

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

集團投得三個商業項目 進一步擴大其投資物業版圖

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
集團投得旺角洗衣街商業項目，將打造該項目成為九龍的全新地標

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 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.

集團對香港的長遠前景充滿信心，並於早前投得三個商業項目，分別為旺角洗衣街商業項目、西九藝術廣場大樓項目的發展及營運權，以及觀塘安達臣道附近的商業用地，進一步擴大其投資物業版圖，推動業務增長。

集團一直秉承「以心建家」的信念建設香港，繼去年11月投得西九文化區藝術廣場大樓後，隨著本港經濟正踏上復蘇之路，集團再次把握機遇投得旺角洗衣街商業項目，新項目將會與集團經營20多年的新世紀廣場項目（包括寫字樓、MOKO新世紀廣場及帝京酒店）發揮巨大協同聯動作用，並幫助推動香港繼續向前發展。

旺角洗衣街商業項目的樓面面積達150萬平方呎，樓高達320米，將會是繼集團的環球貿易廣場（ICC）後全九龍第二最高的地標式商業大廈，項目會興建連接旺角東站及集團新世紀廣場項目的行人通道，發揮聯動效益，連同新世紀廣場項目的160萬呎樓面，兩個項目合起來共提供約300萬呎商業樓面，會成為旺角區最大型的地標式寫字樓商場組合，更是中九龍的商業、零售購物和旅遊消費核心。同時，新項目頂層設區內唯一的公眾觀景台，以及大量綠化休閒空間，可為旺角區市民與遊人提供嶄新消閒體驗；項目更設公共運輸交匯處以及優化行人及車路安排，將可大大改善目前區內交通狀況，並透過接駁東鐵旺角站與項目周邊行人天橋網絡，將港鐵東鐵綫旺角東站和荃灣綫及觀塘綫的旺角站無縫連接，大大方便區內行人的通達性。

此外，集團繼2019年底投得高鐵西九龍總站上蓋大型商業項目後，再次在西九投資發展大型項目，成功獲得藝術廣場大樓項目約47年的發展及



The Group plans to develop community shopping centres on the commercial sites near Anderson Road
集團計劃在安達臣道附近的商業用地興建社區購物商場



(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 (概念圖由西九文化區管理局提供) 集團相信西九藝術廣場大樓落成後，可與旗下環球貿易廣場，及正在興建的高鐵西九龍總站發展項目產生協同效應

營運權，項目總樓面面積近70萬平方呎。因應國家在《十四五規劃綱要》中，已明確支持香港發展成為中外文化藝術交流中心。集團深信項目落成後，不僅有助香港促進中西文化藝術交流，更會與毗鄰的環球貿易廣場，以及正在興建的高鐵西九龍總站發展項目發揮聯動效益，組成獨有的商業建築群，提供逾570萬平方呎甲級寫字樓樓面及兩間豪華酒店，進一步提升西九作為香港以至大灣區內獨特的商業、文化、藝術、零售、娛樂和交通樞紐的地位。同時，集團亦成功投得安達臣道附近的商業用地，可建樓面面積逾110,000平方呎，將興建社區購物商場，服務區內居民，進一步擴大集團在九龍東的零售物業組合。