



INDUSTRIAL AND
COMMERCIAL
DEVELOPMENT
产业与商业运营



时代商业 TIMES COMMERCIAL

时代商业集团成立于 2002 年，系时代中国控股成员企业，承载时代中国产业与商业运营的战略业务板块。

作为城市美好创变者，时代商业依托产业与商业双轮驱动，布局产城规划、空间定位、产品开发、招商运营、产业发展的城市空间全价值链运营，产品覆盖产业小镇、智慧综合体、产业园区、购物中心等多元业态。

时代商业立足粤港澳大湾区，逐步辐射长三角、长江中游、成渝城市群等高增长潜力区域，总开发及管理面积已超过 450 万㎡，致力于成为中国卓越的城市空间运营商，构建多方共赢的城市融合发展生态，为城市生长持续赋能，让城市更精彩。

Founded in 2002, Times Commercial Group, a subsidiary of Times China Holdings, undertakes the strategic industrial and commercial development segments of Times China.

As a ChangeMaker for Better Future, driven by both industry and commerce, Times Commercial provides value-chain operations of city and industry planning, spatial positioning, product development, investment-attraction operations, and industry development for urban spaces. It covers diverse business patterns, such as industrial towns, intelligent complexes, industrial parks, and shopping malls.

Times Commercial, from its base in the Guangdong-Hong Kong-Macao Greater Bay Area, has gradually extended its reach into areas offering high growth potential, including the Yangtze River Delta, the middle reaches of the Yangtze River and the Chengdu-Chongqing urban region. With a total development and management area greater than 4.5 million square meters, Times Commercial is committed to becoming an outstanding urban space operator in China that achieves multi-win, integrated urban development ecosystem that empowers urban growth and creates a more fascinating urban life.



社会荣誉 Social Honors

中国标杆产城运营商 TOP30 (第 28 名)
China Top 30 Benchmark City and Industry Operators (28th)

中国商业地产 TOP100 (第 51 名)
China's Top 100 Players in Commercial Real Estate (51st)

中国商办运营商 TOP20
China Top 20 Commercial Operators

中国商业地产创新能力 TOP30
China's Top 30 Enterprises in Creativity for Commercial Real Estate

中国商业地产年度影响力企业
China's Commercial Real Estate Enterprises with Annual Influence

[金坐标奖] 2020-2021 年度商业地产优秀运营商
"Golden Coordinate" for the 2020-2021 Outstanding Operator of Commercial Real Estate

广州市十大品牌产业园区运营商
Guangzhou Top 10 Brand Industrial Park Operators

国家级科技企业孵化器 - 国际单位时尚科技园
National Technology Enterprise Incubator--International Workplace Fashion Technology Park

省级科技企业孵化器 - 时代 TIT 广场、时代 E-PARK (天河)
Provincial Technology Enterprise Incubator--Times TIT Plaza and Times E-PARK (Tianhe)

亚太商业地产峰会优秀资产管理最佳现代产业园金奖 - 时代 E-PARK (天河)
Best Modern Industrial Park--Gold Award of Excellent Asset Management Projects under the Asia-Pacific Commercial Real Estate Summit--Times E-PARK (Tianhe)

亚太商业地产峰会优秀资产管理最佳办公楼银奖 - 时代 E-PARK (番禺)
Best Office Building--Silver Award of Excellent Asset Management Projects under the Asia-Pacific Commercial Real Estate Summit--Times E-PARK (Panyu)

亚太房地产大奖综合体类优秀奖 - 时代 E-PARK (番禺)
Asia Pacific Real Estate Awards Mixed Use Architecture--Excellence Award--Times E-PARK (Panyu)

中购联购物中心行业年度规划设计卓越奖 - 时代·芳华里 CR8
Mall China Golden Mall List of Excellent Design--Times Fun-in CR8

GBE 年度最佳改造商业建筑奖 - 时代·芳华里 (中山)
Best Renovated Commercial Building Award of the GBE Commercial Complex Awards--Times Fun-in (Zhongshan)

