

Let Fashion

Change Your Life

Mingle With Art

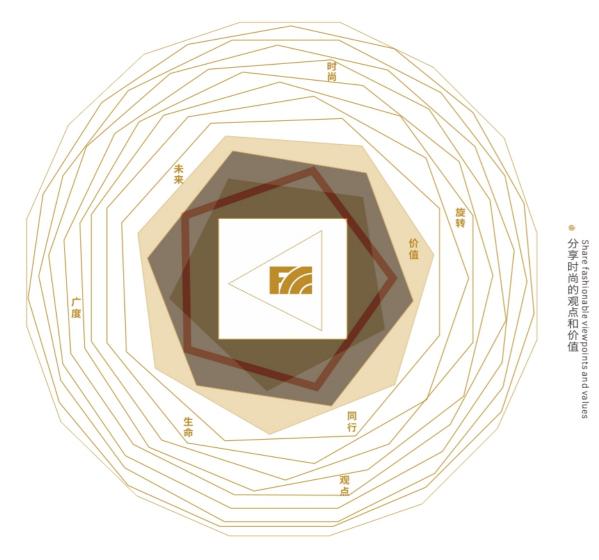
Create Possibilities



TI 的集团 FASHION GROUP

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◎ 探寻时尚的深度和广度 ※字时尚的深度和广度

◎ 跟随时尚的生命线轨迹 Follow the life course of fashion ◎ 目录 Contents

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◎循环往复,浩瀚夺目



宇宙以四维螺旋自行运转four-dimension entity spirally four-dimension entity spirally



宇宙在螺旋中诞生演化,星体以螺旋线作为运行轨迹

谜 | P03 | Fashion Group 谜 | P04 | Fashion Group

stablishment

也许, 谁又能说得清。 梦的初起:

是灵光一现的心念直觉

是命运的机缘巧合。

就已身在更辽阔的远方了。

"时尚"这个响亮易记的名字,是时尚集团的宝贵品牌资产。 Fashion, a simple but influential name, is a precious asset for Fashion Group.

他挑选字词

如同时势挑选事件。



■ 回溯到1988年,时尚集团诞生之初,在那个商业才刚展露一线曙光的时代, 大家还懵懂不知时尚为何物,董事长郭奎章先生就极富先见性的启用了"时尚" 这个拥有广阔内涵和无限可能的名字,使得时尚集团突破了历史局限的藩篱, 公司名称与时代发展始终呼应强化,在不断的成长嬗变中走向未来。

In 1988, in the early days of the establishment of Fashion Group, when business was just about to embrace its dawn, and people did not know what fashion was, with great vision and insight, our president Mr. Guo Kuizhang named the company as Fashion, a name that meant rich contents and infinite possibilities. This move helped Fashion Group achieve a breakthrough beyond historical restrictions. The name of the company has been always echoing to the tides of times. With constant growth and changes, the Group marches towards the future.

