



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
廣州南站地皮將發展為「廣州南站新城」，匯聚寫字樓、商場、酒店、住宅、服務式公寓及公共交通設施等

New sites in Guangzhou and Hong Kong 集團在粵港兩地新增地皮

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 5.3 million square feet of floor area space will be put up for sale (including office towers and residences); and the remaining approximately 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 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.

集團繼續補充土地儲備，在四月期間，新增廣州南站核心區綜合發展地皮及新界古洞住宅及零售用地。

廣州南站核心區地皮

集團投得廣州南站核心區地皮，將發展為大型交通樞紐綜合地標項目，打造為「廣州南站新城」。廣州南站地理位置優越，位於「9+2」城市群的中心，是全國最繁忙的高鐵站。根據2019數據計算，每日平均客流量逾500,000人次，全年客運量達1.88億人次。隨著「軌道上的大灣區」加速推進，廣州南站將成為「站城一體」的綜合交通樞紐，有效貫通四條高鐵線、三條城際軌道線、四條地鐵線、長途汽車客運及公交等，全天候便捷穿梭大灣區內城市，通達至全國各地城市。

項目將以「東商務、西交通」作整體規劃，涉及寫字樓、商場、酒店、住宅、服務式公寓及公共交通設施等；以行人通道和轉乘空間，把寫字樓和商場與廣州南站無縫連接起

來。項目預計可出售樓面面積約530萬平方呎（包括寫字樓和住宅），餘下約400萬平方呎（商場、酒店及部分寫字樓等）留作長期持有，進一步擴大集團在大灣區的物業投資組合。項目預計於2025年起分階段落成，勢可與香港高鐵西九龍站項目發揮協同效應。

古洞北新發展區住宅及零售地

集團購入新界古洞第25區的粉嶺上水地段第279號用地，屬於古洞北新發展區首幅政府招標地。地皮最高可建樓面面積約120萬平方呎，鄰近已規劃的港鐵古洞站。項目將興建中小型住宅單位、商場及公共運輸交匯處。落成後，將可完善區內的生活及就業配套。



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

Hong Kong Business Aviation Centre to expand at Hong Kong International Airport 香港商用航空中心將原址擴建

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.

集團旗下的香港商用航空中心早前與香港機場管理局簽署協議，於原址擴建，以強化本港提供頂尖商用航空服務的能力，並鞏固香港作為國際航空樞紐的地位，利用「雙門戶」優勢，更好地聯繫大灣區以及世界各地。



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 在香港機場管理局主席蘇澤光（後排右二）、香港機場管理局行政總裁林天福（後排最右）、集團主席兼董事總經理郭炳聯（後排中）、香港商用航空中心董事米高嘉道理及斐歷嘉道理（後排左二及最左）見證下，香港機場管理局商務執行總監陳正思（前排右）及香港商用航空中心主席馮玉麟（前排左）簽訂香港商用航空中心的原址擴建協議

擴建計劃分為兩部分：第一部分包括翻新和擴建現時的候機大樓，提升大樓內的清關、出入境及檢疫設施，亦會增設由候機大樓向外延伸的蓋蓬，為飛機和乘客提供無縫服務。第二部分主要興建一棟全新客運大樓，擴充設施以應對由包機和團體旅行等帶動的新客運需求，與此同時，為商用航空一眾同業提供更多辦公空間。兩個部分均預期於2025年落成。

此次擴建不但可加強客戶服務和客戶體驗，同時亦帶來數碼化和持續創新的契機，讓香港商用航空中心不斷提升安全水平、延續非凡及妥貼服務的往績，並保持亞洲最佳公務機營運基地的美譽。在新常態下，香港商用航空中心會致力確保旅客在飛機上或中心內的衛生、安全以及提供更具彈性和私隱度高的服務。