上海北外滩 都新新新栎

THE NORTH BUND: A NEW URBAN BENCHMARK

虹口投资与服务手册

HONGKOU INVESTMENT AND SERVICE BROCHURE



从"水上门户"到"世界会宫厅"

迎接世界的璀璨"火火"

FROM A BUSTLING PORT TO A GLOBAL GATEWAY
WELCOMING THE WORLD WITH OPEN ARMS

12 个老码头 启航海纳百川的上海

Starting point of Shanghai's journey to embrace the world

凭借"一江一河一港"的优势地理位置,历史上的虹口,因码头而生,因物流而盛,因文化而名。

从第一个"虹口码头"起始,百年间,12个码头和数十个仓库沿江建立,为上海打开面向世界的水路港口。

Hongkou has flourished as a nexus of economic and cultural vibrancy, leveraging its strategic location near two rivers and one port, which has bolstered its maritime and logistical infrastructure, thereby catalyzing its prosperity.

Over the past century, 12 docks and dozens of warehouses have been built upon the Huangpu River, opening up a waterway from Shanghai to the world.



卓越上海新封面 历史与未来同频共振

Resonance between history and future

与陆家嘴隔江相望,与外滩比邻而居,如今的虹口,既能沉浸在历史文脉的醇厚氛围中,也能感受到现代城市跳动的脉搏。

这里是卓越上海的"世界会客厅",也是世界看上海的新窗口,吸引志同道合的世界伙伴,共同续写虹口的下一个璀璨时代。

Hongkou District, nestled against the iconic Bund and gazing across the Huangpu River at the towering Lujiazui skyline, stands as a testament to the rich tapestry of Shanghai's past, while throbbing with the dynamic heartbeat of a thriving metropolis.

As a global gateway of Shanghai, and also a new window for the world to see Shanghai, Hongkou has drawn global partners to collaborate and contribute to its next chapter of luminous achievements.



"一江一河"战略重要节点 黄金三角 松红 要地

A pillar of the "Twin Rivers" strategy A pivot point of the Golden Triangle

虹口位于黄浦江、苏州河"一江一河"交汇处,是上海中心城区的重要组成部分。 "一江一河"规划中明确表示,虹口北外滩作为"黄金三角"中唯一成片规划、深度 开发的区域,将成为上海未来 10 至 20 年的发展标杆。

An important downtown district of Shanghai, Hongkou is located at the confluence of the Huangpu River and the Suzhou River.

According to the "Twin Rivers" strategy, the North Bund in Hongkou, as the only area that is planned and deeply developed as a whole in the Golden Triangle, will become a benchmark for Shanghai's development in the next 10 to 20 years.



约 3.4 公里滨江岸线 About 3.4 kilometers of waterfront space

黄浦江畔世界级会客厅 Global gatway on the Huangpu River



18 幢超高建筑群 18 super highrises

(planned)

skyline

上海第三代天际线
Shanghai's third-generation



约 480 米"浦西之巅"(在建)

"Peak of Puxi" about 480 meters tall(under construction)

虹桥机场 🐠

直线距离 约 17.4km

直线距离

约1.2km

直线距离 约1.3km 约 31.5km

对话世界的新高度

A new height for a "global dialogue"



6 条轨交

6 transit lines

3号线 | 4号线 | 10号线 | 8号线 | 12号线 | 19号线(建设中) Line 3 l Line 4 | Line 10 | Line 8 l Line 12 l Line 19 (under construction)



3条隧道

3 tunnels

新建路隧道 | 大连路隧道 | 外滩隧道 Xinjian Road Tunnel & Dalian Road Tunnel & Bund Tunnel



2条高架

2 elevated roads

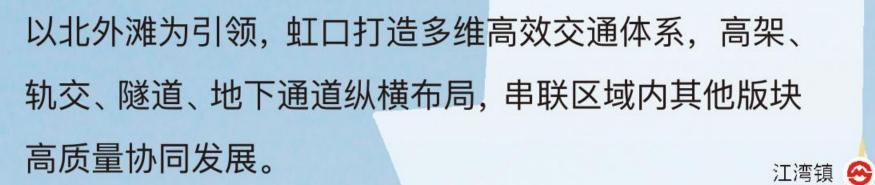
中环 | 内环高架路 Elevated Central Inner and Inner Ring Roads



2条地下快速交通

2 underground rapid passageways

北横通道 | 南北通道(规划)
Beiheng Passageway(under construction)
North-South Passageway (planned)



Hongkou, with its North Bund as a kev access point, has developed a state-of-the-art, multi-modal transportation network featuring interwoven elevated roads, rail transit, tunels, and underground walkways, ensuring seamless connectivity and high-quality, coordinated development across the city.