谜 初创故事 P05 Fashion Group

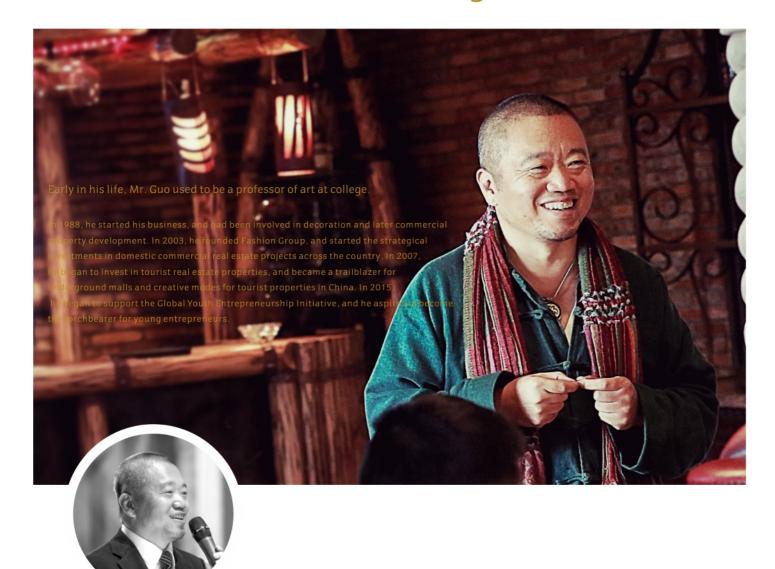
谜 | 初创故事 P06 Fashion Group

同时享受两种人生境界

在出世与入世之间

时尚与朴素之间

郭 Guo 章 Kuizhang





他思考, 和对生命边界的无限拓展之间 在集团现有海域与未来航向之间 在公司经营的有为和无为之间 在对个体 他守护 价值的极大释放

> / 广东高科技产业商会 副会长 / 深圳市创新总裁俱乐部 理事

/ 时尚集团股份有限公司 创始人/董事长 /深圳市民营企业家协会 副会长 / Founder and President, Fashion Group Vice Chairman, Guangdong High Technology Industrial Chamber / Vice Chairman, Shenzhen Association of Private Business Entrepreneurs / Member of Council, Shenzhen Club of Creative Executives

构成他最终的人生两仪。

■ 早年从事艺术,曾在高校任教艺术专业多年。

1988年投身商海, 先后从事装饰工程和商业地产, 于2003年组建时尚集团, 全面布局国内商业地产战略 投资,2007年开始进军旅游地产领域,是中国地下商业中心开发运营的探路者,旅游地产新模式的创想家。 2015年开始扶持全球青年创业项目,志愿做青年创业者的梦想燃灯者。

郭奎章先生在公司经营方面拥有自己独特的哲学思想,他认为老板最大的作用是为公司寻找未来的方向, 公司运营则要依靠团队力量,团队的成长就是公司的发展,因此在他的带领下,时尚集团不仅拥有一支专 业高效的精英团队, 也成为商业地产界人才的黄埔军校。

谜 | 人生两仪 P07 Fashion Group 谜 | 人生两仪 P08 Fashion Group











These are the duplex of the life of Fashion Group

是驱动时尚集团持续进化的源动力the sustainability of evolution for Fashion GroupAnd these are the original power that fuels

源 | P09 Fashion Group





-Mission- Let fashion change your life. Let fashion mingle with art. Let fashion create possibilities.

使命 让时尚改变生活 让时尚融合艺术 让时尚创造可能

■ 专注深耕商业地产领域,持续努力提升城市核心资源的综合使用效能;坚持以艺术的眼光对产品进行雕琢,让时尚的每一个产品都成为精品;致力搭建平台,为拥有财富梦想、创业梦想、职业梦想的人创造实现的可能。

We focus on commercial properties, and will continue to improve the efficiency of usage for the key resources for cities. We adhere to our principle to create products with good artistic taste, and try to make each product presented by Fashion a refined one. We try to build platforms for people with dreams of wealth, entrepreneurship, and career to enjoy opportunities to make their dreams come true.

-Vision-

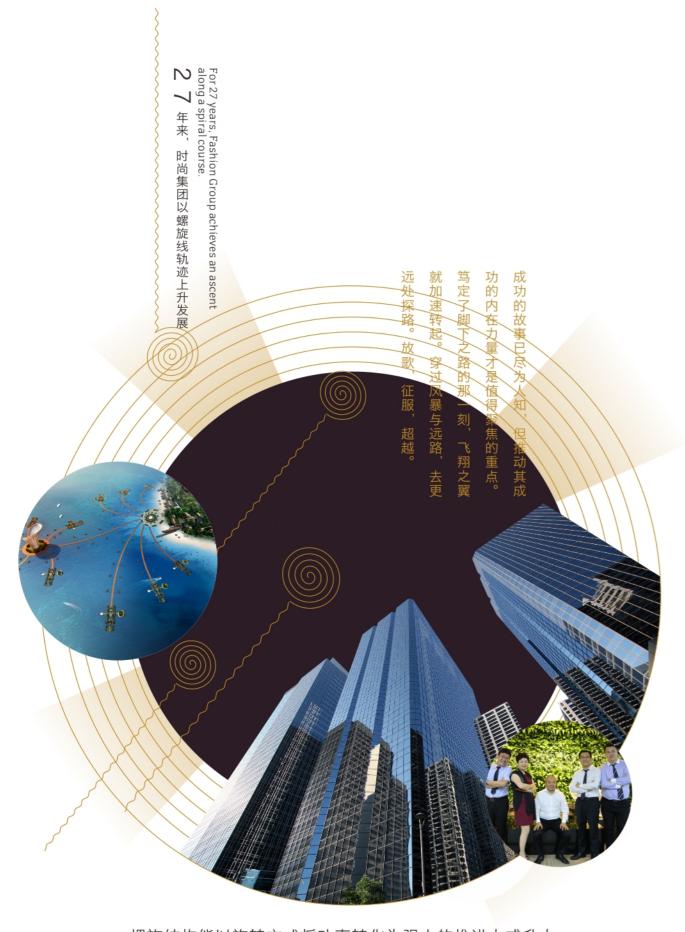
We aim to become a top-notch commercial and tourist real estate developer with the greatest vitality.

