAL CLUSTER, ADJACENT TO THE NINGBO-TAIZHOU-WENZHOU EXPRESSWAY AND NATIONAL HIGHWAY G330 AND BEING 20 KM AWAY FROM THE ZHUANGYUANAO HARBOR DISTRICT OF WENZHOU HARBOR AND 9 KM AWAY FROM THE LONGWAN INTERNATIONAL AIRPORT, WHICH IS AT THE CENTER IN THE EFFORT OF THE GOVERNMENT OF WENZHOU CITY TO PROMOTE THE DEVELOPMENTS OF THE EXPORT ORIENTED NEWLY EMERGING HIGH-END INTELLIGENT MANUFACTURING INDUSTRIES AND EXPORT ORIENTED TRADITIONAL INDUSTRIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS PLANNED TO COVER ABOUT 200-300 MU OF LAND. IT IS PLANNED TO ATTRACT THE HIGH-END INTELLIGENT MANUFACTURING PROJECTS WHICH SHOULD MATCH THE CHARACTERISTICS OF THE COMPREHENSIVE BONDED ZONE AND ENTAILS LARGE AMOUNT OF INVESTMENT (WITH MORE THAN RMB 2 BILLION FOR A SINGLE PROJECT) AND LEADING TECHNOLOGIES.

V PREPARATIONS AND DEVELOPMENTS: THE CONSTRUCTION IS IN PROGRESS AND THAT OF CUSTOMS INFRASTRUCTURE IS TO BE COMPLETED AT THE END OF THE YEAR.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

COMPANY: WENZHOU MODERN BONDED LOGISTIC CO., LTD

CONTACT PERSON: ZHANG LIWEN, ZHOU YAOJUN

TEL: 13738379966 13806696509

ADDRESS: NO. 1188, YANSHENG ROAD, OU ESTUARY INDUSTRIAL CLUSTER, WENZHOU CITY, ZHEJIANG PROVINCE

温州瓯江口环球商品贸易中心项目



一、项目编号: E01

二、项目所有地: 温州瓯江口围垦一期南部区块(具体位置可根据项目要求调整)

三、项目规划、背景景观及建设条件:瓯江口产业集聚区的功能定位为高品位、生态型、智慧型、宜居型现代新城。在空间布局上,北部借助临近海港、空港和沿海高速贯穿其中的优势,构筑发展战略性新兴产业和现代服务业集聚区;中部结合当地自然生态环境打造一条生态长廊;南部依托滨海生态优势,打造人居环境优越的宜居家园。该项目将以优势产品商贸带动休闲购物、旅游观光、电子商务等现代服务业,打造成全国有重要影响力的进口商品商贸实验区以及国际名品电子商务总部基地。。

四、建设规模、内容及投资估算:项目总规划面积约200亩。主要建设进口商品会展交易中心、企业总部大厦、星级酒店,以及各国的主题风情馆,预算总投资18亿元人民币。

五、前期准备或进入情况:目前已完成“三通一平”基础设施建设,土地指标已落实,具备出让条件。

六、合作方式: 独资、合资

七、项目联系方式:

联系单位:温州瓯江口产业集聚区招商局

电话:0577-55875095

地址:温州瓯江口发展大楼4号楼1011办公室

OU ESTUARY GLOBAL COMMODITIES TRADE CENTER PROJECT

I PROJECT NO.: E01

II PROJECT LOCATION: SOUTHERN PARCEL OF THE RECLAIMED AREA (PHASE I) AT OU ESTUARY (THE LOCATION IS ADJUSTABLE FOR SPECIFIC PROJECT), WENZHOU CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS : THE OU ESTUARY INDUSTRIAL CLUSTER IS FUNCTIONALLY POSITIONED AS A HIGH-GRADE, ECOLOGICAL, INTELLIGENT AND HABITABLE MODERN NEW CITY. IN TERMS OF THE SPATIAL LAYOUT, IN THE NORTH, WITH THE ADVANTAGE OF BEING NEAR THE SEAPORT, THE AIRPORT AND THE COASTAL HIGHWAY RUNNING THROUGH IT, IT WILL CONSTRUCT A CLUSTER FOR DEVELOPING NEWLY EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE AND MODERN SERVICE INDUSTRY; IN THE MIDDLE, IT WILL USE THE GOOD LOCAL NATURAL ECOLOGICAL ENVIRONMENT TO BUILD AN ECOLOGICAL CORRIDOR; IN THE SOUTH, RELYING ON THE COASTAL ECOLOGICAL ADVANTAGE, IT WILL BUILD A HABITABLE RESIDENCE ZONE WITH SUPERIOR LIVING ENVIRONMENT. THE PROJECT WILL DRIVE LEISURE SHOPPING, TOURISM, E-COMMERCE AND OTHER MODERN SERVICE INDUSTRIES WITH THE ADVANTAGEOUS PRODUCT TRADE, AND CREATE A NATIONAL IMPORT TRADE EXPERIMENT ZONE AND THE BASE OF HEADQUARTERS FOR INTERNATIONALLY FAMOUS E-COMMERCE BRAND.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF RMB 1.8 BILLION AND COVERS AROUND 200 MU OF LAND, WHICH IS AVAILABLE FOR EXHIBITION CENTERS, COMPANY HEADQUARTERS, STAR-RATED HOTELS AND MAIN THEME PAVILION FEATURING THE CHARACTERISTICS OF DIFFERENT COUNTRIES.

V PREPARATIONS AND DEVELOPMENTS: CURRENTLY, THE PARCEL HAS ALREADY HAD ACCESSES TO THE WATER, POWER AND ROADS, WHERE THE GROUND HAS ALREADY BEEN LEVELLED, AND THE LAND ACQUISITION QUOTA HAS ALREADY BEEN SECURED FOR THE TRANSFER.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE

VII CONTACT INFORMATION:

ADMINISTRATION: OU ESTUARY INDUSTRIAL CLUSTER INVESTMENT PROMOTION BUREAU

TEL: 0577-55875095

ADDRESS: ROOM 1011, BUILDING 4, OU ESTUARY DEVELOPMENT BUILDING, WENZHOU CITY

浙南科技城 科研型企业总部园

一、项目编号：E02

二、项目地址：浙南科技城

三、项目概况、建设规模、条件与优势：项目选址于温州浙南科技城南起步区龙水单元YB-04-G街坊，曹龙路以东，温州大道以南，毗邻黄石山公园，距离S1线温州大道站约1.1公里，交通条件优越。总用地面积约203亩，分期开发建设，一期项目已落地，二期占地面积2.59万平方米（约39亩），建筑面积约7.5万平方米，三期占地面积3.5万平方米（约53亩），建筑面积约9.9万平方米，容积率2.7，建筑密度35%，绿地率30%，限高100米，用地功能为（M0）新型产业用地。带方案出让，计划引进研发、创意、设计、中试等产业和总部项目。

四、投资概算：总投资约10亿元人民币。

五、合作方式：独资、合资、合作。

六、前期准备：储备用地，可推出招拍挂。

七、联系方式：

单位：温州浙南科技城招商局

联系人：许从辉

电话：0577-88019776



ZHENAN TECHNOLOGY CITY R&D HEADQUARTERS PARK

I PROJECT NO.: E02

II PROJECT LOCATION: ZHENAN TECHNOLOGY CITY

III PROJECT OVERVIEW, CONSTRUCTION SCALE, CONDITIONS AND ADVANTAGES: THE PROJECT IS LOCATED IN THE YB-04-G NEIGHBORHOOD OF LONGSHUI UNIT IN THE SOUTHERN START-UP AREA OF ZHENAN TECHNOLOGY CITY, EAST OF CAO LONG ROAD, SOUTH OF WENZHOU AVENUE, ADJACENT TO MOUNT HUANGSHI PARK, ABOUT 1.1 KM FROM THE WENZHOU AVENUE STATION (RAIL TRANSIT LINE S1), WITH CONVENIENT TRANSPORTATIONS. THE PROJECT COVERS ABOUT 203 MU OF LAND, WHICH IS TO BE DEVELOPED AND CONSTRUCTED IN DIFFERENT PHASES, THE FIRST PHASE IS BEING CONSTRUCTED, THE SECOND PHASE COVERS 25,900 M² (ABOUT 39 MU) OF LAND, WITH BUILDING AREA OF ABOUT 75,000 M², THE THIRD PHASE COVERS 35,000 M² (ABOUT 53 MU) OF LAND, WITH BUILDING AREA OF ABOUT 99,000 M², PLOT RATIO OF 2.7, BUILDING DENSITY OF 35%, GREENING RATE OF 30% AND BUILDING HEIGHT LIMIT OF 100 M, WHICH IS AVAILABLE FOR NEW INDUSTRIES (M0). THE LAND IS TO BE TRANSFERRED, WITH ALL THE CONDITIONS AND REQUIREMENTS FOR THE TRANSFER SPECIFIED BY THE GOVERNMENT, WHICH IS AVAILABLE FOR R&D, CREATIVE, DESIGN, PILOT SCALE PRODUCTION AND OTHER INDUSTRIES AND HEADQUARTERS PROJECTS.

IV INVESTMENT ESTIMATION: TOTAL INVESTMENT OF AROUND RMB 1 BILLION.

V COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION.

VI PREPARATIONS: LAND IS RESERVED FOR BIDDING, AUCTION AND LISTING.

VII CONTACT INFORMATION:

ADMINISTRATION: (WENZHOU) ZHENAN TECHNOLOGY CITY

CONTACT PERSON: XU CONGHUI

TEL : 0577-88019776

浙南科技城 科研商贸总部大楼

一、项目编号：E03

二、项目地址：浙南科技城

三、项目概况、建设规模、条件与优势：该项目位于温州浙南科技城南核心区瑶溪北单元11-B-01地块，南洋大道与温州大道交叉口的东南侧，周边水系发达，黄浹河、瑶溪河、梨头洋河环绕。毗邻轻轨S1线（温州大道站）。项目总用地面积15.83亩，建筑面积约1.5万平方米，容积率1.5，用地功能为（B1）商业用地，拟建设集商务办公、品牌运营、研发基地、人才培养为一体的现代科技商贸总部经济综合体。

四、投资概算：总投资约1亿元人民币。

五、合作方式：独资、合资、合作。

六、前期准备：储备用地，可推出招拍挂。

七、联系方式：

单 位：温州浙南科技城招商局

联系人：许从辉

电 话：0577-88019776



ZHENAN TECHNOLOGY CITY TECHNOLOGY AND TRADE HEADQUARTER BUILDING

I PROJECT NO.: E03

II PROJECT LOCATION: ZHENAN TECHNOLOGY CITY

III PROJECT OVERVIEW, CONSTRUCTION SCALE, CONDITIONS AND ADVANTAGES: THE PROJECT IS LOCATED IN THE PARCEL 11-B-01, YAOXI NORTH UNIT, THE SOUTHERN CORE AREA OF ZHENNAN TECHNOLOGY CITY, ON THE SOUTHEASTERN SIDE OF THE INTERSECTION OF NANYANG AVENUE AND WENZHOU AVENUE, AND SURROUNDED BY A WELL-DEVELOPED WATER SYSTEM, WHICH COMPRISES OF HUANGJIA RIVER, YAOXI RIVER AND LITOUYANG RIVER. IT IS ADJACENT TO THE LIGHT RAIL LINE S1 (WENZHOU AVENUE STATION). THE PROJECT COVERS 15.83 MU OF LAND, WHICH HAS A BUILDING AREA OF ABOUT 15,000 M2, PLOT RATIO OF 1.5 AND IS USED AS COMMERCIAL LAND (B1). IT IS PROPOSED TO ACCOMMODATE A MODERN SCIENCE AND TECHNOLOGY BUSINESS HEADQUARTERS ECONOMIC COMPLEX FEATURING BUSINESS OFFICE, BRAND OPERATION, RESEARCH AND DEVELOPMENT BASE AND TALENT TRAINING.

IV INVESTMENT ESTIMATION: TOTAL INVESTMENT OF AROUND RMB 100 MILLION.

V COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION.

VI PREPARATIONS: LAND IS RESERVED FOR BIDDING, AUCTION AND LISTING.

VII CONTACT INFORMATION:

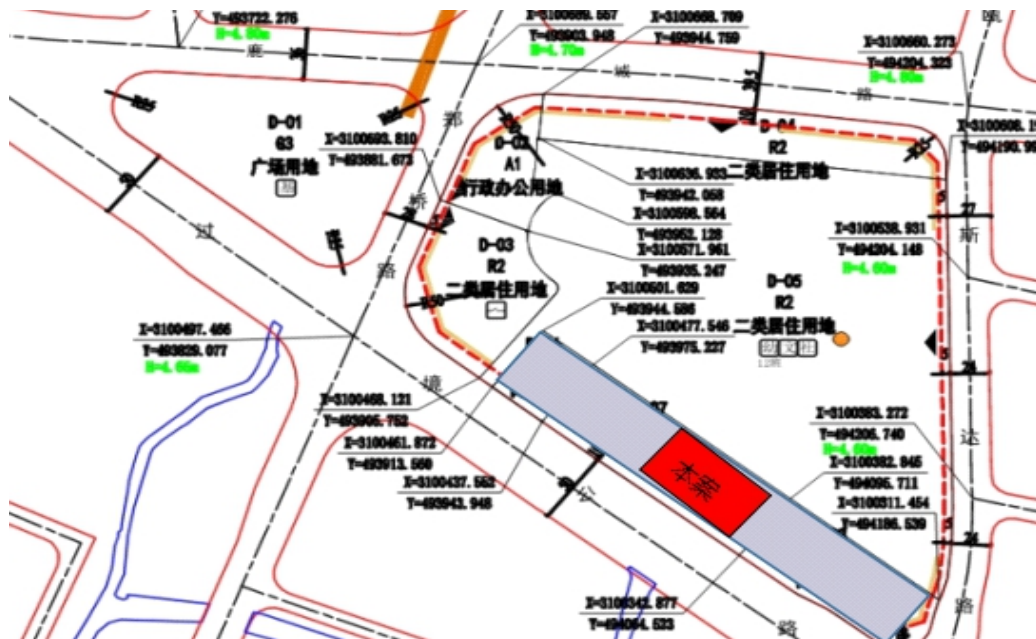
ADMINISTRATION: ZHENAN TECHNOLOGY CITY, WENZHOU CITY

CONTACT PERSON: XU CONGHUI

TEL : 0577-88019776



鹿城营楼D-06、D-07、D-08地块项目



一、项目编号：F01

二、项目所在地：项目选址地块位于双屿街道营楼桥村，南邻过境路（D-06、D-07、D-08地块）。

三、项目规划、背景及建设条件：该区域拟打造高度繁华的生活及商业集聚区，随着垟田片和营楼片的高强度住宅用地开发，片区集中大量人口居住的雏形与氛围日趋成熟，将为温州城西建设，推动温州经济发展贡献力量。

四、建设规模、内容及投资估算：项目地块主要用地性质为商业商务用地，总占地15646平方米（约23.5亩），容积率2.1，建筑密度55%，计容建筑面积32856平方米，土地费用约1.25亿元，最终以出让地价为准。

五、前期准备和进展情况：净地

六、合作方式：独资、合资。

七、联系方式：

联系单位：温州市鹿城区投资促进服务中心

联系人：黄天豪

联系电话：0577-55566312

联系地址：温州市鹿城区广场路188号区政府大院15号楼6楼

LUCHENG YINGLOG PARCEL D-06, D-07 AND D-08 PROJECT

I PROJECT NO.: F01

II PROJECT LOCATION: THE PROJECT IS LOCATED IN YINGQIAOLOU VILLAGE, SHUANGYU STREET, AND ADJACENT TO TRANSIT ROUTES (PARCEL D-06, D-07, D-08) IN THE SOUTH.

