

COMMERCIAL
商业运营
DEVELOPMENT





时代商业成立于 2002 年，系时代中国控股旗下成员企业，专业负责集团商业地产模块的战略业务单元。时代商业致力成为中国卓越的商业地产运营商，连续多年入围中国商业地产 100 强，获评中国商业地产创新能力 30 强。

以多元挖掘城市存量与增量价值为原点，凭借高标准的精工产品与精细化的运营服务，时代商业总管理面积已超过 250 万㎡，产品覆盖办公、商业、物流等领域，并已成为华南区域最具影响力的办公运营商之一。

秉承以人为本的理念，时代商业带着对将来城市的美好构想，高效整合城市资源，缔造城市商业标杆，助力区域产业与消费升级，让城市更精彩。

Times Commercial, founded in 2002, is an affiliate of Times China Holdings Limited with specialization in the strategic business segments of the Group's commercial property arm. Its mission is to be China's premier commercial property operator. Times Commercial has been included as one of the top 100 commercial property companies in China and China's 30 most innovative commercial property companies.

Times Commercial identifies and capitalizes upon the modern city as a value generator. In the process, it offers the industry's most exciting products as well as lean operational services. Thus, it has recorded a gross management area of more than 2.5 million square meters, products cover office, commerce, and logistics, making Times Commercial the most influential operator of offices in South China.

Times Commercial, through adherence to its people-oriented concept, integrates urban resources with a wonderful vision of the future city so as to build an urban commercial example, facilitate regional industrial and consumption upgrade, and inspire a more fascinating urban life.



社会荣誉

Social Honors

中国商业地产 TOP100
China's Top 100 Players in Commercial Real Estate

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 Annual Influence Commercial Real Estate Enterprise

中购联购物中心发展委员会常务理事单位
The Senior Associate Members of China Shopping Center Development Association of Mall China

广州市十大最具竞争力商业地产运营服务商
Top 10 Most Competitive Commercial Real Estate Operators and Service Providers in Guangzhou

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

中国华南区优秀园区 20 强·国际单位时尚科技园
Top 20 Outstanding Parks in South China: International Workplace Fashion Technology Park

广州市首批提质增效试点园区·国际单位时尚科技园
Guangzhou Quality and Efficiency Enhancement Pilot Park: International Workplace Fashion Technology Park

省级科技企业孵化器·时代 TIT 广场
Provincial Technology Enterprise Incubator: Times TIT Plaza

年度价值商业大奖·时代 E-PARK (天河)
Business Value of the Year: Times E-PARK(Tianhe)

华南商业年鉴——年度标杆园区项目·时代 E-PARK (天河)
South China Business Yearbook-Annual Landmark Park Project: Times E-PARK(Tianhe)

广州市首批提质增效试点园区·时代 E-PARK (天河)
Guangzhou Quality and Efficiency Enhancement Pilot Park: Times E-PARK(Tianhe)

GBE 最佳可持续办公建筑·时代 E-PARK (番禺)
GBE Award for Best Sustainable Office Buildings: Times E-PARK (Panyu)

GBE 最佳主题特色商业综合体·广州时代 CR8
GBE Award for Best Distinctive Commercial Complex: Guangzhou Times CR8

年度城市发展推动奖·广州时代 CR8
City Advancement Award: Guangzhou Times CR8

中国商业地产金坐标奖——备受期待商业地产项目·中山时代芳华里
Commercial Real Estate Golden Awards for Best Anticipated Project: Zhongshan Times Full-In

产品体系

Product System



时代商业办公产品线涵盖高端甲写、商务花园、创意社区三大产品形态，精准洞察现代商务办公痛点，致力于回应不同类型办公人群的细分需求，打造立足人本的办公新生活。

Times Commercial's office-product pipeline covers three major formats: high-end grade A office building, office park and creative community. Thanks to deep insight concerning the pain points of modern commercial office situations, Times Commercial is able to meet the critical requirements of wide-ranging workplaces while ensuring a uniquely pleasant office life.