尽景 做最有生命力的一流商业地产和旅游地产开发运营商

■ 在全世界,那些最好的企业,不是最大的,而是最长久的。这是时尚集团对于成功企业的态度 和观点,并以此为志,追求企业长久的可持续发展及对社会的贡献和价值。

Across the world, the best companies are not the biggest ones, but the most enduring ones. This is the attitude and standpoint for Fashion Group to define a successful company. We bear this in mind and seek enduring and sustainable development for the company, and contributions and values for the society.

源|使命愿景 PII Fashion Group



螺旋结构能以旋转方式将功率转化为强大的推进力或升力



1988	◎ 沈阳时尚装饰装修工程有限公司成立
1994	● 投资开发鞍山时尚时装城,正式进入商业地产领域
1998	● 沈阳时尚商业有限公司成立,开发了全国第一条地下商业步行街
2003	● 深圳时尚商业地产集团股份有限公司成立
2004	南京时尚莱迪购物广场有限责任公司成立,是全国第一个结合地铁规划的地下商业中心时尚集团(香港)控股有限公司成立,向国际化企业集团迈进
2007	时尚集团总部入驻深圳大中华国际交易广场,迎来复合发展新契机深圳市海上精英娱乐有限公司成立,进军旅游地产领域
2008	◎ 海上天使岛建成,开始探索高端休闲旅游产业
2009	广州市时尚商业广场有限公司成立,是目前为止全国最大的地下商业购物中心
2011	● 丽江时尚投资集团有限责任公司成立
2014	深圳时尚投资控股有限公司成立,开始启动对全球旅游商业项目的投资
2015	深圳市迈超商业运营有限责任公司成立,开启轻资产运营模式,全面与轨道交通合何

远 | PI3 Fashion Group

Fashion Group is a leading Chinese developer and operator for commercial and tourist real estate properties.

Since its establishment in 1988, given three decades of development, Fashion Group has become a large scale multi-billion corporate group which focuses on development and operations of commercial properties, with investments in tourist resorts, and culture and education. The company has 7 wholly-owned subsidiaries in Hong Kong, Shenyang, Nanjing, Shenzhen, Guangzhou, and Lijiang, and it has independently developed and operated commercial assets with a total are asserted to rearly 300,000 square meters.

Currently, following the principles of "corporation of with and introvation" the guidelines of its development, Fashion Group has placed its focus of perennia experience on three major fields, namely a underground commercial spaces, rail hands commercial spaces and tourist properties and in estimation management.





FASHION GROUP

中国领先的商业地产开发运营商和旅游地产新模式开发运营商

- 时尚集团成立于1988年,经过近30年的发展,现已成为以商业地产开发和运营管理为主业,涉及旅游度假、文化教育等多个领域投资,拥有香港、沈阳、南京、深圳、广州、丽江等7家全资子公司,拥有超过10000名合作商戸,资产规模逾百亿的大型集团股份制企业。
- 目前,时尚集团以"专注、精进、创新"的发展理念,将多年积淀的雄厚实力和成功经验,聚焦于核心城市的地下商业空间及轨道交通商业空间,旅游地产和投资管理三大领域。未来,时尚集团将以国际化、富有艺术创造力的视野、标准和经验,强势引领商业地产和旅游地产新标准新潮向,在兼顾商业利益与社会责任的前提下,持续带动城市经济发展、改善城市面貌与居民生活方式、提升项目土地价值,成为中国商业地产和旅游地产行业中最具竞争力和领导力的公司。

