



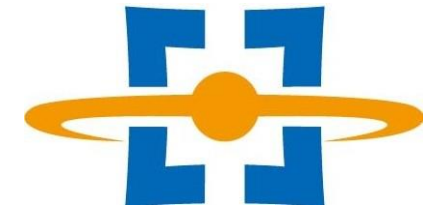
Beijing Rental Technology Park  
Construction (Cai Tuan) Co  
Beijing Science Park Development(Group)Co.,Ltd.



Address 18F, Hai Tai Building, No. 229 Bei Si Huan Zhong Road, Haidian District, Beijing, China

Tel 8610-82883615 Fax:8610-82883699

. Web site [www.bscc-bj.com](http://www.bscc-bj.com) Postal code: 100083



Beijing Rental Technology Park Construction (Group)  
Company Limited  
Beijing Science Park Deve/opment(Group)Co.,Ltd.





CONTENTS

# Catalog

F	io	nucleus heart excellent force	that  Corpse dagger
01	02 @ @	03	04







## 北科建基本情况

- 集团简介
- 控股股东
- 发展历程
- 集团战略



Basic information on  
Beikejian



## Group Profile



Basic information  
about Beikejian



controlling  
shareholders

5 Beijing Coin State-owned Asset Management Co  
BEIJING STATE-OWNED ASSETS MANAGEMENT CO.,LTD.

Beijing Municipal State-owned Assets Management Co., Ltd. is a large state-owned investment company authorized by the Beijing Municipal People's Government to engage in capital operation, mainly in the major industrial projects, investment and financing, organizing resources to serve the capital's development, and the management and operation of important assets to forge ahead, and has formed five major industrial sectors: finance, energy conservation and environmental protection, park development and operation and management, culture and sports, and information services. The company has formed five major industrial sectors: finance, energy conservation and environmental protection, park development and operation management, culture and sports, and information services.

As a municipal state-owned enterprise with the largest assets and the most complete system in the financial industry, Beijing State-owned Assets Supervision and Administration Corporation (SASAC) has taken the initiative to utilize its advantages in the financial industry and is committed to serving the real economy, which involves banks, securities, trusts, funds, property rights trading, guarantees and re-guarantees, financial leasing, disposal of non-performing assets and other major financial fields. As the largest shareholder of Beijing Trust, the largest Chinese shareholder of UBS Securities, the largest Chinese shareholder of Bank of Beijing, and the second largest shareholder of Agricultural and Commercial Bank of Beijing, Beijing State-owned Assets Supervision and Administration Corporation (SASAC) has given full play to its role as the cornerstone, leader and amplifier of state-owned capital in the capital's financial industry.

By the end of 2021, Beijing State owned Assets Management Co., Ltd. had total assets of 178.3 billion yuan, total profits of 5.566 billion yuan, domestic credit rating of AAA and international credit rating of A, and has developed into a 100 billion level state-owned investment holding group with core competitiveness.



Beijing Science & Technology Parks Construction (Group) Co., Ltd (BSTPC) was established in 1999 by the Beijing Municipal Government to implement the spirit of the "Reply of the State Council on Issues Related to the Construction of Zhongguancun Science and Technology Parks", and is the main force of Beijing's state-owned companies to undertake the construction of Beijing's Science and Technology Innovation Center. Since its establishment, Beikejian Group has always adhered to the corporate mission of "empowering scientific and technological innovation and promoting urban development to create a better life", successfully developed and constructed Zhongguancun's "one district and three parks", and created Zhongguancun, a world-renowned scientific and technological innovation highland, and formed a company with the development and operation management of scientific and technological parks as its main business. It has formed a synergistic business system with the development and operation management of science and technology parks as the main business, and residential real estate, M&A investment and energy operation as the auxiliary support.

In recent years, Beikejian Group has focused on the overall situation of Beijing's construction services, actively demonstrated the responsibility of state-owned enterprises, and actively undertaken such important tasks as helping Liangjiazhuang Village in Mentougou District get off the low ground and Beijing Tibet Exchange Center, winning widespread attention and praise from the society. According to the principle of "based on Beijing Tianjin Hebei, consolidating the Yangtze River Delta and expanding the Greater Bay Area" "3+X" Development strategy: Beijing Science and Technology Construction Group has successfully developed a number of science and technology park brand projects and a series of high-quality supporting residential communities, including Beijing Huairou Science and Technology Innovation Center, Yizhuang Science and Technology Innovation Park, Tianjin Binhai Fengchuang Science and Technology Park, Shanghai Zhongguancun Hongqiao Innovation Center, Xudao Blue Biomedical Industrial Park and Changchun Beihu Science and Technology Park. It has been awarded the National Award for Outstanding Contribution to Independent Innovation, and Chinese Industry Honorary titles such as brand influential enterprise in the park, 40 years outstanding contribution award for innovative development of Zhongguancun.

