

New Ease launches US\$1bn China logistics partnership with QuadReal Property Group

新宜中国与 QuadReal Property Group 成立 10 亿美元中国物流基金

Shanghai, March 30th, 2021 – New Ease, China’s leading logistics real estate platform, announced today that it has established New Ease Gold Development L.P. (the “Partnership”) with global real estate manager QuadReal Property Group (“QuadReal”). With a total equity commitment of up to US\$1 billion, the Partnership will invest in and develop a best-in-class logistics portfolio in China, with the focus on tier 1, tier 1.5 cities and select tier 2 cities where manufacturing and consumption activities are most dynamic.

2021 年 3 月 30 日，中国上海 — 新宜中国，中国领先的智能物流基础设施平台，今日宣布与 QuadReal Property Group (“QuadReal”) 成立新宜黄金开发基金 (“基金”)。该基金的总股权承诺规模为 10 亿美元，将投资位于中国具有旺盛生产消费需求的 1 线、1.5 线和部分 2 线城市的智能高标准物流基础设施开发项目。

The Partnership will be seeded initially with a prime land site located in Suzhou, on which a modern three-story ramp-up facility with a gross floor area of approximately 140,000 sqm will be developed. The Partnership expects the facility to serve as a regional distribution center for new economy enterprises, supporting the robust logistics demand in the Greater Shanghai Area. Beyond the initial project, New Ease, as the investment and asset manager, has identified a portfolio of pipeline assets worth of over \$1bn that will be acquired by the Partnership. Once fully deployed, it will bring the total assets under management of New Ease to over US\$7 billion. The partnership with New Ease will enhance the growth of QuadReal’s 9 million square meter global portfolio of single and multi-tenanted industrial properties.

基金将投资的首个种子项目位于苏州市，计划开发为约 14 万平方米的三层盘道高标准物流设施。该项目定位为长三角区域性物流分拨中心，将服务和支持大上海区域的新经济发展。此外，新宜中国作为基金管理人和资产管理人，已经为基金遴选了资产规模约 10 亿美元的高标准物流基础设施开发机会。基金完成全部投资后，新宜中国的资产管理规模将超过 70 亿美元。同时，通过与新宜中国的合作，QuadReal 的全球工业资产规模将达到近 900 万平方米。

Peter Kim, QuadReal’s Managing Director, Asia, commented, “Our partnership with New Ease represents the second investment by QuadReal into the China logistics sector. Logistics remains a key conviction of QuadReal not just in Asia but also across Europe, the United States, and Canada, where we have partnered with best-in-class operators or develop and manage the assets ourselves. Partner selection and alignment are important components of how we conduct our investment activities in China, and we are excited to welcome New Ease, one of the leading and institutionally-oriented logistics operators in the country, into our global network of dynamic and experienced partners as we continue to seek compelling opportunities for our tenants, our clients, and our stakeholders.”

QuadReal 亚洲董事总经理 Peter Kim 表示, “与新宜中国的合作是我们在中国物流基础设施领域的第二次投资。物流领域是 QuadReal 坚定看好的方向, 在亚洲、欧洲、美国和加拿大等区域, 我们都有和行业领先的管理人合作, 或自行开发和管理的先例。合作伙伴的选择是我们进行投资的重要一环, 我们热烈欢迎新宜中国, 作为中国领先的机构合作导向的物流资产管理人, 加入到 QuadReal 充满活力且经验丰富的全球合作伙伴中来。我们将一同寻求最优质的投资机会, 为我们的租户、客户、和所有利益相关方实现利益最大化。”

Mr. Sun Dongping, the Founder and Chairman of New Ease, said, “We are excited to partner with QuadReal, a leading global investor with deep industry insight. New Ease is committed to providing the essential infrastructure for the new economy customers and we look forward to creating sustainable long-term values for all our stakeholders. The establishment of the partnership with QuadReal is a recognition of New Ease’s capabilities and strong track record. We will continue to execute on the identified pipelines, and expand the portfolio with more quality assets, providing a platform for investors to access institutional-quality opportunities in top tier markets in China.”

新宜中国创始人孙冬平先生表示, “我们很荣幸能够与全球领先的投资机构 QuadReal 进行合作。新宜中国致力于把握中国新经济浪潮下的智能物流基础设施投资机会, 并承诺为所有利益相关方创造长远可持续的价值。此次基金合作体现了 QuadReal 作为专业的全球投资机构对新宜中国投资能力和投资往绩的高度认可。我们将全力执行现有开发机会, 并不断寻求优质资产以扩大投资组合, 为投资人打造中国智能物流基础设施领域的机构化专业投资平台。”

About New Ease (www.nechina.com.cn)

Headquartered in Shanghai, New Ease, is a leading logistics real estate investor, developer and manager, focused on investing and building a portfolio of institutional-grade modern warehouse properties located in the leading gateway cities in China. Since co-founded by Warburg Pincus and Mr. Sun Dongping in 2018, New Ease has acquired and been managing a portfolio of over 5 million square meters of projects that are in operation or under development. It has a total AUM of approximately \$5bn and established ventures with multiple global institutional investors. With a seasoned management team, New Ease provides a vertically integrated solution to investors spanning from acquisition, to development and construction, to property and asset management and to investment management.

关于新宜中国 (www.nechina.com.cn)

新宜中国总部位于上海，是行业领先的物流基础设施投资、开发和管理机构，专注于投资及开发中国物流枢纽城市的高标准智能物流基础设施资产组合。新宜中国由华平投资和孙冬平先生在 2018 年共同创立，目前管理的在建或运营项目规模超过 500 万平方米。新宜中国的资产管理规模约 50 亿美元，并已经与多个国际知名机构投资者深入合作。在资深管理团队的带领下，新宜中国致力于向投资人提供包括收购、开发、建设、资产管理和基金管理在内的一站式垂直解决方案。

About QuadReal (www.quadreal.com)

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a \$171.3 billion portfolio. QuadReal manages a portfolio greater than \$50 billion spanning 23 Global Cities across 17 countries. The company seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

关于 QuadReal (www.quadreal.com)

QuadReal Property Group 总部位于加拿大温哥华，是全球领先的不动产和基础设施投资、运营和开发机构。QuadReal 管理不列颠哥伦比亚投资管理公司 (BCI) 的不动产和抵押贷款项目，后者是加拿大最大的资产管理人，资产管理规模为 1,713 亿加元。QuadReal 管理着超过 500 亿加元的投资组合，覆盖全球 17 个国家的 23 个城市。QuadReal 寻求在提供优异投资回报的同时创造可持续的环境，为其服务的居民和社会带来价值，为后世后代保护地球环境。