III PROJECT PLANNING, BACKGROUND AND CONDITIONS : IT IS INTENDED TO BUILD A VIBRANT RESIDENTIAL AND BUSINESS AREA IN THE PARCEL, AND ALONG WITH THE HIGH-INTENSITY RESIDENTIAL LAND DEVELOPMENT OF YANGTIAN PARCEL AND YINGLOU PARCEL, THE POPULATION IS GROWING IN THESE AREAS, WHICH WILL CONTRIBUTE TO THE CONSTRUCTION OF THE WESTERN PART OF WENZHOU AND PROMOTE THE ECONOMIC DEVELOPMENT OF WENZHOU.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE LAND IS MAINLY FOR COMMERCIAL PURPOSE, WITH A TOTAL AREA OF 15,646 M² (ABOUT 23.5 MU), PLOT RATIO OF 2.1, BUILDING DENSITY OF 55%, GROSS FLOOR SPACE OF 32,856 M². THE COST OF THE LAND IS AROUND RMB 125 MILLION, WHICH IS ULTIMATELY DEFINED BY THE TRANSFER PRICE.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS CLEAR FOR DEVELOPMENT

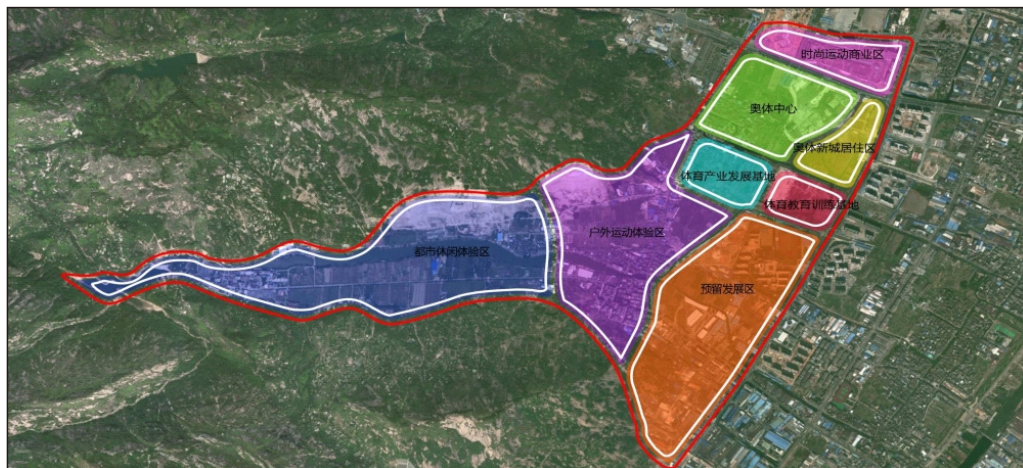
VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE.

VII CONTACT INFORMATION:

ADMINISTRATION: LUCHENG DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: HUANG TIANHAO CONTACT NUMBER: 0577-55566312

ADDRESS: 6TH FLOOR, BUILDING NO.15, DISTRICT GOVERNMENT YARD, NO. 188, SQUARE STREET, LUCHENG DISTRICT, WENZHOU CITY.



温州奥体小镇商旅综合体项目

一、项目编号：F02

二、项目所在地：龙湾城市中心区范围内

三、项目规划、背景及建设条件：温州奥体小镇是温州唯一一个市区联动共谋创建的省市级特色小镇，总体规划面积约3平方公里。目前奥体小镇一期已对外运营，二期五万人主体育场已启动建设，

四、建设规模、内容及投资估算：项目地块位于二期主体育场南面，地块占地面积约150亩，距离龙湾万达广场不到1公里，离龙湾区政府只有2公里左右，未来商机无限，拟引进集旅游、休闲、观光、购物功能为一体的商旅综合体项目。总投资约50亿元。

五、前期准备或进展情况：奥体中心一期已对外运营，二、三期正在谋划建设；主体育场南侧的约150亩用地已达到净地招商条件。

六、合作方式：独资、合资及其他。

七、项目联系方式：

联系单位：龙湾城市中心区开发建设管委会

联系人：陈秀英

电话：13758725656

地址：龙湾区府大楼二楼

WENZHOU OLYMPIC SPORTS TOWN BUSINESS AND TOURISM COMPLEX PROJECT

I PROJECT NO.: F02

II PROJECT LOCATION: WITHIN THE LONGWAN CENTRAL CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: WENZHOU OLYMPIC SPORTS TOWN IS THE ONLY PROVINCIAL AND MUNICIPAL CHARACTERISTIC TOWN WHICH IS JOINTLY CREATED BY BOTH MUNICIPAL AND DISTRICT GOVERNMENTS OF WENZHOU AND HAS AN OVERALL PLANNING AREA OF ABOUT 3 KM². AT PRESENT, THE OLYMPIC SPORTS TOWN (PHASE I) HAS BEEN OPEN FOR BUSINESS, AND THE 50,000-PEOPLE STADIUM (PHASE II) IS BEING UNDER CONSTRUCTION.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS STRATEGICALLY LOCATED IN THE SOUTH OF THE STADIUM (PHASE II), COVERING ABOUT 150 MU OF LAND, LESS THAN 1 KM AWAY FROM LONGWAN WANDA PLAZA AND ONLY 2 KM AWAY FROM THE LONGWAN DISTRICT GOVERNMENT, WHICH IS TO BE BUILT INTO A BUSINESS AND TOURISM COMPLEX FEATURING TOURISM, RECREATION, SIGHTSEEING AND SHOPPING. THE TOTAL INVESTMENT IS ABOUT RMB 5 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE OLYMPIC SPORTS CENTER (PHASE I) IS ALREADY OPEN FOR BUSINESS, THE PHASE II AND III ARE IN THE CONSTRUCTION PLANNING STAGE; AND THE LAND OF 150 MU AT THE SOUTHERN SIDE OF THE STADIUM IS CLEAR FOR INVESTMENT.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: LONGWAN CENTRAL CITY DEVELOPMENT AND CONSTRUCTION
ADMINISTRATION COMMITTEE

CONTACT PERSON: CHEN XIUYING

TEL: 13758725656

ADDRESS: 2ND FLOOR, LONGWAN DISTRICT GOVERNMENT BUILDING

温州空港新区永兴南园商业中心

一、项目编号：F03

二、项目所在地：温州空港新区永兴南园A-12d地块

三、项目规划、背景及建设条件：该项目位于空港新区永兴南园A-12d地块，北邻滨海六路，南邻金海大道，东邻河道，西邻明珠路，温州空港中学、幼儿园、住宅区、海创园、小微园等均已周边布局，甬台温高速复线在项目地块北侧，交通条件和配套设施十分成熟。

四、建设规模、内容及投资估算：项目地块占地面积约78.21亩，可建总建筑面积约13万平方米，容积率2.5，建筑密度35%，绿地率30%，限高40米，用地性质为商业用地。项目总投资约8亿元，拟引入商贸服务业等业态。

五、前期准备或进展情况：已完成土地征用及相关政策处理，具备出让条件。

六、合作方式：独资、合资及其他。

七、项目联系方式：

联系单位：温州空港新区管理中心

联系人：夏茂盛

电话：0577-85886089

地址：龙湾区滨海二路28号温州空港新区管理中心招商投资处



YONGXING SOUTH PARK BUSINESS CENTER IN WENZHOU AIRPORT NEW ZONE

I PROJECT NO.: F03

II PROJECT LOCATION: PARCEL A-12D, YONGXING SOUTH PARK, WENZHOU AIRPORT NEW ZONE

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN THE PARCEL A-12D, YONGXING SOUTH PARK, WENZHOU AIRPORT NEW ZONE, NORTH OF BINHAILIU ROAD, SOUTH OF JINHAI AVENUE, EAST OF THE RIVER, WEST OF THE PEARL ROAD, WHICH IS SURROUNDED BY WENZHOU AIRPORT HIGH SCHOOL, KINDERGARTEN, RESIDENTIAL DISTRICT, MARINE TECHNOLOGY INNOVATION PARK AND SMALL AND MICRO ENTERPRISES PARK ETC. AND AT THE NORTHERN SIDE OF NINGBO-TAIZHOU-WENZHOU EXPRESSWAY, ENJOYING CONVENIENT TRANSPORTATION AND COMPLETE SET OF SUPPORTING FACILITIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT COVERS AROUND 78.21 MU OF LAND, WITH A TOTAL BUILDING AREA OF ABOUT 130,000 M², PLOT RATIO OF 2.5, BUILDING DENSITY OF 35%, GREENING RATE OF 30%, BUILDING HEIGHT LIMIT OF 40 M, WHICH IS AVAILABLE FOR COMMERCIAL DEVELOPMENT. THE PROJECT ENTAILS A TOTAL INVESTMENT OF ABOUT RMB 800 MILLION AND THE LAND IS AVAILABLE FOR BUSINESS AND TRADE PROJECTS.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS BEEN ACQUIRED AND ALL THE ADMINISTRATIVE REVIEWS HAVE BEEN COMPLETED, WHICH IS AVAILABLE FOR TRANSFER.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: WENZHOU AIRPORT NEW ZONE ADMINISTRATION CENTER

CONTACT PERSON: XIA MAOSHENG

TEL: 0577-85886089

ADDRESS: INVESTMENT PROMOTION OFFICE, WENZHOU AIRPORT NEW ZONE ADMINISTRATION CENTER, NO. 28, BINHAIER ROAD, LONGWAN DISTRICT

龙湾城市中心区C-07商业项目

一、项目编号：F04

二、项目所在地：龙湾城市中心区C-07地块

三、项目规划、背景及建设条件：项目地块位于龙湾城市中心区核心区域，东至升平路、南至温州越秀学校、西至秀西路、北至升平路，周边已形成以中国国际航空大楼、财智大厦大楼、青山控股总部大楼、龙湾农商银行大厦等总部楼宇。

四、建设规模、内容及投资估算：项目地块占地面积约31.04亩，可建总建筑面积约4.14万平方米，地块容积率为2.0，建筑密度40%，绿地率30%，限高60米。用地性质为商业用地。项目总投资约3亿元，拟引入总部经济或商务办公楼宇等业态。

五、前期准备或进展情况：已完成土地征用及相关政策处理，具备出让条件。

六、合作方式：独资、合资及其他。

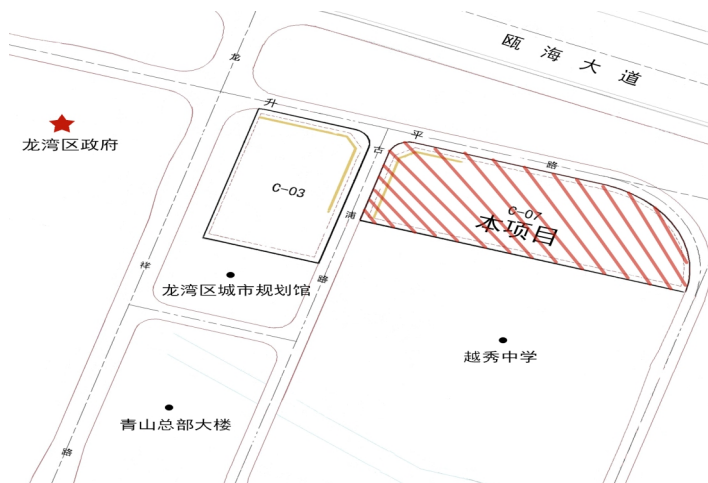
七、项目联系方式：

联系单位：龙湾城市中心区开发建设管委会

联系人：陈秀英

电话：13758725656

地址：龙湾区府大楼二楼



LONGWAN CENTRAL CITY C-07 BUSINESS PROJECT

I PROJECT NO.: F04

II PROJECT LOCATION: PARCEL C-07 OF LONGWAN CENTRAL CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED AT THE CORE OF LONGWAN CENTRAL CITY, APPROACHING SHENGPING ROAD IN THE EAST, WENZHOU YUEXIU SCHOOL IN THE SOUTH, XIUXI ROAD IN THE WEST AND SHENGPING ROAD IN THE NORTH, AND IS SURROUNDED BY HEADQUARTER BUILDINGS SUCH AS CHINA INTERNATIONAL AIRLINES BUILDING, CAI ZHI BUILDING, THE HEADQUARTER OF TSINGSHAN HOLDING GROUP, LONGWAN RURAL AND COMMERCIAL BANK BUILDING ETC.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT COVERS AROUND 31.04 MU OF LAND, WITH A TOTAL BUILDABLE AREA OF ABOUT 41,400 M², PLOT RATIO OF 2.0, BUILDING DENSITY OF 40%, GREENING RATE OF 30%, AND BUILDING HEIGHT LIMIT OF 60 M. THE LAND IS AVAILABLE FOR COMMERCIAL PROJECTS. THE PROJECT HAS A TOTAL INVESTMENT OF ABOUT RMB 300 MILLION, WHICH IS INTENDED TO FOR THE HEADQUARTERS ECONOMY OR COMMERCIAL OFFICE BUILDINGS ETC.

V PREPARATIONS AND DEVELOPMENTS: THE LAND HAS BEEN ACQUIRED AND ALL THE RELATED ADMINISTRATIVE REVIEWS HAVE BEEN COMPLETED, WHICH IS AVAILABLE FOR TRANSFER.

VI COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE AND OTHERS.