◎ 高端甲写

时代中心：高端办公美学家

[High-end grade A office building]

Times Center: Creator of aesthetic, high-end office building

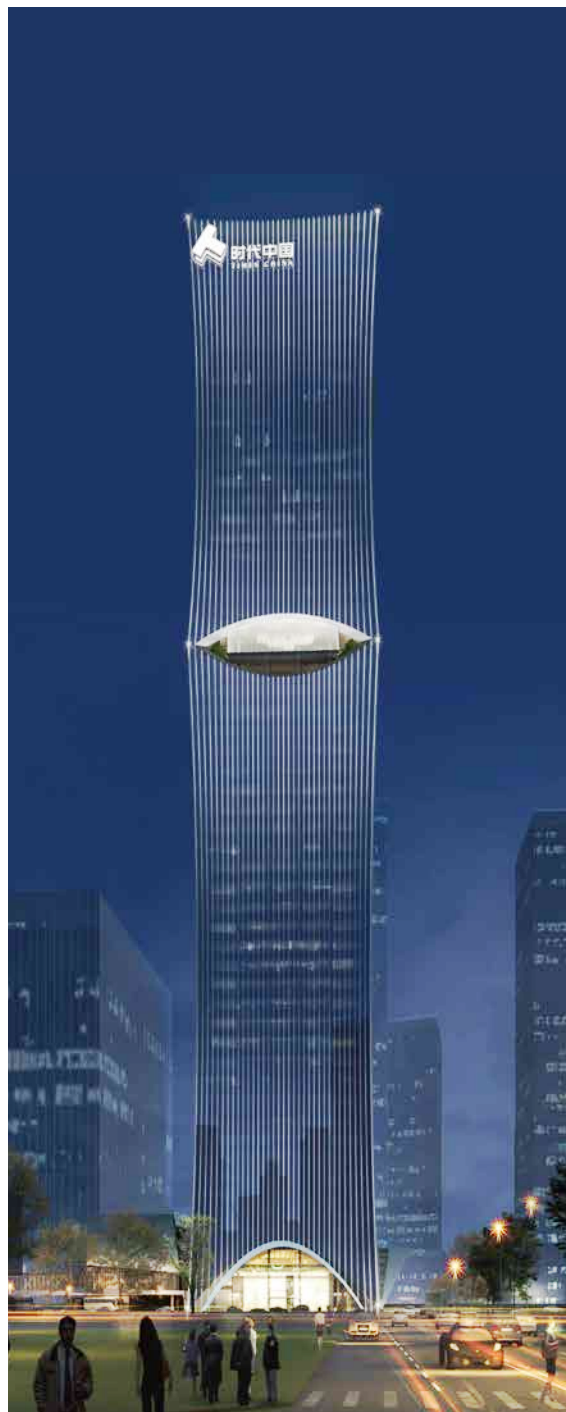
融汇高端前沿的建筑理念与具有辨识度的美学风格，对建筑材料、智能设备、公共设施、品质配套等产品模块进行匠心打磨，致力让每一寸空间都带予使用者极致的办公体验。

代表项目：时代中国湾区总部项目、时代中国长沙总部项目

As Times Center integrates the most advanced architectural concepts and a distinctive aesthetic style, also gives great attention to their consistent parts, including building materials, intelligent devices, public facilities and quality support. As always, the goal is to bring our users the ultimate experience in office life.

Representative projects:

GBA headquarters project of Times China, Changsha headquarters project of Times China



◎ 创意社区

时代方洲：城市文创聚合地

[Creative community]

Times Ark: An urban center for cultural and creative services



融合在地文化特色，以一园一主题为发展思路，焕新城市面貌，立足创新产品和精工品质，形成具有辨识度的主题化产品呈现和特色配套，打造创意办公的品质标杆，构筑城市文创聚合地。

代表项目：

国际单位时尚科技园、时代·远景大韩城、时代TIT广场、时代方洲（海珠）、时代·全球创客小镇

Based on local cultural characteristics and the concept of one theme for one park, it refreshes urban images, emphasizes product innovation and refinement while developing themed products and ancillary services. Accordingly, Times Ark embodies the ideal creative office; one that integrates the functions of an urban center for cultural and creative services.

Representative projects:

International Workplace Fashion Technology Park, The Korea town, Times TIT Plaza, Times Ark(Haizhu), Times-I City



◎ 商务花园

时代E-PARK：商务生活创变者

[Office park]

Times E-PARK: Innovating for business, changing business life



聚焦城市新兴区域交通枢纽，探索面向未来办公的前瞻性产品。创新性融合甲级写字楼及创意园区的优势属性，兼得高品质产品体验及低密度园林环境，基于高性价比、高效办公、绿色生态的理念，通过完善的商务及生活配套，实现企业降本提效、员工乐享办公的需求。

代表项目：

时代E-PARK (天河)、时代E-PARK (番禺)、时代E-PARK (南沙)



Times E-PARK focuses on transportation hubs in emerging urban areas and explores forward-looking products for the office of tomorrow. Therefore, Times E-PARK combines the attributes of grade A office building and creative park along with a high-quality product experience and low-density garden environment. Based on the concepts of high cost efficiency, green ecology and the smart office, it helps enhance enterprise performance with thoughtfully configuration and superb amenities. The result is an office environment that facilitates smooth, stress-free interaction.