外滩

(数据来源: 百度地图测距,北外滩测距起点均为国客码头)

陆家嘴

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生活之光 Bright Living

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营商之光

Easy Business

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Optimizing Business Environment



A "Chain" Connecting the World

虹口作为上海"中心辐射"重要阵地,生产、生活、生态相互连接形成有机整体,高 质量提升区域投资吸引力和核心竞争力。

聚焦功能定位,打造上海"五个中心"的总部集聚区和"四大功能"的核心承载区。

Hongkou, an integral component of Shanghai's industrial hub-and-spoke model, has seamlessly integrated the realms of production, lifestyle, and ecology into a harmonious and interconnected system. This holistic approach enhances the district's appeal as an investment destination and sharpens its competitive edge, propelling it towards high-quality and sustainable development.

Hongkou houses the headquarters cluster for Shanghai's "five centers" and the key support area for the "four functions".



Global resources allocation

科技创新 策源功能

Technolagy innovatidn

高端产业 引领功能

Pioneer area for high-end industries

开放枢纽 门户功能

Gateway to the outside world



现代都市产业生态

industrial Modern urban ecosystem with access to global resources

立足虹口现代产业基础,实施"北外滩现代服务业集聚区"和 "北中环科创产业集聚带"联动发展战略, 汇聚全球资本、人才、 技术、信息等要素,与全球前沿产业共成长。

Based on its modern industrial base, Hongkou will implement the coordinated development strategy driven by synergy between the North Bund Modern Services Cluster and the North Central Ring Technology Innovation Cluster, pooling global capital, talent, technology, information and other elements, and aligning with the development of cutting-edge industries worldwide.

产、

以金融资管、高端航运、新型贸易 三大产业为引领 打响区域产业品牌知名度

Centering around three major industries of financial management, high-end shipping and new trade, Hongkou has created a prominent regional industrialbrand.

大力发展绿色低碳、数字经济 以及生物技术、集成电路设计、空间信息 等新领域新赛道, 培育新兴产业集群发展

立。

Hongkou is firmly committed to emerging economic sectors such as green low-carbon economy, digital economy, biotechnology, IC design, and spatial information, working to form emerging industrial clusters.

特色

以科技服务、法律服务 人力资源、文化创意、设计、甜蜜产业 银发经济为特色的上下游产业空间

Hongkou is expanding upstream and downstream industrial spaces such as technology services, legal services, human resources, culture and creativity, design, sweet industry, and silver economy.





向下扎根 厚植淡土 Taking Root in the Fertile Soil

高端航运、金融服务和总部贸易,始终是虹口产业的"王牌",在持续深耕中,积 蓄向下扎根的力量。

Premium shipping services, financial services, and headquarters trade have always been the pillars of Hongkou's industrial development, taking root in the fertile soil this district offers.



万亿资产管理规模,金融服务产业夯基拓能

With a trillion-RMB yuan asset management scale, the fnancial service industry in Hongkou is on the cusp of greatness.

上海全球资产管理中心核心承载区

Key support area of Shanghai Global Asset Management Center



上海金融科技中心核心承载区

Key support area for Shanghai's Fin-tech Center

推进金融产业夯基拓能,大力引进持牌机构和优质外资金融机构,聚焦"五大金融",推动引导金融 资源优先配置服务实体经济、科技创新和绿色转型。

Hongkou is consolidating and expanding the financial industry in the district, vigorously introducing licensed institutions and QDLP and QFLP institutions, with the focus resting on five major finance models. The district is also working to utilize financial resources to fuel the real economy, technological innovation, and green transformation.





普惠金融



数字金融

2100 余家 金融企业 About 2,100 financial companies

About 8 trillion RMB yuan asset management scale

About 17 public funds















数据时间:截止至 2025 年 3 月

09

产业龙头相继落户,高端航运延链升级

Industrial captains have arrived one after another and a high-end shipping cluster is taking shape in Hongkou.



高端航运服务功能核心承载区 Shipping Service Headquarters Base



航运交易

航运保赔

海事法律

绿色能源

围绕绿色低碳和数字智能推动航运产业延链升级,加快集聚具有国际影响的航运企业和功能性机 构,大力发展高端航运服务业态。

Hongkou is extending and upgrading the shipping industry chain around green, low-carbon, digital and intelligent objectives, accelerating the agglomeration of shipping companies and functional institutions with international influence. Through these efforts, Hongkou aims to develop shipping service in major areas.











