



POTENTIAL SITE ACQUISITION OPTIONS

2016



REAL ESTATE - DEVELOPMENT





OPTION 1

One Taipei One Dream

Retail Shop



REAL ESTATE - DEVELOPMENT



SITE LOCATION AREA 區域位置

Close to Shihlin Night Market area that is the largest and best -known night market in Taipei.

鄰近台北市知名士林夜市商圈

The most popular night market for locals, also a must-visit Taipei attraction for oversea travelers.

台北最受歡迎的夜市，本地客與觀光客必去景點

MRT Jiantan Station nearby and numerous bus routes.

近捷運劍潭站且多線公車匯集

Taipei Performing Art Center (Site Area: 2 hectare), a large scale drama, art, and musical performance center is under planning by Taipei City Government and expected to open in 2015.

占地2公頃的台北藝術中心，台北市政府規劃大型戲劇、藝術、音樂表演中心



*Taipei Performing Art Center is designed by international well -known Netherland arcitech Rem Koolhaas who also set up Office for Metropolitan (OMA) in 1975. Masterpieces like Beijing CCTV headquarter building, Prada global flagship store in New York.

SUBJECT BRIEF 標的簡介



Property 標的	: One Taipei One Dream (Retail Shop) (圓山1號院B區商業空間)
Address 地址	: JiHe Road, Shihlin District, Taipei City 台北市士林區基河路
Zoning 使用分區	: Commercial III 商三
Usage 登記用途	: Retail 一般零售業(甲組)
Gross Leasable Area 權狀面積	: Zone B, Unit B1~B9 (1F -3F) Total 8 units: 831.65 gross pings (2,746.52 SM) B1~B9 計8個單位, 合計約831.65 坪
Asking Price 售價	: <u>NT\$2,000,000,000 (US\$66millions)</u>
Floor Height 樓高	: 1F: 7M / 2F: 2.8 M/ 3F:2.4M
Width of Shop Front 單位面寬	: 5.8M / per unit
Building Completion 預計完工日	: October 2015 (Retail is target to open Q4 2015) 2015 年10月
Features 備註	: <ul style="list-style-type: none"> • Complex development with residential and commercial. 住宅與商業空間複合 • Close to Shihlin night market area, high foot traffic with locals and Mainland China visitors business. 近士林夜市商圈, 陸客商機無限 • With Current Tenants (stable Income)