远|时尚概况 P15 Fashion Group 远|时尚概况 P16 Fashion Group



田鸿 Tian Hong 时尚集团 | 总裁

CEO, Fashion Group



解冰 Xie Bing 时尚集团 | 总工程师 Chief Engineer Fashion Group

■他们的人生轨迹因时尚而交集。时逢时代际遇,他们齐力协同。以卓越 市场洞见和商业天赋,带领团队驰骋在行业前沿。以激情和胆识大胆探索创 新,点燃团队灵感的全方位迸发。以意志和力量推动前进的引擎,助力企业 抵达更远的远方。



孔琦 Kong Qi 广州时尚 | 总经理

General Manager Guangzhou fashion



方学礼 Fang Xueli 沈阳时尚 | 总经理

General Manager Shenyang fashion



闻斌 Wen Bin

深圳时尚 | 总经理 General Manager Shenzhen fashion



南京时尚 | 总经理 General Manager Nanjing fashion

With excellent insights of market and business talent, We lead our teams and march at the frontiers of the industry. With our passion, courage and wisdom, We explore and seek innovations to ignite the eruption of inspirations for our teams. With our willpower and strength, We drive our engine that propels the company forward to reach farther places.

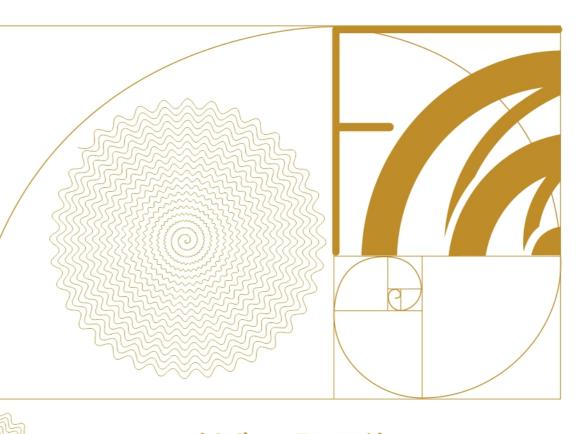
远 | 领导团队 P17 Fashion Group 远 | 领导团队 P18 Fashion Group





斐波那契螺旋线是自然界最完美的经典黄金比例

● 真正卓越的企业,不是追逐发展的高度,而是拓展文化的厚度。真正无价的产品,不是点缀城市的华丽,而是改变人们的生活。参悟万物生长的奥义,是为打造企业完美的生长模式。在当下,为企业未来发展的黄金时代画出半径。



品牌口号 创造无限可能

■ 为行业建立标杆模式,持续培养行业人才,为行业发展带来更多可能。为城市提高综合资源使用效能,丰富城市文化生活,为城市发展带来更多可能。为商户提供多样增值项目和贴心服务,让他们的创业梦想拥有实现的更多可能。为员工的职业梦想和成长发展,提供广阔的上升空间与实现的更多可能。为消费者提供生活方式的多样选择和多元服务,让他们与时尚产生更多交集。

-Slogan of Brand- Creating Infinite Possibilities

We set benchmark modes for the industry, and train professional talents, to bring more possibilities for the industry. We help improve the efficiency of the usage of resources, and enrich the cultural life of cities, to bring more possibilities for cities. We provide diverse value-added projects and thoughtful services to business owners, to help with their entrepreneurship dreams to be more accessible and have more possibilities. We provide great spaces for career advancement for the career dreams and development of our employees, to allow them to reach more possibilities. We provide diverse choices of lifestyles and pluralistic services to consumers, to make them mingle with more fashion.

美|P19 Fashion Group



品牌标志时尚螺旋 阿臘縣鳳

■ 时尚集团的品牌logo是螺旋图形的截取,螺旋图形既阐释了时尚是螺旋上升的本质,也意味着我们在商业产业中的持续成长。不闭合线条喻意我们创造无限可能性的品牌口号,截取的三支线条,分别代表无限发展的企业,无限艺术的产品,无限创新的服务。

Logo Of Brand Spiral of Fashion

The logo of Fashion Group is a section of a spiral pattern. The spiral pattern means that Fashion in nature is about ascent, and it also means that we keep growing in business. The unclosed lines is a reflection to our slogan of creating infinite possibilities. The three lines in the logo represents the developing company, the products with infinite artistic taste, and the services with infinite creativity.