以高端邮轮枢纽港建设带动产业链发展为主线, 吸引邮轮总部及高端要素集聚, 打造国际邮轮总部 基地及国际级消费集聚区。

Leveraging the development of a premium cruise hub port, Hongkou aims to attract the headquarters of cruise companies and build a concentration of premium elements, thereby establishing an international cruise headquarters base and a world-class consumer hub.



About 4,700 shipping agencies 40 functional entities

About 17 China headquarters/ branch offices of global top-50 shipping companies















数据时间:截止至2024年4月



向上生长 抢占斜剑新赛道

Seizing opportunities of sci-tech innovation

以科技创新为引领,前瞻布局绿色低碳、数字经济、生物技术、空间信息等前沿 风口领域,构筑面向未来的持久竞争力。

Hongkou is exploring new frontiers by embracing scientifc and technological innovation. With a strategic focus on three key areas-green and low-carbon chains, biotech, and space information-the district is building a foundation for lasting competitiveness in the future.

Green ⁺ and low-carbon



上海绿色低碳服务集聚高地

Center of green, low-carbon services in Shanghai

按照上海"市区协同"特色产业发展要求,聚焦"产业绿色低碳化"和"绿色低碳产业化", 强化产业协同,推进绿色低碳服务"一把手"工程,加快形成千亿级产业集群,加速区域 经济社会的全面绿色转型。

Under Shanghai's "city-district collaboration" framework to develop characteristic industries, Hongkou focuses on developing green low-carbon industries and greening up industries. By strengthening industrial collaboration and enhancing green low-carbon services, Hongkou aims to accelerate the formation of hundred-billion-yuan industrial clusters and regional economic and social development.



数字经济 Digital Economy

金融科技国际创新中心和数字出版产业集聚区

International Fin-tech innovation center and digital publishing industry cluster

加快建成资管财富和数字出版垂类模型,深化金融科技,拓展"来数加工"。

Hongkou is accelerating the development of domain-specific large language models for asset management and digital publishing, boosting fin-tech development, and expanding on-demand data processing.

千余家企业集聚,八大行动计划拓未来

Eight action plans to pave the way to the future, gathering thousands of enterprises



全球服务商计划

Global service provider plan









全球品牌集聚计划 Global brands clustering Plan

提质增能计划 Foreign HQs quality & capacity upgrade plan

外资总部





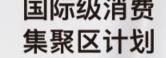
集聚计划

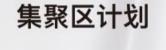
International economic organizations clustering plan



International top talent attraction plan

国际顶尖人才 国际级消费 引进计划





International consumption

clustering plan



打造计划

国际居住社区

International residential quarter development plan

充分融入上海国际贸易中心建设大局,大力拓展服务贸易、文化贸易、数字贸 易、跨境电商等新业态模式。

Hongkou fully integrates into the program of building the Shanghai International Trade Center, braving into new forms of trade such as intermediate goods trade, cultural trade, digital trade.and cross-border ecommerce.



超 100 家 高能级总部

About 80 high-level headquarters

Approximately 10% annual average growth of import and export in the past 5 years













数据时间:截止至2025年3月



Characteristic Industries

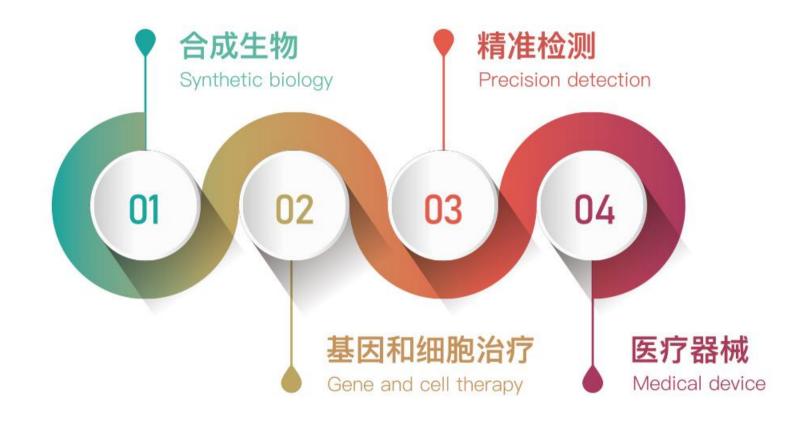


中心城区领先的生物技术新高地

Pioneer zone for biotech development in central Shanghai

聚焦 4 大高成长领域创新研发型企业引进,合作发展。

Hongkou works to attract innovative R&D companies in four high-growth fields.





集成电路设计产业集聚

Hongkou,named

国产芯片设计软件开发、下一代光电芯片技术、芯片设计研发等新兴赛道,重点发展模拟芯片设计、专用数字芯片设计、EDA软件等细分领域。

Focusing on emerging fields like software for chip design, next-gen opto-electronic chip technology, and chip design, Hongkou is advancing analog chip design, application-specific digital chip design, and EDA software.