As a pioneering enterprise of science and technology park operation service, Beikejian Group is further optimizing its strategic layout, deepening reform and innovation, promoting its transformation and upgrading, and realizing steady development in accordance with the national strategies of innovation drive and Beijing-Tianjin-Hebei synergistic development, focusing on "doing better in science and technology real estate, doing better in residential real estate, doing better in mergers and acquisitions investment, and doing better in energy operation," and striving to move forward to a leading domestic science and technology park development and operation service group. The Group is striving to become a leading technology park development and operation service group in China.

As of June 2022, the total assets of Beikejian Group amounted to 54.19 billion yuan, and the shareholders' equity attributable to the parent company amounted to 9.18 billion yuan.





Beijing Municipal State-owned Asset Management Company Limited  
BEIJING STATE-OWNED ASSETS MANAGEMENT CO., LTD.









## The composition of NKC's business, the

- Operational systems
- Investment layout
- The Science and Technology Park
  - residential real estate
  - energy operations
- mergers and acquisitions investments







### operational systems

"One main and three auxiliary" business systems We will focus on the main business of development and operation management of science and technology parks, further optimize science and technology real estate, and make residential real estate, M&A investment and energy operation as the auxiliary and support of our main business.

- Science and technology park operation services, . . . .
- Asset-light operations, urban renewal, entrepreneurship and innovation services, venture capital and investment services, etc



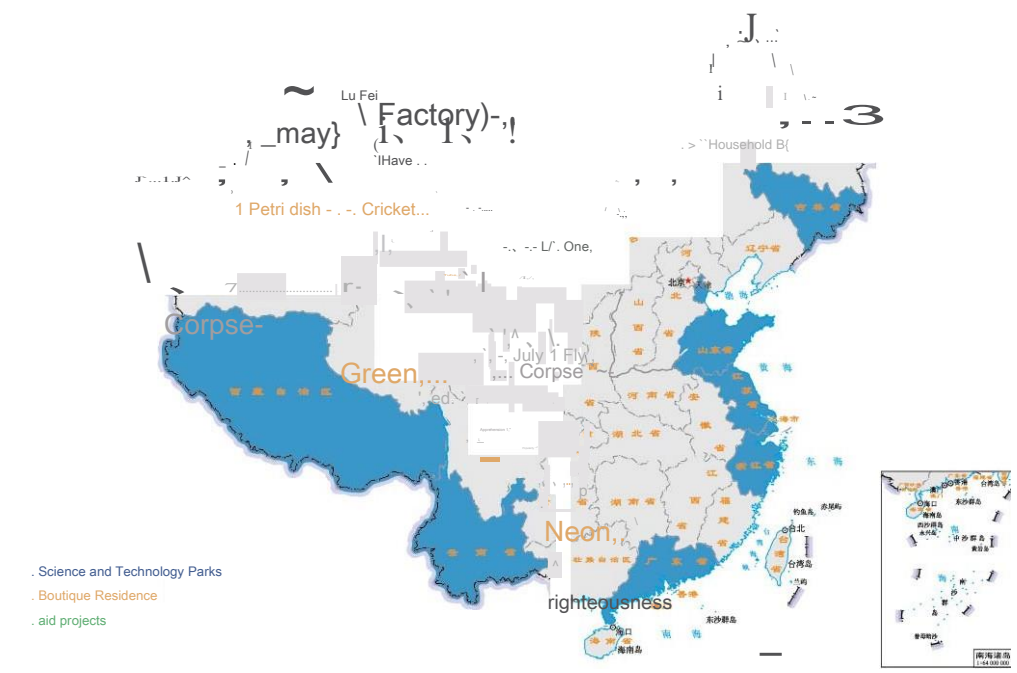
The Grieving Corpse  
Raising, investing, managing and retiring

Full cycle management



### investment layout

"3+X" investment pattern "3" of "based on Beijing Tianjin Hebei, deeply ploughing the Yangtze River Delta, and expanding the Great Bay Area": Beijing Tianjin Hebei as the core, radiating around the Bohai Sea; Yangtze River Delta urban agglomeration; The Greater Bay Area is an economically developed area. "X": other key cities with population density quotient, active economy, development potential and good cooperation foundation.