VII CONTACT INFORMATION:

ADMINISTRATION: LONGWAN CENTRAL CITY DEVELOPMENT AND CONSTRUCTION
ADMINISTRATION COMMITTEE

CONTACT PERSON: CHEN XIUYING

TEL: 13758725656

ADDRESS: 2ND FLOOR, LONGWAN DISTRICT GOVERNMENT BUILDING

高铁新城站前单元C10地块

一、项目编号：F05

二、项目所在地：瓯海区潘桥街道

三、项目规划、背景及建设条件：项目坐落于潘桥街道古岸头村，东至宁波路，南至瓯海大道，西邻站东河，是高铁新城板块核心位置。地块毗邻温州动车南站，5分钟路程可步行至南站内，可打造成南站第二候车厅。

四、建设规模、内容及投资估算：该地块自带南站客流量，商业前景十分可观。用地面积折合147.8亩，总投资20亿元。

五、前期准备和进展情况：净地

六、合作方式：出让

七、项目联系方式：

联系单位：温州高铁新城建设中心

联系人：金小平

联系电话：13957709870



PARCEL C10 IN FRONT OF THE XINCHENG STATION (HIGH-SPEED TRAIN NEW CITY)

I PROJECT NO. : F05

II PROJECT LOCATION : PANQIAO STREET, OUHAI DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN THE GUANTOU VILLAGE, PANQIAO STREET, ADJACENT TO NINGBO ROAD FROM THE EAST, TO OUHAI AVENUE FROM THE SOUTH, TO ZHANDONG RIVER FROM THE WEST, WHICH LAYS AT THE CORE OF THE HIGH-SPEED TRAIN NEW CITY. THE PARCEL IS JUST 5-MINUTE-WALK AWAY FROM THE WENZHOU SOUTH HIGH-SPEED TRAIN STATION, WHICH COULD ACCOMMODATE THE 2ND WAITING HALL OF THE STATION.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION : THE PARCEL ENJOYS LARGE VOLUME OF PEOPLE, MAKING IT COMMERCIALY POTENTIAL. THE PROJECT COVERS 147.8 MU OF LAND AND ENTAILS RMB 2 BILLION.

V PREPARATIONS AND DEVELOPMENTS : THE LAND IS CLEAR FOR DEVELOPMENT.

VI COOPERATION MODE : TRANSFER

VII CONTACT INFORMATION :

ADMINISTRATION: WENZHOU HIGH-SPEED TRAIN NEW CITY CONSTRUCTION CENTER

CONTACT PERSON: JIN XIAOPING

TEL: 13957709870

乐清市中心现代商贸综合体项目



一、项目编号：F06

二、项目所在地：乐清市乐成中心城区

三、项目规划、背景及建设条件：该项目地块位于乐清市中心城区南虹商圈内，东至千帆路，南至规划河流，西至规划区间路，北至旭阳路。紧邻乐清市政府，周边有乐清市天豪大酒店、中心公园及各个高档住宅小区，商业氛围浓厚，建设条件成熟，交通便捷，周边配套设施齐全。

四、项目建设规模、内容及投资估算：该项目业态为纯商业。规划用地面积25516平方米。用地性质：商业用地（B1）。容积率：1.5；建筑密度 $\leq 45\%$ ；绿地率 $\geq 20\%$ ；限高30米。项目投资总额10亿元。

五、前期准备及进展情况：土地已征，“四通一平”已做。

六、合作方式：独资

七、项目联系方式：

联系单位：乐清市乐成中心城区开发建设管理委员会

联系人：陈忠林

电话：13706606575

联系地址：乐清市行政管理中心

COMMERCE AND TRADE COMPLEX PROJECT (DOWNTOWN OF YUEQING CITY)

I PROJECT NO. : F06

II PROJECT LOCATION: DOWNTOWN OF YUEQING CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN THE NANHONG BUSINESS DISTRICT, THE DOWNTOWN OF YUEQING CITY, REACHING THE QIANFAN ROAD FROM THE EAST, THE RIVER FROM THE SOUTH, THE INTERVAL ROAD FROM THE WEST AND XUYANG ROAD FROM THE NORTH. IT IS ADJACENT TO YUEQING MUNICIPAL GOVERNMENT, SURROUNDED BY YUEQING TIANHAO HOTEL, CENTRAL PARK AND VARIOUS HIGH-GRADE RESIDENTIAL COMMUNITIES, THE PROJECT HAS A GOOD COMMERCIAL ATMOSPHERE, MATURE CONSTRUCTION CONDITIONS, CONVENIENT TRANSPORTATION AND COMPLETE SET OF SUPPORTING FACILITIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS PURELY COMMERCIAL IN NATURE. THE PLANNED AREA IS 25,516 M². NATURE OF THE LAND: COMMERCIAL LAND (B1). PLOT RATIO: 1.5; BUILDING DENSITY $\leq 45\%$; GREENING RATE $\geq 20\%$; BUILDING HEIGHT LIMIT OF 30 M. THE TOTAL INVESTMENT OF THE PROJECT IS RMB 1 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS ACQUIRED AND HAS HAD THE ACCESSSES TO THE WATER, POWER, ROADS AND TELECOMMUNICATION SERVICES, WHERE THE GROUND IS ALSO LEVELLED

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION :

ADMINISTRATION: YUECHENG DOWNTOWN DISTRICT DEVELOPMENT AND CONSTRUCTION MANAGEMENT COMMITTEE, YUEQING CITY CONTACT PERSON: CHEN ZHONGLIN

TEL: 13706606575 ADDRESS: YUEQING ADMINISTRATION CENTER

104国道汽车综合体项目

一、项目编号：F07

二、项目所在地：东新城产城融合示范带

三、项目规划、背景及建设条件：瑞安市东新城产城融合示范区地处中心城区瑞枫快速路南北两侧，是城市东扩发展的主要平台。区块周边交通发达，拥有得天独厚的空间拓展优势，是个既可依托主城区发展，又可相对独立发展的区域。本项目位于东新城产城融合示范带西部，位于镇府路两侧，104国道沿线，瑞枫快速路以北。

四、项目建设规模、主要内容及总投资：项目总用地面积约145亩，总建筑面积约12万方，打造集汽车销售、展示、后服务市场等一体的汽车综合体项目。

五、进展情况：已完成东新城产城融合示范带控制性详细规划和城市设计方案，部分土地指标已落实到位。

六、合作方式：独资。

七、项目联系方式：

联系单位：瑞安滨海新区管委会 联系人：余成华

电话：0577-65631017 13967742007 传真：0577-65610565

电子邮箱：aqjcyh@163.com 地址：瑞安市莘阳大道508号 邮编：325200



NATIONAL HIGHWAY 104 AUTOMOBILE COMPLEX PROJECT

I PROJECT NO.: F07

II PROJECT LOCATION: DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT IS LOCATED AT THE NORTH AND SOUTH SIDES OF RUIFENG EXPRESSWAY CROSSING THE DOWNTOWN AREA, AND IS THE MAIN PLATFORM FOR THE CITY' S EASTWARD EXPANSION. THE PARCEL HAS CONVENIENT TRANSPORTATION AND THE UNIQUE SPATIAL DEVELOPMENT ADVANTAGES, WHICH CAN RELY ON THE MAIN CITY FOR ITS DEVELOPMENT, BUT ALSO CAN DEVELOP IN A RELATIVELY INDEPENDENT TERM. THE PROJECT IS LOCATED IN THE WESTERN PART OF THE DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT, AT THE BOTH SIDES OF ZHENFU ROAD, ALONG THE NATIONAL HIGHWAY 104 AND NORTH OF RUIFENG EXPRESSWAY.

IV CONSTRUCTION SCALE, CONTENT AND TOTAL INVESTMENT: THE PROJECT TOTALLY COVERS AROUND 145 MU OF LAND, WITH A TOTAL BUILDING AREA OF ABOUT 120,000 M2, WHICH IS FOR BUILDING AN AUTOMOBILE COMPLEX INTEGRATING AUTOMOBILE SALES, EXHIBITION AND AFTER-SALES SERVICE ETC.

V DEVELOPMENTS: THE DETAILED LAND PLANNING AND DESIGN OF THE DONGXING INDUSTRY AND CITY INTEGRATION DEMONSTRATION BELT HAVE BEEN COMPLETED, AND THE QUOTA HAS BEEN SECURED FOR SOME PARCELS.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: BINHAI NEW ZONE ADMINISTRATION COMMITTEE

CONTACT PERSON: YU CHENGHUA

TEL: 0577-65631017 13967742007 FAX: 0577-65610565 EMAIL: AQJCYCH@163.COM

ADDRESS: NO.508, SHENYANG AVENUE, RUJIAN CITY POSTCODE: 325200

永嘉清水埠城中村改造G地块

一、项目编号：F08

二、项目所在地：清水埠ZX-D1-02-G地块

三、项目规划、背景及建设条件：项目位于瓯北街道清水埠，东侧为阳光大道，南侧为规划路，西侧为规划绿地及社会福利设施用地，北侧为规划居住用地。周边配套设施完备，交通便利。

四、建设规模、内容及投资估算：项目总用地约33.54亩，总投资约15亿元。功能定位为批发零售兼容住宿、餐饮的商业综合体。

五、前期准备或进展情况：处于招拍挂前期阶段。

六、合作方式：独资

七、项目联系方式：

联系单位：瓯北街道办事处

联系人：胡 琼

联系电话：13968955161

联系单位：永嘉县投资促进服务中心

联系人：潘统才

联系电话：13868629560



URBAN VILLAGE RENOVATION PROJECT (PARCEL G)

I PROJECT NO.: F08

II PROJECT LOCATION: PARCEL ZX-D1-02-G, QINGSHUI PORT, YONGJIA COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN QINGSHUI PORT, OUBEI STREET, WITH SUNSHINE AVENUE IN THE EAST, PLANNED ROAD IN THE SOUTH, THE LAND RESERVED FOR GREENING AREA AND SOCIAL WELFARE FACILITIES IN THE WEST AND THE LAND RESERVED FOR RESIDENCE IN THE NORTH. THE PARCEL IS SURROUNDED BY COMPLETE SET OF SUPPORTING FACILITIES AND ENJOYS CONVENIENT TRANSPORTATION.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION:THE PROJECT COVERS AROUND 33.54 MU OF LAND AND ENTAILS A TOTAL INVESTMENT OF RMB 1.5 BILLION. IT IS INTENDED TO BE A COMPLEX INTEGRATING RETAIL, WHOLESALE, HOTEL AND CATERING INDUSTRIES.

V PREPARATIONS AND DEVELOPMENTS: IT IS AT THE EARLY STAGE FOR THE BIDDING, AUCTION AND LISTING.

VI COOPERATION MODE: SOLE PROPRIETORSHIP

VII CONTACT INFORMATION:

ADMINISTRATION: OUBEI STREET OFFICE

CONTACT PERSON:HU QIONG

TEL:13968955161

ADMINISTRATION: YONGJIA COUNTY INVESTMENT PROMOTION CENTER

CONTACT PERSON:PAN TONGCAI

TEL:13868629560

文成湖滨酒店项目

一、项目编号：F09

二、项目所在地：文成县百丈漈镇

三、项目规划、背景及建设条件：该项目属于我县旅游天湖度假区平台。位于文成县百丈漈镇篁庄村，百丈漈风景名胜區北門出口处。

四、建设规模、内容及投资预算：项目规划总面积30亩，酒店建设用地约11亩，总投资约1.2亿元，拟引进集观光、休闲、餐饮、购物、住宿为一体的商业综合体项目。

五、前期准备或进展情况：目前，码头区块已完成平整，湖滨酒店地块已完成项目土地审批和政策处理工作，并已建成景区大型停车场等配套设施。

六、合作方式：(独资、合资、合作)

七、项目联系方式：

联系单位：百丈漈镇人民政府

联系人：陈增国

电话：13868356225

地址：百丈漈镇人民政府



(WENCHENG) LAKESIDE HOTEL PROJECT

I PROJECT NO.: F09

II PROJECT LOCATION: BAIZHANGJI TOWN, WENCHENG COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED AT THE TIAN LAKE HOLIDAY RESORT, WITHIN THE HUANGZHUANG VILLAGE, BAIZHANGJI TOWN, WENCHENG COUNTY AND AT THE GATE OF BAIZHANGJI SCENIC SPOT.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS ABOUT RMB 120 MILLION AND PLANS TO COVER 30 MU OF LAND, WITH 11 MU FOR HOTEL, WHICH IS TO BE BUILT INTO A COMMERCIAL COMPLEX FEATURING SIGHTSEEING, RECREATION, CRATERING, SHOPPING AND HOTEL.

V PREPARATIONS AND DEVELOPMENTS: CURRENTLY, THE HARBOR AREA HAS ALREADY BEEN LEVELLED, AND THE PARCEL FOR THE LAKESIDE HOTEL HAS ALREADY BEEN CLEAR WITH THE ADMINISTRATIVE REVIEWS, WHERE SUPPORTING FACILITIES SUCH AS LARGE SCALE PARKING LOT HAVE BEEN BUILT.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE' S GOVERNMENT OF BAIZHANGJI TOWN

CONTACT PERSON: CHEN ZENGGUO

TEL: 13868356225

ADDRESS: PEOPLE' S GOVERNMENT OF BAIZHANGJI TOWN

鳌江滨江高等级旅游饭店项目

一、项目编号：F10

二、项目地址：平阳县鳌江镇

三、项目概况、建设规模、条件与优势：该项目拟选址平阳县鳌江滨江商务区，处于鳌江最繁华、最中心地段，距离平阳高铁站和鳌江高速互通均5公里，区位优势明显，周边配套齐全，计划建设五星级旅游饭店，可融合商业、商务等功能。

四、建设规模、内容及投资估算：滨江高等级旅游饭店项目拟选址平阳县鳌江镇车站大道与胜利路东北侧交叉口F-03-01地块，总用地面积约34亩，容积率 ≤ 4.32 ，预计总投资5亿元，按照五星级旅游饭店标准建设、管理、经营。

五、前期准备或进展情况：项目地块已成熟，可马上进行招拍挂。

六、合作方式：独资。

七、项目联系方式：

联系单位：鳌江镇人民政府

联系人：杨仲浩

电 话：13958965188

地址：平阳县鳌江镇塘古南路99号



AOJIANG RIVERSIDE HIGH-END TOURIST HOTEL PROJECT

I PROJECT NO.: F10

II PROJECT LOCATION: AOJIANG TOWN, PINGYANG COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS PROPOSED TO BE LOCATED IN AOJIANG RIVERSIDE BUSINESS DISTRICT, PINGYANG COUNTY, IN THE MOST PROSPEROUS AND THE CORE OF AOJIANG TOWN, 5 KM AWAY FROM PINGYANG HIGH-SPEED TRAIN STATION AND AOJIANG EXPRESSWAY, WITH COMPLETE SET OF SUPPORTING FACILITIES, AND IT IS PLANNED TO BUILD A FIVE-STAR TOURIST HOTEL THAT CAN INTEGRATE COMMERCIAL AND BUSINESS FUNCTIONS.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE RIVERSIDE HIGH-END TOURIST HOTEL IS PROPOSED TO BE LOCATED AT PARCEL F-03-01 AT THE NORTHEAST INTERSECTION OF TRAIN STATION AVENUE AND SHENGLI ROAD IN AOJIANG TOWN, PINGYANG COUNTY, WITH A TOTAL LAND AREA OF ABOUT 34 MU, PLOT RATIO ≤ 4.32 , TOTAL INVESTMENT OF RMB 500 MILLION IN ESTIMATION, WHICH IS CONSTRUCTED, MANAGED AND OPERATED IN ACCORDANCE WITH FIVE-STAR TOURIST HOTEL STANDARDS.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS AVAILABLE FOR THE BIDDING, AUCTION AND LISTING.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE'S GOVERNMENT OF AOJIANG TOWN