智能传感器 Smart sensors

RISC-V

FPGA



空间信息产业特色园区

Cluster of space information industry in Shanghai

集聚卫星制造及遥感数据应用服务、光电探测终端模组器件、低空经济,推动军地协同创新及产业发展。

Hongou is working to gather satellite manufacturing and remote sensing data application services, opto-electronic detection terminal modules, and low-altitude economy, promoting industrial development through military-civilian collaboration.

卫星制造及遥感数据应用服务 Satellite manufacturing and remote sensing data application services 光电探测终端模组器件 Low-altitude economy 低空经济 TECHNOLOGY SERVICES

向新延伸编织物态空间

Weaving a web of characteristic industries

特色新兴产业是虹口经济发展的"引擎",在探索迭代中,找寻前进的方向。

Characteristic emerging industries are the powerfu "engine" propelling Hongkou's economic growth, continuously advancing through a cycle of innovative exploration and iterative refinement within the district.

科技服务 INFORMATION SERVICES

推进研究开发、知识产权和技术转移服务业的融通发展,促进创业孵化、检测认证和科技咨询服务业的培育壮大,强化专业技术、科技金融和科技信息服务业的基础支撑作用,促进全区科技服务业增量提质,全面支撑科技创新和产业发展。

Hongkou is working to integrate R&D, intellectual property, and technology transfer services by enhancing start-up incubation, providing testing, certification, and consulting services, promoting the growth and quality improvement of technology services across the district to fully support technological innovation and industrial development. This strengthens industrial empowerment by special technology, technology finance, and information services.

法律服务 LEGAL SERVICES

建设集法律咨询、公证、司法鉴定、调解、仲裁、行政复议、诉讼等法律服务功能为一体的"全要素、一站式、共享型"的北外滩国际法律服务港。全国首例庭外重组司法程序衔接项目在北外滩落地,全国首例涉外海事临时仲裁案件在北外滩开庭。

To construct the North Bund International Legal Services Harbour, which integrates legal consultation, notarization, judicial appraisal, mediation, arbitration, administrative reconsideration, litigation, and other legal services, featured as "all-in-one, one-stop, and shared". China's first project to connect the out-of-court restructuring with the judicial procedure has been implemented on the North Bund, where the first foreign-related maritime ad hoc arbitration case was held.

人力资源 HUMAN RESOURCES

重点在数字化用工平台、产业人才技能培训、业务出海拓展、高端猎头服务等细分领域推动人力资源服务业高质量发展。

The focus rests on digital employment platforms, industrial skill training, overseas business expansion, and headhunting services in specialized fields to promote high-quality development of human resources services.

文化创意 CULTURE+

积极试点"互联网+文化活动"场景应用,探索"互联网+展陈"新模式,加快产业数字化转型,依托演艺经济推动文创产业跨界融合创新,丰富文旅产品供给,打造都市度假标杆。

Pioneering "intoInternet + cultural" scenarios, Hongkou will embrace the new model of "Internet+ exhibition", speed up the digital transformation of the cultural industry, energize the performance economy to foster integrated innovation and development within the cultural and creative sectors, and enrich the supply of cultural and tourism products, establishing a new benchmark for urban leisure and vacation experiences.

设计 DESIGN

依托雷士德工学院、联合上海创新、创意设计研究院,重 点发展工业设计、建筑设计、时尚设计、数字设计等细分 领域。

Relying on Henry Lester Institute of Technical Education and collaborating with Design Innovation Institute Shanghai, Hongkou focuses on industrial design, architectural design, fashion design, and digital design.

甜蜜产业 SWEET INDUSTRY

以"产业集聚、品牌塑造、文化焕新、创收增长"为目标, 打造甜蜜经济新地标、凝合时尚潮流新聚点、带动浪漫 爱情新话题,努力实现具有长三角乃至全国竞争力的甜 蜜产业集群。

Aiming for "industrial clustering, branding, cultural renewal, and revenue growth" in the sweet economy, Hongkou is creating new landmarks, fashion hubs, and romantic themes, working to build a sweet industry cluster with strong competitiveness in the Yangtze River Delta and nationwide.

银发经济^型 SILVER ECONOMY

以"老有善养、银发兴业"目标,力争实现养老服务供给扩容提质、银发产业集群化发展、银发消费新场景、数智业态创新突破及品牌影响力显著提升。

Hongkou is expanding and enhancing elderly care services, fostering cluster development in the silver economy, creating new consumption scenarios, breaking new ground in digital and intelligent services, and nurturing influential brands.