- 北京** (Beijing): Zhongguancun Software Park, Zhongguancun Core Business District, Daxing Biomedical Base, Zhongguancun Life Science Park, Haidian G Center
- 天津** (Tianjin): Marina Fengchuan Science and Technology Park, Northstar Hongchuan Science and Technology Park, Northstar Waterfront Villa
- 上海** (Shanghai): Zhongguancun Star Moon Royal Center, Hongqiao Innovation Center
- 江苏** (Jiangsu): Wuxi Zhongguancun Science and Technology Innovation Park, Wuxi Leader Bluff Perlan Bay
- 浙江** (Zhejiang): Hangzhou Xixi Project Ind-08, Hangzhou Xixi Project Ind-10, Jiaxing Innovation Park
- 山东** (Shandong): Jinan Tianhuan Center, Qingdao Blue Biomedical Industrial Park, Hundred Island Coral, Bay Jinan Riverside, Mangleon, Jinan Emerald Grand View
- 云南** (Yunnan): Lanwan, Yunshui Huating
- 广东** (Guangdong): Jin Mao Yue City Garden, Huxin, Zhuhai
- 吉林** (Jilin): Changchun Beihu Science and Technology Park, Changchun Leader Rampart Lake Changtun



Kunming Collage Star Garden  
Kunming Collage Yukunyuanyuan

K  
u  
n

ming Chuncheng Daguang

Lasa King Shelter Exchange Center Lasa Link Jade Bay

西藏



The composition of NI s, the  
**Science and Technology Parks**

-Successfully developed and constructed more than 10 high-quality park projects in Beijing, Tianjin, Changchun, Shanghai and other places, and completed the investment  
 With more than 67 billion yuan and more than 10 million square meters of parks developed, it is a pioneer and a model for the development of science and technology parks in China.

Light Asset Operation and Urban Renewal focuses on the company's development strategy, based on the field of light asset operation and urban renewal, introducing industry leaders and upstream and downstream supporting benchmark enterprises, forming industrial clusters, developing incubators, gas pedals, and venture capital business, and creating a complete and modernized operation and service ecosystem of science and technology parks, so as to realize the virtuous cycle of the business model and the high-quality development of the enterprise.



Beijing Huairou Science and Innovation Center  
 Gateway to Huairou Science City, a platform for convergent industrial and business gatherings

Land area:70,400 square meters  
 Building area:211,000 square meters  
 Average value of production: 4 billion



Beikejian. Intelligent Science and Technology Innovation Center  
 ecological operation + service empowerment + innovative investment

Land area:6200 square meters  
 Building area:7300 square meters



Beijing Yizhuang Science and Technology Innovation Park

Land area:66,000 square meters  
 Building area:108,000 square meters  
 Average value of production: 2 billion dollars



The composition of NI s, the  
Science and Technology Parks



Shanghai Zhongguancun. Hongqiao Innovation Center, the headquarters base of internationalized large-scale enterprises

Land area: 5.1 ha  
Building area: 163,000 square meters  
Average production value: 40 billion yuan  
Date of construction: December, 2011



Tianjin Binhai Fengchuang Science and Technology Park  
A new generation of intelligent eco-technology parks

Land area: 100 hectares  
Construction area: 1 million square meters  
Average production value: 1.5 billion yuan  
Date of construction: May, 2016



Changchun Beihu Science and Technology Park  
A new generation of innovative, intelligent and ecological high-tech parks

Land area: 66 hectares  
Building area: 1.01 million square meters  
Average production value: 15 billion yuan  
Date of construction: July, 2012



Wuxi Zhongguancun Science and Technology Innovation Park, a "high-end, low-carbon, environmentally friendly and ecological" high-tech industrial park

Land area: 69.33 hectares  
Building area: 880,000 square meters  
Average production value: 10 billion yuan  
Date of construction: April, 2010



Jiaxing Innovation Park  
National Internet Industry Application Demonstration Zone

Land area: 45.92 hectares  
Building area: 920,000 square meters  
Average production value: 9 billion yuan  
Date of construction: March 2009



Qingdao Blue Biomedical Industrial Park Blue Economy Navigator

Land area: 56.78 ha  
Building area: 1,036,000 square meters  
Average production value of 10 billion yuan  
Date of construction: March, 2011



Composition of NKC  
residential real estate

Beikejian Group develops its own residential buildings with a total floor area of



