

PHILIPS

PHINCAS

Philips Innovation Campus Shanghai

Project Description updated till January 19, 2006

Starting Points

January 2005

The **Philips Shanghai Campus** will house the following two groups with the total of 38.000 squared meters of gross floor areas:

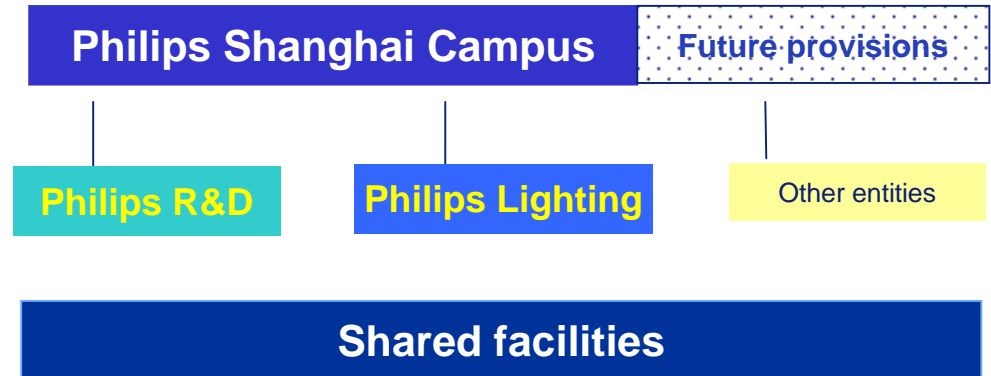
Philips Lighting Electronics Shanghai (PLES)
20.000m².

Philips Research & Development Centre (R&D)
18.000m².

Anticipating the future provisions of another 23.000m² are made for other Philips entities

Phase 1: Developing a Campus that will house R&D and PLES, the base point for this campus development is 2009.

Phase 2: Possible joining of other Philips entities to the Campus.





**The Philips Innovation Campus Shanghai is like a Chinese Fan,
which can easily expand and contract when required.
And it reflects the Chinese culture in an international environment.**

Philips' wishes

The Philips wishes for a successful Campus in Shanghai

- Consolidate all China R&D into one campus
- Flexibility for future developments
- Build the campus in different phases
- Employee satisfaction & interaction
- Corporate image

Besides these requirements, Philips has also a long experience with their other Campuses in Eindhoven as well as at their recently developed campus in Bangalore, India.

The Philips High Tech Campus in Eindhoven has the following characteristics:

- Stand alone buildings within a wide green environment;
- One central “strip” with shared facilities in a separate building;
- Philips is not the only user of this Campus.

The Philips Innovation Campus in Bangalore has the following characteristics;

- Buildings are directly linked to each other via a covered area;
- The shared facilities are grouped in this covered area;
- The buildings are situated in an urban environment.