Representative projects:

Times E-PARK (Tianhe), Times E-PARK (Panyu), Times E-PARK (Nansha)



时代E-PARK (天河)

Times E-PARK (Tianhe)

时代E-PARK (天河) 立足智能创新产业，通过引进广东省人工智能产业协会、搭建创新创业赛事平台为企业提供智能创新产业展示交流、技术转化、业务合作等全方位支持，已引进苏州科达、二十一世纪空间技术、辰创科技、亮风台等逾50家智能创新领域前沿企业，智能创新产业占比75%。项目秉承生态园林式办公基因，加入智能会议中心、互动社交广场，打造“群智创新+叠合空间+荟萃生态+集成服务”的生态智慧办公园区。

Focused on the AI and innovation industry, Times E-PARK (Tianhe) provides enterprises with all-round support in exhibition and exchange, technical transformation and business cooperation of the industry by introducing Guangdong Association of Artificial Intelligence Industry and establishing platforms for innovation and entrepreneurship contests. Up to the present, more than 50 leading enterprises engaging in AI and innovation sectors have joined the park, accounting for 75%. They include KEDACOM, Twenty First Century Aerospace Technology Co., Ltd., Guangzhou Chenchuang Technology Development Co., Ltd. and HiAR. Adhering to the basis of ecological garden-type office area, the project has built the intelligent meeting center and the space for interaction and social communication, so as to create an ecological and intelligent office park with "assembled intelligence and innovation + coincident space + pleasant ecological environment + integrated services".

时代E-PARK (番禺)

Times E-PARK (Panyu)

时代E-PARK (番禺) 洞察现代商办趋势，致力于打造标杆型企业总部经济集聚区，已进驻三菱电机、中国铁建、贝加莱、虎牙直播等知名百强企业和麦当劳、点都德、星巴克、喜茶等一线品牌商家，引领华南新型生态商务办公潮流。项目以共享理念为企业提供共享配套和私享会客商务空间，满足都市人群高效办公、品质生活的需求。

Closely following the trend of commercial office buildings in modern times, we are committed to establishing a model area of economic cluster of enterprise headquarters. To date, many famous Top 100 enterprises, such as Mitsubishi Electric, China Railway Construction Corporation Limited, B&R, Guangzhou Huya Information Technology Co., Ltd., and leading businesses like MacDonald, Diandude, Starbuck and HEYTEA have moved in. We are playing a leading role in creating a new ecological business and office trend in South China. With the principle of sharing, Times E-PARK (Panyu) provides enterprises with public facilities, private meeting, and business spaces and satisfies metropolitan people's demand for efficient office work and a high-quality life.



时代商业商业产品线涵盖商务社交中心、邻里生活中心、汽车主题公园三大产品形态，打造居所、办公室之外重要的“第三空间”，旨在重塑城市商业体验，触达都市消费人群的深层次需求。

Times Commercial's line of retail products is comprised of three major product formats, namely commercial and social center, neighborhood center and automobile theme park so as to create an important "Third Place" in addition to the home and office. In the process, we reshape the urban commercial experience while meeting the requirements of modern consumption groups.



◎ 商务社交中心 时代CR8： 都市菁英的格调社交场

[Commercial and social center]
Times CR8: A stylish social setting for urban elites

在网络社交过载的当下，倡导品质社交、美好相见的回归，围绕商务社交需求构建业态与服务，布局社交创意、艺文写意、生活新意三大创新体验业态，致力为都市菁英打造让相见更美好的格调社交场。

代表项目：广州时代CR8

Regardless of today's many forms of social interaction, we advocate the return to community events and personal interaction. Given the modern requirements for the development of business operations and services, we have created three distinct experiential aspects: creative social exchange, artistic and cultural endeavors, and the appreciation of nature and enriching life experiences. As a result, Times Commercial can offer a relaxed but stimulating social sphere in which urban elites can achieve their goals.