Land area: 42 hectares  
Building area: 340,000 square meters

Volume ratio: 1.2  
Greening rate: 36%

昌平领秀慧谷

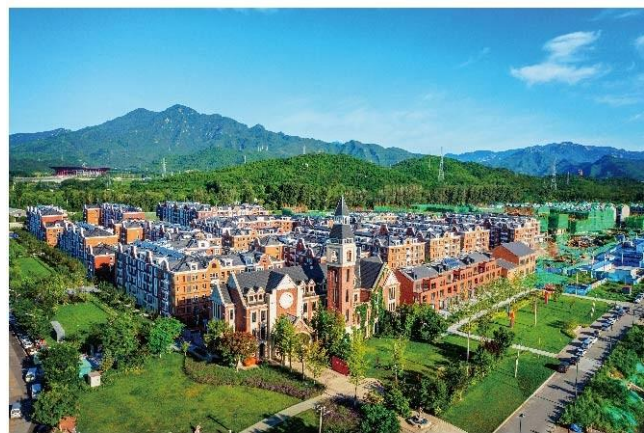
One by one, one by one, one by one

Land area: 33 hectares

Volume ratio: 1.79

Building area: 500,000 square meters

Greening rate: 35%



Land area: 12.1 ha  
Building area: 237,000 square meters

Volume ratio: 1.2  
Greening rate: 35%



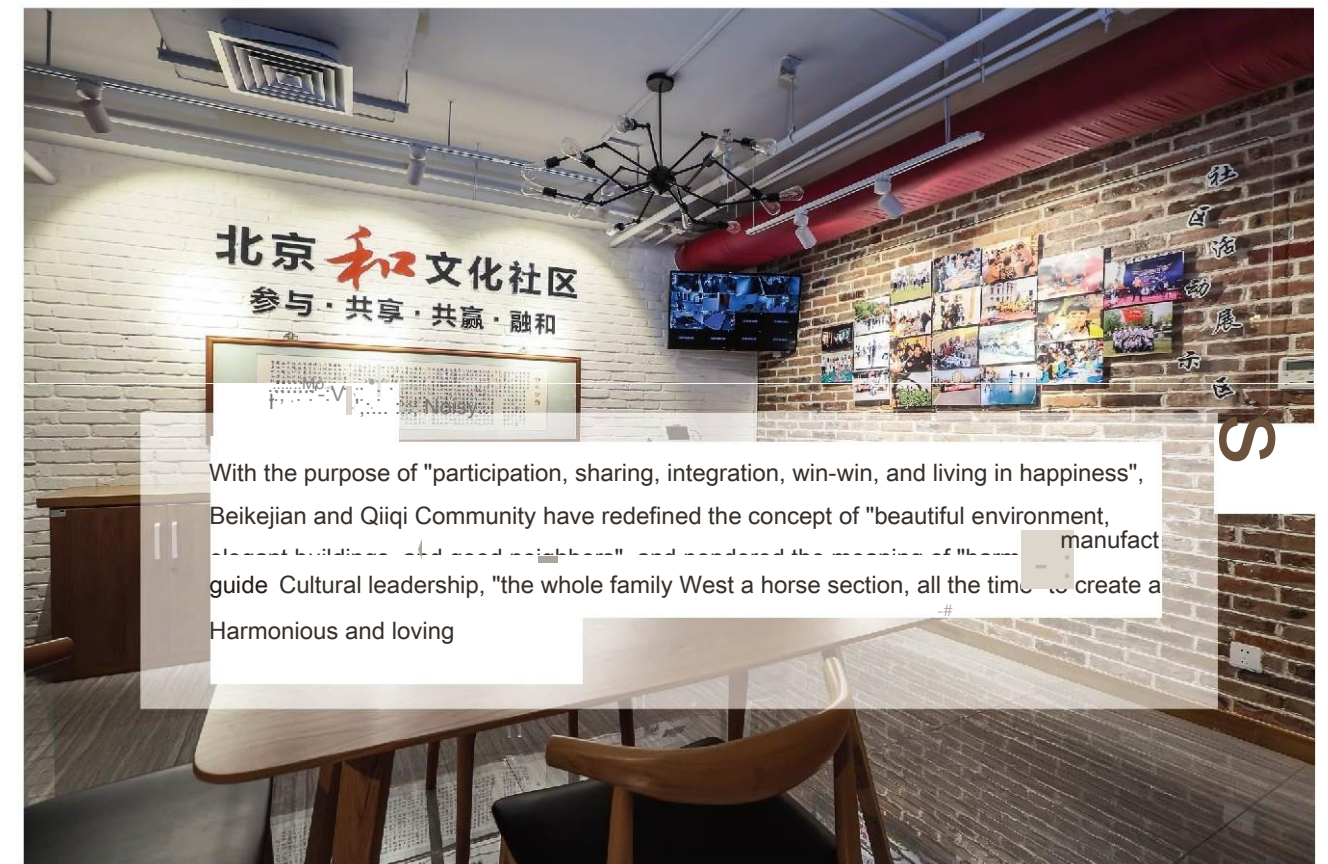
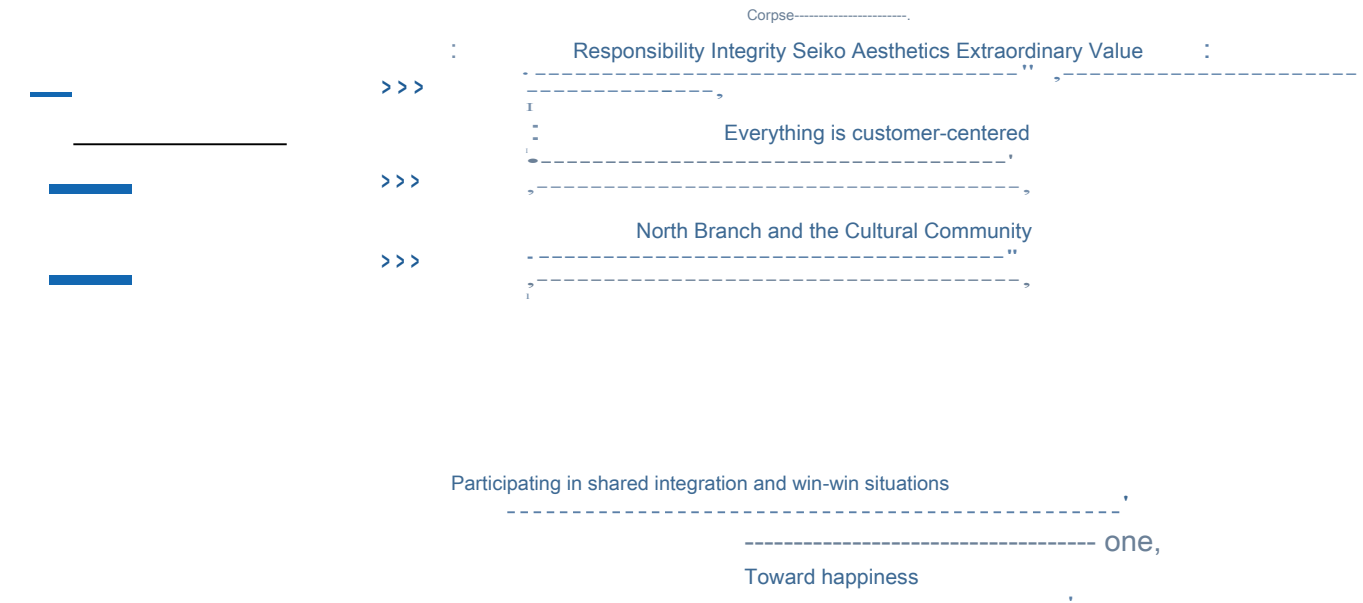
怀柔翡翠华府

