

As a pioneer of green buildings, the Group proactively develops premium environmentally friendly commercial projects

Given its strong commitment to property quality, the Group has endeavoured to incorporate green elements in the development of its major commercial projects to obtain globally renowned green certificates over the past years, hence recognized as a pioneer of green buildings in Hong Kong. In recent years, the Group has continued to show its full support for creating a sustainable community and contributing to make Hong Kong a carbon-neutral city by setting long-term environmental targets, formulating policies on sustainable development and climate change, and continuing to be actively engaged in research on innovative green building technologies.



ICC
環球貿易廣場
Location: atop the Airport Express Kowloon Station, West Kowloon
GFA: ~2.5 million square feet
Completion year: 2011
位置: 西九龍, 為機場快線九龍站上蓋項目
樓面面積: 約250萬平方呎
落成時間: 2011年



Sun Hung Kai Centre
新鴻基中心
Location: adjacent to MTR Exhibition Centre Station, Wan Chai
GFA: ~900,000 square feet
Completion year: 1980
位置: 灣仔, 鄰近港鐵會展站
樓面面積: 約90萬平方呎
落成時間: 1980年



One IFC, Two IFC and IFC Mall
國際金融中心一期、二期及商場
Location: atop MTR Hong Kong Station, Central Harbourfront
GFA: over 3 million square feet in total*
Completion years: 1998 (One IFC) and 2003 (Two IFC)
位置: 中環海濱, 為港鐵香港站上蓋項目
樓面面積: 合共超過300萬平方呎*
落成時間: 1998年(一期)及2003年(二期)

*Note: The Group owns ~1 million square feet of office space and ~320,000 square feet of retail area in attributable terms
註: 集團應佔寫字樓樓面約100萬平方呎及零售樓面約32萬平方呎

The Group's major projects have clinched multiple international green certifications

As early as 2009, Tower One of Kowloon Commerce Centre (KCC) under the Group received LEED (Leadership in Energy and Environmental Design) gold pre-certification from the US Green Building Council. In 2012, it attained full LEED gold certification after completion, marking the first office development in Hong Kong to receive such an honour. In 2017, International Commerce Centre (ICC) was awarded Hong Kong's first-ever top Platinum certificate in BEAM Plus. The Group has continued to enhance the green management standards of its major projects. This year, a series of Hong Kong commercial projects completed in different years, including ICC, One IFC, Two IFC and IFC Mall, as well as the above 40-year-old Sun Hung Kai Centre, successfully achieved LEED Platinum

certification under the v4.1 Operations and Maintenance: Existing Buildings rating system, demonstrating the Group's determination to continue project enhancement and strive for excellence.

Since its completion, the Group has continued to upgrade ICC's green facilities and management level, achieving LEED Platinum certification under the v4.1 Operations and Maintenance: Existing Buildings rating system with the highest score this year. In 2020, the iconic grade-A office development also became the first commercial building in Hong Kong to receive the top 'Outstanding' rating in the BREEAM In-Use scheme, an international green building assessment system. In 2021, it received the WELL Health-Safety Rating for Facility Operations (WELL HSR) certificate from the International WELL Building Institute (IWBI), making it the first building in Hong Kong to earn this certificate.

The project's act of introducing intelligent management system, effectively monitors and controls the optimal operation and energy consumption of the various types of equipment, and has resulted in savings of over 17 million kWh of electricity since 2012 through a combination of the energy saving measures, such as

- introducing Internet of Things (IoT) technology and a smart lighting control system to improve energy efficiency;
- refurbishing the central air conditioners to extend the service life and enhance their performance;
- adopting a smart indoor air quality monitoring system.

Sun Hung Kai Centre, the Group's headquarters, despite being completed over 40 years ago, was awarded the LEED Platinum certificate, which is a rare achievement. Over a decade ago, Sun Hung Kai Centre underwent electrical and mechanical (E&M) renovations, incorporated sustainability in planning, design, procurement and management, including the re-inspection of the E&M facility system, and optimized the chiller systems to enhance efficiency, and reduce energy use and costs.