18 skyscrapers over 180 meters tall 18 skyscrapers over 180 meters tall

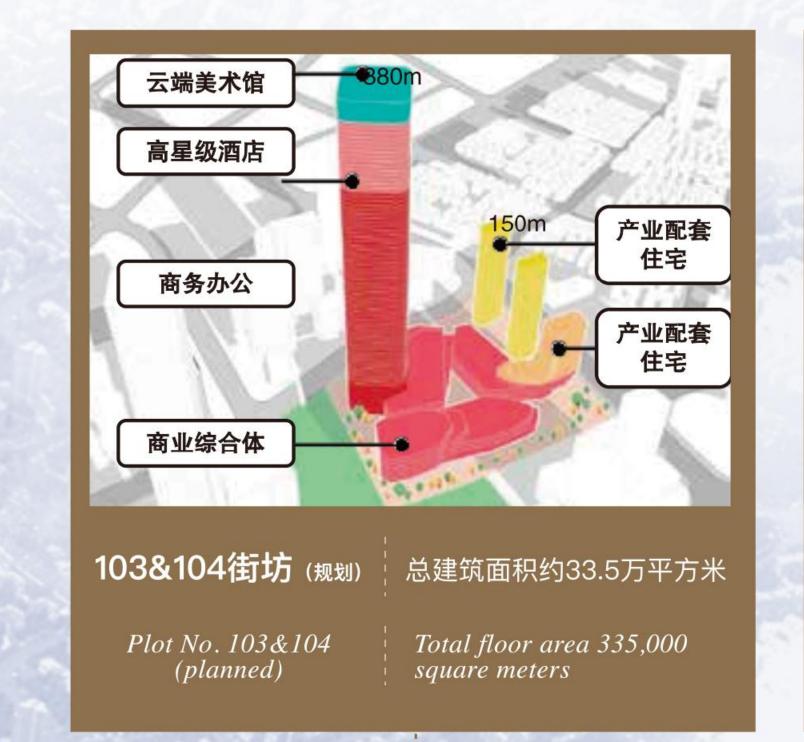
上海浦西最美天际线

Most beautiful skyline in Puxi, Shanghai

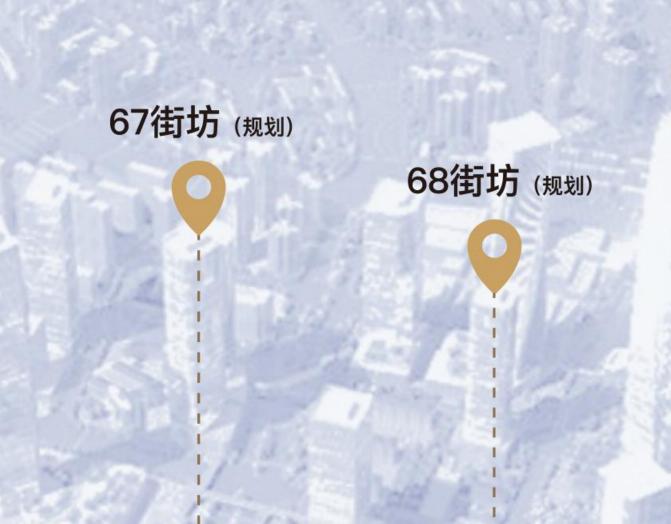
重点土地推荐 る | 終 未来行业之先

Key land plots recommended