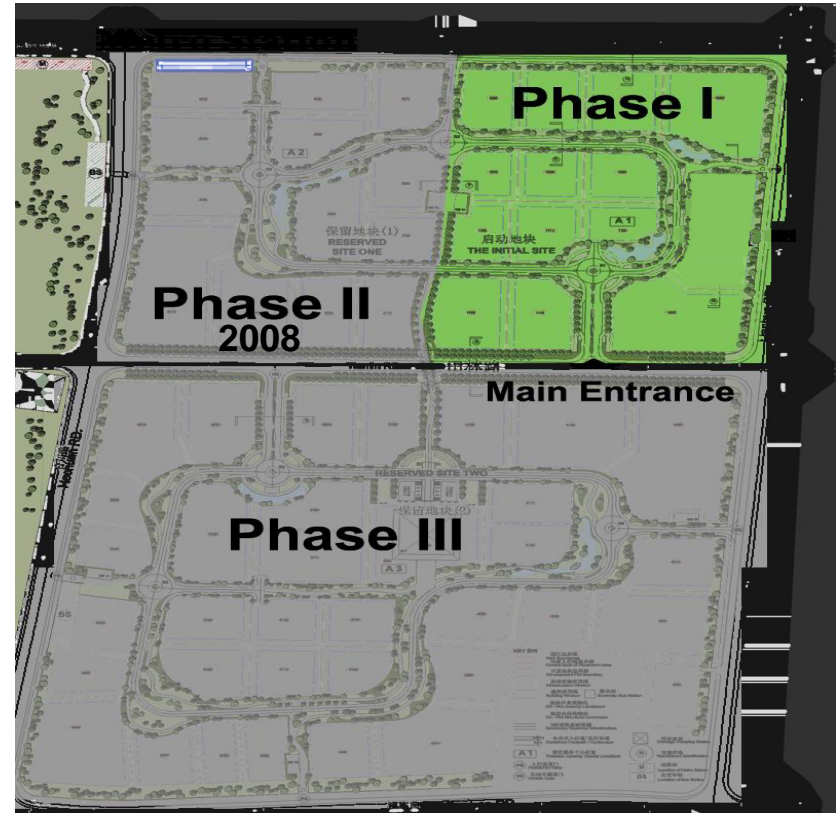
Reference pictures Philips Campuses

Shanghai Business Park

Shanghai Business Park will combine Chinese Characteristics with advanced international investment, operation and management knowledge, and build itself into a park style Business Park that has a high green coverage, low plot ratio, water features, and low rise buildings. The Park will provide those who works in it with a comfortable and beautiful environment so that their imagination and creativity are fully enhanced. *(Shanghai Business Park Master Plan)*

Guidelines:

- An average of 2.78 levels on all buildings
- A build up ratio of 110 %
- A footprint of 40% of the plot average
- A road and parking space ratio of 30% of the plot average
- A green ratio of 30% of the plot average
- All buildings should be for management, administrative or hi-tech research and development purposes

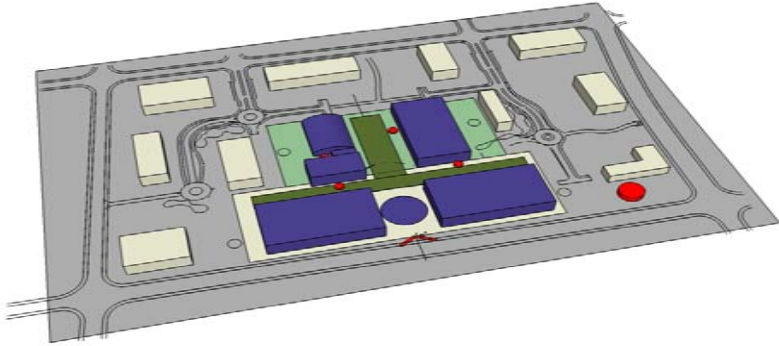


SBP is fully owned by Cao Hejing, the 100% government owned High Tech Park Developing Company, with who Philips signed a LOI last December in Amsterdam.

SBP has licensed the Arlington brand name to guarantee western quality levels.

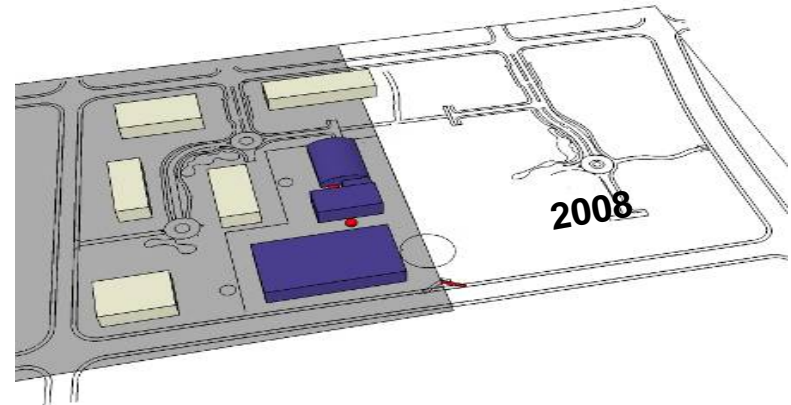
Concept Development

(June 2005)



	Total Campus	Phase 1
Total GFA (Gross Floor Area)	100.000m ²	38.000m ²
Total plot size	90.900m ²	34.500m ²

- Forming a compact campus within a park
- Philips entrée and branding possibilities
- Anticipating on future opportunities
- Flexibility in use / phasing
- Integration of PLES into Campus
- Employee friendly working environment



PLES Building structure

(June 2004)

The set-up of the design is a so-called "one-roof" principle. All the buildings are connected in such a way that all persons can go from one area to another inside the building. The total squared meters of the facility will be approximately 20.000m².