Land area: 8.7 ha

Volume ratio: 1.8

Building area: 230,000 square meters

Greening rate: 30%



With the purpose of "participation, sharing, integration, win-win, and living in happiness", Beikejian and Qiqi Community have redefined the concept of "beautiful environment, ... manufacture guide Cultural leadership, "the whole family West a horse section, all the time to create a Harmonious and loving





The composition of NK  ess, the  
energy operations



北京华誉能源技术股份有限公司（以下简称华誉能源）是北科建集团能源运营板块重要平台子公司，是国家级高新技术企业，公司以热泵技术为核心，综合开发利用多种新能源技术及余热回收技术，为客户提供高效的热泵产品、整体绿色解决方案和专业的投资运营服务。



2017年  
冬奥会速滑馆 ◀

冬奥会北京市唯一新建场馆，又称“冰丝带”

2018年  
北京大兴国际机场 ▶

世界最大空港



GAOKE

Beijing Gaoke Energy Supply Management  
Co

Beijing Gaoke Energy Supply Management Co., Ltd.

Hi-Tech Energy is an important platform subsidiary of Beikejian Group's energy operation sector, which is responsible for providing winter heating, year-round production steam and domestic water for high-end office buildings, pharmaceutical companies, scientific research and medical institutions in the three major parks of Zhongguancun West, Zhongguancun Life Science Park and Daxing Biomedical Base. With the goal of building a green and intelligent energy enterprise, Hi-Tech Energy will provide high-quality and stable energy security for the National Science and Technology Innovation Center, and contribute to the construction of Beijing's "Three Cities and One Region", and unswervingly take the road of green development.