Shaping the future of industrial development



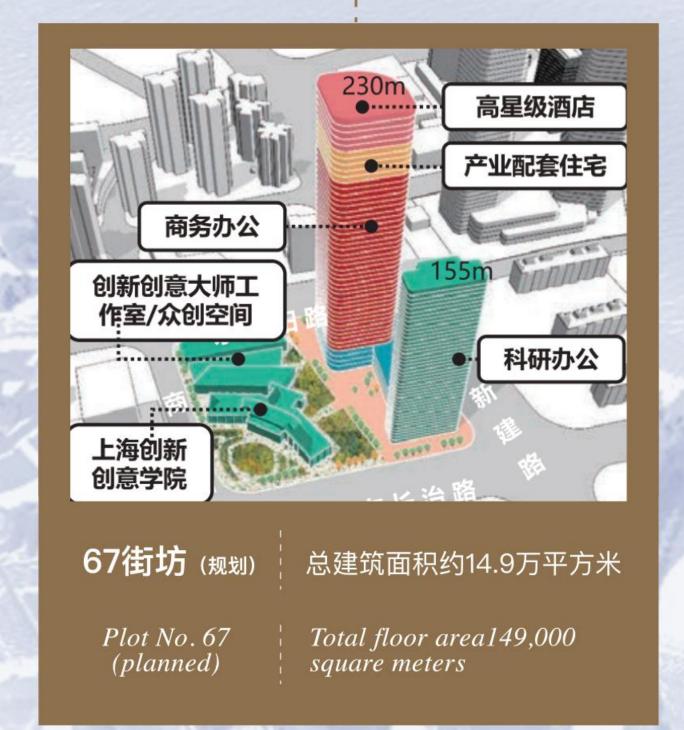


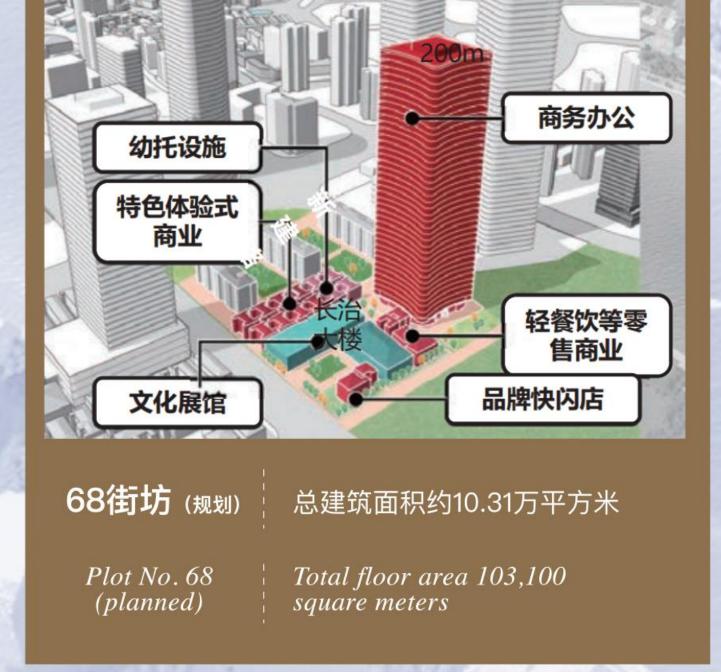


103&104街坊 (规划)
93街坊 (规划)

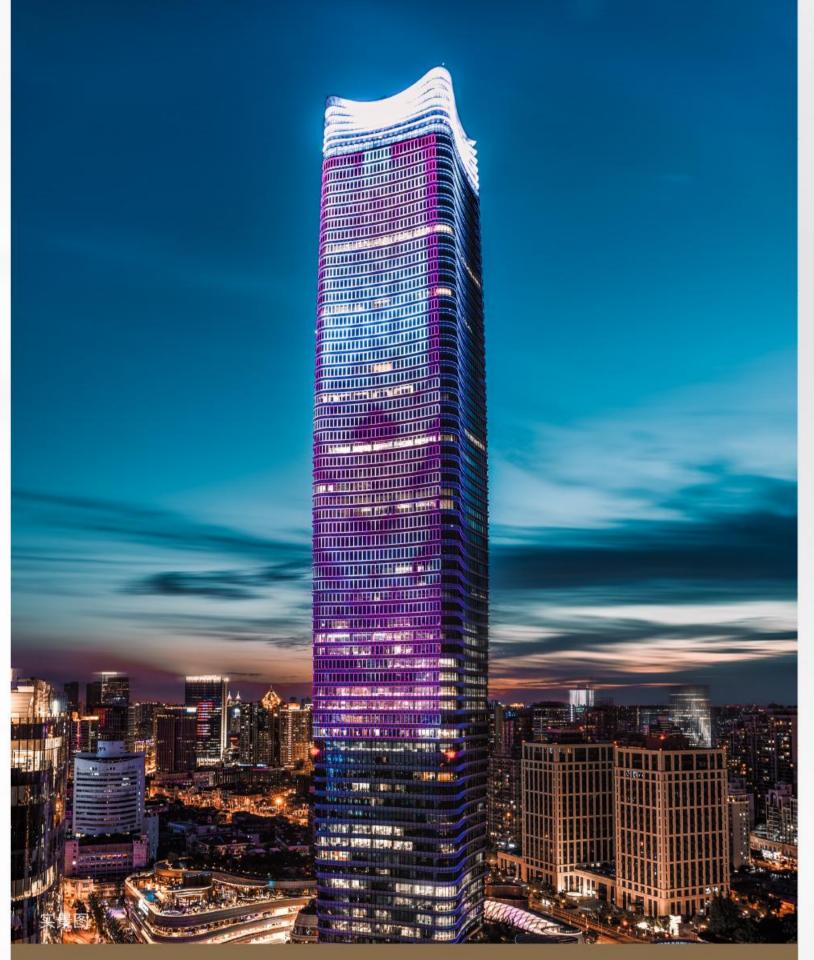


北外滩核心区 地下公共空间项目 (在建)









