

# 江衍睿

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所在地: 布鲁塞尔 | 可回国求职  
求职方向: 地产市场研究 | 工业与物流地产 | 城市更新与选址分析



## 个人概要

城市研究与建筑学复合背景，具备空间数据分析、政策文本解读、城市更新研究和行业报告写作能力。近期研究聚焦中国跨境电商在欧洲物流节点的落地，围绕比利时列日机场、海外仓、物流地产供给、欧盟监管与空间开发约束展开分析。熟练使用 Excel、PowerPoint、GIS、AutoCAD 与 Adobe 系列工具，具备中英文研究与报告表达能力。求职方向为地产市场研究、工业/物流地产研究、产业地产咨询与城市更新策略。

## 实习和工作经历

### 纳慕尔大学 | 研究助理

#### 2026.03–2026.06 | 布鲁塞尔

- 标准化布鲁塞尔大区空间热点数据库，整合19个市镇、NGO与实地调研数据，提升点位分类和地理信息一致性。
- 对12个重点案例开展现场踏勘，记录空间环境、人群活动和现场规模，并撰写总结报告与案例说明。

### 国际行人联盟 | 项目协调员

#### 2024.10–2025.06 | 布鲁塞尔

- 对全球步行审计工具进行文本比较，协助开发适配布鲁塞尔校园场景的步行环境评估清单。
- 设计VUB校园审计路线并组织志愿者实地调研，收集可达性、安全性和公共空间体验数据，撰写审计报告。

### 都市再生实业有限公司 | 建筑师助理

#### 2023.03–2024.03 | 上海

- 参与上海新江湾城15分钟生活圈与养老设施研究，整理公共服务点位、服务半径和空间资源数据，识别设施供给缺口。
- 参与厦门沙坡尾、同文顶等城市更新项目，开展历史风貌要素识别、建筑类型分析和保护更新策略研究。

## 技能和语言

### 研究分析:

市场研究、政策文本分析、空间数据分析、报告写作

### 工具:

Excel、PowerPoint、Word、GIS、AutoCAD、Illustrator、Photoshop、Python

### 语言:

英语: IELTS 7.0; CET-6

## 教育背景

### 城市研究硕士 (2024.09–2026.10)

- 荷兰语布鲁塞尔自由大学 (VUB)/ 法语布鲁塞尔自由大学 (ULB)
- GPA: 72/100 (截至2026年第一学期)
- 相关课程: Economic and Financial Geography, Global Urban Studies, Introduction to GIS, Greening the City

### 工学硕士 (2020.09–2023.03)

- 同济大学建筑与城市规划学院建筑系
- GPA: 4.3/5
- 荣誉: 同济大学优秀硕士学位论文

### 艺术设计学士 (2015.09–2019.06)

- 上海师范大学美术学院

## 核心研究经历

### 欧洲跨境电商物流节点与工业地产研究——以比利时列日机场为例 | 第一作者 / 硕士论文研究 | 2025.01–2026.04

- 研究中国电商资本在列日机场周边的物流地产布局，分析机场货运、海关政策、土地供给与海外仓履约模式的匹配关系。
- 整合 WalOnMap、地籍数据、历史影像、企业资料和规划文件，追踪1990–2025年工业/物流用地扩张。
- 评估欧盟VAT/IOSS 与小包免税政策变化对航空直邮、海外仓及B2B2C履约模式的影响。
- 对比列日、芬洛、鲁尔区、法兰克福等节点的租金、交通和土地条件，识别欧洲电商物流节点的优势与瓶颈。

## 精选发表

- Liege Airport: A Chinese E-commerce Gateway in the BeNeLux, BeNeLux Geography Conference, 2026.4
- 《西门外上海近代城市形态中的街-街复合结构》，《时代建筑》，2023。
- 《现代主义的跨文化流动与翻译——前川国男的“别墅公寓”》，《时代建筑》，2024。
- 《社区有机更新规划策略研究——以巴黎中心城前庭伊兵营地块为例》，《上海城市规划》，2023。
- 同济大学优秀硕士学位论文，2024。

# Yanrui Jiang

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**Location:** Brussels | Available for job opportunities in China  
**Target Positions:** Real Estate Market Research | Industrial & Logistics Real Estate | Urban Renewal Consulting | Location Analysis



## Professional Summary

Urban studies and architecture background, with experience in spatial analysis, policy research, urban renewal, and report writing. Recent research focuses on Chinese cross-border e-commerce logistics in Europe, covering Liège Airport, overseas warehousing, logistics real estate, EU regulations, and development constraints. Proficient in Excel, PowerPoint, GIS, AutoCAD, and Adobe tools.

## Experience

### University of Namur Research Assistant

2026.03–2026.06 | Brussels

- Standardized a Brussels spatial hotspot database by integrating data from 19 municipalities, NGOs, and field research.
- Conducted fieldwork on 12 key cases and prepared summary reports and case descriptions.

### International Federation of Pedestrians Project Coordinator

2024.10–2025.06 | Brussels

- Compared global pedestrian audit tools and supported the development of a Brussels campus walkability checklist.
- Designed the VUB audit route, organized volunteer fieldwork, collected public space data, and drafted the audit report.

### Office of Urban Regeneration Architectural Assistant

2023.03–2024.03 | Shanghai

- Supported a 15-minute community life circle and elderly care facility study in Shanghai's New Jiangwan City area.
- Contributed to urban renewal projects in Xiamen through townscape analysis, architectural typology, and conservation strategy research.

## Skills & Languages

### Research:

Real estate research, policy analysis, spatial data analysis, fieldwork, report writing

### Tools:

Excel, PowerPoint, Word, GIS, AutoCAD, Illustrator, Photoshop, Python

### Languages:

English: IELTS 7.5; CET-6

## Education

### Master in Urban Studies

2024.09–2026.10

- Vrije Universiteit Brussel / Université libre de Bruxelles
- GPA: 72/100 (Up to the first semester of 2026)
- Courses: Economic and Financial Geography, Global Urban Studies, Introduction to GIS, Greening the City

### Master of Engineering

2020.09–2023.03

- Tongji University
- GPA: 3.3/5 | Top 30%
- Honor: Outstanding Master's Thesis Award

### Bachelor of Arts in Art Design

2015.09–2019.06

- Shanghai Normal University

## Core Research Experience

**European Cross-border E-commerce Logistics Nodes and Industrial Real Estate: Liège Airport, Belgium**  
First Author / Master's Thesis | 2025.01–2026.04

- Studied Chinese e-commerce related logistics real estate layout around Liège Airport, focusing on air cargo, customs policy, land supply, and overseas warehouse fulfillment.
- Used WalOnMap, cadastral data, historical imagery, corporate records, and planning documents to trace industrial/logistics land expansion from 1990 to 2025.
- Assessed how EU VAT/IOSS reforms and low-value parcel policy changes affect air parcel delivery, overseas warehousing, and B2B2C fulfillment.
- Compared Liège, Venlo, the Ruhr Area, and Frankfurt in terms of rents, transport connectivity, and land conditions.

## Selected Publications

- Liège Airport: A Chinese E-commerce Gateway in the BeNeLux, BeNeLux Geography Conference, 2026.
- "The Xiang-Long Composite Structure in Modern Shanghai," *Time + Architecture*, 2023.
- "Cross-cultural Translation of Modernism: Kunio Maekawa's Villa Apartments," *Time + Architecture*, 2024.
- "Organic Urban Renewal Strategies: The Former Reuilly Barracks Site in Paris,," *Shanghai Urban Planning Review*, 2023.
- Outstanding Master's Thesis Award, Tongji University, 2024.