CONTACT PERSON: YANG ZHONGHAO

TEL: 13958965188

ADDRESS: NO. 99, GUNAN ROAD, AOJIANG TOWN, PINGYANG COUNTY

龙港现代商贸物流园项目

一、项目编号：F11

二、项目地址：龙港市新城巴曹围垦区

三、项目概况、建设规模、条件与优势：龙港市新城区域交通网络发达，甬台温高速复线、228国道横穿新城，拥有近1万亩的产业平台，产业基础良好，适合落地大型物流项目。

四、建设规模、内容及投资估算：该项目位于龙港市新城巴曹围垦区，总用地209亩，拟投资6亿元以上，拟引进具有服务信息化、管理现代化、仓储智慧化的国内外物流企业为龙头，招引浙南闽北和整合龙港本地物流资源。

五、前期准备或进展情况：项目谋划。

六、合作方式：合资或独资。

七、联系方式：

联系单位：龙港市投资促进中心

联系人：陈秀玉、林上舜

电 话：13566108778、15869400520

地 址：龙港市世纪大道行政副中心5楼505室



LONGGANG MODERN BUSINESS, TRADE AND LOGISTIC PARK PROJECT

I PROJECT NO.: F11

II PROJECT LOCATION: BACAO RECLAIMED AREA OF LONGGANG NEW CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: LONGGANG NEW CITY HAS A WELL-DEVELOPED TRANSPORTATION NETWORK, WITH THE NINGBO-TAIZHOU-WENZHOU EXPRESSWAY AND NATIONAL HIGHWAY 228 CROSSING THE AREA, AND AN INDUSTRIAL PLATFORM OF NEARLY 10,000 MU WITH A GOOD INDUSTRIAL FOUNDATION, WHICH IS SUITABLE FOR LARGE-SCALE LOGISTICS PROJECTS.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS LOCATED IN BACAO RECLAIMED AREA OF LONGGANG NEW CITY, WITH A TOTAL LAND AREA OF 209 MU AND PROPOSED INVESTMENT OF MORE THAN RMB 600 MILLION, WHICH IS FOR INTRODUCING DOMESTIC AND FOREIGN LOGISTIC ENTERPRISES FEATURING THE INFORMATIONIZED SERVICE, MODERNIZED MANAGEMENT AND INTELLIGENT WAREHOUSING, AND FOR ATTRACTING SUCH ENTERPRISES FROM THE SOUTH OF ZHEJIANG AND NORTH OF FUJIAN FOR INTEGRATION OF LOCAL LOGISTICS RESOURCES IN LONGGANG CITY.

V PREPARATIONS AND DEVELOPMENTS: THE PROJECT IS BEING PLANNED

VI COOPERATION MODE: (JOINT VENTURE OR SOLE PROPRIETORSHIP)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE'S GOVERNMENT OF BAIZHANGJI TOWN

CONTACT PERSON: LONGGANG INVESTMENT PROMOTION CENTER

TEL: 13566108778 15869400520

ADDRESS: ROOM 505, 5TH FLOOR, ADMINISTRATION SUB-CENTER, SHIJI AVENUE, LONGGANG CITY

温州瓯江口城市综合体项目

一、项目编号：F12

二、项目地址：温州瓯江口围垦一期南部区块（具体位置可根据项目要求调整）

三、项目概况、建设规模、条件与优势：瓯江口产业集聚区的功能定位为高品位、生态型、智慧型、宜居型现代新城。在空间布局上，北部借助临近海港、空港和沿海高速贯穿其中的优势，构筑发展战略性新兴产业和现代服务业集聚区；中部结合当地自然生态环境打造一条生态长廊；南部依托滨海生态优势，打造人居环境优越的宜居家园。城市综合体将起到融合生产、生活与生态的作用，使瓯江口产业集聚区各功能片区自然承接，并作为瓯江口商业物流配套，包含酒店、娱乐、购物、办公等功能。

四、建设规模、内容及投资估算：项目总规划面积约150亩。主要建设商业零售、商务办公、酒店餐饮、公寓住宅、综合娱乐五大核心功能为一体的建筑群。将商业、办公、居住、旅店、展览、餐饮、会议、文娱等生活空间的进行组合，并在各部分间建立一种相互依存、相互助益的能动关系，形成一个多功能、高效率的综合体，预算总投资15亿元人民币。

五、前期准备或进展情况：目前已完成“三通一平”基础设施建设，土地指标已落实，具备出让条件。

六、合作方式：独资、合资

七、联系方式：

联系单位：温州瓯江口产业集聚区招商局

电话：0577-55875095

地址：温州瓯江口发展大楼4号楼1011办公室



OU ESTUARY (WENZHOU) URBAN COMPLEX DEVELOPMENT PROJECT

I PROJECT NO.: F12

II PROJECT LOCATION: SOUTHERN PARCEL OF THE RECLAIMED LAND (PHASE I) AT OU ESTUARY, WENZHOU CITY (THE LOCATION IS DEFINED BY THE SPECIFIC PROJECT)

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE OU ESTUARY INDUSTRIAL CLUSTER IS DESIGNED TO BE A MODERN CITY FEATURING REFINED TASTE, GOOD ENVIRONMENT, SMART TECHNOLOGIES AND HIGH HABITABILITY. IN TERMS OF ITS SPACIAL ARRANGEMENTS, ITS NORTHERN PART IS BLESSED WITH SEAPORT, AIRPORT AND A COASTAL HIGHWAY CROSSING THE AREA, WHICH IS TO BE BUILT INTO AN CLUSTER COMPRISING OF NEWLY EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE AND MODERN SERVICE INDUSTRIES; ITS CENTRAL PART IS BLESSED WITH GOOD NATURAL ENVIRONMENT, WHICH IS TO BE BUILT INTO AN ECOLOGICAL CORRIDOR; ITS SOUTHERN PART IS LOCATED AT A COASTAL AREA, WHICH IS TO BE BUILT INTO AN HIGHLY HABITABLE RESIDENTIAL AREA. THE URBAN COMPLEX SERVES AS A HUB BRIDGING THE WORK, LIFE AND NATURAL ENVIRONMENT, ENSURES THAT EACH PART OF THE CLUSTER FUNCTION WELL BY SUPPORTING THEM WITH ALL KINDS OF FACILITIES, SUCH AS HOTELS, ENTERTAINMENT FACILITIES, SHOPPING MALLS AND OFFICE BUILDINGS ETC.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT IS PLANNED TO COVER AROUND 150 MU OF LAND, MAINLY ACCOMMODATING BUILDING CLUSTERS WITH FIVE MAJOR FUNCTIONS: RETAIL, OFFICE, HOTEL AND CATERING, RESIDENTIAL HOUSING AND ENTERTAINMENT, IT INTEGRATES DIFFERENT SPACES FOR OFFICE, BUSINESS, RESIDENCE, HOTEL, EXHIBITION, CATERING, MEETING, CULTURAL AND ENTERTAINMENT ACTIVITIES, CREATING A MULTIFUNCTIONAL AND HIGHLY EFFICIENT COMPLEX WITH AN INTERDEPENDENT AND MUTUALLY SUPPORTING MECHANISM AMONG ITS DIFFERENT PART. THE TOTAL ESTIMATED INVESTMENT FOR THIS PROJECT IS RMB 1.5 BILLION.

V PREPARATIONS AND DEVELOPMENTS: THE TARGETED AREA HAS ALREADY HAD ACCESS TO THE WATER, POWER AND PAVED ROADS, THE LAND IS AVAILABLE FOR THE TRANSFER.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP, JOINT VENTURE.)

VII CONTACT INFORMATION:

ADMINISTRATION: OU ESTUARY INDUSTRIAL CLUSTER INVESTMENT PROMOTION BUREAU

TEL: 0577-55875095

ADDRESS: ROOM 1011, BUILDING 4, OU ESTUARY DEVELOPMENT BUILDING, WENZHOU

洞头星空之城*星空岛开发项目

一、项目编号：G01

二、项目地址：洞头区北岙街道柴岙村地块、竹峙岛

三、项目概况、建设规模、条件与优势：项目以竹峙岛为核心，结合洞头本岛柴岙村地块进行联动开发，打造青年时尚、浪漫爱情、亲子休闲等多样化规划理念的 low 空文旅项目。大竹峙岛位于洞头岛东侧约 3.5 公里海域处，岛屿面积约 0.45 平方公里，有“东海第一大天然草坪”美称。

四、建设规模、内容及投资估算：大竹峙岛开发项目（星空岛）主要包括已建房屋改造提升、艺术馆及配套项目建设、景观配套及客房群建设等内容，柴岙地块开发项目（星空之城）主要建设酒店、游客中心、直升机候机楼、酒店车库、酒店机电及配套项目等内容。总投资约 18 亿元。

五、前期准备或进展情况：大竹峙岛为全国首批开发利用无居民海岛，目前总投资 1.05 亿元的大竹峙岛生态环境和基础设施提升工程正在实施。

六、合作方式：独资或合资

七、联系方式：

联系单位：温州市洞头区投资促进服务中心

联系人：张益稳

电 话：18757099596

地 址：温州市洞头区北岙街道县前路 12 号



STARRY SKY CITY * STARRY SKY ISLAND DEVELOPMENT PROJECT

I PROJECT NO.: G01

II PROJECT LOCATION: ZHUCHI ISLAND AND THE PARCEL AT CHAI' AO VILLAGE, BEI' AO STREET, DONGTOU DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT TAKES ZHUCHI ISLAND AS THE CENTER, COMBINED WITH THE CHAI' AO VILLAGE OF DONGTOU ISLAND FOR JOINT DEVELOPMENT, WHICH IS INTENDED TO CREATE A LOW-ALTITUDE CULTURAL TOURISM FACILITIES FEATURING YOUTH FASHION, ROMANTIC LOVE, PARENT-CHILD LEISURE AND OTHER DIVERSIFIED CONCEPTS. DAZHUCHI ISLAND IS LOCATED AT 3.5 KM EAST OF DONGTOU ISLAND, WITH AN AREA OF 0.45 KM², KNOWN AS "THE LARGEST NATURAL LAWN IN THE EAST CHINA SEA" .

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: DAZHUCHI ISLAND DEVELOPMENT PROJECT (STARRY SKY ISLAND) MAINLY INCLUDES THE RECONSTRUCTION AND UPGRADING OF THE EXISTING BUILDINGS, CONSTRUCTION OF ART MUSEUM, SUPPORTING FACILITIES, LANDSCAPE BUILDING AND HOTELS CONSTRUCTION ETC. PARCEL CHAI' AO DEVELOPMENT PROJECT (STARRY SKY CITY) MAINLY INCLUDES HOTEL, TOURIST CENTER, HELICOPTER TERMINAL, HOTEL GARAGE, HOTEL MECHANICAL AND ELECTRICAL INFRASTRUCTURES AND SUPPORTING FACILITIES. THE TOTAL INVESTMENT OF THE PROJECT IS ABOUT RMB 1.8 BILLION.

V PREPARATIONS AND DEVELOPMENTS: DAZHUCHI ISLAND IS ONE OF THE FIRST UNINHABITED ISLANDS IN CHINA TO BE DEVELOPED AND UTILIZED, AND THE ECOLOGICAL ENVIRONMENT AND INFRASTRUCTURE OF DAZHUCHI ISLAND ARE BEING UPGRADED WITH A TOTAL INVESTMENT OF RMB 105 MILLION.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP OR JOINT VENTURE)

VII CONTACT INFORMATION:

ADMINISTRATION: DONGTOU DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: ZHANG YIWEN

TEL: 18757099596

ADDRESS: NO.12, XIANQIAN ROAD, BEI' AO STREET, DONGTOU DISTRICT, WENZHOU CITY

文成鸭头山旅游配套项目

一、项目编号：G02

二、项目地址：文成县大岙镇

三、项目概况、建设规模、条件与优势：该项目位于文成县大岙镇樟岭村，距离城区3公里，距高速出口约1.5公里，交通便利，可以借助县城完善的基础设施配套，同时又远离城市的喧闹。

四、建设规模、内容及投资估算：项目总用地约320亩，总投资约5亿元。项目结合文成全域旅游重点建设五星级标准旅游度假酒店，独立度假屋等旅游配套综合体项目。

五、前期准备或进展情况：目前已完成一期181亩土地审批。

六、合作方式：独资、合资、合作

七、联系方式：

联系单位：大岙镇人民政府

联系人：苏 城

电 话：13868699951

地 址：大岙镇人民政府



MOUNT DUCK-HEAD TOURISM SUPPORTING FACILITIES PROJECT

I PROJECT NO.: G02

II PROJECT LOCATION: DAXUE TOWN, WENCHENG COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS LOCATED IN ZHANGLING VILLAGE, DAXUE TOWN, WENCHENG COUNTY, AND IS BLESSED WITH THE CONVENIENT TRANSPORTATIONS BY BEING 3 KM AWAY FROM THE URBAN AREA AND ABOUT 1.5 KM FROM THE EXIT OF THE EXPRESSWAY, WHICH TAKES ADVANTAGE OF THE COUNTY' S PERFECT INFRASTRUCTURE FACILITIES, WHILE REMAINS AWAY FROM THE NOISE AND BUZZING OF THE CITY.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT COVERS AROUND 320 MU OF LAND, WITH A TOTAL INVESTMENT OF AROUND RMB 500 MILLION. THE PROJECT IS COMBINED WITH THE WENCHENG WHOLE REGION TOURISM, FOCUSING ON THE CONSTRUCTION OF FIVE-STAR RESORT HOTEL, STAND-ALONE HOLIDAY HOMES AND OTHER TOURISM SUPPORTING FACILITIES.