白玉兰广场 | աև 东大名路1089号 | ում面զոյո 141000m² | 501 Dongdaming Road Appro. 141,000 m²

浦西第一高的超 5A 办公楼, 集上海首家 W 酒店、购物中心于一 身的地铁上盖商办综合体, 办公楼顶层设有直升机平台, 与陆家 嘴隔江相望。

The tallest SA office building in Puxi, Sinar Mas Plaza is a commercial and office complexbuilt above a subway station. It proudly houses Shanghai's first W Hotel as well as a shoppingcenter, while offering a helicopter platform on the top floor with panoramic views across theriver to Lujiazui.



CA Ruihong

118 Feihong Road

瑞虹企业天地 | 地址飞虹路118号 | カ公面积约 140000 m2

Appro. 140,000 m²

超甲级双子塔楼,无缝连接太阳宫、月亮湾、星星堂一站式超大 型多元化综合体,将工作与生活相融合。

Another super Grade A twin-tower complex, CA Ruihong seamlessly connects with the Sun Palace, Moon Bay, and Star Hall within Ruihong Tiandi, creating a harmonious blend of work and life experiences.



Raffles City The Bund

1089 Dongdaming Road

_{地址} 东大名路1089号 | _{办公面积约} 176000m² Appro. 176,000 m²

上海最高双子楼,可约 270°纵览百年外滩历史建筑群,眺望繁 华陆家嘴的天际线。

Shanghai's tallest twin towers, Raffles City The Bund presents a breathtaking 270-degree panoramic vista of the iconic, century-old Bund, while also commanding a sweeping view of the vibrant Lujiazui skyline across the Huangpu River.



北科创生物技术产业园

North Central Ring Biotechnology

Industrial Park

地址 粤秀路351号

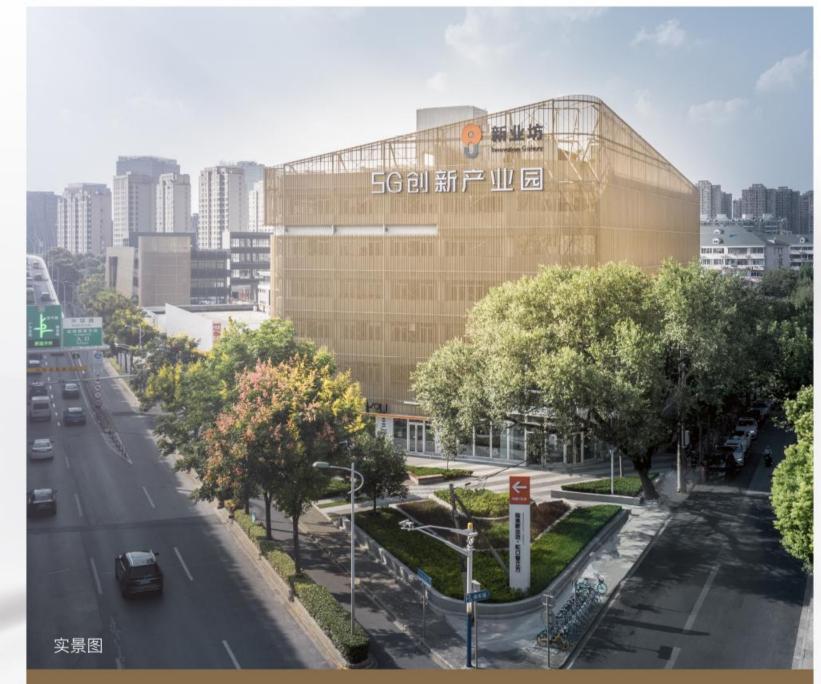
建筑面积约 **21166m**2

351Yuexiu Poad

Appro. 21166 m²

北中环内稀缺生物技术研发创新载体 ,全方位一站式服务满足生物技术企业 多元需求。

This unique biotech R&D hub within the North Central Ring Road offers comprehensive one-stop services tailored to the diverse needs of biotech companies.



临港新业坊 虹口智立方

Innovation Galaxy

Hongkou Smart Cube

地 广粤支路1号

Guangyuezhi Road

Appro. 21166 m²

建筑面积约 **21166m**²

北中环科创集聚带"空间信息"产业的研发创新载体,为空间信 息产业上下游产业链企业提供个性、专业服务。

Situated within the North Central Ring Technology Innovation Cluster Belt, this R&D hub for the space information industry offers tailored, professional services to companies across the space information industry's value chain.