The composition of NKC's business the



As of June 2022, the Group invested projects and a total value of the projects

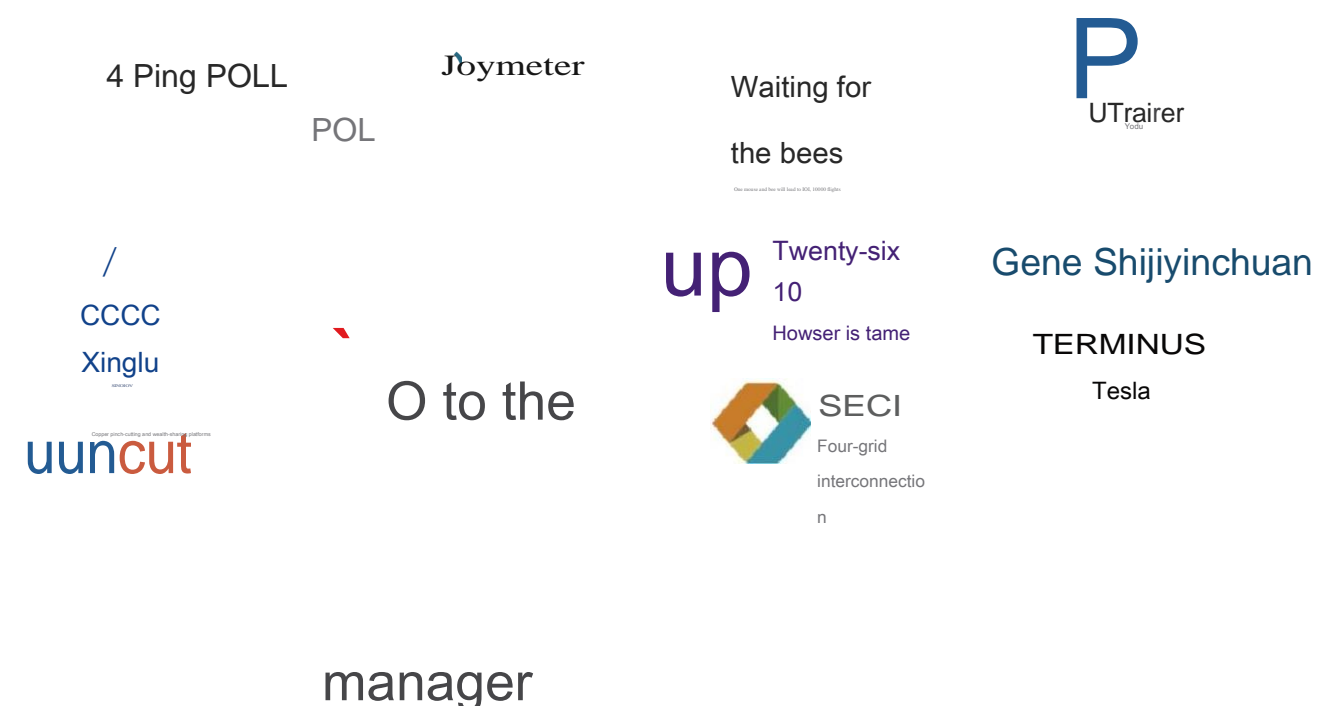
amounting to RMB 13.12 billion, 11

The composition of NKC's Venture Capital



Beijing Techwise Venture Capital management as its main business. Relying on Beikejian Group's rich park resources, Techwise Venture Capital has formed a systematic, scientific, efficient and high-quality science and innovation funds, and strive to optimize the venture capital brand of Beikejian Group.

Beijing Techwise Venture Capital management as its main business. Relying on Beikejian Group's rich park resources, Techwise Venture Capital has formed a systematic, scientific, efficient and high-quality science and innovation funds, and strive to optimize the venture capital brand of Beikejian Group.



I @) Judan

two , /"Easy -

plus l'1. "STI (" ""

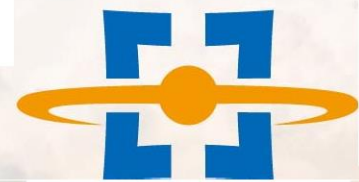


technique ', oy

The furnace is  
covered



▶ “一企一村”结对帮扶梁家庄创艺乡居民宿项目  
帮扶模式获得北京市高度认可




NKCG  
BSD



## Core strengths of NKC

- The outstanding branding effect of the
- Professional support system
- Powerful resource platform
- Whole-chain operational capability



Core strengths (  )  
The outstanding branding effect

of the  
北科建建设了中关村 中关村成就了北科建

1999年，北科建集团作为中关村建设者，按照北京市政府整体规划，成功将中关村打造成为全球瞩目的科技创新中心，成为北科建开启科技产业的光辉起点，先后开发了中关村软件园、生命科学园等一系列科技园区，吸引了IBM、微软、新浪等数千家国内外高科技企业入驻，成为推动北京科技创新和社会发展的强大引擎。



The environment is fresh and beautiful innovation



High concentration of industries



The supporting functions are perfect



Active self-



中关村软件园

Honorary titles include the Outstanding Contribution Award for the Construction of Zhongguancun Science and Technology Park, the Outstanding Contribution Award for China's Independent Innovation, the Brand Influential Enterprise of China's Industrial Real Estate Park, the Leading Enterprise of China's Science and Technology Real Estate, the Top 10 Chinese Industrial Real Estate, and the Outstanding Contribution Award for 40 Years of Innovation and Development of Zhongguancun.

