

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

集團位於九龍東巧明街項目的寫字樓部分「The Millennity」已落成



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

「The Millennity」展示了集團對可持續發展的承諾，更展現了最新的建築技術和智能設施管理系統

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 Millennity, and a podium mall of 500,000 square feet. The Millennity 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 Millennity, 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 Millennity 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 Millennity 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 Millennity 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 Millennity 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 Millennity 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 Millennity 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 CBD in

Hong Kong under the Government's Energizing Kowloon East blueprint. Attuned to the latest development trends in commercial projects, The Millennity is designed as a flexible development project, with commercial, green and leisure space. The Group expects The Millennity 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 Millennity 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 Millennity'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 Millennity. 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.

由集團及載通國際控股有限公司(載通國際)擁有、位於九龍東巧明街98號的寫字樓暨零售合作發展項目(巧明街項目)，集團持有該項目70.6%實際權益。毗鄰港鐵觀塘站及牛頭角站，該商業地標包括兩幢樓高20層、樓面面積達650,000平方呎的甲級寫字樓，已命名為「The Millennity」；以及500,000平方呎的基座商場。「The Millennity」已經落成，部分租戶亦於近期遷入，而商場則預計於2024年開業。

集團致力打造集頂級辦公大樓、環保綠化設施及多用途活動空間於一身的新地標，進一步建構全面且極具潛力的創紀之城社區，引領九龍東成為香港新核心商業區。整個巧明街項目還包括10層高的基座商場，規模與APM相若，另設有綠意盎然的休憩空間。此外，項目



Located in a prime location, the development provides tenants with a panoramic view of Victoria Harbour
項目位置優越，租戶可眺望開揚維港景致

地庫四層停車場共設有近400個車位，當中配備電動汽車充電系統。鄰近亦有約300間餐廳、20間健身中心、五間酒店共提供約1,500間客房。坐擁完善的生活配套、匯聚環球美食、交通四通八達，日常所需一應俱全，便利跨國商務往來。

坐擁優越地理位置、頂級辦公室設備及完善周邊配套 建構九龍東國際級商業新核心

「The Millennity」地理位置優越，不但相鄰港鐵觀塘站及牛頭角站，鄰近觀塘道更有約70條巴士線直達港九新界。亦配有行人天橋，接駁創紀之城六期，步行到港鐵牛頭角站亦只需約五分鐘。

以無限Infinity及社區Community為理念 延續創紀項目 打造耀目九龍東商圈

集團結合五十年發展經驗、遠見及視野，精心規劃「The Millennity」大型商業項目。「The Millennity」蘊含Infinity及Community兩大主軸理念，寓意九龍東發展的無限可能、及創紀之城社區的延續與連繫。集團展現獨到眼光，不斷擴闊業務優勢，昇華觀塘商區，匯聚全球機遇。項目已獲多家國際知名品牌及跨國企業預租，連同已有的創紀之城寫字樓建築群將發揮聯動效益，成為九龍東獨一無二的寫字樓樞紐。

新鴻基地產代理總經理(寫字樓租務)盧經緯表示：「集團獨具匠心，一直致力打造每一個成功項目。我們深信九龍東是本港極具發展潛能的重點商業區域，是次項目配合起動九龍東計劃，將『The Millennity』打造成商業、綠化、休憩空間兼備的靈活新型商廈。集團期望『The Millennity』能成為國際商業之間的連結，創造機遇，同時提升社區生活質素。」

設計以人為本 榮獲多個國際綠色建築認證

集團致力履行社會責任，注重可持續發展，關注社會及環境議題。「The Millennity」不但推動使用電動汽車及可再生能源，增設綠化休憩空間，更將應用智能科技融入傳統的建築程序中，以提升其建築工地的健康和水平。項目榮獲美國領先能源與環境設計(LEED)及國際健康建築標準預認證(WELL)最高級別的鉑金預認證，同時獲得香港綠色建築議會頒授的綠建環評(BEAM Plus)新建建築的鉑金預認證，足見權威機構對於「The Millennity」在節能、環保、減少排放等方面的高度認可，更是以人為本的業界翹楚。

集團亦積極引入嶄新科技，提升整體物業管理水平。是次集團投資超過二千萬元，為項目「The Millennity」引進建築資訊模型(BIM)，構建高精確度的立體幾何模型系統，將物業資訊數據化，從而獲得準確資訊，提升營運效率，完善管理效能。往後，集團將繼續積極投資商業項目，推動社區發展，提升本港競爭力。