GBE 年度最佳办公建筑奖 - 时代 E-PARK (天河)
Best Office Building of the Year Award of the GBE Commercial Complex Awards--Times E-PARK (Tianhe)

发展模式 Development Model

时代商业通过产业与商业双轮驱动，围绕城市空间全价值链运营布局，构建多方共赢的城市融合发展生态，最终实现由空间、产业、商业以至城市的创变，不断焕发城市的活力与生机，引领可持续发展的城市未来。

Times Commercial, propelled by the needs and opportunities of business and industry, focuses on the value-chain operations of urban spaces to create a multi-win, integrated urban development ecosystem. In the process it changes space, industry, commerce and cities, injects new vigor and vitality into urban districts, and welcomes a sustainable future on behalf of the nation.



产品体系 Product Lines



标杆项目 Benchmark Projects

产业小镇 Industrial towns

时代·全球创客小镇 Times I-City

时代·全球创客小镇位于广佛同城极点千灯湖 CBD 中轴北延段，规划总建筑面积 500 万^m²，项目基于产城人文融合发展的理念，以 COD(城市文化)为导向，围绕“智造、人文、共享、生态”的目标，打造集产业办公、乐活住区、运动休闲、全龄教育、文化娱乐、创意商业六大功能为一体的国际科创人文都会。其中一期启动区建筑面积 118 万^m²，包含数字时尚园、智能智造园、创新服务园及国际文化交流中心，以及极客广场、极创公园等一系列人文配套。

Times I-City is located at the northern extended section of the central axis of Qiandenghu Lake CBD, along the boundary between the cities of Guangzhou and Foshan. It occupies a gross floor area of approximately five million square meters. The project is designated to be an international, high-tech cultural community integrating six major functions: industrial offices, LOHAS amenities, sports-and-leisure activities, educational resources for people of all ages, cultural and entertainment facilities, and creative commerce. The last of these is directed toward the theme of "intelligent manufacturing, culture, sharing, and ecology," which is in turn based on the integrated development of industry, the city and culture guided by the Central Office District (COD) concept. Accordingly, the initiation zone of Phase I--covers a floor area of 1.18 million square meters--includes cultural amenities such as the Digital Fashion Park, the Intelligent Manufacturing Park, the Innovative Service Park, the International Cultural Exchange Center, Jike Plaza and Jichuang Park.



时代爱车小镇 Times C-Town

时代爱车小镇位于广佛同城极点佛山千灯湖 CBD 北侧，总占地面积 1352 亩。其中，一期总建筑面积约 75 万^m²。作为全国第一例真正意义上采用混合开发模式的产城融合项目，时代爱车小镇基于区域产业基础，顺应汽车产业发展与市场需求趋势，对原“华南汽车城”进行建筑形态与产业内容的双升级。项目致力于打造为集汽车展销、服务、运动、餐饮娱乐体验于一身的“人·车生活·轻文旅”体验中心，成为粤港澳大湾区汽车新名片。

Times C-Town is located in the north of the Qiandenghu Lake CBD on the boundary between Guangzhou and Foshan. It is a city-industry integration project developed by Times China, based on the industry foundation of "South China Automobile Mall", to adapt to industrial development and market demands. Phase I covers a land area of 1,352 mu (1 mu = 666.67 square meters) and a floor area of 750,000 square meters. Through the innovation in products and business patterns, the originally low-efficient and scattered "Automobile Mall" has been upgraded to a comprehensive experience center, based on the theme "People, Car Life, Light Cultural Tourism", integrating car sales, car services, car peripherals, dining, entertainment, and light cultural tourism experiences.