Capital High-tech Enterprise, Beijing "Specialized, Specialized, Specialized and New" Enterprise, Top Ten Outstanding Brands of Air Energy Heat Pumps, etc. Science and Technology Business Incubator, Jiangsu Provincial Business Incubation Demonstration Base, Wuxi Business Incubation Base, etc.

**Changchun Beihu Science and Technology Park** National industrial cluster directory, national entrepreneurship and innovation demonstration base for small and micro enterprises, provincial level A science and technology business incubator, Jilin Youth Pioneer Park Demonstration Park, etc.

**Qingdao Blue Biomedical Industrial Park** National "13th Five-Year Plan" Marine Economy Innovation and Development Demonstration City Project, Science and Technology Entrepreneurship Incubation Contribution Award, and China Industry Operation Excellent Project.

**Wuxi Zhongguancun Science and Technology Innovation Park** National

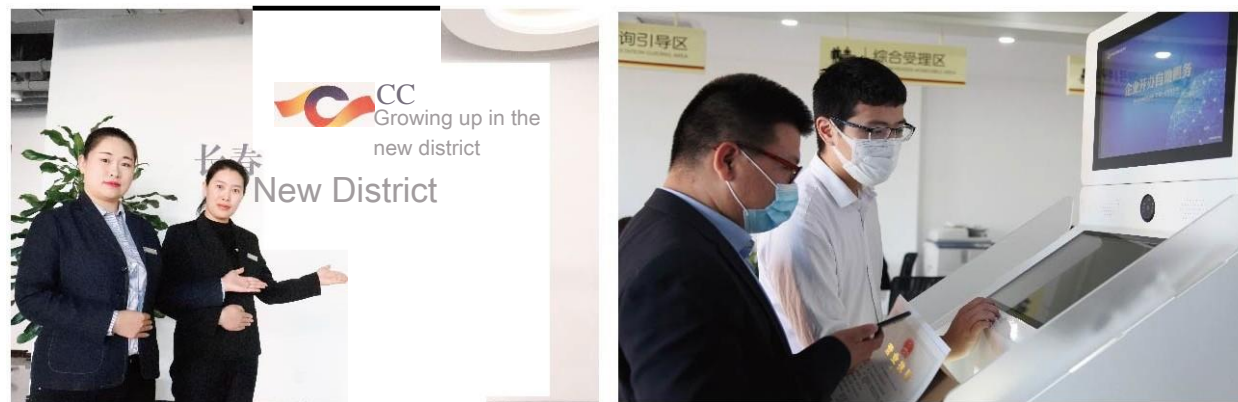




Core Strengths of NKCC  
professional support system

-Professionalized service team

First-class science and technology park, hammering first-class team, a group of sentimental, high-quality, professional service team gathered here. About 13% of Beikejian Group's employees have senior titles and 25% have postgraduate degrees or above. The highly specialized and highly educated talent structure supports the high quality development of Beikejian Group's main business of science and technology parks.



-Complete service system



• A multidimensional synergistic system

Beikejian Group has summarized its experience in the development and operation of science and technology parks and the laws of development of the industry, and has built up a member system to support the synergistic development of "one main and three auxiliary" businesses.

dignified... 1t Kejian Group

Inch BS







### a powerful resource platform capability

# re

#### NKCG

With more than 20 years' experience in development and operation in Zhongguancun, Zhongguancun has accumulated a lot of partner resources and profound social resources. We have established good long-term partnerships with governments at all levels, multinational corporations, renowned technology enterprises, scientific research institutions, financial service institutions, and so on.



