

property focus



US Yellow Star Capital Fund Acquires Premium Properties from Motorola in Beijing

Garston Consultants & Bel-property International jointly secure Yellow Star's first investment in China

Assisted by Garston Consultants and Bel-property International (BI), Yellow Star Capital (Yellow Star) has just closed on the purchase of 30 villas in River Garden and 12 apartments in Parkview Center in Beijing from Motorola at a price approximately RMB125 million. Located respectively in Central Villa District (CVD) in Shunyi and West of Chaoyang Park, River Garden and Parkview Center have been well known for their exclusive property value, partly because of their extremely high occupancy by employees of various multinational corporations and organizations. The successful purchase through the nine months' long bidding process marks the official landing of Yellow Star's Real Estate investment in China.

"We strongly believe we have locked in substantial value for Yellow Star. We shall continue to explore various investment opportunities in China for Yellow Star down the road," said Yvonne Mak, General Manager of Bel-property International. The purchase of the villas by Yellow Star marks the launch of US based Yellow Star Capital's Chinese Real Estate Equity fund. Its initial investment has spawned the value concept of "Home Abroad - Expatriate Housing by Expats, for Expats." Home Abroad's team is compiled of multinational expatriates who have vast experience in residing abroad in various countries around the world as well as China, and who will be responsible for the property management of the villas and apartments.

"We are very pleased to have acquired these particular assets as our gateway into conducting Real Estate in China. We feel that we can leverage the reputation these properties already have, as being situated amongst the two most premier expatriate communities in Beijing, in order to prove our Home Abroad service concept service, while adding value to them through major renovations and updating of the interiors," said Jason Krauss, principal of Yellow Star Capital. While some of these villas and apartments were purchased with leases already in place, Bel-property has identified those vacant and ready for lease. Yellow Star will be renovating all of their properties to meet the exceptional quality requirements and high standards of "Home Abroad", a symbol of quality housing/living, for lease, targeting multinational corporations/organizations in particular.

Singapore Chamber of Commerce & Industry 新加坡商会
9am-6pm Monday-Friday, Hong Kong Macau Center Apartment Tower, 2 Chaoyangmen Bei Dajie, Chaoyang District. 朝阳区朝阳门北大街2号港澳中心公寓楼大堂
Tel: 6553-9786 www.singacham.com.cn

The United States-China Business Council 美中贸易全国委员会
Suite 10-01, CITIC Building, 19 Jianguomenwai Dajie, 建国门外大街19号国际大厦10 1室 Tel: 6592-0727, 8526-3920

clubs & organizations

AmCham Community Club (ACC) 美国商会
A social membership club for AmCham members, American Citizens and Green Card Holders. 9am-5:30pm Monday-Friday, Rm 1903 China Resource Building, 8 Jianguomen Wai Dajie, Chaoyang District. 朝阳区建国门外大街8号华润大厦1903室
Tel: 8519-1920 acc@amcham-china.org.cn www.amcham-china.org.cn

American Club 美洲俱乐部
A private membership club for business executives and their families. 12:30pm Monday-Friday, 4F 28/F 29/F, China Resources Building, 8 Jianguomen Beidajie, Chaoyang District. 朝阳区建国门北大街8号华润大厦4, 28, 29层 Tel: 8519-2888

Asian Wargaming Club 战争游戏
Simulate modern and historical conflicts with miniature soldiers and period specific rules. Tel: 8770-8573

Beijing Book Club
Meets the first Thursday of every month at Bookworm Cafe. Organized by City Weekend and Penguin Books. Yard 4, Sanlitun South Street, Gongti North Road, Chaoyang District. 朝阳区南三里屯路4号楼 Tel: 6586-9507 books@beijingbookworm.com www.beijingbookworm.com

Beijing Dragon Club 北京龙苑俱乐部
Private fitness, athletic, social and dining club. 9am-5pm Monday-Friday, 8 Shun'an South Road, Shunyi District. 顺义区顺安南路8号 Tel: 6940-3377 bjdragon@95777.com

Beijing Mandarin Club 北京普通话学校
904, E-Tower, Guanghua Lu, Chaoyang District. 朝阳区光华路数01大厦904室 Tel: 6508-1026 www.beijingmandarinschool.com

Beijing Yi Dao Traditional Wushu Club 北京市易道传统武术俱乐部
No.1 South Jinsong Road, Chaoyang District. 朝阳区劲松南路1号 Tel: 6719-4067

Capital Club 京城俱乐部
Private dining, sports and community club. 7am-10:30pm Monday-Friday, 50/F Capital Mansion, 6 Xin Yuan Nan Road, ChaoYang District. 中国北京朝阳区新源南路6号 京城大厦50层 Tel: 8486-2225 member@thecapitalclub.com www.thecapitalclub.com

Chang'an Club 长安俱乐部
A private members' club offering restaurants, banquet and meeting rooms, sports facilities and a spa. Oposite the Beijing Hotel 7am-10pm Monday-Friday, 10 East Chang An Avenue, Dongcheng District. 中国北京东城区东长安街10号 Tel: 6522-9988 www.changancub.com

Chinese Culture Club 中国文化俱乐部
Regular city and country tours as well as a host of talks and lectures on various aspects of Chinese life and culture 9:30-6:30 Monday-Friday, Kempinski Hotel and Century Theatre, 29 Liangmaqiao Lu, Chaoyang District. 北京市朝阳区亮马桥路29号肯特中心院内 Tel: 6432-9341 www.chinesecultureclub.org

ClubFootball Center 万国群星足球俱乐部
Offers football classes and club membership for all ages/levels. 11am-midnight, Red House Hotel, 10 Chunxiu Lu, Chaoyang District. 朝阳区春秀