Representative projects: Guangzhou Times CR8



◎ 邻里生活中心 时代芳华里：家门口的花漾时光

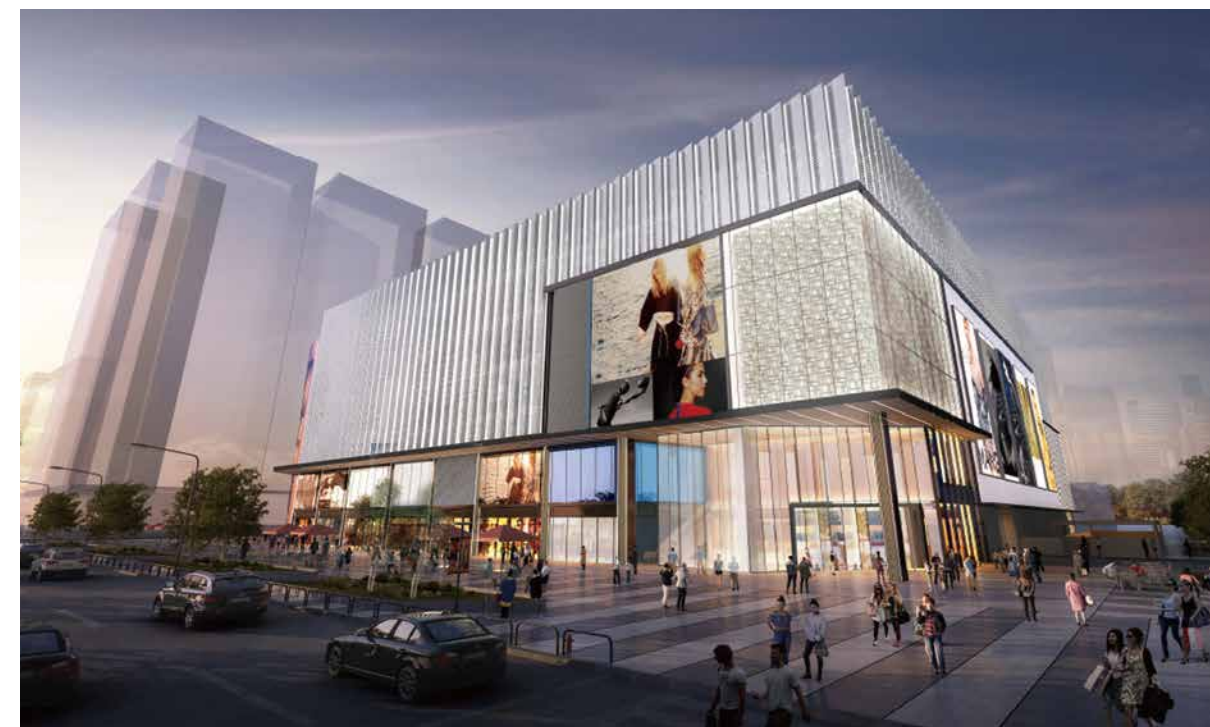
[Neighborhood center]
Times Fun-in: Fabulous moments at your doorstep

洞察社区客群对友邻互动与品质消费的向往，围绕家庭全时段高频消费的场景，布局生鲜超市、儿童体验、特色餐饮、休闲娱乐、集合零售五大核心业态，打造家门口的第二客厅。

代表项目：中山时代芳华里

Based on the insight gained through research on the desire for neighborhood interaction and high-quality consumption, we focus on 24-hour high-frequency family consumption scenarios, which in turn comprise five business formats: fresh-food supermarkets, children's experience, special catering, recreation and entertainment, and integrated retail. Just outside the doorstep is a welcoming new environment.

Representative projects: Zhongshan Times Fun-in



◎ 汽车主题公园

时代爱车小镇: 城市中心的购车服务中心

[Automobile theme park]

Times C-Town: A modern retail automotive complex in the heart of the city

回应汽车流通行业的发展需求,以城市级主题购物公园的规模,整合一手车展销维保、二手车展销、汽车试驾等汽车复合业态及餐饮休闲娱乐等综合消费业态,并通过线上数字创新平台,打造城市中心的购车服务中心,为消费者带来一站式汽车全品牌文化体验。

代表项目: 佛山时代爱车小镇

Times C-Town responds to the needs of the modern automobile circulation industry with a city-level themed shopping park. It thoughtfully integrates the exhibition, sales and maintenance of new and pre-owned vehicles with test drives and other functions, to which it adds valued consumer features such as dining, recreation and entertainment. Based upon an innovative online platform, a car-purchase center in the heart of town has been created in answer to a prime objective: to deliver a one-stop auto culture experience that encompasses the quality brands that people want.

Representative projects: Foshan Times C-Town



物流产品线 Logistics product line

◎ 高标准物流园

创新性改进市场主流的高标仓产品标准,并依托成熟运营经验,提供高标准物流园设计、建造、招商、运营等一体化物流仓储解决方案。

代表项目: 时代·宝湾国际物流园



[High-quality logistics park]

We strive to elevate the mainstream product standards through the highest standard of inventory management. Thus, we provide integrated logistics and warehousing solutions for design, building, investment attraction and operation of sophisticated logistic parks by virtue of our vast experience in business operations.