Sun Hung Kai Centre also introduced multiple measures, including a smart building management system, an energy monitoring system, upgraded ventilation and air-conditioning systems, and the installation of a variable air volume system, to ensure excellent operation and maintenance practices, thus continuing to contribute to environmental protection. Since 2004, a remarkable 60 million kWh of electricity and 42,000 tonnes of carbon dioxide have been saved, which is equivalent to the amount of carbon dioxide absorbed by about 1.8 million trees a year.

One IFC, Two IFC and IFC Mall are located in the heart of Central's waterfront commercial area. Their project teams have striven to upgrade the buildings' green management to meet the high environmental standards demanded by international corporations, achieving LEED Platinum certification under the v4.1 Operations and Maintenance: Existing Buildings rating system. Two IFC became the first commercial building in Hong Kong to receive this certification.

The Group's major commercial projects on the mainland have also achieved the high standard set for international green buildings. In 2020, Shanghai IFC and Shanghai ICC both achieved the Platinum rating in the LEED V4.0 for Building Operations and Maintenance: Existing Buildings for their outstanding performance in energy-optimization, resources and water management, as well as expanding the use of green transportation. The former was the commercial project to receive the world's highest score that year.

Integration of sustainable building elements

The Group's long-term environmental targets include achieving LEED Gold or Platinum certifications for its core commercial projects under development, including the High Speed Rail West Kowloon Terminus Development in Hong Kong and the 370-metre skyscraper of the ITC remaining phase in Shanghai. In order to comply with the most stringent international green standards, the Group strives to incorporate sustainable elements into the entire life cycle of its property developments, from design and materials procurement to construction and property management. In KCC, for example, the first office development to earn the LEED Gold certification in Hong Kong, multiple green design elements were adopted in its original construction, including the use of large glass curtains to effectively utilize natural light. In addition, various green landscaped areas and sky gardens were included in the development, together with the installation of indoor carbon dioxide sensors to enhance indoor air quality and provide a healthy work and leisure environment for tenants.

Continuous efforts in green management

In order to incorporate its green principles into the daily operations of its projects, the Group set a number of environmental targets, and aims to achieve three 10-year key commitments by the end of fiscal year 2030, including a 13% reduction in electricity consumption, a 25% reduction in greenhouse gas emissions and a 5% reduction in water use in about 60 of the Group's investment properties; additionally, an annual construction waste diversion rate of 70% or more for projects under construction in Hong Kong. The Group's property management and construction companies have all received ISO 9001 quality management system certification. Kai Shing and Hong Yip, two of the Group's property management companies, have proactively introduced smart management to enhance the energy efficiency of their projects under management. Kai Shing became the first company in Hong Kong to obtain internationally recognized ISO 41001 facility management system certification, and Hong Yip was the first property management company in Hong Kong's property and facilities management sector to obtain ISO 27001 certification for its information security management system.



Shanghai IFC, Shanghai
上海市上海國金中心

Shanghai ICC, Shanghai
上海市上海環貿廣場



Signing ceremony for the collaboration between the Group and PolyU
集團與理大合作簽署儀式

6 Collaboration with universities and high-tech companies on innovative green building technologies

Innovative technology is of utmost importance to the Group's sustainability initiatives in all aspects of property-related development. The Group partners with various local universities and scientific research institutions to drive the development of innovative green buildings. For example, in 2005, the Group and The Hong Kong Polytechnic University (PolyU) joined hands to research and develop innovative green building technology, utilizing the advantages from the collaborative development of enterprises, universities and research institutions, and successfully applied this technology in the construction of ICC. In recent months, the Group collaborated with PolyU again, focusing on the research work in three areas: Green Application, Green Materials and Green Processes. The research work includes the joint development of a smart, efficient, flexible energy management system, using the development atop the High Speed Rail West Kowloon Terminus as a pilot project to transform, realize and commercialize building technology research outcomes.