The new facility will have the following buildings:

A. Research & Development and Office building, a building with 5 storeys

Central services core (meeting rooms, copy machine, coffee corner, elevators etc.)

Maximize working space along windows

B. Service building, a building with 1 storey

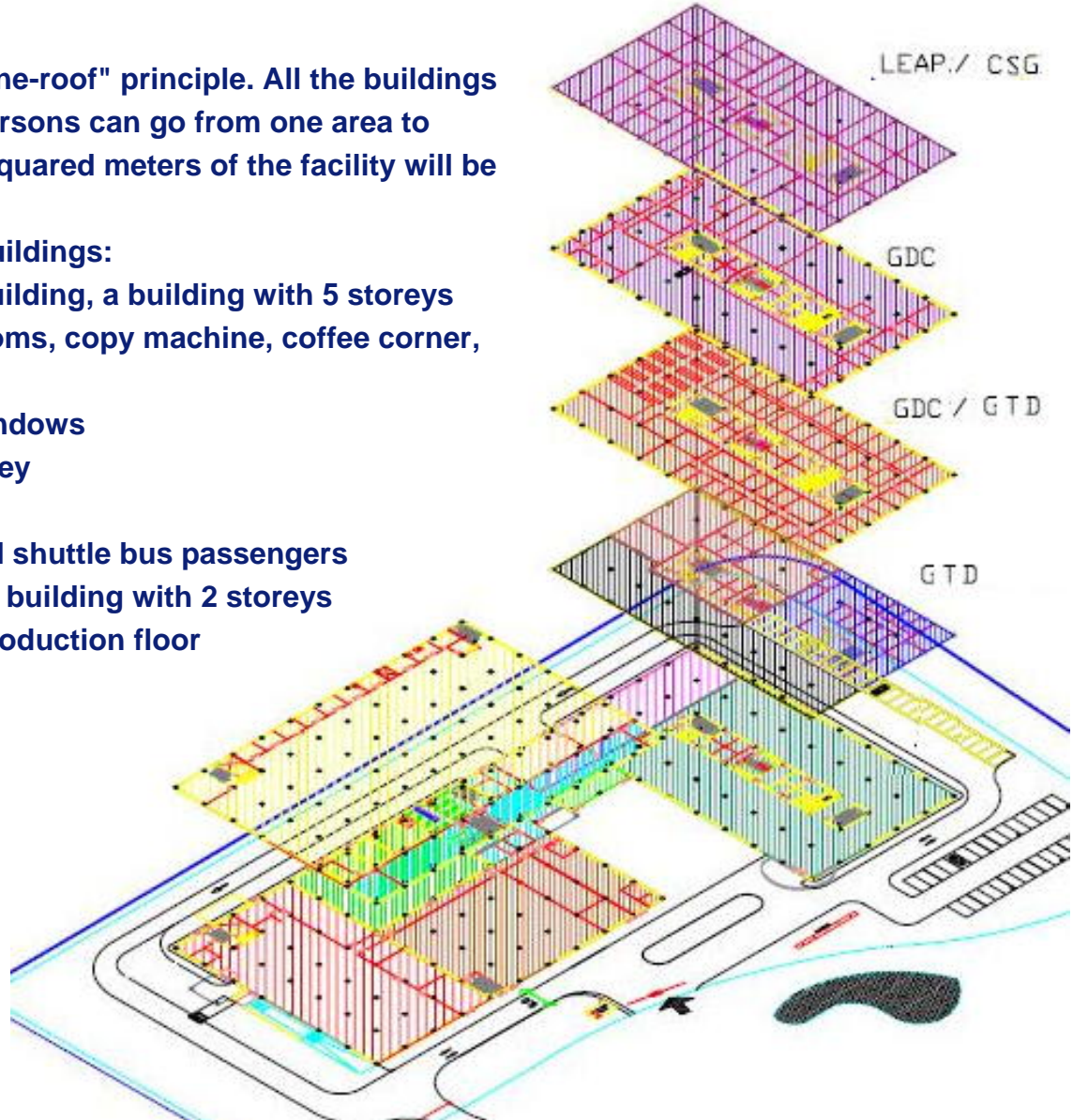
Interconnect buildings

Central entrance for operators and shuttle bus passengers

C. Laboratory for Small Series building, a building with 2 storeys

Maximized open floor space for production floor

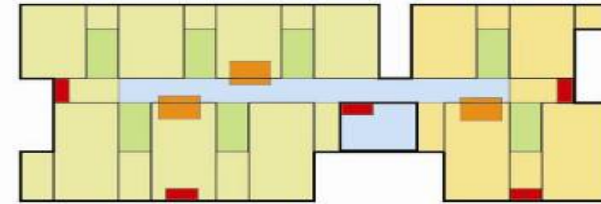
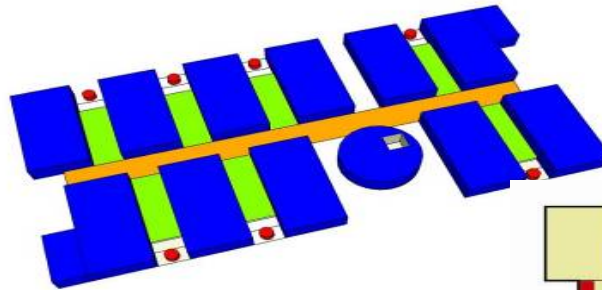
Logic layout of Warehouse



R&D Building structure (June 2005)

The different Philips departments are relative large in number and it is preferable not to subdivide these departments over the different floors, but locate them on the same level.

- large floor spaces
- connected to each other
- floors of each 6.000m²
- standard grid of 7,2m by 7,2m,
- not wider than 14,4meter
- daylight can penetrate to the office floors
- a wide corridor
- meeting rooms, toilets, coffee and tea corners.
- intensive use of the shared services



