

The Millennium, the office portion of the Group's How Ming Street Project in Kowloon East, is completed

集团位于九龙东巧明街项目的办公楼部分“**The Millennium**”已落成



The Millennium showcases the Group's commitment to sustainable development, the latest in building technologies and smart facility management systems

“The Millennium”展示了集团对可持续发展的承诺，更展现了最新的建筑技术和智能设施管理系统

The office-cum-retail joint-venture development at 98 How Ming Street (How Ming Street Project) in Kowloon East is owned by the Group and Transport International Holdings Limited (TIH). The Group owns an effective interest of 70.6% in the project. Located close to the Kwun Tong and Ngau Tau Kok MTR stations, the commercial landmark development comprises Grade-A offices in two 20-storey towers of 650,000 square feet, namely The Millennium, and a podium mall of 500,000 square feet. The Millennium was completed with some tenants moving in recently while the shopping mall is slated to open in 2024.

The Group is committed to realizing its vision of developing a modern landmark area with top-notch office buildings, green facilities and multi-purpose event spaces, reinforcing the Millennium City community and driving the development of Kowloon East into another core business district in Hong Kong. Complementing to offices at The Millennium, the shopping mall in the 10-storey podium will feature lush, leisurely retail space, with a scale comparable to that of APM. Nearly 400 parking spaces are provided in a four-storey parking garage in the basement, a number of which are equipped with electric vehicle charging systems. The Millennium has in its vicinity about 300 restaurants, 20 fitness centres and five hotels, providing about 1,500 rooms. With comprehensive facilities, a wide variety of restaurants nearby and extensive transport facilities in the area, The Millennium is designed to meet the daily and professional needs of all types of businesses.

Prime location, top-level facilities and superb surrounding amenities to foster growth into a core international business district

Strategically located in the heart of Kwun Tong, The Millennium is close to the

Kwun Tong and Ngau Tau Kok MTR stations. Approximately 70 nearby bus routes offer easy access to all parts of Hong Kong. The Millennium is directly connected to Millennium City 6 via a covered footbridge and is only a five-minute walk from the Ngau Tau Kok MTR station.

Building on the concepts of Infinity and Community to create a dazzling Kowloon East commercial district

The Group meticulously planned the large-scale commercial project riding on its five decades of development experience, together with foresight and vision. The Millennium is built on the concepts of Infinity and Community, harnessing the infinite possibilities of Kowloon East and connecting the Millennium City community in the district, allowing the Group to realize its vision of elevating the Kwun Tong business district and seizing global opportunities along the way. Parts of the two towers have already been secured by well-known international brands and multinational corporations. The Millennium will synergize with existing Millennium City office cluster, forming a unique office hub in Kowloon East.

Lo King Wai, General Manager (Office Leasing) of Sun Hung Kai Real Estate Agency, said: “The Group has demonstrated ingenuity and dedication to building every project to maximize success. We firmly believe that Kowloon East has great potential for development as another premier

office hub in Kowloon East.

CBD in Hong Kong under the Government's Energizing Kowloon East blueprint. Attuned to the latest development trends in commercial projects, The Millennium is designed as a flexible development project, with commercial, green and leisure space. The Group expects The Millennium to serve as a link among international businesses, and to create opportunities and enhance the quality of life in the community.”

People-oriented design recognized by a number of international green building certifications

The Group is committed to fulfilling its social responsibility and focusing on sustainable development. The Millennium not only promotes the use of electric vehicles, harnesses renewable energy and offers more green space, but also integrates innovative technologies into traditional construction procedures to provide a safe and healthy work environment. The project received Leadership in Energy and Environmental Design (LEED) Platinum pre-certification by the US Green Building Council, WELL Platinum pre-certification by the International WELL Building Institute, and Platinum pre-certification for new buildings under BEAM Plus, issued by the Hong Kong Green Building Council. A testament to The Millennium's achievements in energy saving, environmental protection and emissions reduction, these accolades also acknowledge the Group's continuous commitment to its people-oriented culture.