上海创新创意设计研究院

地址 东长治路505号

Shanghai Innovation and Creative Design

505 Dongchangzhi Road

原雷士德工学院,修缮后,成为上海创新创意设计研究院,积极打 造世界级的设计驱动式创新转化引擎。

located at 505 Dongchangzhi Road, formerly known as Leiside Institute of Technology, has been renovated and transformed into the Shanghai Innovation and Creative Design Research Institute, actively creating a world-class design driven innovation transformation engine.

滨江生态"屋脊" 点赞休闲

生活之光 顶尖商业"屋脊" Bright Living

Riverside Space for Enjoyable Life

北外滩滨江岸线,从滨江绿地的基本生 态功能转向形象展示与生活花园的功 能提升,进而演变成时尚的国际化滨江 会客新空间。种子雕塑、彩虹桥等网红 打卡点, 在生态功能前提下, 为滨江岸 线镶上历史、艺术、生活的金边。

The North Bund waterfront has transformed from its initial ecological role as a riverside green space to a hub that showcases city image and living standards, now standing as a fashionable international destination for visitors. Landmarks such as the Seed Sculpture and the Rainbow Bridge enhance the ecological appeal of the riverside area, while also serving as iconic attractions that draw visitors and enrich the cultural tapestry of the coastline with historical, artistic, and lifestyle elements.



国客中心码头 International Passenger Terminal 滨水时尚新地标,品质生活引领者,高端邮轮枢纽港

As a waterfront fashion landmark, this high-end cruise hub port also leads the way in quality life, setting a new standard for coastal elegance and modern luxury.



种子萌芽雕塑 Seed Sculpture

北外滩滨江的标志性景点,水滴型雕塑映射浦江美景

A standout landmark on the North Bund, the Seed Sculptureshaped like a water drop, reflects the Huangpu River's gran.deur, symbolizing the area's harmonious blend ofnaturalbeauty and urban artistry.

Premium Commercial Zone

"北外滩世界级滨水商圈"到"城市级商圈",瑞虹天地、来福士、滨港商业中心等高品质的消 费空间,共同打造"高端商务+精品消费"引力场。

Upgrading From The World-Class "North Bund Waterfront Commercial District" To Shanghai's "City-Level Commercial District," A Combination Of High-Quality Consumer Spaces, Ruihong Tiandi, Raffles City, And Life Hub @ Bund Central, Is Shaping A Prestigious Zone That Seamlessly Blends Luxury Commerce With Exclusive Boutique Experiences.

地标级酒店 是风景也是生活

Landmark hotels



传承海员俱乐部和海鸥酒店历史, 融合现代精致 奢华,外滩与陆家嘴美景尽收眼底

Inheriting the rich history of the Seafarers Club and Seagull Hotel, Regent Shanghai On The Bund offers an exquisite blend of modern luxury and heritage with sweeping views of the iconic Bund and the dynamic Lujiazui skyline.



坐拥北外滩江景,可同时观赏浦江两岸的高端 奢华酒店

This luxury hotel on the North Bund offers a panoramic view of the breathtaking scenery on both sides of the Huangpu River.

美食盛宴 饕餮赏味之旅

Gourmet experience



甬府 Yong Fu (Hongkou)

上海餐饮界的"天空之城"黑珍珠最高三钻

Holding the coveted three-diamond rating from the Black Pearl Restaurant Guide, Yong Fu (Hongkou) stands at the pinnacle of Shanghai's catering industry as its highest-ranking restaurant.



瑞虹天地 Ruihong Xintiandi

融合购物、精致餐饮、娱乐休闲、亲子教育功 能于一体的内环内国际级综合社区

Nestled within the Inner Ring Road, this international community serves as a comprehensive hub that seamlessly integrates a range of high-quality services, including catering, gourmet dining, entertainment, leisure, and parent-child educational facilities.

营商环境不断优化

CONTINUOUSLY IMPROVED **BUSINESS ENVIRONMENT**



营商环境8.0行动方案

Business Environment 8.0 Initiatives



优化企业服务

Optimize corporate services

规范监管检查

Regulate supervision and inspection

夯实基层营商

Improve primary-level business environment

"四个政府"



营商环境工作始终被虹口视为"重中之重"。 通过"硬举措"托底营商环境"软实力",

虹口持续加速迭代营商环境,为企业持续拓展发展空间。

Business environment optimization has always been a top priority of Hongkou District government. Hongkou adopts "hard measures" to increase its "soft power", continuing to improve its business environment and expand the development space for companies.



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