智慧综合体 Smart complexes

时代·芳华里(广州) Times Fun-in (Guangzhou)

时代·芳华里(广州)位于广州市南拓中轴汉溪万博核心商务区，总建筑面积约 21 万^m²，是一个连接自然与人文，商务与休闲，集智慧办公、时尚生活及青年社交等多元业态及场景为一体的都市立体空间。其中办公园区已引入虎牙科技、三菱电机、康师傅集团、百事可乐等多家国际 500 强企业及产业龙头总部入驻，形成互联网+总部经济的产业集群。购物中心 CR8 以“潮艺新聚场”为定位，入驻品牌超过 60% 为区域首店或品牌焕新店，打造出多元文化跨界、交融与创新的精致社交场域，成为区域新的“流量密码”。

Times Fun-in (Guangzhou) is located at the Hanxi Wanbo Business District along the central axis of the extended area south of Guangzhou, encompassing a floor area of approximately 210,000 square meters. It is an urban three-dimensional space that connects nature with humans and commerce with leisure, and integrates diverse business services and scenes, such as smart offices, fashionable life and youth social contact. Among them, the office park has attracted Huya, Mitsubishi Electric, Tingyi (Cayman Islands) Holding Corp., Pepsi-Co and other Fortune Global 500 companies, some of which have established headquarters operations there. Thus, an industrial cluster for the Internet+ economy has taken shape. The CR8 shopping mall is positioned as a "new gathering place of trendy art" where more than 60% of the incoming brands are first stores of the region or updated brand stores. It has created an exquisite place for social interaction by combining the innovations of diverse cultures, and in the process it has become the region's new "secret weapon for foot traffic."



产业园区 Industrial parks

时代E-PARK(天河) Times E-PARK (Tianhe)

时代E-PARK(天河)位于广州市天河智慧城核心，广州市十四五规划的科技创新轴上，总建筑面积约 27 万^m²。项目定位 IA 精智群落，已打造成为“群智创新+叠合空间+荟萃生态+集成服务”的生态智慧园区，产品荣获 LEED 铂金级认证，已引入广东省人工智能产业协会以及以钛动科技、辰创科技、亮风台、优飞智能为代表的近 200 家智能创新产业龙头及高潜力企业，产业集聚度近 80%，人工智能和新一代信息技术的产业集群蔚然成型，并累计培育高新技术企业近 50 家，获省级科技企业孵化器认定。

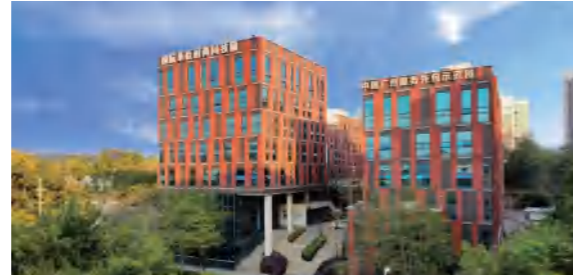


Times E-PARK (Tianhe) is located in the core area of Tianhe Smart City, on the axis of scientific and technological innovation as outlined in the 14th Five-Year Plan of Guangzhou, and has a gross floor area of 270,000 square meters. The project has positioned itself as IA Exquisite Smart Cluster, whereby it functions as an ecological smart park of "Group Intelligence Innovation + Stacked Space + Assembled Ecology + Integrated Services" with its LEED Platinum-certified products. It has attracted the Guangdong Association of Artificial Intelligence Industry and almost 200 leading and high-potential enterprises in the intelligent innovation industry--among which are Tec-Do, Chenchuang Technology, HiAR and Ufi Intelligence--with an industrial concentration approaching 80%. As an industrial cluster of AI and new-generation information technology, the project has cultivated approximately 50 high-tech enterprises and is now recognized as a provincial-level technology business incubator.

