



The sites adjacent to the Guangzhou South Railway Station, which will be developed into Guangzhou South Railway Station New Town, comprising office towers, a shopping mall, a hotel, residential units, serviced apartments and public transport facilities  
 广州南站地块将发展为“广州南站新城”，汇聚办公楼、商场、酒店、住宅、服务式公寓及公共交通设施等

## New sites in Guangzhou and Hong Kong

### 集团在粤港两地新增地块

The Group has continued to replenish its land bank, with new additions in April: integrated development sites adjacent to the Guangzhou South Railway Station and a residential-cum-retail site in Kwu Tung, New Territories.

#### Sites adjacent to the Guangzhou South Railway Station

The Group won the bid for sites adjacent to the Guangzhou South Railway Station, which will be developed into a major Transit-Oriented Development (TOD) integrated landmark, aka Guangzhou South Railway Station New Town. The Guangzhou South Railway Station is strategically located in the heart of the ‘9+2’ city cluster, making it the country’s busiest High Speed Rail station. According to the 2019 figures, its average daily passenger flow exceeded 500,000, and its annual arrivals and departures totalled 188 million passengers. As the Intercity Rail Plan of the Greater Bay Area picks up pace, the Guangzhou South Railway Station is set to become an integrated station-city transport hub, efficiently connected to four High Speed Rail lines, three intercity rail lines, four metro lines, long-distance coaches, buses, etc. after full completion, offering convenient access to Greater Bay Area cities and the rest of the country.

Based on the master plan ‘commercial on the east, transport on the west’, the landmark project involves office towers, a shopping mall, a hotel, residential units, serviced apartments and public transport facilities. Walkways and transport interchange spaces will seamlessly link up the offices and shopping mall with the Guangzhou South Railway Station. About 492,400 square metres (5.3 million square feet) of floor area space will be put up for sale (including office towers and residences); and the remaining approximately 371,600 square metres (four million square feet) (including a shopping mall, a hotel and a portion of the office towers) will be held over the long-term to further strengthen the Group’s investment-property portfolio in the Greater Bay Area. Scheduled for completion in phases starting from 2025, the project is poised to create synergy with the project atop the High Speed Rail Hong Kong West Kowloon Station.

#### Residential-cum-retail site in the Kwu Tung North New Development Area

The Group acquired Fanling Sheung Shui Town Lot No. 279 at Area 25, Kwu Tung, New Territories, which was the first site put up for sale by government tender in the Kwu Tung North New Development Area. It has a maximum gross floor area of 111,402 square metres (about 1.2 million square feet). In close proximity to the planned MTR Kwu Tung Station, the site will be developed into small-to medium-sized residential units, a shopping centre and a public transport interchange. The completed project will enhance the neighbourhood amenities for livelihood and employment.

集团继续补充土地储备，在四月期间，新增广州南站核心区综合发展地块及新界古洞住宅及零售用地。

#### 广州南站核心区地块

集团投得广州南站核心区地块，将发展为大型交通枢纽综合地标项目，打造为“广州南站新城”。广州南站地理位置优越，位于“9+2”城市群的中心，是全国最繁忙的高铁站。根据2019数据计算，每日平均客流量逾500,000人次，全年客运量达1.88亿人次。随着“轨道上的大湾区”加速推进，广州南站将成为“站城一体”的综合交通枢纽，有效贯通四条高铁线、三条城际轨道线、四条地铁线、长途汽车客运及公交等，全天候便捷穿梭大湾区内城市，通达至全国各地城市。

项目将以“东商务、西交通”做整体规划，涉及办公楼、商场、酒店、住宅、服务式公寓及公共交通设施等；以行人通

道和换乘空间，把办公楼和商场与广州南站无缝连接起来。项目预计可出售楼面面积约492,400平方米（530万平方呎）（包括办公楼和住宅），余下约371,600平方米（400万平方呎）（商场、酒店及部分办公楼等）留作长期持有，进一步扩大集团在大湾区的物业投资组合。项目预计于2025年起分阶段落成，势可与香港高铁西九龙站项目发挥协同效应。