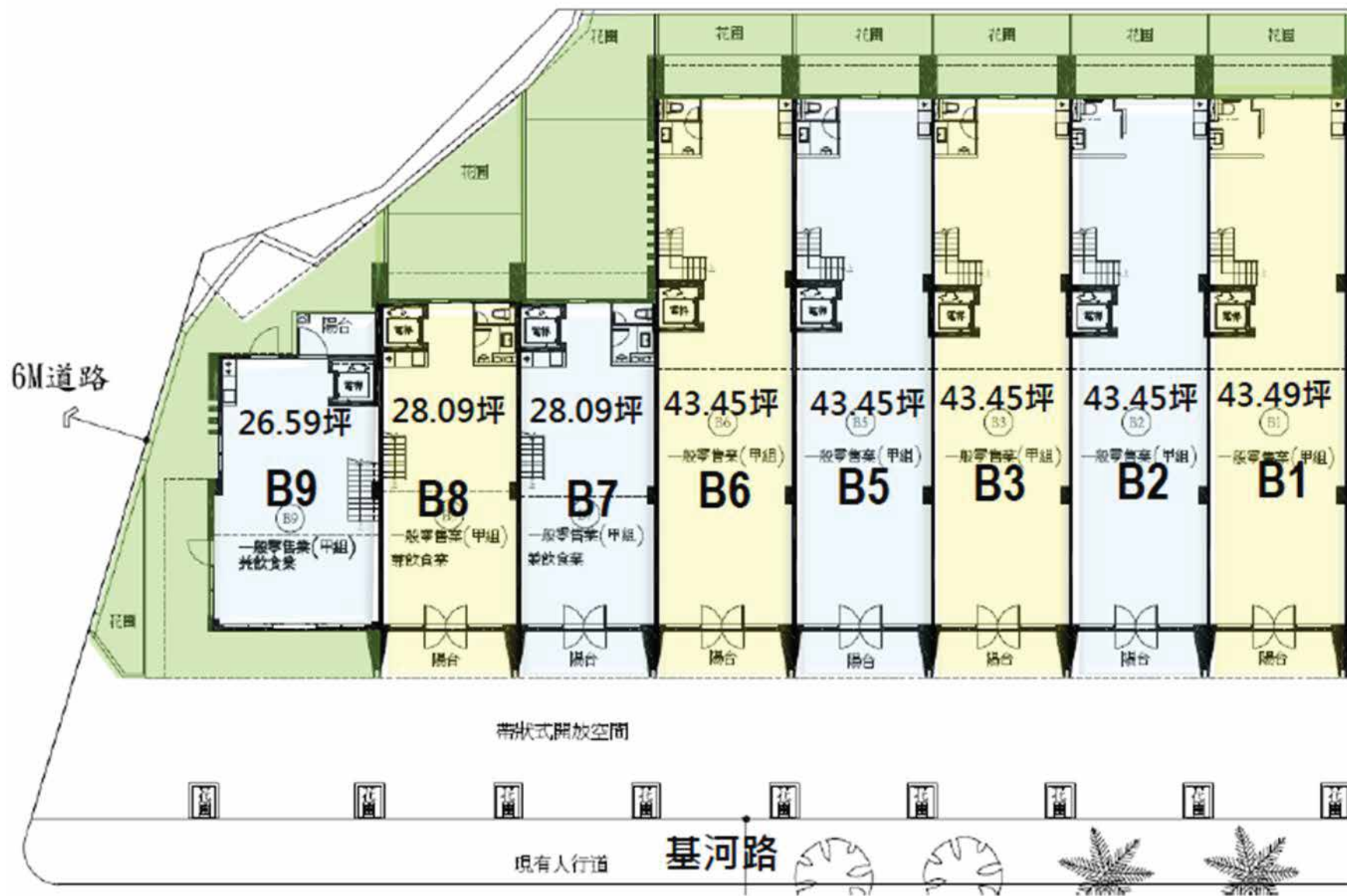
ELEVATION PLAN 外觀立面

Zone A



Zone B
Subject Project

FLOOR PLAN -1F 平面圖



GROSS AREA

Unit No. 單位	B1	B2	B3	B5	B6	B7	B8	B9	Total
Tenant		Adidas		ABC Mart	Vacant	Vacant	Vacant	Vacant	
NLA (ping) 淨面積 (坪)	73.69	73.61	73.61	73.61	73.61	51.78	51.47	51.87	523.25
Net Area (square meter)	243.4	240.1	243.1	243.1	243.1	171	170.0	171	18,240.5
GLA (ping) 權狀面積 (坪)	113.49	113.51	113.41	113.51	113.31	89.38	81.07	93.97	831.65
Gross Area (square meter)	374.8	374.9	374.5	374.9	374.2	295.2	267.7	310.3	2,746.52



OPTION 2

Renai Project

Sell Land Usage Right-50 years



REAL ESTATE - DEVELOPMENT



PROJECT - RENAI



標 的 地 址 : 台北市大安區仁愛路四段
A d d r e s s : Renai Rd. Sec4, Taipei City

土 地 權 狀 面 積 : 63 地號: 538.45 坪
64 地號: 3.32 坪(此筆地號為無償代管)
L a n d s i z e : 共 計: 541.77 坪
Land Lot: 63 & 64
Total Land Area: 1789.2 sm

建 物 權 狀 面 積 : B5/14F:
3,150.09 坪, 142 個停車位(1,760.19 坪)
B u i l d i n g A r e a : 10,403.2 Square Meter+ 142 parking spaces

