

New major commercial site in West Kowloon 集团投得西九龙大型商业用地



The new major commercial site in West Kowloon enjoys a prime location at the intersection of four railway lines
集团最近投得的西九龙大型商业用地·位置优越·四线交汇

The Group continues to replenish its land bank in Hong Kong to fulfill long-term development needs, with the latest addition a commercial site in West Kowloon, won through government tender in November for HK\$42,232 million. The site is Hong Kong's largest commercial land plot in recent years in terms of site area, with a maximum gross floor area of 294,000 square metres (about 3.2 million square feet). Recently, the Group introduced the first long-term strategic investor for the site development, and will continue to seek other suitable long-term strategic investment partners to pool additional resources to add value to the project.

Prime location at the intersection of four railway lines

The Group acquired Kowloon Inland Lot No. 11262, at the junction of Lin Cheung Road and Austin Road West. Located strategically in West Kowloon, it sits atop the West Kowloon Terminus of the Hong Kong section of the Guangzhou–Shenzhen–Hong Kong Express Rail Link, which is of enormous importance for Hong Kong to capture the Greater Bay Area development opportunities as the city's only High Speed Rail station. The site also adjoins the MTR West Rail Line, the Tung Chung Line and the Airport Express Line, forming a transportation hub of four railway lines offering convenient access throughout Hong Kong and to the Greater Bay Area and other major cities on the mainland, along with excellent global connections.

To be developed into a landmark integrated project

The site will be developed into a landmark integrated project comprising about 260,100 square metres (2.8 million square feet) of top-grade offices and over 27,900 square metres (300,000 square feet) of premium retail space, providing another major business core in the city.

The investor of the site is an investment company owned by the Kwok Family Companies. The investment company will purchase 25% of the shares in the project's office portion, while the retail portion of the project will remain wholly owned by SHKP. **Group Chairman and Managing Director Raymond Kwok** said the introduction of

a new investor not only demonstrates the investor's vote of confidence in the site and SHKP, but also underscores the faith of both sides in Hong Kong's future. SHKP is actively seeking other suitable investors in its efforts to develop the site into an international integrated commercial landmark, which will contribute to the sustainable development of the Group, as well as the West Kowloon district and Hong Kong at large.

Upon completion, the new project is expected to create significant synergy with the Group's International Commerce Centre (ICC) in the vicinity, driving West Kowloon's evolution into a crucial commercial core of Hong Kong and the Greater Bay Area. It will also enhance the property investment portfolio of the Group, generate stable recurring rental income, and further strengthen the Group's long-term development in Hong Kong.

集团继续补充在港的土地储备，以配合长期发展需要。在11月期间，集团通过政府招标，以422.32亿港元在西九龙购入一幅商业地块。该地块是香港近年来面积最大的商业用地，最高可建楼面面积294,000平方米（约320万平方呎）。集团近日为该地块发展引入首位长线策略性投资者，并将继续物色其他合适的长线策略性投资夥伴，为项目发展增值，注入更丰富和多元化资源及元素。

位置优越 坐拥四线交汇枢纽

集团投得的地块是位于连翔道与柯士甸道西交界的九龙内地段第11262号用地。该地块位处西九龙策略性位置，坐

落于广深港高铁香港段西九龙总站上盖。西九龙站是香港唯一一个高铁站，对香港把握大湾区发展机遇极为重要。地块还邻近港铁西铁线、东涌线及机场快线，为四线交汇的交通枢纽，贯通香港各区、大湾区及内地主要城市，同时连系世界各地。

将发展为地标综合项目

集团计划将该地块发展为地标综合项目，汇聚约260,100平方米（280万平方呎）顶级写字楼及逾27,900平方米（300,000平方呎）优质零售楼面，打造成香港另一个重要的商业核心。

为该地块发展引入的投资者是一家由郭氏家族公司所拥有的投资公司。该投资公司会入股项目写字楼部分25%股权，而新鸿基地产则将继续全资持有项目中的零售部份。**集团主席兼董事总经理郭炳联**表示，此次引入新投资者，不但突显了新投资者对该地块，甚至是新鸿基地产投下信任的一票，更印证了双方对香港前景充满信心。集团现正积极物色其他合适投资者，致力将该地块打造成国际性的地标综合商业项目，为集团、西九龙区以至整个香港未来的持续发展做出贡献。

新项目落成后，必将与集团在区内的环球贸易广场发挥极大的协同效应，推动西九龙成为香港以至大湾区重要的商业核心。项目还能加强集团的物业投资组合，带来稳定的经常性租金收入，进一步增强集团在香港的长远发展。