The Group proactively adopts advanced new technologies to enhance property management quality. For instance, it has invested more than HK\$20 million to introduce Building Information Modelling (BIM) for The Millennium. This allows the implementation of a high-precision three-dimensional geometric model system to digitize property information so that more accurate data can be obtained for improving the operation and management efficiency of the premises. In the future, the Group will continue to invest in commercial projects, to promote community development and enhance the competitiveness of Hong Kong.

由集团及载通国际控股有限公司(载通国际)拥有、位于九龙东巧明街98号的写字楼暨零售合作发展项目(巧明街项目)，集团持有该项目70.6%实际权益。毗邻港铁观塘站及牛角站，该商业地标包括两幢楼高20层、楼面面积达60,385平方米(650,000平方呎)的甲级写字楼，已命名为“**The Millennium**”；以及46,450平方米(500,000平方呎)的基座商场。“**The Millennium**”已经落成，部分租户也于近期迁入，而商场则预计于2024年开业。

集团致力于打造集顶级办公大楼、环保绿化设施及多用途活动空间于一身的新地标，进一步构建全面且极具潜力的创纪之城社区，引领九龙东成为香港新核心商业区。整个巧明街项目还包括10层高的基座商



Located in a prime location, the development provides tenants with a panoramic view of Victoria Harbour
项目位置优越，租户可眺望开阔维港景致

场，规模与APM相若，另设有绿意盎然的休憩空间。此外，项目地库四层停车场共设有近400个车位，其中配备电动汽车充电系统。周边邻近还有约300间餐厅、20间健身中心、五间酒店共提供约1,500间客房。坐拥完善的生活配套、汇聚环球美食、交通四通八达，日常所需一应俱全，便利跨国商务往来。

坐拥优越地理位置、顶级办公室设备及完善周边配套 构建九龙东国际级商业新核心

“The Millennium”地理位置优越，不但相邻港铁观塘站及牛角站，邻近观塘道更有约70条巴士线直达港九新界。还配有行人天桥，通往创纪之城六期，步行到港铁牛角站也只需约五分钟。

以无限Infinity及社区Community为理念 延续创纪项目 打造耀目九龙东商圈

集团结合五十年发展经验、远见及视野，精心规划“**The Millennium**”大型商业项目。“**The Millennium**”蕴含Infinity及Community两大主轴理念，寓意九龙东发展的无限可能、及创纪之城社区的延续与联系。集团展现独到眼光，不断拓宽业务优势，升华观塘商区，汇聚全球机遇。项目已获多家国际知名品牌及跨国企业预租，连同已有的创纪之城写字楼建筑群将发挥联动效益，成为九龙东独一无二的写字楼枢纽。

新鸿基地产代理总经理(写字楼租务)卢经纬表示：“集团独具匠心，一直致力打造每一个成功项目。我们深信九龙东是香港极具发展潜能的重点商业区域，这次项目配合启动九龙东计划，将‘**The Millennium**’打造成商业、绿化、休憩空间兼备的灵活新型商厦。集团期望‘**The Millennium**’能成为国际商业之间的连结，创造机遇，同时提升社区生活品质。”

设计以人为本 荣获多个国际绿色建筑认证

集团致力履行社会责任，注重可持续发展，关注社会及环境问题。“**The Millennium**”不但推动使用电动汽车及可再生能源，增设绿化休憩空间，更将应用智能科技融入传统的建筑程序中，以提升其建筑工地的健康和水平。项目荣获美国领先能源与环境设计(LEED)及国际健康建筑标准预认证(WELL)最高级别的铂金预认证，同时获得香港绿色建筑议会颁授的绿建环评(BEAM Plus)新建建筑的铂金预认证，足见权威机构对于“**The Millennium**”在节能、环保、减少排放等方面的高度认可，还是以人为本的业界翘楚。

集团也积极引入崭新科技，提升整体物业管理水平。这次集团投资超过二千万，为项目“**The Millennium**”引进建筑资讯模型(BIM)，构建高精度的立体几何模型系统，将物业资讯数字化，从而获得准确资讯，提升运营效率，完善管理效能。往后，集团将继续积极投资商业项目，推动社区发展，提升香港竞争力。