国际单位时尚科技园 International Workplace Fashion Technology Park

国际单位时尚科技园位于广州市白云区，总建筑面积约 40 万 m^2 ，是广州市规模最大的城市更新产业园项目，已成为华南时尚科技产业园和直播电商生态基地典范，连续十年获得国家级科技企业孵化器的认定，并打造了全国首个农民工博物馆和城市印记公园。项目引进荟赞集团、珈黛集团、薇美姿等 650 家时尚科技与数字文创企业，并成功孵化直播电商产业龙头辛选集团，已形成直播电商的产业集群。

International Workplace Fashion Technology Park, located in Guangzhou's Baiyun District, boasts approximately 400,000 square meters of floor area, making it the city's largest industrial park project under the urban renewal program. As the model of a trendy technology industrial park and live e-commerce ecological base for southern China, it has been recognized as a national science and technology business incubator for 10 straight years. Fittingly, the project has attracted 650 trendy technology, digital cultural and creative enterprises such as Huizan Group, Jiadai Group and Weimeizi. As an incubator for the live-streaming e-commerce industry leader Xinxuan Group, the project has created an industrial cluster of live-streaming e-commerce. Today, it's also home to City Mark Park and the first Museum of Migrant Workers, the first of its kind in China.



时代·方洲 (海珠) Times Ark (Haizhu)



时代·方洲(海珠)位于广州市琶洲 CBD 南部核心区，总建筑面积约 6 万 m^2 。项目以“艺术半岛”为定位，围绕“数字科技 + 文化创意”主导产业，致力打造半岛级生态创意园区。项目已引入世界 500 强三一重工旗下树根互联、易工品公司等工业互联网产业龙头，已形成以工业互联网产业集群为核心、“数字科技 + 文化创意”协同发展的产业生态。

Times Ark (Haizhu), located in the core area of southern Pazhou CBD, Guangzhou, has a gross floor area of approximately 60,000 square meters. Positioned as an "Art Peninsula," the project focuses on the leading industries of "Digital Technology + Cultural Creativity" as part of its commitment to being a peninsula-level ecological creative park. The project has attracted industrial Internet industry leaders such as Rootcloud and Yigongpin Corporation, which are subsidiaries of the Fortune Global 500 company Sany Heavy Industry, and has generated an industrial ecology with an industrial Internet industry cluster as the core and the synergistic development of "digital technology + cultural creativity."

购物中心 Shopping Malls

时代·芳华里 (中山) Times Fun-in (Zhongshan)

时代·芳华里(中山)位于中山城西中心地带，总建筑面积约 6 万 m^2 ，是基于百货商场升级改造而成的社区邻里中心。项目定位“家门口的花漾时光”，通过“Mall+ 街区”的产品形态，倡导邻里花漾生活理念，致力于为年轻家庭客群打造全时段业态的零距离社交圈，为周围 3 公里内的 80 万人提供“举步即达”消费体验，带来便利、有趣、交互的消费生活，区域首店及品牌焕新店比例超过 60%。

Times Fun-in (Zhongshan), located in the west-central Zhongshan, has approximately 60,000 square meters of floor area. It's a community neighborhood center transformed from a department store. With "Fabulous moments at your doorstep" as a theme, the project advocates the concept of a beautiful neighborhood life through the "Mall + neighborhood" concept. Thus, there's an evident commitment to the creation of a zero-distance social circle for young family customers. Times Fun-in (Zhongshan) provides a consumption experience "just few steps away" for 800,000 people within a radius of three kilometers. In the process it encourages a convenient, interesting, interactive consumption life, partly due to the fact that first stores for the region and updated brand stores occupy more than 60% of its retail picture.



时代 E-PARK (南沙) Times E-PARK (Nansha)



▲ 时代 TIT 广场 Times TIT Plaza

时代·宝湾国际物流园 Times · Blogis International LogisPark



时代中心 (长沙) Times Center (Changsha)



时代钻汇方洲 Times Ark (Shawan)



▲ 时代·远景大韩城 The Korea town

时代中心 (南沙) Times Center (Nansha)



5A 创变力体系

5A Innovation Competitiveness System

基于城市美好创变者的发展定位，时代商业构建 5A 创变力体系，通过空间精研、深度运营、平台互联、智慧赋能、卓越团队五个维度，持续为产业发展赋予力量，为商业演进注入灵感，焕发城市活力，引领可持续发展的城市未来。

Times Commercial, the ChangeMaker for Better Future, has introduced 5A Innovation Competitiveness System as the means to constantly facilitate industrial development, inject inspiration into business evolution, revitalize the city, and lead the sustainable development of cities through space research, in-depth operation, platform interconnection, Intelligent empowerment and results-oriented team operations.



