



南加州中资企业协会  
*China Enterprise Council*



Chinese Companies Investing in Southern California 中国企业投资南加州专题

# REAL ESTATE AND HOSPITALITY

## 房地产/酒店





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### EDITOR'S NOTE

California has long enjoyed the reputation of being the Golden State. Its southern region, centered in Los Angeles (the “City of Angels”), has become one of the hottest investment destinations for Chinese companies. In recent years, the unprecedented scale of investment in Southern California by Chinese businesses, particularly in the hospitality and real estate sectors, has gained wide attention. Greenland, Oceanwide, LT Global, Wanda, Hazens, Landsea, AVIC International, Beijing Construction Engineering Group and many other Chinese flagship companies are gathering in Southern California and quickening the pace of investment,

which exhibits specific features and trends.

The “Chinese Companies Investing in Southern California” series aims to share these trends with budding Chinese companies also planning to invest in Southern California, while furthering communication and mutual understanding among Chinese and U.S. businesses, stakeholders, and the broader communities. CEC would like to extend our sincerest gratitude to the companies and professionals that have taken time to help us with this piece. For comments, please feel free to reach out to Joanna Zhang (joanna@cecus.org). Many thanks!

### 编者按

冠有“黄金州”美誉的加州，以“天使之城”洛杉矶为中心的南加州，成为中国企业在美国最热门的投资地区之一。近年来，中国企业在南加掀起新一轮投资热潮，以酒店、房地产行业最为瞩目。绿地、泛海、勒泰、万达、合正、朗诗、中航国际、北京建工等等一大批中国名企汇集南加，展现出中国企业加快海外投资步伐，日益走向国际化的新特点、新趋势、新前景。

“中国企业投资在南加”专题，旨在为更多考虑投资南加州的中国企业把握机遇及迎接挑战提供借鉴，并加强会员企业之间，以及与广大政商界的交流与沟通。开篇之际，特此向给予本文大力协助及支持的各企业会员，专业人士，表示诚挚的感谢！如有建议，欢迎联系Joanna Zhang (joanna@cecus.org)。谢谢！

# Southern California has become one of the hottest investment destinations for Chinese companies.

## 南加州已成为中国企业最热门的海外投资区域之一。

### FOREWORD

### 引言

As China has leaped into the position of the world's second-largest economy and Chinese companies have sped up their pace of investing overseas, China's Foreign Direct Investment (FDI) is gradually stepping into an era of capital outflow. According to data released in 2014 by China's Ministry of Commerce, China's non-financial outward FDI amounted to US\$102.9 billion, reflecting an increase of 14.1%.<sup>1</sup> Rhodium Group, a U.S. consulting company, reported that Chinese companies' FDI in the U.S. was about US\$12 billion in 2014, with the biggest sector in IT and real estate — noting that, in 2015, investment is expected to maintain its strong momentum.<sup>2</sup>

During China Enterprise Council's (CEC) 2015 annual conference, Mr. Liu Haiyan, the commercial counselor of the

Consulate-General of China in Los Angeles, pointed out that, "In 2014, 71 Chinese companies invested in Los Angeles, with their total investment reaching US\$1.3 billion." And that figure is expected to rise in coming years, drawing the attention of the business community.

Through the "Chinese Companies Investing in Southern California" series, CEC hopes to offer insight into the opportunities, challenges and trends of this rapidly growing investment sector, including the industries affected and impacts on the local community and economy. The series will start with an examination of the hospitality and real estate markets, with the ultimate aim of helping even more Chinese companies invest in Southern California.

近年来，随着中国跃居为全球第二大经济体，中国企业加快“走出去”，对外投资迈入了资本输出时代。据中国商务部发布的数据，2014年中国非金融类对外直接投资为1029亿美元，增长14.1%。<sup>1</sup> 美国荣鼎咨询公司的报告称，2014年中国企业在美投资约120亿美元，其中信息技术和不动产业最受青睐，预计2015年中国对美投资仍会保持良好发展势头。<sup>2</sup>

在中资企业协会2015年会上，中国驻洛杉矶总领馆商务参赞刘海彦先生也指出，“2014年，有71家中国企业到洛杉矶地

区投资，投资总额达13亿美元。”投资数量预计将在未来几年内继续上升，引起商业社会的关注。

南加州中资企业协会启动“中国企业投资在南加”专题，分行业分享中国企业在南加州的投资现状、投资热点及趋势；剖析中国企业所面临的机遇与挑战；探讨投资给当地带来的影响等等，以便进一步增进中国企业与当地商业、社区、重要相关方之间的相互了解，更好地协助更多在南加州和想来到南加州开拓事业的中国企业，把握机遇、开创事业及应对挑战。

## A SPECIAL THANK YOU!

Aon  
AVIC International USA  
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Industrial and Commercial Bank of China (USA)  
Interstate Hotels & Resorts  
Landsea US  
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LT Global Investment  
MVE & Partners, Inc.  
New Hope Group  
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PwC  
UCLA Ziman Center for Real Estate  
USC Marshall School of Business  
The World Trade Center Los Angeles

<sup>1</sup> Source: [www.mofcom.gov.cn/article/ae/ag/201501/20150100871163.shtml](http://www.mofcom.gov.cn/article/ae/ag/201501/20150100871163.shtml)

<sup>2</sup> Source: rhg.com