Representative projects: Times • Blogis International LogisPark



产品运营体系

Product operation system

深刻洞察商务办公迈向深度运营的趋势,前瞻性布局企业服务领域,构建以“产业孵化+多元服务+智慧赋能”为核心的产品运营体系,打造出互动、成长、链接的商务办公新生态。

With an in-depth insight into the trend of deep operations in commercial office and a forward-looking layout in corporate service, we build a product operation system with "industrial incubation + diversified services + smart empowerment" as the core and create a new commercial office ecosystem featuring interaction, growth and connection.



产业孵化 Industrial incubation

◎ 时代创立方

9年国家级孵化器运营服务品牌

[Times InnoCube]

Nine years as a nationally recognized incubator operation service

依托近十年国家级孵化器运营经验,打造时代创立方企业孵化品牌,覆盖不同发展阶段的企业,实现各园区产业高度聚合,已成功孵化逾百家高新技术企业。

Based on almost a decade of experience in the operation of national incubators, the "Times Innovation Cube" enterprise-incubation brand was built. It covers enterprises at the various stages of development, and thus achieving extensive industrial convergence. By far it has successfully incubated over a hundred high-tech enterprises.



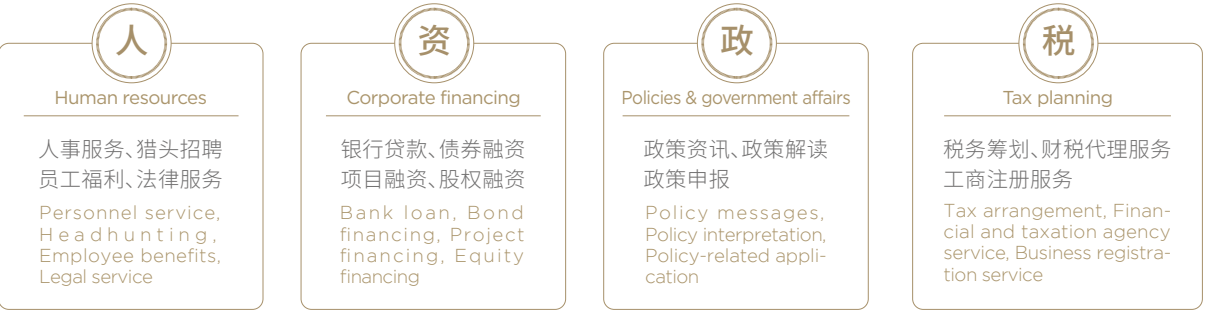


◎ 聚焦企业发展需求, 构建多样化企业成长服务

Focus fulfill the needs of growing enterprises with the design of services they want and need

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, 通过链接行业领先的服务资源, 助力企业突破发展瓶颈, 已协助企业累计获取投融资3.5亿元、政府专项补贴超5000万元。

We have developed an incubation service system that encompasses the aspects of human resources, corporate financing, tax planning, and government affairs and policy. Thus, it answers enterprise needs with respect to full-circle development, helping them overcome development bottlenecks through interconnection with leading service resources. In fact, we have helped enterprises obtain more than RMB 350 million in financing and investment. Of that amount, more than RMB 50 million has come in the form of special government subsidies.



◎ 聚焦企业内“人”的发展需求, 搭建全层次企业圈层服务

Focus on the development needs of “people” within enterprises and develop services for each level of enterprise circles

搭建TIMES私董会、TIMES创课堂、TIMES悦职场等圈层社群互动平台, 满足不同层次办公人群个人提升与社交互动需求。

Social interaction platforms such as TIMES Private Board of Directors, TIMES Entrepreneurship Class and TIMES Joyful Workplace have been created to meet the needs of individual improvement and social interaction among personnel and office groups at all levels.



◎ 时代企业邦

让办公更高效

[Times Company Union]
Make business more efficient



搭建智慧办公服务平台时代企业邦APP, 承载各类企业及个人办公的全时段服务场景, 通过全方位的增值服务体系, 全面提升入驻企业的办公效率, 让企业专注业务发展。

A smart office service platform and application program named “Times Company Union” was developed to carry various 24-hour office service scenarios for enterprises and individuals. With an all-round value-added service system, the business efficiency of enterprises will be comprehensively improved, so that enterprises can focus on business development.