For the development atop the High Speed Rail West Kowloon Terminus, the joint team will develop a solution for the full life cycle of smart energy-saving system by making use of technological advances in artificial intelligence, IoT and digital twin, to control energy distribution in real time, maximizing the energy-saving effects. The team will also optimize carbon activation to offset part of the carbon emissions during concrete production to produce more environmentally friendly, green building materials.

The Group will also work with PolyU to build the first ever blockchain platform to record the Building Information Model (BIM) of every project, as an easy reference for stakeholders, thus maximizing traceability, which is in line with the government's comprehensive promotion of the adoption of electronic approvals in the construction industry, contributing to smart city planning in the long run.

The Group's two property management companies have also proactively partnered with universities and technology companies to develop innovative technology applications in property management. For example, Hong Yip is currently co-developing with Hong Kong Metropolitan University an IoT solution for preventive maintenance and environmental monitoring in property management for water pumping systems. The IoT-based solution will be developed by using the dynamic operational data. The solution will strengthen the property management team's capabilities of data collection and analysis, in order to help identify potential problems and risks at an early stage, ultimately enhancing operational efficiency and lifespan of equipment.

Another example is Kai Shing's collaboration with two innovative technology start-ups to optimize the building performance, efficiency and sustainability of ICC, through a joint digital twin project using BIM. It helps form a connection with the existing analysis tools and monitoring system, making use of visualization, data analysis and project performance in order to simulate, predict and optimize project efficiency. Kai Shing also leveraging this experience proactively conducts staff training to prepare for the future applications of the solution in other projects.

作為綠色建築先驅 集團致力打造優質環保商業項目

憑藉對物業質素的堅持，集團多年前已開始為旗下主要商業項目注入環保元素，獲取國際知名的綠色認證，成為香港綠色建築的先驅。集團近年透過訂立長期環保目標、制定可持續發展及氣候變化政策，並且積極參與研發綠色建築創新科技等，以進一步支持創建可持續發展社區，為香港邁向碳中和城市而作出努力。



ICC in Hong Kong ensures that all facilities are in their optimum state regarding operations and energy efficiency by introducing IoT technology
位於香港的環球貿易廣場透過物聯網技術，以確保各項設施處於最佳的運作和耗能狀態

集團主要項目屢獲國際綠色認證

早於2009年，集團旗下九龍貿易中心第一座寫字樓，已獲美國綠色建築委員會的領先能源與環境設計 (LEED) 金級預認證，落成後於2012年獲頒正式金級證書，是全港首幢獲此殊榮的商廈。環球貿易廣場則於2017年，成為全港首獲綠建環評 (BEAM Plus) 最高鉑金級別認證的商廈。集團持續提升主要項目的綠色管理水平，今年多個建於不同年代的香港商業項目，包括環球貿易廣場、國際金融中心一期、二期和國際金融中心商場，以及落成逾40年的新鴻基中心，同獲LEED「v4.1 營運與保養：現有建築」鉑金級認證，顯示集團不斷優化項目、精益求精的決心。

環球貿易廣場自落成後集團持續提升其綠色設施和管理，故今年以最高分數獲得LEED「v4.1 營運與保養：現有建築」鉑金級認證。此甲級寫字樓地標項目亦於2020年成為全港首幢商廈獲國際綠色建築評估系統BREEAM頒發最高的傑出 (Outstanding) 評級，以及於2021年成為香港第一座榮獲國際WELL健康建築研究院 (IWBI) 認證的物業設施運營管理「WELL健康—安全評價準則」證書的建築物。

該項目透過引入智能管理系統，有效監察和控制各項設備處於最佳的運作和耗能狀態，結合多項節能措施，令項目自2012年起，節省電量逾1,700萬度。有關措施包括：

- 引入物聯網 (IoT) 科技及智能照明控制系統，以提升能源效益
- 翻新中央空調，以延長其壽命和提升表現
- 採用智能室內空氣監測系統

集團總部新鴻基中心，落成至今雖已逾40年，仍獲得LEED頒發鉑金級認證，實屬難得。皆因早於十多年前，新鴻基中心已進行機電設備革新工程，並將可持續發展納入機電裝置的規劃、設計、材料採購及管理上，包括將機電設施系統重新較驗及冷凍機系統最佳化，增強效能以進一步節省電能和減低開支。

