

New major commercial site in West Kowloon 集團投得西九龍大型商業用地



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The new major commercial site in West Kowloon enjoys a prime location at the intersection of four railway lines
集團最近投得的西九龍大型商業用地，位置優越，四綫交匯

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 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 2.8 million square feet of top-grade offices and over 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.

集團繼續補充在港的土地儲備，以配合長期發展需要。在11月期間，集團透過政府招標，以422.32億港元在西九龍購入一幅商業地皮。該地皮是香港近年來地皮面積最大的商業用地，最高可建樓面面積約320萬平方呎。集團近日為地皮發展引入首位長線策略性投資者，並將繼續物色其他合適的長線策略性投資夥伴，為項目發展增值，注入更豐富和多元化資源及元素。

位置優越 坐擁四綫交匯樞紐

集團投得位於連翔道與柯士甸道西交界的九龍內地段第11262號用地。該地皮位處西九龍策略性位置，坐落廣深港高

鐵香港段西九龍總站上蓋。西九龍站是香港唯一一個高鐵站，對香港把握大灣區發展機遇極為重要。地皮亦鄰近港鐵西鐵綫、東涌綫及機場快綫，為四綫交匯的交通樞紐，貫通香港各區、大灣區及內地主要城市，同時連繫世界各地。

將發展為地標綜合項目

集團計劃將地皮發展為地標綜合項目，匯聚約280萬平方呎頂級寫字樓及逾300,000平方呎優質零售樓面，打造成香港另一個重要的商業核心。

為地皮發展引入的投資者為一間由郭氏家族公司所擁有之投資公司。該投資公司會入股項目寫字樓部分25%股權，而新地則繼續全資持有項目中的零售部份。**集團主席兼董事總經理郭炳聯**表示，今次引入新投資者，不單凸顯了新投資者對地皮以至新地投下信任的一票，更印證雙方對香港前景充滿信心。新地現正積極物色其他合適投資者，致力將地皮打造成國際性的地標綜合商業項目，為集團、西九龍區以至整個香港未來的持續發展作出貢獻。

新項目落成後，勢將與集團在區內的環球貿易廣場發揮極大的協同效應，推動西九龍成為香港以至大灣區重要的商業核心。項目亦可加強集團的物業投資組合，帶來穩定的經常性租金收入，進一步增強集團在港的長遠發展。