路10号瑞秀宾馆 Tel: 6417-0497 play@wanguoqunxing.com

Tel: 5869-3088 linkclubvip@sina.com.cn www.linkclub.cn

East Gate Club 东环俱乐部
Club for members only. 6:30am-11:30pm. Basement 1, East Gate Plaza, Dongzhong St, Dongcheng District. 东城区东中街东环广场地下一层 Tel: 6417-1188 ext. 5888

East Lake Club 东湖俱乐部
Great membership deals, average equipment. 6am-10pm, 35 Dongzhimen Wai Dajie, Dongcheng District. 东城区东直门外大街35号 Tel: 6467-8221 ext. 3600 www.eastlake.com.cn

GAGGI Sculpture Club 嘎吉雕塑俱乐部
2-9pm daily, Feijiacun Village, Laiguangying Donglu, Chaoyang District. (800m west of WAB) 朝阳区莱广营东费家村 (WAB向西800米) Tel: 8544-6581 chenfeisky@hotmail.com www.monkeysky.com

Hui Ya Zhai Culture Club 汇雅斋文化俱乐部
Chinese meticulous painting classes and Chinese calligraphy classes 24H. B1, Bldg 24, Living District, Capital Normal University. 首都师范大学生活区24楼地下1层 Tel: 6890-2922, 136-7133-9847

International Newcomers' Network (INN)
Meets monthly to provide an opportunity for foreigners to obtain information about living in Beijing and to meet new friends. INN meetings are open to all foreign passport holders living in Beijing. Meetings are held on the last Monday of each month (except December) from 10:00 am to 12:00 pm Beijing. The Capital Club Athletic Center, 6 Xinyuan Rd. (Jingcheng Dasha Julebu), 3/F Low Rise Capital Mansion. (Behind the Capital Club) 北京市朝阳区新源南路6号 (京城大厦京城俱乐部康乐中心三层) Tel: 8486-2225 ext. 136 INNBeijing@hotmail.com www.beijingexpatriates.org

International Tennis Club
Beijing Foreign Experts Building Sports Center. (Beijing, Chao Yang District. Middle 4th ring road and Hua Yan bei Li #8, Southeast corner of BaDaLing Freeway and Fourth ring road.) Tel: 8232-1642, 135-0127-2605 www.chinatennis.net

Jiuzhou Traditional Culture Club 九州文化俱乐部
Rm 128, Estoril House, 2 Jiangtai Road, Chaoyang District. (adjacent to Beijing United Family Hospital) 朝阳区将台路2号爱都大厦128室 (丽都假日酒店附近) Tel: 6437-9280 office@cics.com.cn http://www.cics.com.cn

Level Club Level 俱乐部
9pm-6am. Capital gymnasium skating rink, at the east of the Olympic Hotel. 首都滑冰馆(奥林匹克饭店往东) Tel: 6217-2488, 62172545 www.level.to-j.com

Link Club
10am-12pm Saturday-Sunday, 26/F Building A, Jianwai SOHO, Chaoyang District. 朝阳区建外SOHO现代城A栋26层

Literary & Philosophy Club
Offers East and West wisdom comparative lectures. tamo@public.gb.com.cn.

Pacific Century Club 盈科会所
6pm-10pm, Jia 2, Gongti Beilu, Chaoyang District. 朝阳区工体北路甲2号 Tel: 6539-3434 pccclub@pccd.com

Rotary Club of Beijing 北京扶轮社 (筹备)
Group of business people in Beijing organized as a service club and to promote world peace. 12:30pm Every Tuesday. Kempinski Hotel. 凯宾斯基饭店 Tel: 6581-3668 rotarybj@vip.sina.com www.rcbeijing.org

The Beijing Macintosh User Group 北京苹果机用户俱乐部
www.beimac.com

The Bridge School Culture Salon 北京桥学校
Lunchtime language classes and afternoon drawing classes, 1308 3/F, Guangming Hotel, Liangmaqiao Lu, Chaoyang District. 朝阳区亮马桥路光明饭店3层, 1308室. Tel: 8451-7605 www.bridgeschoolchina.com

The Pavillion 万龙腾飞高尔夫球俱乐部
Gongti Xilu, Chaoyang District. (opposite 1 west gate of Worker Stadium) 朝阳区工体路 (北京工人体育场西门对面) Tel: 6507-2617 www.pavillionbeijing.com

The Puppet Art Troupe of China 中国木偶艺术剧团
Children's birthday planners with puppet shows and clowns. 10am-11am Saturday-Sunday, Jia 1, Anhua Xi Li, Chaoyang District. 朝阳区安华西里甲1号 Tel: 6424-7085

cultural groups

Beijing Hui Ling 北京慧灵
Chinese community center for the mental disabled that welcomes visitors. Stop by our traditional courtyard to see how Chinese non-profit NGOs are taking care of their disadvantaged. Near the North Gate of the Forbidden City. 故宫北门附近 Tel: 6404-6631 claire@huiling-bj.org www.huiling-bj.org.cn

Goethe Institute
Promotes German language and culture. 17F, Building C, Cyber Tower, 2 Zhongguancun Nandajie, Haidian District. 海淀区中关村南大街数码大厦C座17楼 Tel: 8251-2909

embassies & consulates

Australian Embassy 澳大利亚大使馆
8:30am-4:55pm Monday-Friday, 21 Dongzhimen Wai Dajie, Sanlitun, Chaoyan District. 朝阳区三里屯东直门外大街21号 Tel: 5140-4111 www.austemb.org.cn