V PREPARATIONS AND DEVELOPMENTS: CURRENTLY, THE PARCEL (181 MU, PHASE I) HAS BEEN CLEAR FOR THE ADMINISTRATIVE REVIEW.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE' S GOVERNMENT OF DAXUE TOWN

CONTACT PERSON: SU CHENG

TEL: 13868699951

ADDRESS: PEOPLE' S GOVERNMENT OF DAXUE TOWN

泰顺仙虹状元谷景区开发项目

一、项目编号：G03

二、项目地址：泰顺县三魁镇、雪溪乡

三、项目概况、建设规模、条件与优势：泰顺县三魁镇百丈漈景区位于三魁镇刘宅村，紧邻雪溪乡后溪，与周边的泗溪廊桥、仕阳碇步、雪溪胡氏大院等旅游景点串联。景区内以瀑奇、湖美、洞怪、潭多、峰秀著称，瀑布似银河倒泻，如云如烟如雾，阳光直射峡谷，时有彩虹挂壁，峡谷景廊峰峦起伏，美不胜收。位于景区上游的武状元文化园，是集特色民宿、人文教育、武状元文化体验、民俗体验于一体的综合性文化创意园。

四、建设规模、内容及投资估算：项目规划面积400亩，建设用地面积50亩。该景区与雪溪后溪相连，全长约5公里。整个景区集山光水色之大成，融自然景观于一体，构成百丈漈风景名胜区内独有的风光特色。结合武状元文化可打造峡谷景廊、户外攀岩、户外探险、溪涧漂流、武状元文化体验园等旅游项目，总投资约6亿元。

五、前期准备或进展情况：项目列入《三魁镇概念性旅游发展规划》生态养生片区，项目融合武状元文化、古廊桥古民居文化、山水农耕文化为重点开展景区规划设计，已启动游步道等配套设施建设。

六、合作方式：独资、合资、合作。

七、联系方式：

联系单位：泰顺县三魁镇人民政府 泰顺县雪溪乡人民政府

联系人：吴明荣 胡桂媚

电 话：13858809711 13758803366

地 址：泰顺县三魁镇魁中路9号 雪溪乡双溪村雪龙路88号



XIANHONG ZHUANGYUAN VALLEY SCENIC SPOT DEVELOPMENT PROJECT

I PROJECT NO.: G03

II PROJECT LOCATION: XUEXI TOWNSHIP, SANKUI TOWN, TAISHUN COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: BAIZHANGJI SCENIC SPOT, SANKUI TOWN, TAISHUN COUNTY, IS LOCATED IN LIUZHAI VILLAGE, SANKUI TOWN, CLOSE TO HOUXI OF XUEXI TOWNSHIP, WHICH IS GEOLOGICALLY CONNECTED TO SIXI CORRIDOR BRIDGE, SHIYANG UPLIFT STEP, XUEXI HU' S FAMILY COMPOUND AND MANY OTHER SCENIC SPOTS. THE SCENIC SPOT IS FAMOUS FOR ITS STRANGE WATERFALLS, BEAUTIFUL LAKES, STRANGE CAVES, NUMEROUS PONDS AND BEAUTIFUL PEAKS, THE WATERFALL LIKES MILKY WAY POURING DOWN, RESEMBLING CLOUDS, SMOKE AND FOG, WITH SUNLIGHT STRAIGHTLY SHONE INTO THE CANYON, SOMETIMES A RAINBOW HANGING ON THE WALL, AND WITH BEAUTIFUL PEAKS AND VALLEYS. LOCATED IN THE UPSTREAM OF THE SCENIC AREA, THE MARTIAL ART WINNER CULTURAL PARK IS A COMPREHENSIVE CULTURAL CREATIVE PARK FEATURING CULTURE EXHIBITION, MARTIAL ART WINNER CULTURE EXPERIENCING AND FOLKLORE EXPERIENCING.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT COVERS 400 MU OF LAND, INCLUDING 50 MU OF CONSTRUCTION LAND. THE SCENIC SPOT IS GEOLOGICALLY CONNECTED TO THE HOUXI OF XUEXI TOWNSHIP AND HAS A TOTAL LENGTH OF ABOUT 5 KM. THE WHOLE SCENIC SPOT HAS BEAUTIFUL LANDSCAPE, WATER BODIES AND MOUNTAINS, PRESENTING THE UNIQUE SCENIC CHARACTERISTICS OF BAIZHANGJI SCENIC SPOT. COMBINED WITH MARTIAL ART WINNER CULTURE, IT IS FEASIBLE TO CREATE TOURISM PROJECTS SUCH AS CANYON SCENIC CORRIDOR, OUTDOOR ROCK CLIMBING, OUTDOOR EXPLORATION, STREAM RAFTING AND MARTIAL ART WINNER CULTURAL EXPERIENCE PARK ETC. THE TOTAL INVESTMENT IS ABOUT RMB 600 MILLION.

V PREPARATIONS AND DEVELOPMENTS: THE PROJECT IS PART OF THE ECOLOGICAL HEALTH ZONE WHICH IS INCLUDED IN THE "SANKUI TOWN CONCEPTUAL TOURISM DEVELOPMENT PLANNING", FEATURING MARTIAL ART CULTURE, ANCIENT CORRIDOR AND BRIDGE, ANCIENT RESIDENTIAL CULTURE AND LANDSCAPE FARMING CULTURE IN ITS PLANNING AND DESIGN, AND THE CONSTRUCTIONS OF WALKING TRAILS AND OTHER SUPPORTING FACILITIES HAVE BEEN INITIATED.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE' S GOVERNMENT OF SANKUI TOWN, TAISHUN COUNTY

PEOPLE' S GOVERNMENT OF XUEXI TOWNSHIP, TAISHUN COUNTY

CONTACT PERSON: WU MINGRONG, HU GUIMEI

TEL: 13858809711 13758803366

ADDRESS: NO. 9, KUIZHONG ROAD, SANKUI TOWN, TAISHUN COUNTY

NO. 88, XUELONG ROAD, SHUANGXI VILLAGE, XUEXI TOWNSHIP

温州市苍南县深洋矿洞旅游开发项目



一、项目编号：G04

二、项目地址：苍南县矾山镇

三、项目概况、建设规模、条件与优势：矾山镇距温州市区114公里，苍南县城31公里，鳌江港54公里，位于玉苍山—渔寮—太姥山旅游黄金线的中枢位置，是苍南南部地区的“咽喉”之地。在已有600多年采炼明矾历史的矾山，鸡笼山和水尾山一直以来都是主采矿区，而在水尾山的山腹中也有一个藏在深闺人未知的矿洞，那就是深洋矿洞，该地区空气清新，负氧离子含量高，是旅游观光、乡村休闲的最佳去处。

四、建设规模、内容及投资估算：这个项目将以浙江省旅游风情小镇创建，国家矿山公园创建为契机，主要打造深洋矿洞旅游、水尾矿工主题特色村、中医药文化养生等，总投资约15亿元，建设游客中心、停车场、灯光设施、安全设施、轨道车、展览馆、矾塑艺术品、4D体验馆等。

五、前期准备或进展情况：已完成矿洞地质测绘，并邀请金诚信集团做前期调研。

六、合作方式：合资。

七、联系方式：

联系单位：矾山镇人民政府

联系人：罗田

电话：13868361067

地址：温州市苍南县矾山镇

(WENZHOU) SHENYANG MINING CAVE TOURISM DEVELOPMENT PROJECT

I PROJECT NO.: G04

II PROJECT LOCATION: FANSHAN TOWN, CANG' NAN COUNTY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: FANSHAN TOWN IS 114 KM AWAY FROM WENZHOU CITY, 31 KM AWAY FROM CANG' NAN COUNTY AND 54 KM AWAY FROM AOJIANG HARBOR. IT IS LOCATED AT THE PIVOTAL POSITION OF THE GOLDEN TOURISM LINE OF MOUNT YUCANG – YULIAO – MOUNT TAIMU, AND IS THE “THROAT” OF THE SOUTHERN PART OF CANG' NAN REGION. MOUNT ALUM, MOUNT JILONG AND MOUNT SHUIWEI HAVE BEEN THE MAIN MINING AREA OF ALUM FOR MORE THAN 600 YEARS, WHILE THERE IS ALSO A HIDDEN CAVE IN THE HINTERLAND OF MOUNT SHUIWEI: SHENYANG MINING CAVE, AND THE AREA HAS FRESH AIR AND HIGH NEGATIVE OXYGEN ION CONTENT, MAKING IT THE BEST PLACE FOR SIGHTSEEING AND LEISURE ACTIVITIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THIS PROJECT UTILIZES THE OPPORTUNITIES BROUGHT ABOUT BY THE CONSTRUCTIONS OF THE ZHEJIANG PROVINCE TOURISM TOWN AND NATIONAL MINING PARK AND ENTAILS A TOTAL INVESTMENT OF AROUND RMB 1.5 BILLION, MAINLY FOCUSING ON SHENYANG MINING CAVE, SHUIWEI MINERS THEME VILLAGE AND CHINESE TRADITIONAL MEDICINE CULTURE AND HEALTH-BUILDING ETC., AND IT IS THE PLAN TO BUILD A VISITOR CENTER, PARKING LOTS, LIGHTING FACILITIES, SAFETY FACILITIES, RAIL CARS, EXHIBITION HALL, ALUM STATUES AND 4D EXPERIENCE PAVILION ETC.

V PREPARATIONS AND DEVELOPMENTS: THE GEOLOGICAL SURVEY OF THE MINING CAVE HAS ALREADY BEEN COMPLETED, AND JCHS GROUP CO., LTD IS INVITED TO DO THE FEASIBILITY STUDY.

VI COOPERATION MODE: (JOINT VENTURE)

VII CONTACT INFORMATION:

ADMINISTRATION: PEOPLE' S GOVERNMENT OF FANSHAN TOWN

CONTACT PERSON: LUO TIAN

TEL: 13868361067

ADDRESS: FANSHAN TOWN, CANG' NAN COUNTY, WENZHOU CITY





龙港翠湖文旅综合体项目

一、项目编号：G05

二、项目地址：龙港新城环翠湖区域

三、项目概况、建设规模、条件与优势：龙港设市后，集聚和辐射能力增强，周边人口近200万，文旅需求全面提升，急需打造集高端居住、文旅文娱、商业配套为一体的综合性文旅城。

四、建设规模、内容及投资估算：该项目位于龙港新城环翠湖区域，总用地400多亩，拟投资20亿元，拟引进具有文旅综合开发经验的开发商。

五、前期准备或进展情况：正在对接。

六、合作方式：合资或独资。

七、联系方式：

联系单位：龙港市投资促进中心

联系人：陈秀玉、林上舜

电 话：13566108778、15869400520

地 址：龙港市世纪大道行政副中心5楼505室

(LONGGANG) CUI LAKE CULTURE AND TOURISM COMPLEX PROJECT

I PROJECT NO.: G05

II PROJECT LOCATION: THE AREA RIMING CUI LAKE, LONGGANG NEW CITY

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: AFTER BEING DESIGNATED AS A CITY, LONGGANG HAS A TOTAL POPULATION OF NEARLY 2 MILLION IN SURROUNDING AREA, AND IT BECOMES URGENT FOR THE CITY TO BUILD A FULL SET OF CULTURE AND TOURISM COMPLEX FEATURING HIGH-END RESIDENCE, CULTURAL, RECREATIONAL AND COMMERCIAL FACILITIES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THIS PROJECT IS LOCATED IN THE AREA CIRCUMVENTING CUI LAKE, LONGGANG NEW CITY, COVERS MORE THAN 400 MU OF LAND AND ENTAILS A TOTAL INVESTMENT OF RMB 2 BILLION AS PLANNED, WHICH IS AVAILABLE FOR THE DEVELOPERS WITH EXPERIENCES IN CULTURAL AND TOURISM DEVELOPMENT PROJECTS

V PREPARATIONS AND DEVELOPMENTS: NEGOTIATION IS IN PROGRESS.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP OR JOINT VENTURE)

VII CONTACT INFORMATION:

ADMINISTRATION: LONGGANG CITY INVESTMENT PROMOTION CENTER

CONTACT PERSON: CHEN XIUYU, LIN SHANGSHUN

TEL: 13566108778, 15869400520

ADDRESS: ROOM 505, 5TH FLOOR, ADMINISTRATION SUB-CENTER, SHIJI AVENUE, LONGGANG CITY



温州瓯江口五星级度假酒店项目

一、项目编号：G06

二、项目地址：温州瓯江口围垦一期南部区块（具体位置可根据项目要求调整）

三、项目概况、建设规模、条件与优势：瓯江口产业集聚区的功能定位为高品位、生态型、智慧型、宜居型现代新城。在空间布局上，北部借助临近海港、空港和沿海高速贯穿其中的优势，构筑发展战略性新兴产业和现代服务业集聚区；中部结合当地自然生态环境打造一条生态长廊；南部依托滨海生态优势，打造人居环境优越的宜居家园。度假型酒店以接待休闲的客人为主，设备豪华，设施完善。较大规模的宴会厅、会议厅及综合服务场所。是社交、会议、娱乐、购物、消遣、保健等活动中心。环境优美，服务质量要求高，主要是满足上层资产阶级、政府官员、社会名流、大企业公司的管理人员、工程技术人员、参加国际会议的官员、专家、学者的需要。

四、建设规模、内容及投资估算：项目总规划面积约90亩。主要建设集商务会展、旅游文化、新闻发布、政府接待、康养度假等为一体的标准五星级酒店，预算总投资10亿元人民币。

五、前期准备或进展情况：目前已完成“三通一平”基础设施建设，土地指标已落实，具备出让条件。

六、合作方式：独资、合资。

七、联系方式：

联系单位：温州瓯江口产业集聚区招商局

电 话：0577-55875095

地 址：温州瓯江口发展大楼4号楼1011办公室



(WENZHOU) OU ESTUARY FIVE-STAR RESORT HOTEL PROJECT

I PROJECT NO.: G06

II PROJECT LOCATION: SOUTHERN PARCEL OF THE RECLAIMED AREA (PHASE I) AT OU ESTUARY (THE LOCATION IS ADJUSTABLE FOR SPECIFIC PROJECT)

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE OU ESTUARY INDUSTRIAL CLUSTER IS FUNCTIONALLY POSITIONED AS A HIGH-GRADE, ECOLOGICAL, INTELLIGENT AND HABITABLE MODERN NEW CITY. IN TERMS OF THE SPATIAL LAYOUT, IN THE NORTH, WITH THE ADVANTAGE OF BEING NEAR TO THE SEAPORT, THE AIRPORT AND WITH THE COASTAL HIGHWAY RUNNING THROUGH IT, IT WILL CONSTRUCT A CLUSTER FOR DEVELOPING NEWLY EMERGING INDUSTRIES WITH STRATEGIC IMPORTANCE AND MODERN SERVICE INDUSTRY; IN THE MIDDLE, IT WILL USE THE GOOD LOCAL NATURAL ECOLOGICAL ENVIRONMENT TO BUILD AN ECOLOGICAL CORRIDOR; IN THE SOUTH, RELYING ON THE COASTAL ECOLOGICAL ADVANTAGE, IT WILL BUILD A HABITABLE RESIDENCE ZONE WITH SUPERIOR LIVING ENVIRONMENT. THE RESORT HOTEL MAINLY CATERS TO THE GUESTS ON VACATION, AND IS LUXURIOUSLY EQUIPPED WITH FULL FACILITIES: LARGE BANQUET HALLS, CONFERENCE HALLS AND COMPREHENSIVE SERVICE VENUES. IT IS A CENTER FOR SOCIALIZING, MEETING, ENTERTAINMENT, SHOPPING, RECREATION AND HEALTH CARE. THE BEAUTIFUL ENVIRONMENT AND GOOD SERVICE MAINLY MEET THE NEEDS OF BOURGEOISIE AT THE UPPER CLASS, GOVERNMENT OFFICIALS, SOCIAL CELEBRITIES, THE MANAGERS, ENGINEERS AND TECHNICIANS OF BIG COMPANIES AND THE OFFICIALS, EXPERTS AND SCHOLARS ATTENDING INTERNATIONAL CONFERENCES.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF RMB 1 BILLION AND COVERS AROUND 90 MU OF LAND, WHICH IS FOR BUILDING A FIVE-STAR HOTEL WITH THE FUNCTIONS OF MEETING, EXHIBITION, PRESS RELEASE, GOVERNMENTAL ACTIVITIES AND HEALTH BUILDING VACATIONS.