经营方针 企业专精化 产品艺术化 服务创新化

/专注于商业地产和旅游地产领域 / 以艺术品的高标准要求塑造产品 /与时俱进创新服务的方式和内容

-Business Principles- Artistic Tastes for Products
Creativity for Services

Specializing in commercial and tourist properties

/ Highly artistic tastes and standards for products

/ Ever updating and creative methods and contents for services

美 | 品牌文化 P21 Fashion Group





■ 企业的长久发展来自于超越当下的商业嗅觉和战略视野。时尚集团凭 借多年成功经验,将公司资源聚焦在未来具有广阔上升前景的三大领域。

Enduring development of the company depends on acute and smart business sensitivity and strategic vision. Blessed with perennial experience for its success, Fashion Group has a focus on three fields with promising prospects in the future for its investments of resources.



螺线结构使得建筑工程的效率、实用性与美学得到完美结合









- ◎ 旅游文化地产领域 Tourist and cultural properties
 - Ⅰ时尚集团以独特选址经验、注重当地人文传 承的规划思维及开创性功能结构设计, 打造让人 耳目一新的旅游地产项目。

With its unique experience of location selection, and a concern on local cultural heritages for planning thoughts and innovative designs of functions and structures, Fashion Group always creates tourist properties that are impressive and new to people.

- ◎ 城市轨道交通商业空间领域 Urban rail transit commercial spaces
- Ⅰ 时尚集团引进世界轨道交通商业空间开发 及运营的先进理念,与世界知名设计团队合作, 打造与国际接轨的轨道交通商业空间。

By introducing world advanced ideas of commercial space development and operations for rail transit projects and cooperating with global prestigious design teams, Fashion Group builds rail transit commercial spaces with international standards.

- ◎ 城市地下商业空间领域 Urban underground commercial spaces
- ▋■时尚集团以独到选址经验和成熟开发运营模式,构筑潮流艺术的 完美商业结合体,给消费者带来极致体验的同时,为优化城市空间、 完善城市功能、提升城市品位做出独特的贡献。

With its unique experience of location selection and a mature mode of development and operations, Fashion Group is able to build perfect business complexes which combine trends and art, presenting a unique contribution to the goals of optimizing city spaces, improving city functions, and augmenting city taste.



时尚所在 财富所在 Where there is Fashion, there is fortune.

专业运营经验 成熟产业链打通人气爆点

Blessed with 27 years of professional experiencefor operation, along with its mature industrial chains, the developer is able to seize great popularity for its properties.