Rendering June 2005

PLES, 20,000 m²

Mockup January 2006



R&D, 18,000 m²

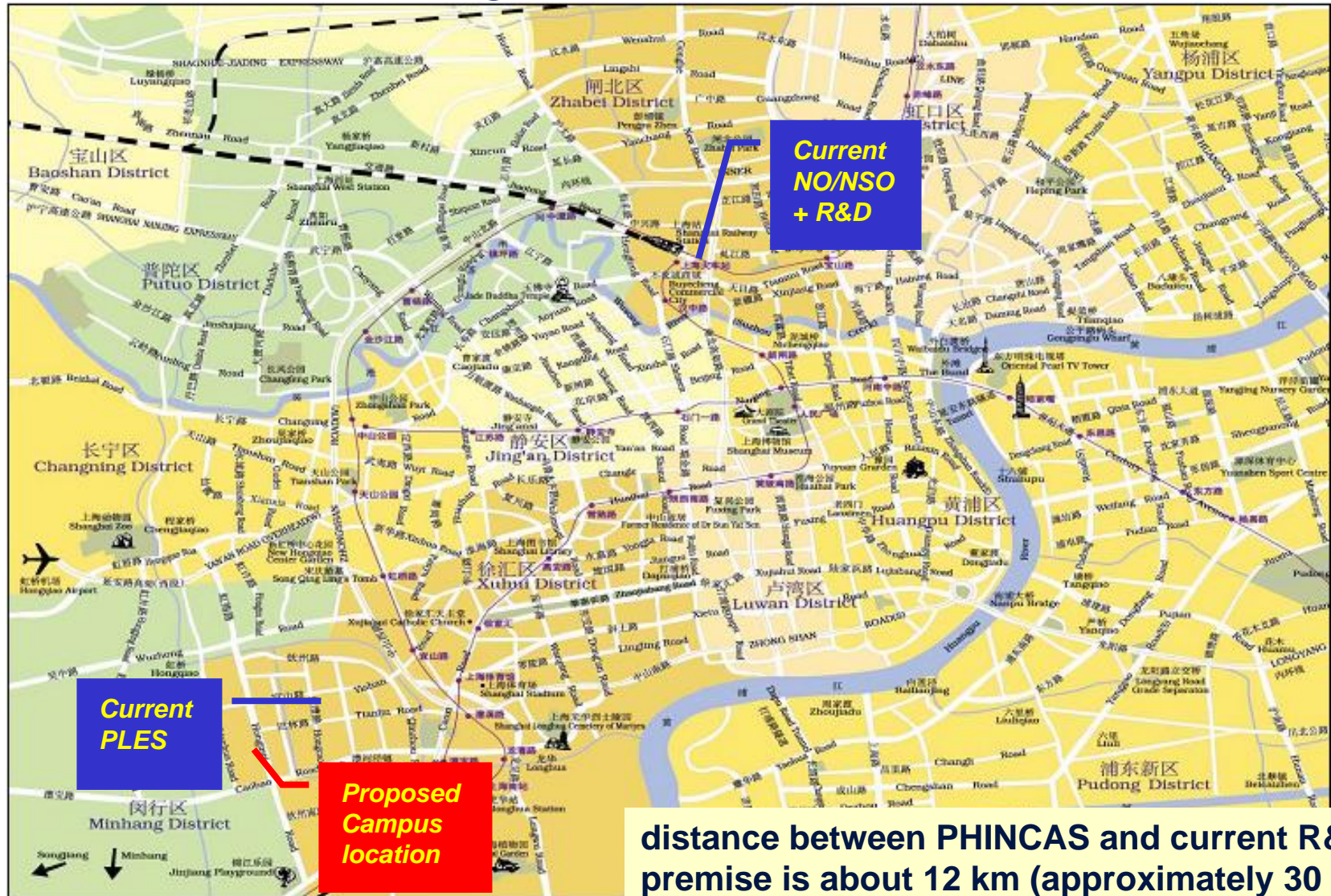
View from North-West



View from North-East



Overview of Shanghai Locations



distance between PHINCAS and current R&D premise is about 12 km (approximately 30 min traveling time)

An aerial photograph of Hong Kong, showing a dense urban landscape with a grid of streets and numerous buildings. A large airport complex is visible on the left side. The sky is filled with scattered white clouds. Two red lines with brackets point to specific areas: one to the airport and another to a rectangular area in the city. The text 'Hong Qiao' is written in yellow on a red background