V PREPARATIONS AND DEVELOPMENTS: CURRENTLY, THE PARCEL HAS ALREADY HAD ACCESSES TO THE WATER, POWER AND ROADS, WHERE THE GROUND HAS ALREADY BEEN LEVELLED, AND THE LAND ACQUISITION QUOTA HAS ALREADY BEEN SECURED FOR THE TRANSFER.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP, JOINT VENTURE)

VII CONTACT INFORMATION:

ADMINISTRATION: OU ESTUARY INDUSTRIAL CLUSTER INVESTMENT PROMOTION BUREAU

TEL: 0577-55875095

ADDRESS: ROOM 1011, BUILDING 4, OU ESTUARY DEVELOPMENT BUILDING, WENZHOU CITY

欢乐海岸乐园

一、项目编号：G07

二、项目地址：洞头区元觉街道相思岙

三、项目概况、建设规模、条件与优势：项目紧邻状元南片围垦区，地块周边拥有丰富滨海景观资源和岸线资源，是开发旅游休闲、观海度假、滨海居住的理想场所。

四、建设规模、内容及投资估算：规划用地面积约300亩，主要建设水上游乐项目、高端度假酒店、观景区及其配套设施，总投资估算约15亿元。

五、前期准备或进展情况：国有可开发利用土地，地块料场已闭矿，着手启动边坡治理和山体修复。

六、合作方式：独资或合资。

七、联系方式：

联系单位：温州市洞头区投资促进服务中心

联系人：张益稳

电 话：18757099596

地 址：温州市洞头区北岙街道县前路12号

JOY LAND COSTAL PARK

I PROJECT NO.: G07

II PROJECT LOCATION: XIANGSI' AO, YUANJUE STREET, DONGTOU DISTRICT

III PROJECT PLANNING, BACKGROUND AND CONDITIONS: THE PROJECT IS IN CLOSE PROXIMITY TO ZHUANGYUAN SOUTH PARCEL RECLAIMED AREA, WHERE THERE ARE ABUNDANT COSTAL TOURISM RESOURCES AROUND THE PARCEL, BEING A PERFECT DESTINATION FOR MARINE TOURISM AND SEASIDE RESIDENCE.

IV CONSTRUCTION SCALE, CONTENT AND INVESTMENT ESTIMATION: THE PROJECT ENTAILS A TOTAL INVESTMENT OF ABOUT RMB 1.5 BILLION AND IS PLANNED TO COVER AROUND 300 MU OF LAND, WHICH IS MAINLY AVAILABLE FOR AQUATIC RECREATIONAL FACILITIES, HIGH-END RESORT HOTEL, SIGHTSEEING ZONE AND SUPPORTING FACILITIES.

V PREPARATIONS AND DEVELOPMENTS: THE LAND IS A STATE-OWNED LAND AVAILABLE FOR DEVELOPMENT, THE MATERIAL STOCK GROUND ON THE PARCEL HAS ALREADY BEEN CLOSED, AND SLOPE TREATMENT AND MOUNTAIN RESTORATION ARE UNDER WAY.

VI COOPERATION MODE: (SOLE PROPRIETORSHIP OR JOINT VENTURE)

VII CONTACT INFORMATION:

ADMINISTRATION: DONGTOU DISTRICT INVESTMENT PROMOTION SERVICE CENTER

CONTACT PERSON: ZHANG YIWEN

TEL: 18757099596

ADDRESS: NO.12, XIANQIAN ROAD, BEIAO STREET, DONGTOU DISTRICT, WENZHOU CITY

设立银行理财子公司

一、项目编号：E01

二、项目类型、地址：金融业 温州市

三、项目概况、建设规模、条件与优势：

(1) 优惠政策：新设立或引进总部在温注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构（以下简称总部金融机构）落户市本级的，实缴资本在1亿元以上的按实缴资本4%给予不超过2000万元的开办补助。在总部金融机构正式运营后的5年内给予奖励，奖励额度前3年参照其形成地方综合贡献度的80%、后2年50%确定。对总部金融机构副职以上高管人员给予5个名额奖励，奖励额度参照高管人员个人薪酬所得形成地方综合贡献度的80%确定。

落户县（市、区）的，鹿城区新落户总部金融机构，除市级政策给予的开办补助外，再给予实收资本1%的一次性奖励，最高不超过500万元。

新设立或引进总部在瓯海注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构，在正式运营后的5年内给予奖励，奖励额度为前3年形成的地方综合贡献在市级政策80%的奖励基础上，再追加区级地方综合贡献10%的奖励；后2年在市级政策50%的奖励基础上，再追加区级地方综合贡献20%的奖励。

(2) 项目概况：银行理财子公司是商业银行经银保监会批准，在我国境内设立的主要从事理财业务的非银行金融机构，推动了银行理财回归资管业务本源，业务范围主要是发行公募理财产品、理财顾问和咨询，主要投资于标准化债权类资产以及上市交易的股票等。温州作为改革开放的前沿阵地，民营经济成长的摇篮，拥有雄厚的民间资本，民间金融尤为活跃。温州人善于投资，在股票、期货、房地产等领域能见到温州人的身影。截至2019年末，温州拥有居民存款7601.8亿元，居民人均可支配收入51490元。

(3) 项目条件：境内外金融机构作为银行理财子公司股东的，应当具备以下条件：（一）具有良好的公司治理结构；（二）具有良好的社会声誉、诚信记录和纳税记录；（三）经营管理良好，最近2年内无重大违法违规经营记录；（四）财务状况良好，最近2个会计年度连续盈利；（五）入股资金为自有资金，不得以债务资金和委托资金等非自有资金入股；（六）在银行理财子公司章程中承诺5年内不转让所持有的股权，不将所持有的股权进行质押或设立信托，经国务院银行业监督管理机构批准的除外；（七）符合所在地有关法律法规和相关监管规定要求；境外金融机构作为股东的，其所在国家或地区金融监管当局已经与国务院金融监督管理部门建立良好的监督管理合作机制；（八）国务院银行业监督管理机构规定的其他审慎性条件。

境内非金融企业作为银行理财子公司股东的，应当具备以下条件：（一）具有良好的公司治理结构；（二）具有良好的社会声誉、诚信记录和纳税记录；（三）经营管理良好，最近2年内无重大违法违规经营记录；（四）财务状况良好，最近2个会计年度连续盈利；（五）入股资金为自有资金，不得以债务资金和委托资金等非自有资金入股；（六）在银行理财子公司章程中承诺5年内不转让所持有的股权，不将所持有的股权进行质押或设立信托，经国务院银行业监督管理机构批准的除外；（七）最近1年年末总资产不低于50亿元人民币，最近1年年末净资产不得低于总资产的30%，权益性投资余额原则上不超过其净资产的50%（含本次投资资金，合并会计报表口径）；（八）国务院银行业监督管理机构规定的其他审慎性条件。

四、投资概算：总注册资本约10亿元。

五、合作方式：合资，合作。

六、需外方投资构成：

七、前期准备或进展情况：开展调研，寻找意向主发起人

八、效益分析：

九、联系方式：

单位：温州市金融办

联系人：李炜 谢毓建

电话：0577-88967889 0577-88965515

ESTABLISHING BANK SUBSIDIARY OF WEALTH MANAGEMENT

I PROJECT NO.: E01

II PROJECT TYPE, ADDRESS: FINANCE, WENZHOU CITY

III PROJECT OVERVIEW, SCALE, CONDITIONS AND ADVANTAGES:

(1) FAVORABLE POLICIES: FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN WENZHOU CITY (HEREINAFTER REFERRED TO AS HEADQUARTER FINANCIAL INSTITUTION), THE START-UP SUBSIDY, WHICH AMOUNTS TO THE 4% OF THE PAID-UP CAPITAL IF THE CAPITAL IS OVER RMB 100 MILLION, WILL BE GRANTED, WITH THE MAXIMUM OF RMB 20 MILLION. THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER THE HEADQUARTER FINANCIAL INSTITUTION OFFICIALLY OPERATES, AND THE REWARD AMOUNT WOULD BE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE MUNICIPAL ECONOMY IN THE FIRST 3 YEARS AND TO THE 50% OF SUCH RATE IN THE LAST 2 YEARS. AWARDS SHALL BE GIVEN TO 5 SENIOR EXECUTIVES OF THE HEADQUARTERS FINANCIAL INSTITUTION WITH DEPUTY POSITIONS OR ABOVE, THE AMOUNT OF WHICH WOULD BE 80% OF THE COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL ECONOMY BY THE EXECUTIVES' REMUNERATIONS.

FOR THOSE REGISTERED IN COUNTIES (CITIES AND DISTRICTS), THEN THOSE REGISTERED IN LUCHENG DISTRICT WILL BE GRANTED, APART FROM THE START-UP SUBSIDY GRANTED BY THE MUNICIPAL GOVERNMENT, WITH A ONE-TIME BONUS OF 1% OF THE PAID-UP CAPITAL, UP TO A MAXIMUM OF RMB 5 MILLION.

FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN OUHAI, THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER SUCH INSTITUTIONS OFFICIALLY OPERATE, AND THE REWARD AMOUNT INCLUDES TWO PART: IN THE FIRST 3 YEARS, THE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL COMMUNITY, PLUS 10% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE DISTRICT; THEN IN THE LAST 2 YEARS, 50% OF SUCH RATE TO THE MUNICIPAL ECONOMY AND PLUS 20% OF SUCH RATE TO THE DISTRICT ECONOMY.

(2) PROJECT OVERVIEW: BANK SUBSIDIARY OF WEALTH MANAGEMENT IS A NON-BANKING FINANCIAL INSTITUTION OF COMMERCIAL BANK APPROVED BY THE CHINA BANKING AND INSURANCE REGULATORY COMMISSION AND SET UP IN CHINA' S TERRITORY, WHICH MAINLY ENGAGES IN WEALTH MANAGEMENT BUSINESS, ENSURING THAT THE WEALTH MANAGEMENT OF THE BANK IS BASED ON ITS CAPITAL MANAGEMENT BUSINESS, AND SUCH INSTITUTION MAINLY ISSUES PUBLIC AND PRIVATE WEALTH MANAGEMENT PRODUCTS, PROVIDES FINANCIAL CONSULTING SERVICE AND INVESTS IN STANDARDIZED DEBT ASSETS AS WELL AS LISTED AND TRADED STOCKS. WENZHOU, AS THE FRONTIER OF REFORM AND OPENING UP, IS THE CRADLE OF PRIVATE ECONOMIC GROWTH, HAS ABUNDANT PRIVATE CAPITAL RESOURCES AND PARTICULARLY VIBRANT PRIVATE FINANCING SECTOR. PEOPLE OF WENZHOU ARE GOOD AT INVESTMENT, WHO HAVE BEEN DOING WELL IN STOCKS, FUTURES, REAL ESTATE AND OTHER FIELDS. AS OF THE END OF 2019, THE PEOPLE OF WENZHOU HAVE DEPOSITS OF RMB 760.18 BILLION AND THE PER CAPITA DISPOSABLE INCOME OF RMB 51,490.

(3) PROJECT CONDITIONS: DOMESTIC AND FOREIGN FINANCIAL INSTITUTIONS THAT ARE THE SHAREHOLDERS OF THE BANK SUBSIDIARIES OF WEALTH MANAGEMENT SHALL MEET THE FOLLOWING CONDITIONS: (I) GOOD CORPORATE GOVERNANCE STRUCTURE; (II) GOOD SOCIAL REPUTATION, CREDIBILITY AND TAX PAYMENT RECORD; (III) GOOD BUSINESS MANAGEMENT, NO MAJOR VIOLATIONS OF LAWS IN THE LAST 2 YEARS; (IV) GOOD FINANCIAL CONDITION, CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS; (V) THE FUNDS FOR EQUITY PARTICIPATION ARE SELF-OWNED FUNDS, AND NO NON-OWNERSHIP FUNDS SUCH AS DEBT FUNDS AND ENTRUSTED FUNDS SHALL BE USED FOR EQUITY PARTICIPATION; (VI) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF SUCH SUBSIDIARY, NOT TO TRANSFER OR PLEDGE THE EQUITY HELD, OR SET UP TRUSTS WITH IT WITHIN 5 YEARS, EXCEPT WITH THE APPROVAL OF THE BANKING REGULATORY AUTHORITY OF THE STATE COUNCIL; (VII) COMPLY WITH THE RELEVANT LAWS, REGULATIONS AND REGULATORY REQUIREMENTS OF THE LOCATION WHERE IT OPERATES; THE FOREIGN FINANCIAL INSTITUTION WHICH ACTS AS THE SHAREHOLDER, SHOULD COME FROM THE COUNTRY OR REGION WHERE FINANCIAL REGULATORY INSTITUTIONS OF SUCH PLACE HAS ALREADY ESTABLISHED SOUND COOPERATIVE MECHANISM WITH THE FINANCIAL SUPERVISION AND ADMINISTRATION DEPARTMENT OF THE STATE COUNCIL; (VIII) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE BANKING SUPERVISION AND ADMINISTRATION AUTHORITY OF THE STATE COUNCIL.

DOMESTIC NON-FINANCIAL COMPANIES ACTING AS A SHAREHOLDER OF A BANK SUBSIDIARIES OF WEALTH MANAGEMENT SHALL MEET THE FOLLOWING CONDITIONS: (I) A GOOD CORPORATE GOVERNANCE STRUCTURE; (II) A GOOD SOCIAL REPUTATION, CREDIBILITY AND TAX PAYMENT RECORD; (III) GOOD BUSINESS MANAGEMENT, WITH NO RECORD OF MAJOR VIOLATIONS OF LAWS IN THE LAST 2 YEARS; (IV) GOOD FINANCIAL CONDITION, WITH CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS; AND (V) THE FUNDS FOR EQUITY PARTICIPATION ARE SELF-OWNED FUNDS, AND NO NON-OWNERSHIP FUNDS SUCH AS DEBT FUNDS AND ENTRUSTED FUNDS SHALL BE USED FOR EQUITY PARTICIPATION; (VI) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF SUCH SUBSIDIARY, NOT TO TRANSFER OR PLEDGE THE EQUITY HELD, OR SET UP TRUSTS WITH IT WITHIN 5 YEARS, EXCEPT WITH THE APPROVAL OF THE BANKING REGULATORY AUTHORITY UNDER THE STATE COUNCIL; (VII) THE TOTAL ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN RMB 5 BILLION, AND THE NET ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN 30% OF ITS TOTAL ASSETS, AND IN PRINCIPLE, THE BALANCE OF THE EQUITY INVESTMENT SHALL NOT EXCEED 50% OF ITS NET ASSETS (INCLUDING THE INVESTMENT FOR TAKING THE SHARE OF SUCH SUBSIDIARY, CONSOLIDATED ACCOUNTING STATEMENT CALIBER); (VII) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE BANKING SUPERVISION AND ADMINISTRATION AUTHORITIES UNDER THE STATE COUNCIL.