xclusive

智 | 项目优势 | P27 | Fashion Group

月生

• 一切继承而来的事物都是不完善的,

都只是一个开端而已,最终呈现的胜利之美。

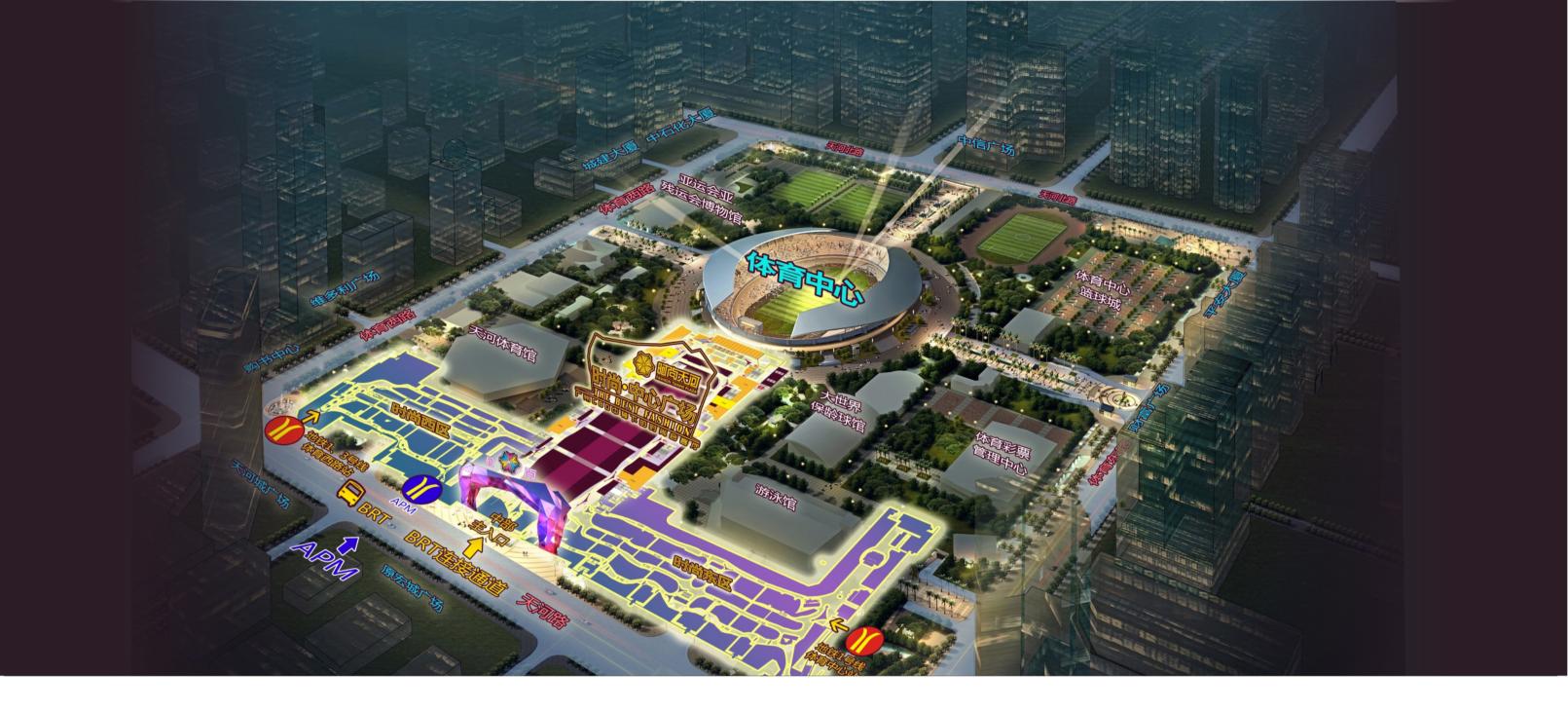




其在行动和姿态中表现的卓越和优雅是经过

无数辛劳的积累而努力达到的结果。

美学在螺旋曲线中育化,马术盛装舞步中骑手与马以优雅的踱步 完成半转身的曲线动作,让观者获得美的愉悦





州时尚天河商业广场 ion Tianhe Commercial Square, Guangzh ————

|2011年广东最具投资价值商业项目大奖 |2009年广东十大金牌商业物业最具创新奖 |2009年广州最佳规划设计商业地产奖 ■广州最大的地下时尚购物中心,目前为止全国最大的地下shopping mall。位于广州市天河商圈的核心地带、黄金中轴中心。总占地面积约12万㎡,总建筑面积约22万㎡,拥有3500个地下停车位。最受广州年轻潮人追捧的地下购物中心、最具艺术特色的潮流中心。

This is the largest underground fashion shopping mall in Guangzhou, as well as the largest one in the country. It is located in the central area of Tianhe business circle in Guangzhou, at the center of the city middle axis. The total area of the project is $120,000 \, \text{m}^2$, and the total construction area is approximately $220,000 \, \text{m}^2$, with $3500 \, \text{underground parking spaces}$. It is the most popular underground shopping mall for the young and trendy folks in Guangzhou, a trendy center with the most distinctive art features.

The project won the award as "the Most Valuable Commercial Project for Commercial Investments of Guangdong" in 2011; while in 2009, it won the awards as "the Most Innovative Gold Medal Commercial Properties of Guangdong", and "Commercial Property with the Best Planning Design of Guangzhou".

