

Unlocking real *value* of your properties

- Are you unlocking the full potential of your properties in China?
- Are you making the right and quality decisions for your long-term property management strategies in a developing market?
- Would you like to focus on core business objectives rather than spend time managing the issues, regulations, and operational details of your current properties?
- Would you like to maintain a sustainable cash flow and reduce risk on your current properties?

Jones Lang LaSalle Offers the Most Extensive Property Management Services

With an ever-increasing focus on maximizing income as well as minimizing expenditure and risk, the quality of advice you receive will influence the decisions you make. At Jones Lang LaSalle China, we partner with our clients to help them make better decisions and deliver real value in a changing world.

Our Services to Maximize Your Property Value

Real estate requires expertise to unleash its full potential. The Jones Lang LaSalle's Property Management Services team provides integrated, consistent, and value-added property management services through the following:

- Develop enhanced revenue streams with budget and forecasting analysis
- Minimize operating costs through rigorous review of expenses and strategies
- Reduce risk to provide a safe working environment for tenants and contractors
- Incorporate China policies to implement improved tenancy-related matters, such as arrangement of leasing and sales terms and precise money transfer
- Provide quality advice and gain positive reputation in the market place
- Develop strategies, such as tenant-retention programs, tenancy mix, and lease negotiations

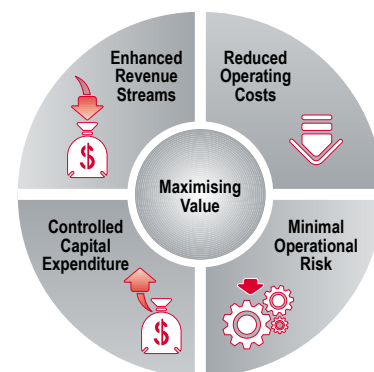
Your Benefits

Peace of Mind

- Comprehensive, consistent, and transparent reporting
- State-of-the-art technology platform to get immediate access to clear and concise information
- Maintain full control over your property
- Ensure you can focus on your core business issues

Long-Term Sustainability

- Property management and quality advice to ensure steady and long-term growth
- Deliver a one-stop-shop real estate service with the consistent application of international best practices across markets in China
- Anticipate and address your changing needs with our dedicated regional team
- Get broader knowledge and faster advice to keep you informed of prevailing market conditions



Jones Lang LaSalle currently manages over 23.26 million sqm of properties in Greater China. From this wealth of experience, we deliver best practices by maximizing value through integrated property management services.

Property Management Services – China

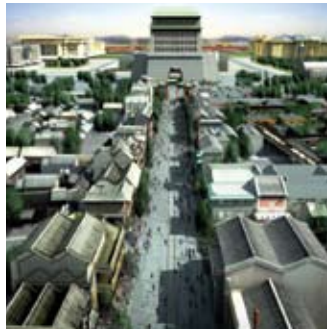
At Jones Lang LaSalle, Property Management Services is not merely maintaining the physical condition of your property. It means fostering long-term relationships with owners, developers, and occupiers with a view to create a sustainable environment. We take pride in the best practice and initiatives that we have implemented across our portfolios, making each one a high quality and preferred choice.

We do more than manage assets. We lead properties and portfolios for your future in China.

Our Clients

Qianmen SOHO, Beijing

Qianmen Avenue in Qianmen is being converted into a pedestrian thoroughfare with restaurants and shops for the Olympic Games. The project covers a total area of about 360,000 sqm. Jones Lang LaSalle has been appointed to provide pre-management consultancy services and subsequent comprehensive management services starting January 2008.



The Centrepoint, Guangzhou

The Centrepoint, located at Yuexiu District, Guangzhou, was developed by Guangzhou Shui Yung Co Ltd, a subsidiary of the Shui On Group. It is a 46-storey commercial and apartment mixed development with a total gross floor area in excess of 71,000 sqm. Since 1 December 2007, Jones Lang LaSalle has provided full management services for its club house, offices, retail shops, car park and apartments.



ZhongZhu Uptown, Zhuhai

We have successfully lined up RREEF with three local partners to develop a USD 225-million high-end residential project in Zhuhai. We are the chosen property management consultant for the first joint venture of an international firm and local companies in the Zhuhai real estate development.



Citigroup Tower, Shanghai

Citigroup Tower is the headquarter building of Citigroup in China. It is a 112,020-sqm Grade A office building. Jones Lang LaSalle was appointed as the property manager in March 2005; and the building won the “Shanghai Property Management Model Building” and “Shanghai Indoor Air Quality Standard Tower” award in 2006.



Team Expertise

With over 13 years of experience in China, Jones Lang LaSalle has the know-how and strong network in the area of property management.

Shanghai – Shanghai, Chengdu, Hangzhou, Suzhou, Wuhan, Nanjing, Xian, Nanning, Changsha, Wuxi, Chongqing

Beijing – Beijing, Jinan, Tianjin, Dalian, Shenyang, Qingdao, Yantai, Changchun

Guangzhou – Guangzhou, Shenzhen

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