IV INVESTMENT ESTIMATION: TOTAL REGISTERED CAPITAL OF AROUND RMB 1 BILLION.

V COOPERATION MODE: TJOINT VENTURE, COOPERATION.

VI PROPORTION OF THE SHARE WITH FOREIGN SOURCE:

VII PREPARATIONS AND DEVELOPMENTS:(SOLE PROPRIETORSHIP OR JOINT VENTURE)

VIII BENEFIT ANALYSIS:

IX CONTACT INFORMATION:

ADMINISTRATION: WENZHOU FINANCIAL WORK OFFICE

CONTACT PERSON: LI WEI, XIE YUJIAN

TEL: 0577-88967889; 0577-88965515

设立金融租赁公司

一、项目编号：E02

二、项目类型、地址：金融业 温州市

三、项目概况、建设规模、条件与优势：

(1) 优惠政策：新设立或引进总部在温注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构（以下简称总部金融机构）落户市本级的，实缴资本在1亿元以上的按实缴资本4%给予不超过2000万元的开办补助。在总部金融机构正式运营后的5年内给予奖励，奖励额度前3年参照其形成地方综合贡献度的80%、后2年50%确定。对总部金融机构副职以上高管人员给予5个名额奖励，奖励额度参照高管人员个人薪酬所得形成地方综合贡献度的80%确定。

落户县（市、区）的，鹿城区新落户总部金融机构，除市级政策给予的开办补助外，再给予实收资本1%的一次性奖励，最高不超过500万元。

新设立或引进总部在瓯海注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构，在正式运营后的5年内给予奖励，奖励额度为前3年形成的地方综合贡献在市级政策80%的奖励基础上，再追加区级地方综合贡献10%的奖励；后2年在市级政策50%的奖励基础上，再追加区级地方综合贡献20%的奖励。

(2) 项目概况：温州作为金融综合改革试验区，高度重视金融产品的创新和本土金融体系的完善，本地经济的高速发展，更是为地方金融机构的发展提供了肥沃的土壤。在经济下行压力下，金融租赁与我市庞大的中小微企业实体企业的发展天然相融，成为本土金融体系不可或缺的有生力量，在有效疏通货币政策传导机制等方面发挥着日益重要的作用。

(3) 项目条件：根据《金融租赁公司管理办法》要求，在中国境内外注册的具有独立法人资格的商业银行作为金融租赁公司发起人，应当具备以下条件：（一）满足所在国家或地区监管当局的审慎监管要求；（二）具有良好的公司治理结构、内部控制机制和健全的风险管理体系；（三）最近1年年末总资产不低于800亿元人民币或等值的可自由兑换货币；（四）财务状况良好，最近2个会计年度连续盈利；（五）为拟设金融租赁公司确定了明确的发展战略和清晰的盈利模式；（六）遵守注册地法律法规，最近2年内未发生重大案件或重大违法违规行为；（七）境外商业银行作为发起人的，其所在国家或地区金融监管当局已经与银监会建立良好的监督管理合作机制；（八）入股资金为自有资金，不得以委托资金、债务资金等非自有资金入股；（九）承诺5年内不转让所持有的金融租赁公司股权、不将所持有的金融租赁公司股权进行质押或设立信托，并在拟设公司章程中载明；（十）银监会规定的其他审慎性条件。

在中国境内注册的、主营业务为制造适合融资租赁交易产品的大型企业作为金融租赁公司发起人，应当具备以下条件：

（一）有良好的公司治理结构或有效的组织管理方式；（二）最近1年的营业收入不低于50亿元人民币或等值的可自由兑换货币；（三）财务状况良好，最近2个会计年度连续盈利；（四）最近1年年末净资产不低于总资产的30%；（五）最近1年主营业务销售收入占全部营业收入的80%以上；（六）为拟设金融租赁公司确定了明确的发展战略和清晰的盈利模式；（七）有良好的社会声誉、诚信记录和纳税记录；（八）遵守国家法律法规，最近2年内未发生重大案件或重大违法违规行为；（九）入股资金为自有资金，不得以委托资金、债务资金等非自有资金入股；（十）承诺5年内不转让所持有的金融租赁公司股权、不将所持有的金融租赁公司股权进行质押或设立信托，并在拟设公司章程中载明；（十一）银监会规定的其他审慎性条件。

在中国境外注册的具有独立法人资格的融资租赁公司作为金融租赁公司发起人，应当具备以下条件：（一）有良好的公司治理结构、内部控制机制和健全的风险管理体系；（二）最近1年年末总资产不低于100亿元人民币或等值的可自由兑换货币；（三）财务状况良好，最近2个会计年度连续盈利；（四）遵守注册地法律法规，最近2年内未发生重大案件或重大违法违规行为；（五）所在国家或地区经济状况良好；（六）入股资金为自有资金，不得以委托资金、债务资金等非自有资金入股；（七）承诺5年内不转让所持有的金融租赁公司股权、不将所持有的金融租赁公司股权进行质押或设立信托，并在拟设公司章程中载明；（八）银监会规定的其他审慎性条件。

四、投资概算：总注册资本约10亿元。

五、合作方式：合资、合作。

六、需外方投资构成：不低于拟设金融租赁公司全部股本的30%。

七、前期准备或进展情况：寻找意向主发起人

八、效益分析：

九、联系方式：

单位：温州市金融办

联系人：李炜 谢毓建

电话：0577-88967889 0577-88965515

FINANCIAL LEASING COMPANIES

I PROJECT NO.: E02

II PROJECT TYPE, ADDRESS: FINANCE, WENZHOU CITY

III PROJECT OVERVIEW, SCALE, CONDITIONS AND ADVANTAGES:

(1) FAVORABLE POLICIES: FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN WENZHOU CITY (HEREINAFTER REFERRED TO AS HEADQUARTER FINANCIAL INSTITUTION), THE START-UP SUBSIDY, WHICH AMOUNTS TO THE 4% OF THE PAID-UP CAPITAL IF THE CAPITAL IS OVER RMB 100 MILLION, WILL BE GRANTED, WITH THE MAXIMUM OF RMB 20 MILLION. THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER THE HEADQUARTER FINANCIAL INSTITUTION OFFICIALLY OPERATES, AND THE REWARD AMOUNT WOULD BE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE MUNICIPAL ECONOMY IN THE FIRST 3 YEARS AND TO THE 50% OF SUCH RATE IN THE LAST 2 YEARS. AWARDS SHALL BE GIVEN TO 5 SENIOR EXECUTIVES OF THE HEADQUARTERS FINANCIAL INSTITUTION WITH DEPUTY POSITIONS OR ABOVE, THE AMOUNT OF WHICH WOULD BE 80% OF THE COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL ECONOMY BY THE EXECUTIVES' REMUNERATIONS.

FOR THOSE REGISTERED IN COUNTIES (CITIES AND DISTRICTS), THEN THOSE REGISTERED IN LUCHENG DISTRICT WILL BE GRANTED, APART FROM THE START-UP SUBSIDY GRANTED BY THE MUNICIPAL GOVERNMENT, WITH A ONE-TIME BONUS OF 1% OF THE PAID-UP CAPITAL, UP TO A MAXIMUM OF RMB 5 MILLION.

FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN OUHAI, THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER SUCH INSTITUTIONS OFFICIALLY OPERATE, AND THE REWARD AMOUNT INCLUDES TWO PART: IN THE FIRST 3 YEARS, THE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL COMMUNITY, PLUS 10% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE DISTRICT; THEN IN THE LAST 2 YEARS, 50% OF SUCH RATE TO THE MUNICIPAL ECONOMY AND PLUS 20% OF SUCH RATE TO THE DISTRICT ECONOMY.

(2) PROJECT OVERVIEW: AS A COMPREHENSIVE FINANCIAL REFORM PILOT AREA, THE GOVERNMENT OF WENZHOU ATTACHES GREAT IMPORTANCE TO THE INNOVATION OF FINANCIAL PRODUCTS AND THE IMPROVEMENT OF THE LOCAL FINANCIAL SYSTEM, AND THE RAPID DEVELOPMENT OF THE LOCAL ECONOMY LAYS SOLID FOUNDATION FOR THE DEVELOPMENT OF LOCAL FINANCIAL INSTITUTIONS. UNDER THE PRESSURE OF ECONOMIC DOWNTURN, FINANCIAL LEASING AND THE CITY' S LARGE AMOUNT OF MICRO, SMALL AND MEDIUM ENTERPRISES ARE NATURALLY INTEGRATED WITH EACH OTHER, BECOMING AN INDISPENSABLE FORCE IN THE LOCAL FINANCIAL SYSTEM AND PLAYING AN INCREASINGLY IMPORTANT ROLE IN EFFECTIVELY UNBLOCKING THE MONETARY POLICY TRANSMISSION MECHANISM.

(3) PROJECT CONDITIONS: ACCORDING TO THE REQUIREMENTS OF THE MEASURES FOR THE ADMINISTRATION OF FINANCIAL LEASING COMPANIES, THE COMMERCIAL BANKS WITH INDEPENDENT LEGAL PERSONALITY REGISTERED IN CHINA OR ABROAD, ACTING AS THE PROMOTERS OF FINANCIAL LEASING COMPANIES, SHALL MEET THE FOLLOWING CONDITIONS: (I) MEET THE PRUDENTIAL CONDITIONS REQUIRED BY THE NATIONAL OR REGIONAL REGULATORY AUTHORITIES IN WHICH IT IS LOCATED; (II) GOOD CORPORATE GOVERNANCE STRUCTURE AND INTERNAL CONTROL MECHANISM AND SOUND RISK MANAGEMENT SYSTEM; (III) THE TOTAL ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN RMB 80 BILLION OR ITS EQUIVALENT IN A FREELY CONVERTIBLE CURRENCY; (IV) GOOD FINANCIAL CONDITION, WITH CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS; (V) PREPARED A WELL-DEFINED GROWTH STRATEGY AND A CLEAR PROFITABILITY MODEL FOR THE PROPOSED FINANCIAL LEASING COMPANY; (VI) COMPLY WITH THE LAWS AND REGULATIONS OF THE PLACE OF REGISTRATION, WITH NO MAJOR VIOLATIONS OF THE LAWS WITHIN THE LAST 2 YEARS;

MODERN FINANCIAL PROJECTS

PROMOTION OF KEY INVESTMENT PROJECTS



(VII) THE FOREIGN COMMERCIAL BANK, AS THE PROMOTER, SHALL COME FROM THE COUNTRY OR REGION WHERE FINANCIAL REGULATORY INSTITUTIONS OF SUCH PLACE HAVE ALREADY ESTABLISHED SOUND COOPERATIVE MECHANISM WITH THE CHINA BANKING REGULATORY COMMISSION; (VIII) THE FUNDS FOR EQUITY PARTICIPATION ARE SELF-OWNED FUNDS, AND NO NON-OWNERSHIP FUNDS SUCH AS DEBT FUNDS AND ENTRUSTED FUNDS SHALL BE USED FOR EQUITY PARTICIPATION; (IX) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF THE PROPOSED FINANCIAL LEASING COMPANY, NOT TO TRANSFER OR PLEDGE THE EQUITY HELD OR SET UP TRUSTS WITH IT WITHIN 5 YEARS; (X) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE CHINA BANKING REGULATORY COMMISSION.

A LARGE COMPANY REGISTERED IN CHINA AND ACTING AS THE PROMOTER OF A FINANCIAL LEASING COMPANY, WHOSE MAIN BUSINESS IS MANUFACTURING PRODUCTS SUITABLE FOR FINANCIAL LEASING TRANSACTIONS, SHALL MEET THE FOLLOWING CONDITIONS: (I) GOOD CORPORATE GOVERNANCE STRUCTURE OR EFFECTIVE MANAGEMENT MECHANISM; (II) THE OPERATION REVENUE AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN RMB 5 BILLION OR ITS EQUIVALENT IN A FREELY CONVERTIBLE CURRENCY; (III) GOOD FINANCIAL CONDITION, CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS; (IV) THE NET ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN 30% OF TOTAL ASSETS; (V) MORE THAN 80% OF ALL OPERATION REVENUES COME FROM THE SALES REVENUE OF THE MAIN BUSINESS IN THE LAST 1 YEAR; (VI) PREPARE A WELL-DEFINED GROWTH STRATEGY AND A CLEAR PROFITABILITY MODEL FOR THE PROPOSED FINANCIAL LEASING COMPANY; (VII) GOOD SOCIAL REPUTATION, CREDIBILITY AND TAX PAYMENT RECORDS; (VIII) COMPLY WITH NATIONAL LAWS AND REGULATIONS, WITH NO MAJOR VIOLATIONS OF LAWS WITHIN THE LAST 2 YEARS; (IX) THE FUNDS FOR EQUITY PARTICIPATION ARE SELF-OWNED FUNDS, AND NO NON-OWNERSHIP FUNDS SUCH AS DEBT FUNDS AND ENTRUSTED FUNDS SHALL BE USED FOR EQUITY PARTICIPATION; (X) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF THE PROPOSED FINANCIAL LEASING COMPANY, NOT TO TRANSFER OR PLEDGE THE EQUITY HELD, OR SET UP TRUSTS WITH IT WITHIN 5 YEARS; (XII) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE CHINA BANKING REGULATORY COMMISSION.

A FINANCIAL LEASING COMPANY WITH INDEPENDENT LEGAL PERSONALITY REGISTERED OUTSIDE CHINA, AS THE PROMOTER OF A FINANCIAL LEASING COMPANY, SHALL MEET THE FOLLOWING CONDITIONS: (I) GOOD CORPORATE GOVERNANCE STRUCTURE OR EFFECTIVE MANAGEMENT AND RISK CONTROL MECHANISM; (II) THE TOTAL ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN RMB 10 BILLION OR ITS EQUIVALENT IN A FREELY CONVERTIBLE CURRENCY; (III) GOOD FINANCIAL CONDITION, CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS; (IV) COMPLY WITH NATIONAL LAWS AND REGULATIONS, WITH NO MAJOR VIOLATIONS OF LAWS WITHIN THE LAST 2 YEARS; (V) COME FROM A COUNTRY OR REGION WITH GOOD ECONOMIC CONDITIONS; (VI) THE FUNDS FOR EQUITY PARTICIPATION ARE SELF-OWNED FUNDS, AND NO NON-OWNERSHIP FUNDS SUCH AS DEBT FUNDS AND ENTRUSTED FUNDS SHALL BE USED FOR EQUITY PARTICIPATION; (VII) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF THE FINANCIAL LEASING COMPANY, NOT TO TRANSFER OR PLEDGE THE EQUITY HELD, OR SET UP TRUSTS WITH IT WITHIN 5 YEARS; (VIII) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE CHINA BANKING REGULATORY COMMISSION.

IV INVESTMENT ESTIMATION: TOTAL REGISTERED CAPITAL OF AROUND RMB 1 BILLION.

V COOPERATION MODE: JOINT VENTURE, COOPERATION.

VI PROPORTION OF THE SHARE WITH FOREIGN SOURCE: NOT LESS THAN 30% OF THE TOTAL SHARE CAPITAL OF THE PROPOSED FINANCIAL LEASING COMPANY.