空间项目

Nanjing Fashion Lady Plaza





南京最大的商业地下街,是南京必去的旅游景点之一。

■ 位于南京第一商圈的新街口核心商区。商场上下两层建筑面积达2万多平方米。以独特的建筑设计、个性的购物环境每天吸引数以万计的年轻人聚集于此。

曾获 | 2010年全国经营效益最优的地下商城。 | 2009年华东地区人气最旺的地下购物商场。

The shopping mall is the largest underground commercial street in Nanjing, a must-visit tourist attraction of the city.

The project is located at the core business zone of Xinjiekou, the top 1 business circle of Nanjing. There are two floors of the shopping mall, with a construction area totaling more than $20,000 \, \text{m}^2$. With its unique architectural design and personalized shopping environment, each day, the shopping mall attracts thousands of young people to gather here for shopping.

In 2010, the project won the award as the Nation's Underground Mall with the Best Revenue; in 2009, it won the honor as the Most Popular Underground Shopping Mall in Eastern China.



沈阳时尚地下街



全国第一条地下商业街,建立地下商业空间开发标准。

■ 位于沈阳市最繁华的商业街太原街地下。3万多平方米的休闲购物一体化地下综合购物中心,日均客流量可达20万人次。 以"潮流、新颖"的口碑在沈阳众多商业街中独树一帜。

曾获 | 2010年辽宁省最受年轻人喜爱的地下街。 | 2008年沈阳100个最值得去的景点评选中荣居第三位。

This is the nation's first underground commercial street, which is a standard-setter for the development of commercial spaces of the country.

The street is located below Taiyuan Street, the most prosperous commercial street of Shenyang. As an underground shopping center that combines shopping and leisure amenities with an area of more than $30,000 \, \text{m}^2$, the daily customer traffic of it may reach up to $200,000 \, \text{person}$ times. With a reputation as a "Trendy and Innovative" project, the street stands out from a crowd of the multiple commercial streets of Shenyang.

It used to win the award as the Most Popular Underground Street for Young People in Liaoning Province in 2010; and in 2008, it ranked top 3 as the 100 Must-visit Scenic Spots in Shenyang.

Rail Transit (Spaces Proje paces Projects 轨道交通商业 Commercial







■ 时尚集团联手深圳地铁集团打造的深圳第一个与国际接轨的轨道交通商业空间 项目,位于深圳市华新地铁站两侧,地处亚洲最大电子市场——华强北电子市场商圈 核心地带,建筑面积约2万平方米,时尚集团拟将这里打造成深圳首个以"潮范、街 头、体验"为主题文化的复合式大型地下shopping mall。

In association with Shenzhen Metro Group, Fashion Group has built the first rail transit commercial space project with international standards in Shenzhen.

The construction area of the project is approximately 20,000 square meters. Fashion Group aims to build Shenzhen's first underground shopping mall complex with a culture theme that emphasizes "Trends, Street, and Experience".

Rail Transit Underground 商业空间项目





Tianlu- Harmony Club



■ 一目山海"全球人居环境最佳社区",时尚天麓祥和谷位于南 中国的领袖人居宝地——东部华侨城。 时尚集团凭借优秀的设计能 力,将建筑美学与居住环境融为一体,打造了气壮山河、一目山海 的天麓祥和谷会所。

With a great landscape of sea and mountains, this project is one of the "World's Best Residential Neighborhood".Fashion Group's Tianlu-Harmony Club is located at East Overseas Chinese Town, a leading residential property in Southern China. With excellent design capabilities, Fashion Group has achieved a harmonious combination of architectural beauty with environment for living, creating the magnificent and spectacular project of Tianlu Harmony Club with great landscape of sea and mountains.





■ 本项目总占地面积1600亩,规划有占地1000亩的艺术院校 校区、配套教工宅及附属产权式酒店600亩用地。将因地制宜引 进国内外顶级开发团队及成熟办学模式, 致力于打造南中国一流 的艺术大学。

This project takes up an area of 1600 mu (263.58 acres), including planned campus with an area of 1000 mu (164.74 acres), faculty residence and an affiliate hotel with proprietary right and an area of 600 mu (98.84 acres). The Group is to introduce the top design team from both China and the world as well as mature education modes, aiming to develop and build a top-notch art college in southern China.

