

## The Group wins three tenders for commercial projects to further expand its investment property footprint

### 集团投得三个商业项目 进一步扩大其投资物业版图

With strong confidence in the long-term prospects of Hong Kong, the Group is pleased to win three tenders for commercial projects – a commercial site on Sai Yee Street, Mong Kok, the right to develop and operate the Artist Square Towers Project, and commercial sites near Kwun Tong's Anderson Road – to further expand its investment property footprint for future growth.

The Group is committed to Building Homes with Heart and continually supports the development of Hong Kong. Following its tender success for the Artist Square Towers Project in the West Kowloon Cultural District last November and with Hong Kong on the path to economic recovery, the Group is excited to again embark on



The Group wins a tender for a commercial site on Sai Yee Street, Mong Kok, which will be developed into a new landmark in Kowloon  
集团投得旺角洗衣街商业项目，将打造该项目成为九龙的全新地标

the opportunities from the commercial site on Sai Yee Street, Mong Kok. This new project will create strong synergy with **Grand Century Place Complex**, including offices, MOKO and Royal Plaza Hotel, which are owned by the Group for more than two decades, giving fresh impetus to the development of Hong Kong.

The commercial site on Sai Yee Street, Mong Kok, with a gross floor area of 1.5 million square feet, will have a 320-metre-tall tower, making it the tallest commercial landmark in Kowloon after ICC. It will come with a walkway to the MTR Mong Kok East Station, as well as the Group's Grand Century Place Complex. As the latter has a total gross floor area of 1.6 million square feet, the aggregate commercial space of the two projects will be around 3.0 million square feet, making the cluster the largest office-and-retail landmark in Mong Kok and a business, retail and tourist hub in Central Kowloon. The project will provide a public rooftop viewing platform, the only such facility in the vicinity, as well as plenty of green open space, offering an unprecedented experience to visitors and residents of Mong Kok. It will also provide a public transport interchange, and an improved road network and pavements, which will substantially improve traffic in the area. Linked to the nearby footbridge network, the project will be seamlessly connected to the MTR Mong Kok Station, where the Tsuen Wan Line and the Kwun Tong Line intersect, as well as the East Rail Mong Kok East Station, thus greatly enhancing the connectivity of the district.

In addition, following the Group's tender win of large-scale commercial project atop the High Speed Rail West Kowloon Terminus at the end of 2019, it has again invested in large-scale developments in West Kowloon, winning the right to develop and operate the Artist Square Towers Project, whose total gross floor area is nearly 700,000 square feet, for approximately 47 years. In view of the nation's clear support, stated in the National 14th Five-year Plan, for Hong Kong to develop into an East-meets-West centre for international cultural exchange, the Group believes that upon completion, the project will not only help foster the development of Eastern and Western arts and cultural exchanges in Hong Kong, but also create synergy with the nearby

ICC and the under-construction project High Speed Rail West Kowloon Terminus Development, forming a unique commercial cluster consisting of 5.7 million square feet of premium grade-A office space as well as two luxury hotels. This will further boost the West Kowloon area's status as a unique commercial, cultural, arts, retail, entertainment and transportation hub in Hong Kong and the Greater Bay Area. The Group also won the tender for commercial sites near Anderson Road, with a gross floor area of over 110,000 square feet. The Group plans to develop community shopping centres on the site for residents in the area, further expanding its retail portfolio in Kowloon East.

集团对香港的长远前景充满信心，并于此前投得三个商业项目，分别为旺角洗衣街商业项目、西九艺术广场大楼项目的发展及运营权，以及观塘安达臣道附近的商业用地，进一步扩大其投资物业版图，推动业务增长。

集团一直秉承“以心建家”的理念建设香港，继去年11月投得西九文化区艺术广场大楼后，随著香港经济正踏上复苏之路，集团再次把握机遇投得旺角洗衣街商业项目，新项目将会与集团经营20多年的新世紀廣場项目（包括写字楼、MOKO新世紀广场及帝京酒店）发挥巨大协同联动作用，并帮助推动香港继续向前发展。

旺角洗衣街商业项目的楼面面积达13.9万平方米（150万平方呎），楼高达320米，将会是继集团的环球贸易广场（ICC）后全九龍第二最高的地标式商业大厦，项目会兴建连接旺角东站及集团新世紀廣場项目的行人通道，发挥联动效益，连同新世紀廣場项目的14.9万平方米（160万呎）楼面，两个项目合起来共提供约27.9万平方米（300万呎）商业楼面，会成为旺角区最大型的地标式写字楼商场组合，更是中九龍的商业、零售购物和旅游消费核心。同时，新项目顶层设区内唯一的公众观景台，以及大量绿化休闲空间，可为旺角区市民与游人提供崭新休闲体验；项目更设公共交通交汇处以及优化行人及车辆路线安排，将可大大改善目前区内交通状况，并通过接驳东铁旺角站与项目周边行人天桥网络，将港铁东铁线旺角站和荃湾线及观塘线的旺角站无缝连接，大大方便区内行人的通达性。

此外，集团继2019年底投得高铁西九龍总站上盖大型商业项目后，再次在西九投资发展大型项目，成功获得艺术广场大楼项目约47年的发展及



The Group plans to develop community shopping centres on the commercial sites near Anderson Road  
集团计划在安达臣道附近的商业用地兴建社区购物商场



(A rendering of the Notional Scheme of the Artist Square Towers provided by the West Kowloon Cultural District Authority) The Group is confident that the Artist Square Towers Project in West Kowloon will create synergy with its ICC and the under-construction project High Speed Rail West Kowloon Terminus Development (概念图由西九文化区管理局提供) 集团相信西九艺术广场大楼落成后，可与旗下环球贸易广场，及正在兴建的高铁西九龍总站发展项目产生协同效应

运营权，项目总楼面面积近6.5万平方米（70万平方呎）。因应国家在《十四五规划纲要》中，已明确支持香港发展成为中外文化艺术交流中心。集团深信项目落成后，不仅有助香港促进中西文化艺术交流，更会与毗邻的环球贸易广场，以及正在兴建的高铁西九龍总站发展项目发挥联动效益，组成独有的商业建筑群，提供逾52.95万平方米（570万平方呎）甲级写字楼楼面及两间豪华酒店，进一步提升西九作为香港以至大湾区内独特的商业、文化、艺术、零售、娱乐和交通枢纽的地位。同时，集团亦成功投得安达臣道附近的商业用地，可建楼面面积逾10,219平方米（110,000平方呎），将兴建社区购物商场，服务区内居民，进一步扩大集团在九龍东的零售物业组合。