next to the first line, and 'PHINCAS' is written in yellow on a red background next to the second line. The date 'August 2005' is written in yellow at the bottom left.

Hong Qiao

PHINCAS

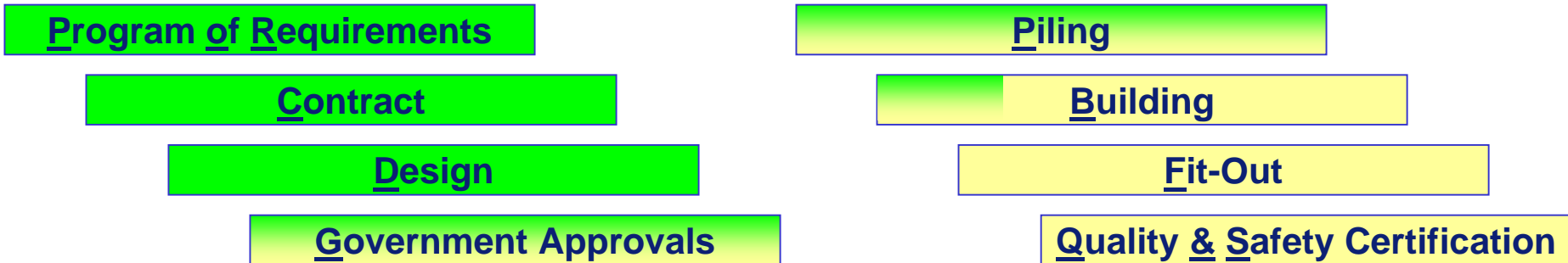
August 2005

Realization Planning

	2005								2006								2007						
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
PLES	C&D		G		P		B							F		Q&S		28					
Actual		G	P			B										*							
		23	28			19																	
R&D	PoR			C&D				G		P		B							F		Q&S		30
Actual				C																	*		
				12																			

01/18

Closing Roof PLES



PHILIPS

For further information contact:

Christiaan.boland@philips.com or Stanley.shou@philips.com