产业运营品牌——时代创立方

Industrial Operation Brand: Times Inno-Cube



时代商业基于产业载体和资源平台的出发点，围绕产业链与创新链的融合，打造产业运营品牌——时代创立方，以国家级科技企业孵化器为基础，协同各创新主体打造科技创新联合体。聚焦人工智能、直播电商、工业互联网等产业集群，时代创立方通过孵化服务、成长培训、专项补贴、股权投资，构建互动、成长、链接的产业发展新生态，助力企业从优秀到卓越。

Times Commercial, in its role as an industrial carrier and resource platform, has built the Times Inno-Cube industrial operation brand through integration of the industrial chain and innovation chain. It has done so in collaboration with various innovation-directed bodies in order to build a science-and-technology innovation combo on the basis of National Technology Business Incubators. By focusing on industrial clusters such as artificial intelligence, live e-commerce and industrial Internet, Times Inno-Cube has built a new ecology of interaction, growth and linkage for industrial development through incubation services, growth training, special subsidies and equity investment. Thus, it is able to help elevate enterprises from excellence to the pinnacle of performance.



时代商业以人力资源、企业融资、政策政务、税务筹划四大领域为核心构筑孵化服务体系，回应企业发展全周期的服务诉求。

Times Commercial has developed an incubation service system that encompasses the aspects of human resources, corporate financing, tax planning, government policies and affairs, whereby it can answer the comprehensive development needs of modern enterprises.



时代商业通过设立产业投资基金，构建“房东+股东”的产业投资模式，并形成参投产业基金、政府引导基金和直接投资三位一体的产业投资体系，合作机构包括红杉资本中国、云锋基金等头部创投机构，投资方向聚焦人工智能、新一代信息技术等战略新兴产业领域，被投资企业估值已超过 4000 亿美元。

Times Commercial, in the process of establishing industrial investment funds, has created the “homeowner + shareholder” industrial investment model and formed a triune industrial investment system for participation in industrial funds, government-led funds and direct investment. The cooperative institutions include Sequoia Capital (China), Yunfeng Capital and other leading venture-capital institutions, which focus on strategic emerging industries such as AI (artificial intelligence) and new-generation information technology. The valuation of invested enterprises exceeds USD 400 billion.

社群创新厂牌——C-Lab

Community Innovation Brand: C-lab



在产业与商业的融合上，时代商业打造社群创新厂牌 C-lab，以新场景 + 新内容为导向，通过社群共创形成互动生态，推动多元文化内容创新，进而赋能城市复合空间迭代，形成可持续发展的社交场域，推动青年文化与创意产业发展。

With respect to the integration of industry and commerce, Times Commercial has created C-lab, a community innovation Brand oriented toward new scenarios + new content, formed an interactive ecology through community co-innovation, and promoted multicultural innovation as a vehicle for the iteration of urban composite spaces, thus forming a sustainable social occasion and promoting development across the cultural and creative sector.



数字运营平台——时代企业邦

Digital Operation Platform: Times Company Union



时代商业搭建数字运营平台——时代企业邦，承载企业与个人用户服务场景。通过整合 100+ 认证服务商资源，以及 APP 与小程序平台，大幅提升企业效率，降低企业运营成本，打造智慧、安全、高效的园区生态，实现线上线下的服务闭环，丰富个人用户工作生活的场景体验，助力企业专注业务发展。

Times Commercial has also built a digital operation platform--Times Company Union--that supports service scenarios for corporate and personal users. By integrating more than 100 certified service providers, as well as apps and applets, it exponentially increases the efficiency of enterprise service. Additionally, it reduces enterprise operation costs; creates a smart, safe, efficient park ecology; realized a closed-loop online and offline services; enriches the experience of personal users in working and living scenarios; and helps enterprises focus on business development.