此外，新鴻基中心引入智能大廈管理系統、能源監察系統、提升通風及冷氣系統，以及安裝可調風量冷氣系統等，實現優良操作和維修作業守則，持續為環保作出貢獻。自2004年至今，累計節省超過6,000萬度電，減少42,000噸二氧化碳，相當於180萬棵樹一年吸收的二氧化碳量，成效顯著。

國際金融中心一期、二期及商場位處中環臨海商業核心地段，項目團隊致力提升綠色管理，以滿足國際企業對環保水平的高要求，因此獲得LEED「v4.1 營運與保養：現有建築」鉑金級認證，而國際金融中心二期更成為全港首幢獲得此認證的商廈。

集團在內地的主要商業項目，同樣達到國際綠色建築的高標準。其中上海國金中心及上海環貿廣場，憑藉在「優化能源使用」、「資源和用水管理」以及「強化綠色交通使用」等多個範疇的優異表現，於2020年雙雙獲得LEED「v4.0 營運與保養：現有建築」鉑金級認證。前者更成為當年全球分數最高的商業項目。



引入可持續建築元素

集團訂立的長期環保目標包括為在建中的核心商業項目獲取 LEED 金級或鉑金級認證，當中包括香港高鐵西九龍總站上蓋發展項目及上海 ITC 餘下期數樓高 370 米的摩天大樓。為符合最嚴格的國際環保標準，集團致力在整個物業發展生命週期中，從設計、物料採購、建造至物業管理加入可持續發展元素，以成為全港首座商廈獲得 LEED 金級認證的九龍貿易中心為例，項目自籌建時已採用多項環保設計元素，包括採用大玻璃幕牆設計，有效運用天然光源；另外建造了多個綠化園林地帶及空中花園，並於室內安裝二氧化碳含量感應器，提高室內空氣質素，讓租客有一個健康的工作環境及休憩空間。

ITC, Shanghai
上海市 ITC



Rendering
效果圖

貫徹綠色管理

為了將環保理念融入項目日常營運中，集團制定多項環保目標，當中包括 2030 年財政年度或之前落實三大十年承諾：為旗下約 60 幢商業物業降低耗電強度 13%；降底溫室氣體排放強度 25% 及用水強度降低 5%；另外，每年於香港在建項目的建築廢物分流率達到 70% 或以上。集團旗下物業管理和建築公司均已獲得 ISO9001 品質管理系統認證。此外，屬下兩間物業管理公司啟勝及康業，亦積極引入智能化管理，大大提升項目的節能效益。啟勝更為香港首家獲得國際認可的 ISO41001 設施管理體系認證的公司；而康業是香港物業及設施管理界別中首家獲得 ISO 27001 資訊保安管理體系認證的物業管理公司。

與大學及創科企業合研綠色建築創新技術

創新科技對集團推行各項物業相關的可持續發展舉措至關重要。集團透過與不同的本地大學及科研機構合作，以推動創新綠色建築的發展。例如，集團早於 2005 年已經與香港理工大學合作，共同研發創新綠色建築技術，發揮「產學研」優勢，並在興建環球貿易廣場時成功應用。近月，集團與理工大學再度合作，針對綠色應用、綠色建築物料及綠色建造流程等三方面的研發工作，當中包括共同打造智慧建築能源管理系統，並以高鐵西九龍總站上蓋項目為試點，務求將科技成果落地轉化和產業化。

合作團隊會為高鐵西九龍總站上蓋項目，研發「全生命周期智慧節能技術及系統方案」— 利用人工智能、物聯網、數碼分身 (Digital Twin) 等技術，實時控制能源分配，將節能成效最大化。此外，團隊又會研究優化「碳激發技術 (Carbon Activation)」，目標是在生產混凝土時，抵銷部分碳排放，以製造出更環保的綠色建築物料。