招商蛇口  
美好生活 承载者

德必  
For Creative | 助力中国脊梁

金和集团  
GOLDEN UNION

CR LAND  
CR LAND

JINMAO  
中国金茂

招商地产  
KOWON REALTY

星月投资  
STAR

金茂资本  
JINMAO CAPITAL

融兴银行  
RONGXING BANK

华氏医药  
HUASKY MEDICAL

怀柔仪器  
HUAIROU INSTRUMENT

青苗教育集团  
QINGMIAO EDUCATION GROUP

华油集团  
HUAYOU GROUP

赛迪顾问  
SADI CONSULTING

浪潮  
inspur

中国兵器工业集团  
CASIC

湘伦堡  
XIALUNBAO

citibank

百度  
BAIDU

BPRC  
北京人民广播电台

博奥生物  
BOAO BIO

汉西科技  
HANXI TECHNOLOGY

新浪网  
sina.com.cn

IBM

Already Already Already aoa

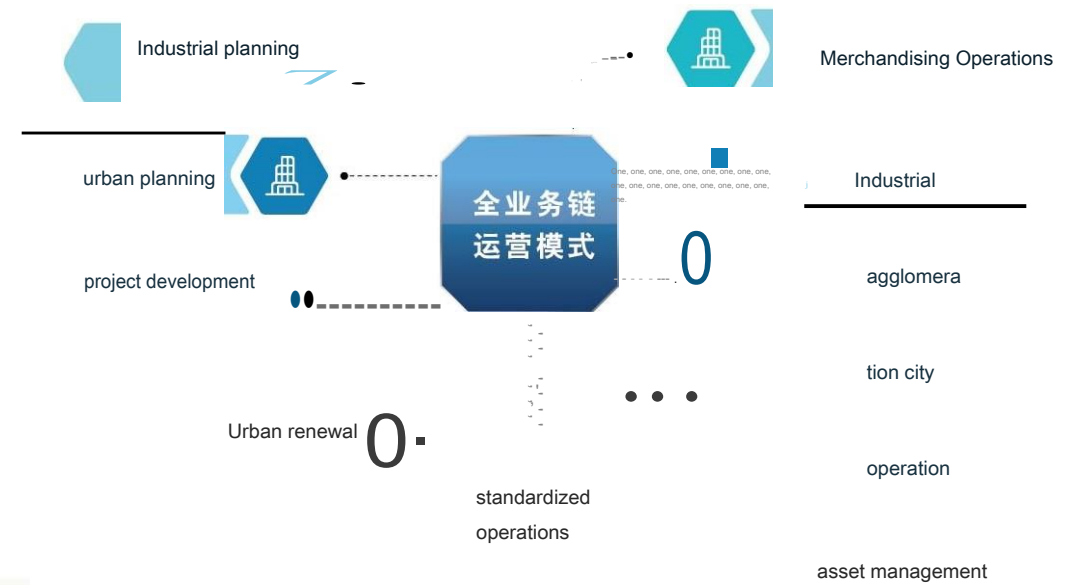
兴业银行  
XINGYE BANK



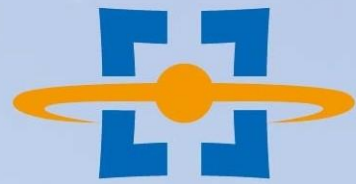
### Full chain operation

#### Industrial city integration investment operation specialization management service intelligence

The Group has formed the operation and control capability of all industries, product lines and processes, and has formed a full business chain operation model of "industrial planning + urban planning + project development + urban renewal + investment promotion and operation + industrial aggregation + industrial services + urban operation + asset management + standardized operation".







North  
BSD



## 其它

- 园区党建
- 企业文化
- 社会责任



Other

**Park Party Building**

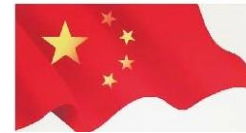
Beikejian Group actively adapts to the characteristics of the gathering of "two new" organizations in science and technology parks, and organizes the collaboration between its parks and the higher-level party organizations in their respective locations, through the establishment of joint party branches of non-public enterprises in the parks or the formation of party building alliances and other means, to extend the Party's political advantages and organizational advantages to the non-public enterprises in the parks, and to help the development of the enterprises in the parks

It has gained the support of non-public enterprises and the high recognition of the local government, and has truly integrated "Party Building Plus" into the whole process of reform and development of non-public enterprises.

**-The Evergreen Park**



**-Shanghai Campus**



Member units of Shencheng  
E+Party Building Alliance

4,4^A

@Senlution.

wicked

(wrapped

4.

..

Fish.



联盟由世界五百强企业、政府机关单位、行业龙头和高端服务机构等组成

**-Wuxi Park**



开展党建共建活动



**Yukon Island Park**

Qingdao Blue Biomedical Industrial Park

The Party Service Center

July 2022



Other  
corporate culture

- >:» Empowering science and technology innovation to boost urban development for a better life
- >:» to become a leading force in promoting the development of China's science and innovation industry
- >:» Customer first, honesty and win-win innovation, pragmatism, good learning and progress

Other

social responsibility

Beikejian Group actively practicing the responsibility of the capital state-owned enterprises, focusing on the national science and technology innovation strategy and serving the construction of the capital, at the same time, undertook the Mentougou District, Liangjiazhuang village to help the village to get rid of the low and Lhasa

The construction of the Beijing-Tibet Exchange Center and other important

Mission, won the widespread attention and praise of the community. The Liangjiazhuang Creative Art Country House was selected as a classic practice case of China's beautiful leisure countryside by the Ministry of Agriculture and Rural Development;

... Liangjiazhuang Village Creative Art Country Residence