VII PREPARATIONS AND DEVELOPMENTS: THE INTENDED MAIN PROMOTER IS NEEDED.

VIII BENEFIT ANALYSIS:

IX CONTACT INFORMATION:

ADMINISTRATION: WENZHOU FINANCIAL WORK OFFICE

CONTACT PERSON: LI WEI, XIE YUJIAN

TEL: 0577-88967889; 0577-88965515

设立消费金融公司

一、项目编号：E03

二、项目类型、地址：金融业 温州市

三、项目概况、建设规模、条件与优势：

(1) 优惠政策：新设立或引进总部在温注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构（以下简称总部金融机构）落户市本级的，实缴资本在1亿元以上的按实缴资本4%给予不超过2000万元的开办补助。在总部金融机构正式运营后的5年内给予奖励，奖励额度前3年参照其形成地方综合贡献度的80%、后2年50%确定。对总部金融机构副职以上高管人员给予5个名额奖励，奖励额度参照高管人员个人薪酬所得形成地方综合贡献度的80%确定。

落户县（市、区）的，鹿城区新落户总部金融机构，除市级政策给予的开办补助外，再给予实收资本1%的一次性奖励，最高不超过500万元。

新设立或引进总部在瓯海注册的银行、保险、证券、期货、金融租赁、金融资产管理等金融机构，在正式运营后的5年内给予奖励，奖励额度为前3年形成的地方综合贡献在市级政策80%的奖励基础上，再追加区级地方综合贡献10%的奖励；后2年在市级政策50%的奖励基础上，再追加区级地方综合贡献20%的奖励。

(2) 项目概况：消费金融公司是经银保监会批准，不吸收公众存款，以小额、分散为原则，为中国境内居民个人提供以消费为目的的贷款的非银行金融机构。温州作为温商的发源地，以传承温商诚信精神为己任，诚信精神为温州人之根本，失去诚信在温州寸步难行。温州个人消费水平较高，且增长迅速，不仅敢花钱还敢“借钱”。截至2019年末，温州常住人口为930万人，全市居民贷款总额为6214.1亿元，比上年增长13.5%，居民人均生活消费支出34107元，比上年增长9.3%，居全省第3位。

(3) 项目条件：金融机构作为消费金融公司主要出资人，应当具备下列条件：（一）具有5年以上消费金融领域的从业经验；（二）最近1年年末总资产不低于600亿元人民币或等值的可自由兑换货币（合并会计报表口径）；（三）财务状况良好，最近2个会计年度连续盈利（合并会计报表口径）；（四）信誉良好，最近2年内无重大违法违规经营记录；（五）入股资金来源真实合法，不得以借贷资金入股，不得以他人委托资金入股；（六）承诺5年内不转让所持有的消费金融公司股权（银行业监督管理机构依法责令转让的除外），并在拟设公司章程中载明；（七）具有良好的公司治理结构、内部控制机制和健全的风险管理制度；（八）满足住所地国家（地区）监管当局的审慎监管指标要求；（九）境外金融机构应当在中国境内设立代表处2年以上，或已设有分支机构，对中国市场有充分的分析和研究，所在国家或地区金融监管当局已经与银监会建立良好的监督管理合作机制；（十）银监会规定的其他审慎性条件。

金融机构作为消费金融公司一般出资人，除应当具备第（三）、（四）、（五）、（六）、（七）、（八）、（九）项规定的条件外，还应当具备注册资本不低于3亿元人民币或等值的可自由兑换货币的条件。

非金融企业作为消费金融公司主要出资人，应当具备下列条件：

（一）最近1年营业收入不低于300亿元人民币或等值的可自由兑换货币（合并会计报表口径）；（二）最近1年年末净资产不低于资产总额的30%（合并会计报表口径）；（三）财务状况良好，最近2个会计年度连续盈利（合并会计报表口径）；（四）信誉良好，最近2年内无重大违法违规经营记录；（五）入股资金来源真实合法，不得以借贷资金入股，不得以他人委托资金入股；（六）承诺5年内不转让所持有的消费金融公司股权（银行业监督管理机构依法责令转让的除外），并在拟设公司章程中载明；（七）银监会规定的其他审慎性条件。

非金融企业作为消费金融公司一般出资人，应当具备第（二）、（三）、（四）、（五）、（六）项规定的条件。

四、投资概算：总注册资本约10亿元。

五、合作方式：合资、合作。

六、需外方投资构成：

七、前期准备或进展情况：开展调研，寻找意向主发起人。

八、效益分析：

九、联系方式：

单位：温州市金融办

联系人：李炜 谢毓建

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FINANCIAL LEASING COMPANIES

I PROJECT NO.: E03

II PROJECT TYPE, ADDRESS: FINANCE, WENZHOU CITY

III PROJECT OVERVIEW, SCALE, CONDITIONS AND ADVANTAGES:

(1) FAVORABLE POLICIES: FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN WENZHOU CITY (HEREINAFTER REFERRED TO AS HEADQUARTER FINANCIAL INSTITUTION), THE START-UP SUBSIDY, WHICH AMOUNTS TO THE 4% OF THE PAID-UP CAPITAL IF THE CAPITAL IS OVER RMB 100 MILLION, WILL BE GRANTED, WITH THE MAXIMUM OF RMB 20 MILLION. THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER THE HEADQUARTER FINANCIAL INSTITUTION OFFICIALLY OPERATES, AND THE REWARD AMOUNT WOULD BE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE MUNICIPAL ECONOMY IN THE FIRST 3 YEARS AND TO THE 50% OF SUCH RATE IN THE LAST 2 YEARS. AWARDS SHALL BE GIVEN TO 5 SENIOR EXECUTIVES OF THE HEADQUARTERS FINANCIAL INSTITUTION WITH DEPUTY POSITIONS OR ABOVE, THE AMOUNT OF WHICH WOULD BE 80% OF THE COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL ECONOMY BY THE EXECUTIVES' REMUNERATIONS.

FOR THOSE REGISTERED IN COUNTIES (CITIES AND DISTRICTS), THEN THOSE REGISTERED IN LUCHENG DISTRICT WILL BE GRANTED, APART FROM THE START-UP SUBSIDY GRANTED BY THE MUNICIPAL GOVERNMENT, WITH A ONE-TIME BONUS OF 1% OF THE PAID-UP CAPITAL, UP TO A MAXIMUM OF RMB 5 MILLION.

FOR THE NEWLY ESTABLISHED FINANCIAL INSTITUTIONS SUCH AS BANKS, THE INSTITUTIONS OF INSURANCE, SECURITIES, FUTURES, FINANCIAL LEASING AND FINANCIAL ASSET MANAGEMENT ETC., OR FOR THOSE INTRODUCING SUCH INSTITUTIONS WHICH ARE HEADQUARTERED IN OUHAI, THE REWARD WILL BE GIVEN WITHIN 5 YEARS AFTER SUCH INSTITUTIONS OFFICIALLY OPERATE, AND THE REWARD AMOUNT INCLUDES TWO PART: IN THE FIRST 3 YEARS, THE 80% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE LOCAL COMMUNITY, PLUS 10% OF ITS COMPREHENSIVE CONTRIBUTION RATE TO THE DISTRICT; THEN IN THE LAST 2 YEARS, 50% OF SUCH RATE TO THE MUNICIPAL ECONOMY AND PLUS 20% OF SUCH RATE TO THE DISTRICT ECONOMY.

(2) PROJECT OVERVIEW: CONSUMER FINANCE COMPANY IS A NON-BANKING FINANCIAL INSTITUTION WHICH IS APPROVED BY THE CHINA BANKING REGULATORY COMMISSION, DOES NOT ABSORB PUBLIC DEPOSITS, OPERATES WITH SMALL AMOUNT AND SCATTERED MANNER, PROVIDES LOANS FOR THE PURPOSE OF CONSUMPTION FOR CHINESE CITIZENS IN CHINA. WENZHOU, AS THE BIRTHPLACE OF WENZHOU MERCHANTS, TAKES IT AS ITS OWN RESPONSIBILITY TO CARRY FORWARD THE SPIRIT OF INTEGRITY OF WENZHOU MERCHANTS, WHICH IS THE ESSENCE OF THEIR VALUE: THOSE COMPROMISING THEIR INTEGRITY WOULD ONLY FIND THEMSELVES ALIENATED BY ALL OTHER PEOPLE OF WENZHOU. THE PERSONAL CONSUMPTION LEVEL OF THIS CITY IS RELATIVELY HIGH, AND GROWS RAPIDLY, PEOPLE HERE DON'T HESITATE IN SPENDING MONEY AND ALSO SHOW NO RELUCTANCE IN "BORROWING SOME". AS OF THE END OF 2019, WENZHOU HAS RESIDENTIAL POPULATION OF 9.3 MILLION, THE TOTAL LOANS TO THE RESIDENTS OF RMB 621.41 BILLION, AN INCREASE OF 13.5% OVER THE PREVIOUS YEAR, THE RESIDENTS' PER CAPITA LIVING EXPENDITURE OF RMB 34,107, AN INCREASE OF 9.3% OVER THE PREVIOUS YEAR, RANKING THE 3RD AMONG ALL OTHER CITIES IN THE PROVINCE.

(3) PROJECT CONDITIONS: THE FINANCIAL INSTITUTION ACTING AS THE MAIN CONTRIBUTOR TO A CONSUMER FINANCE COMPANY SHALL MEET THE FOLLOWING CONDITIONS: (I) WITH MORE THAN 5 YEARS OF OPERATION EXPERIENCES IN THE CONSUMER FINANCE COMPANY; (II) THE TOTAL ASSETS AT THE END OF THE MOST RECENT YEAR SHALL NOT BE LESS THAN RMB 60 BILLION OR THE FREELY OR ITS EQUIVALENT IN A FREELY CONVERTIBLE CURRENCY (WITH CONSOLIDATED ACCOUNTING CALIBER); (III) GOOD FINANCIAL CONDITION, CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS (WITH CONSOLIDATED ACCOUNTING CALIBER); (IV) HAVE NO MAJOR VIOLATIONS OF LAWS WITHIN THE LAST 2 YEARS; (V) THE SOURCE OF THE INVESTED CAPITAL IS GENUINE AND LEGAL, AND SUCH CAPITAL SHALL NOT BE FROM THE BORROWED FUNDS OR OTHER ENTRUSTED SOURCES; (VI) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF THE CONSUMER FINANCE COMPANY, NOT TO TRANSFER THE EQUITY HELD, WITHIN 5 YEARS (EXCEPT THOSE INSTRUCTED BY THE BANKING REGULATORY AUTHORITY IN ACCORDANCE WITH THE LAW); (VII) HAVE A GOOD CORPORATE GOVERNANCE STRUCTURE, INTERNAL CONTROL MECHANISMS AND SOUND RISK MANAGEMENT SYSTEMS; (VIII) MEET THE PRUDENTIAL CONDITIONS REQUIRED BY THE REGULATORY AUTHORITY IN THE COUNTRY (REGION) OF RESIDENCE; (IX) FOREIGN FINANCIAL INSTITUTIONS SHOULD HAVE ESTABLISHED REPRESENTATIVE OFFICES IN CHINA FOR MORE THAN 2 YEARS, OR HAVE ESTABLISHED BRANCHES, AND HAVE CONDUCTED EXTENSIVE ANALYSIS AND RESEARCH ON THE CHINESE MARKET, AND THE FINANCIAL REGULATORY AUTHORITIES OF THE COUNTRIES OR REGIONS OF THE ORIGIN SHOULD HAVE ESTABLISHED GOOD SUPERVISORY AND REGULATORY COOPERATION MECHANISMS WITH THE CHINA BANKING REGULATORY COMMISSION. (X) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE CHINA BANKING REGULATORY COMMISSION.

IN ADDITION TO THE CONDITIONS STATED IN (III), (IV), (V), (VI), (VII), (VIII) AND (IX), THE FINANCIAL INSTITUTIONS, ACTING AS THE GENERAL CONTRIBUTORS OF CONSUMER FINANCE COMPANIES, SHOULD ALSO HAVE A REGISTERED CAPITAL OF NO LESS THAN RMB 300 MILLION OR ITS EQUIVALENT IN A FREELY CONVERTIBLE CURRENCY.

THE NON-FINANCIAL COMPANIES WHICH ACT AS THE MAIN CONTRIBUTOR TO A CONSUMER FINANCE COMPANY SHALL MEET THE FOLLOWING CONDITIONS: (I) HAVE THE OPERATION REVENUE OF NO LESS THAN RMB 30 BILLION OR ITS EQUIVALENT IN FREELY CONVERTIBLE CURRENCY IN THE MOST RECENT YEAR (CONSOLIDATED ACCOUNTING CALIBER); (II) THE NET ASSETS ARE NO LESS THAN 30% OF TOTAL ASSETS AT THE END OF THE MOST RECENT YEAR (CONSOLIDATED ACCOUNTING CALIBER); (III) GOOD FINANCIAL CONDITION, CONTINUOUS PROFIT MAKING PERFORMANCE IN THE LAST 2 FISCAL YEARS (CONSOLIDATED ACCOUNTING STATEMENT CALIBER); (IV) HAVE GOOD REPUTATION AND NO MAJOR VIOLATIONS OF LAWS IN THE RECENT 2 YEARS; (V) THE SOURCE OF THE INVESTED CAPITAL IS GENUINE AND LEGAL, AND SUCH CAPITAL SHALL NOT BE FROM THE BORROWED FUNDS OR OTHER ENTRUSTED SOURCES; (VI) UNDERTAKE, IN THE ARTICLES OF INCORPORATION OF THE CONSUMER FINANCE COMPANY, NOT TO TRANSFER THE EQUITY HELD WITHIN 5 YEARS (EXCEPT THOSE INSTRUCTED BY THE BANKING REGULATORY AUTHORITY IN ACCORDANCE WITH THE LAW); (VII) OTHER PRUDENTIAL CONDITIONS REQUIRED BY THE CHINA BANKING REGULATORY COMMISSION.

THE NON-FINANCIAL COMPANIES WHICH ACT AS THE MAIN CONTRIBUTOR TO A CONSUMER FINANCE COMPANY SHALL MEET THE CONDITIONS STATED IN (II), (III), (IV), (V) AND (VI).

IV INVESTMENT ESTIMATION: TOTAL REGISTERED CAPITAL OF AROUND RMB 1 BILLION.

V COOPERATION MODE: SOLE PROPRIETORSHIP, JOINT VENTURE, COOPERATION.

VI PROPORTION OF THE SHARE WITH FOREIGN SOURCE:

VII PREPARATIONS AND DEVELOPMENTS: SURVEY IS BEING DONE, THE INTENDED MAIN PROMOTER IS NEEDED.

VIII BENEFIT ANALYSIS:

IX CONTACT INFORMATION:

ADMINISTRATION: WENZHOU FINANCIAL WORK OFFICE

CONTACT PERSON: LI WEI, XIE YUJIAN

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