集團亦會與理大搭建首個建築業區域鏈平台，記錄每個項目的建築資訊模型 (BIM)，方便持份者參考，充分發揮其可溯性的優點，以配合政府全面推動建築產業審批電子化的趨勢，長遠有助智慧城市規劃。

至於集團兩間物業管理公司亦積極與大學和創科企業合作，研發創新科技應用於物業管理中。例如康業現正與香港都會大學共同開發針對水泵系統的「物業管理預防性維護及環境監控的物聯網解決方案」— 透過水泵系統中的運行數據、狀況等動態資料，開發以物聯網為本的解決方案，增強收集和分析數據的能力，以協助物管團隊及早發現潛在問題及風險，從而提升設施效益及使用壽命。

另一個案例則是啟勝與兩間初創公司合作，以優化環球貿易廣場的建築性能、效率和可持續性，發展數碼分身項目 — 通過建築資訊模型，連接項目已有的分析工具和控制系统，並利用可視化、數據分析和項目的性能表現，以模擬、預測及優化項目績效。此外，憑藉此次經驗，啟勝也積極進行相關的員工培訓，為日後應用至其他項目作好準備。



Rendering
效果圖

The landmark project atop High Speed Rail West Kowloon Terminus achieves LEED pre-certification

西九龍高鐵站地標項目獲 LEED 預認證

The commercial project under construction atop the High Speed Rail West Kowloon Terminus is expected to be completed by 2025. Recently, UBS, a leading global wealth manager, became the project's first anchor tenant. The bank will relocate and consolidate its Hong Kong operations to the top nine floors of the tallest tower of this superbly located mega project starting in early 2026, taking up a total floor area of approximately 250,000 square feet.

Apart from its location on the only high speed rail terminus in Hong Kong, the commercial project above the High Speed Rail West Kowloon Terminus is strategically adjoined to the Airport Express Line and is connected to three other MTR lines, giving it unparalleled connectivity with major mainland cities and other parts of the world. The Group will strive to make the project one of the most sustainable and environmentally friendly buildings in the world, and is set to obtain six major green and WELL building certifications. The project has already received pre-certification in LEED – Core and Shell v4: Platinum. With its premium quality and excellent location, the Group believes that the landmark project will attract more quality tenants.

Amy Lo, Co-Head of Wealth Management Asia Pacific, UBS Global Wealth Management, Head and Chief Executive, UBS Hong Kong, said: "We are excited to be moving to the workplace of the future with state-of-the-art infrastructure that brings together and empowers all of our UBS colleagues in Hong Kong under one roof. The office will be built for our purposes, and we believe it will improve the productivity, collaboration and well-being of our colleagues. With its superb location, it will connect us with the rest of the Greater Bay Area, major cities on the Mainland and to the world with convenient access."

現正興建中的西九龍高鐵站商業項目，預計 2025 年內落成。早前該項目成功引入國際知名財富管理機構瑞銀成為首個主要租戶，租用項目最高一座大樓的最高九層，總樓面面積約 25 萬平方呎。瑞銀將於 2026 年初開始進駐，將其香港的營運單位遷入該項目。

西九龍高鐵站商業項目除了坐落本港唯一的高鐵站上蓋外，更鄰近機場快線和三條港鐵路線，貫通內地主要城市以至世界各地。集團竭力將其打造成為世界級的可持續發展及環境友善建築物，預計可獲得六項重要的綠色及 WELL 建築標準認證，並已獲得 LEED「核心與外殼 (Core and Shell) 第 4 版：鉑金級」的預認證。憑藉優越的質素和地理位置，集團相信此地標項目將能吸引更多優質企業進駐。

瑞銀財富管理亞太區聯席主管兼瑞銀香港區主管及行政總裁盧彩雲指出：「我們很高興能夠與所有瑞銀香港的同事一起進駐到這座引領未來的商業建築。全新的辦公室設計將會按我們所需而建，旨在提升同事的工作效率、團隊合作及福祉。新辦公室優越的地理位置，將讓我們更有效與大灣區及內地主要城市、以至世界各地接軌。」