#### 古洞北新发展区住宅及零售地

集团购入新界古洞第25区的粉岭上水市地段第279号用地，属于古洞北新发展区首幅政府招标地。地块最高可建楼面面积111,402平方米（约120万平方呎），邻近已规划的港铁古洞站。项目将兴建中小型住宅单位、商场及公共运输交汇处。落成后，将可完善区内的生活及就业配套。



The new residential-cum-retail site in Kwu Tung, New Territories  
 新增的新界古洞住宅及零售地块

## Hong Kong Business Aviation Centre to expand at Hong Kong International Airport

### 香港商用航空中心将原址扩建

Group subsidiary Hong Kong Business Aviation Centre (HKBAC) signed an agreement with the Airport Authority Hong Kong for an in-situ expansion. The initiative will strengthen Hong Kong’s capacity to provide top-of-class business aviation services, underpinning the city’s position as an international aviation hub and leveraging its Double Gateway advantage to connect with other cities in the Greater Bay Area and the rest of the world.

The expansion will proceed in two parts. The first involves the refurbishment and expansion of the existing Executive Terminal Building (ETB) with an upgrade of the co-located customs, immigration and quarantine (CIQ) section, and a new all-weather canopy stretching from the ETB to shield and serve both aircraft and passengers. The second part of the expansion features a new Support Terminal with expanded facilities to cope with emerging demands from charter flights and group travel flights, and additional offices for the other Business Aviation stakeholders. Both parts are scheduled to be launched in 2025.

The expansion is expected to enhance customer service and customer experience, and provide an opportunity for more digitalisation and continuous innovation to enhance HKBAC’s reputation as Asia’s best fixed-base operator, known for safety, service and style. In the new normal, increased attention will also be paid to enhancing hygiene and safety, as well as flexibility and privacy for clients, whether on board or in HKBAC premises.

集团旗下的香港商用航空中心此前与香港机场管理局签署协议，将于原址扩建，以加强香港提供顶尖商用航空服务的能力，并巩固香港作为国际航空枢纽的地位，利用“双门户”优势，更好地连接大湾区以及世界各地。



Witnessed by Airport Authority Hong Kong Chairman Jack So (second right, back), Airport Authority Hong Kong Chief Executive Officer Fred Lam (far right, back), Group Chairman & Managing Director Raymond Kwok (centre, back), HKBAC Director Michael Kadoorie and Philip L. Kadoorie (second and far left, back); Airport Authority Hong Kong Executive Director, Commercial Cissy Chan (right, front) and Hong Kong Business Aviation Centre Chairman Allen Fung (left, front) sign the agreement for the in-situ expansion at HKBAC 在香港机场管理局主席苏泽光（后排右二）、香港机场管理局行政总裁林天福（后排最右）、集团主席兼董事总经理郭炳联（后排中）、香港商用航空中心董事米高嘉道理及斐利嘉道理（后排左二及最左）见证下，香港机场管理局商务执行总监陈正思（前排右）及香港商用航空中心主席冯玉麟（前排左）签订香港商用航空中心的原址扩建协议

扩建计划分为两部分：第一部分包括翻新和扩建现有的候机大楼，提升大楼内的清关、出入境及检疫设施，亦会增设由候机大楼向外延伸的顶棚，为飞机和乘客提供无缝服务。第二部分主要兴建一栋全新客运大楼，扩充设施以应对由包机和团体旅行等带动的新客运需求，与此同时，为商用航空同行提供更多办公空间。两个部分均预计于2025年落成。

此次扩建不但可加强客户服务和客户体验，同时也带来数码化和持续创新的契机，让香港商用航空中心不断提升安全水平、延续一直以来的特色风格及贴心服务，并保持亚洲最佳公务机营运基地的美誉。在新常态下，香港商用航空中心会致力确保旅客在飞机上或中心内的卫生、安全以及提供更具灵活性和私密性的服务。