毫无疑问,

我们正处于一个前所未有的崭新时代。

越界, 向着更广的世界拓展, 越己, 向着更高的梦想前进。

日新月异的变迁中,

思想和观念都呼唤一种全新的成功模式。

引领行业,

新梦叠映旧梦,

精彩永不落幕。

朝着新时尚的美丽转变。

ranscendence

一切美的运动轨迹无不关乎曲线、呈现螺旋, T台模特的旋转动作, 即是一种微妙的美之表达。

> 越 P39 Fashion Group 越 P40 Fashion Group

投资现状 Status Quo of Investments

■ 继在沈阳、南京、深圳、广州等地成功铸就精品项目后,时尚 集团强力挺进丽江,在新领域竖起品牌标杆,同时正积极加快宁波、 南京、苏州、阳朔等多个城市优质项目的拓展,及海外项目的投资 开发。

Now the Group has investments in tourist real estate properties, and is facilitating a number of quality urban projects in Ningbo, Nanjing, Suzhou, and Yangshuo, as well as some other projects overseas.

未来规划 Plan of Future

广州

成长现状 Status Quo of Growth

■ 雄踞中国一线城市,拥有商业地产和旅游地产完整的产业链和企业核心竞争优势,以稳步经营为基础持续发展。截止2015年,企业资产超过百亿。已在全国、沈阳、南京、广州、深圳、丽江等城市运营多个精品项目。

The company is blessed with a complete range of key corporate competitive advantages in areas of commercial and tourist properties. So far in 2015, the value of all assets of the Group has surpassed RMB 10 billion.

■未来,时尚集团将以商业地产开发运营为核心,积极推进旅游度假、文化教育等领域投资,形成多元化协调发展的产业布局,持续提升城市生活的基本内涵,为业主与合作伙伴创造高金含量的价值。In the future, Fashion Group will focus on development of commercial real estate properties, actively facilitate the investments in tourist resorts, culture and education, so as to achieve diversity for its investments for future development.

越 企业发展 P42 Fashion Group



越过时间长河, 我们见证着时尚变迁, 也开创了时尚先河。

让时尚的足迹越山渡海。

我们目睹无数拥有梦想人走进时尚,

全力以赴。

把个体价值融入时尚梦想

在一个又一个城市落地生根, 美丽绽放。

为城市进程化和人民生活方式的改变, 提供新的想象和可能。



梦 P43 Fashion Group

梦 P44 Fashion Group

成就展示」 P



商业与艺术完美融合 Perfect combination of business and art





商业项目演变为城市旅游资源 The business project is artistically evolved into the tourism resource in the city



内部选拔人才,提供晋升和发展机会 The internal selection of talents provides promotion and development opportunities









成长培训机制,设置学习成长基金 Establish development and training mechanism, set learning and development foundation



丰富员工活动,营造家的温暖氛围 Enriches the employees' activity and creates
the warm home atmosphere





多彩商业活动,丰富城市文化生活 Various business activities enrich the urban culture life



员工关爱基金,帮扶贫困员工及家属 The employee love foundation is established for helping the poor employees and their families



时尚为城市创造无限可能 Fashion creates infinitepossibilities for the city

时尚为员工创造无限可能 Fashion creates infinite possibilities for employees

梦 成就展示 P45 Fashion Group 越 成就展示 P46 Fashion Group



各地上货考察 Goods investigation in all places



销售技巧培训 Marketing skill training









店面陈列指导 Store layout guidance



全球青年创业项目, 近千名创业者从中受益

Nearly 1,000 entrepreneurs benefit from the Global Young Business Startup Project

国际化时尚购物中心,带给市民极致消费体验 The International Fashion Shopping Center brings citizens excellent consumption experience





创业投资分享 Business startup investment sharing



爱心公益,以实际行动为城市和社区做出积极贡献 Through positively participating in public welfare, Fashion contributes a lot to the city and the community with practical actions







业主联欢活动 Proprietors' party



时尚为商戸创造无限可能 Fashion creates infinite possibilities for customers

时尚为更多人创造无限可能 Fashion creates infinite possibilities for more people

梦 | 成就展示 P47 | Fashion Group

深圳 Shenzhen







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南京 Nanjing





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Fashion 时尚 创造无限可能 Creating Infinite Possibilities