使 用 分 區 : 第四種住宅區
Z o n i n g : Residential V

開 價 : NT\$4,500,000,000 (US\$150 millions)
A s k i n g P r i c e :

完 工 年 份 : 2014 年底
C o m p l e t i o n :
Y e a r : 2014

N O T E The Land Owned by Taipei city Government
50 years Land usage (45 years left from 2016)



PROJECT AREA

建號	樓層 floor	主建物 Net Area	附屬建物 Balcony Area		面積小計 Sub total	公設小計 Public Area	面積合計 Total Area	樓層面積 Floor Area
		(m ²)	陽台 (m ²)	雨遮 (m ²)	(m ²)	(m ²)	(m ²)	(m ²)
3295	No. 25, 1F	8.27			8.27	1.31	9.58	9.58
3305	No. 27, 2F	248.52	28.84		277.36	143.39	420.75	420.75
3286	No. 23, 3F	179.69	17.11		196.80	101.55	298.35	937.57
3296	No. 25, 3F	134.99	16.97		151.96	78.36	230.32	
3306	No. 27, 3F	248.26	21.49		269.75	139.15	408.90	937.57
3287	No. 23, 4F	179.69	17.11		196.80	101.55	298.35	
3297	No. 25, 4F	134.99	16.97		151.96	78.36	230.32	
3307	No. 27, 4F	248.26	21.49		269.75	139.15	408.90	937.57
3288	No. 23, 5F	179.69	17.11		196.80	101.55	298.35	
3298	No. 25, 5F	134.99	16.97		151.96	78.36	230.32	
3308	No. 27, 5F	248.26	21.49		269.75	139.15	408.90	937.57
3289	No. 23, 6F	179.69	17.11		196.80	101.55	298.35	
3299	No. 25, 6F	134.99	16.97		151.96	78.36	230.32	
3309	No. 27, 6F	248.26	21.49		269.75	139.15	408.90	937.57
3290	No. 23, 7F	179.69	17.11		196.80	101.55	298.35	
3300	No. 25, 7F	134.99	16.97		151.96	78.36	230.32	
3310	No. 27, 7F	248.26	21.49		269.75	139.15	408.90	937.57
3291	No. 23, 8F	179.69	17.11		196.80	101.55	298.35	
3301	No. 25, 8F	134.99	16.97		151.96	78.36	230.32	
3311	No. 27, 8F	248.26	21.49		269.75	139.15	408.90	936.96
3292	No. 23, 9F	179.62	17.11		196.73	101.55	298.28	
3302	No. 25, 9F	134.99	16.97		151.96	78.36	230.32	
3312	No. 27, 9F	248.01	21.37		269.38	138.98	408.36	936.96
3293	No. 23, 10F	179.62	17.11		196.73	101.55	298.28	
3303	No. 25, 10F	134.99	16.97		151.96	78.36	230.32	
3313	No. 27, 10F	248.01	21.37		269.38	138.98	408.36	936.96
3294	No. 23, 11F	179.62	17.11		196.73	101.55	298.28	
3304	No. 25, 11F	134.99	16.97		151.96	78.36	230.32	
3314	No. 27, 11F	248.01	21.37		269.38	138.98	408.36	488.68
3315	No. 27, 12F	294.96	26.93		321.89	166.79	488.68	
3316	No. 27, 13F	294.96	26.93	3.86	325.75	166.04	491.79	491.79
3317	No. 27, 14F	294.96	26.93	3.86	325.75	240.69	566.44	566.44
1F-14F 地上層小計(m²)		6,207.17	609.40	7.72	6,824.29	3,589.24		10,413.53
B1-B4 F地下層小計(坪)		1,877.67	184.34	2.34	2,064.35	1,085.75		3,150.09

註：本案產權面積應依地政機關登記資料為主

STANDARD FLOOR PLAN

