



West Kowloon landmark development bolsters Hong Kong's competitive edge



SHKP Chairman and Managing Director Mr Raymond Kwok (right) and Mr Sergio Ermotti, Group CEO of UBS Group AG officiate at the topping out ceremony of UBS Hong Kong new office building at IGC

新地主席兼董事总经理郭炳联先生(右)与瑞银集团行政总裁安思杰先生·此前主持IGC的瑞银香港新办公大楼平顶仪式

Over the years, Sun Hung Kai Properties (SHKP) has played a significant role in the development of West Kowloon. Currently, construction of two major projects, the High Speed Rail West Kowloon Terminus Development and the Artist Square Towers Project at the West Kowloon Cultural District, is underway. The office portion of the High Speed Rail West Kowloon Terminus Development has been officially named the International Gateway Centre (IGC), and the development is expected to be completed by the end of 2025.

Creating a unique commercial cluster in West Kowloon

With foresight into the development of Kowloon Station and the Airport Express Line (AEL), the Group embarked on its investment journey in West Kowloon two decades ago. Among its notable achievements is ICC, which was completed in 2011 and stands as the most iconic landmark, claiming the title of the tallest building in Hong Kong.

The opening of the High Speed Rail West Kowloon Terminus in 2018 further solidified West Kowloon's standing as a core business district. The Group's High Speed Rail West Kowloon Terminus Development is situated right on top of Hong Kong's only High Speed Rail station and adjoins the AEL and three MTR lines. It enjoys unparalleled access to various districts within Hong Kong, as well as cities on the mainland and all over the world.

Furthermore, the development will be strongly connected with neighboring communities, as it will be seamlessly integrated into a 1.5-kilometre-long walkway that will link Jordan and Yau Ma Tei with the West Kowloon promenade.

Designed by renowned Zaha Hadid Architects, the development comprises two sets of twin commercial buildings. It offers a total of about 2.6 million square feet of premium grade-A office (IGC) and approximately 600,000 square feet of retail space. The Group holds the entire retail portion and about 1.2 million square feet of the office portion as a long-term investment. The remaining portion of the office space is held by two long-term strategic investors.

Group Chairman and Managing Director Raymond Kwok highlighted the significance of the new development, along with the Artist Square Towers Project, which is under construction, ICC, and two luxury hotels slated for refurbishment. They will create a unique commercial cluster in Hong Kong, providing premium office and retail space that will enhance the district's reputation as a prominent hub for commerce, culture, arts, retail, entertainment and transportation.

“The Group's developments in West Kowloon should help solidify Hong Kong's status as a world-class financial centre, as well as a hub for wealth and asset management in the Greater Bay Area.

Group Chairman and Managing Director Raymond Kwok

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High Speed Rail West Kowloon Terminus Development
高铁西九龙总站发展项目



Rendering 效果图



新鴻基地產 Sun Hung Kai Properties UBS Topping Out Ceremony of UBS New Office Building at SHKP High Speed Rail West Kowloon Terminus Development



(From left) Mrs Amy Lo, Chairman, UBS Global Wealth Management Asia, Head and Chief Executive of UBS Hong Kong; Mr Iqbal Khan, President, UBS Global Wealth Management; Mr Sergio Ermotti, Group CEO of UBS Group AG; Mr Raymond Kwok, SHKP Chairman and Managing Director; Mr Eric Tung, SHKP Executive Director and Mr KW Lo, General Manager (Office Leasing) of Sun Hung Kai Real Estate Agency

(左起) 瑞银财富管理亚洲区主席兼瑞银香港区主管及行政总裁卢彩云女士、瑞银财富管理总裁 Iqbal Khan 先生、瑞银集团行政总裁安思杰先生、新地主席兼董事总经理郭炳联先生、新地执行董事董子豪先生及新鸿基地产代理总经理(办公楼楼租务)卢经纬先生

He said the Group has consistently invested in Hong Kong for over half a century and developed many iconic landmarks and successful commercial projects in the city. The new developments should help solidify Hong Kong's status as a world-class financial centre, as well as a hub for wealth and asset management in the Greater Bay Area.

Commitment to sustainable development across property portfolio

Given the growing maturity of West Kowloon, many local, mainland and foreign firms have shown keen interest in setting up their operations in the area, fuelling the demand for office space. UBS, a leading global financial institution, has leased an entire 14-storey building among IGC's two twin towers. Mr Kwok said, "We are deeply honoured by UBS' decision to choose an office tower of the IGC as their Asia Pacific regional headquarters. This choice is a testimony of UBS' trust in our dedication to delivering premium building quality and best-in-class holistic property management."

Global firms are increasingly prioritizing environmental, social and governance (ESG) principles. In particular, large corporations, international brands, and multinational companies place significant value on green building certifications when choosing office spaces. IGC has already obtained pre-certification for several world-class green and healthy building certification programmes. This further enhances its appeal to foreign firms and financial institutions. The Group has received a number of leasing enquiries for IGC, highlighting steady demand from large corporations for premium office spaces in Hong Kong with high ESG standards.



Rendering 效果图

创建西九龙地标项目 强化本港联通优势



Rendering 效果图

新 新鸿基地产(新地)积极参与西九龙区的发展，集团位于区内的高铁西九龙总站发展项目及西九文化区艺术广场大楼项目正在兴建中。高铁西九龙总站发展项目的办公楼部分已正式命名为 **International Gateway Centre (IGC)**，项目预计于 2025 年底落成。

创建西九独特商业建筑群

为配合九龙站及机场快线的发展，集团早著先机，于20年前已参与投资西九龙地区的发展，其中最瞩目的是全港最高建筑物、2011年落成的环球贸易广场。

随著高铁西九龙总站于2018年启用，更进一步奠定西九成为本港商业核心区的地位。其中由集团筹建的高铁西九龙总站发展项目，坐落于香港唯一高铁站的上盖，邻近机场快线和三条港铁路线，贯通香港各区，联通内地主要城市及世界各地。

项目也将与周边社区紧密相连，因为它将无缝融入一条长达 1.5 公里的步行道，将佐敦和油麻地与西九龙海滨长廊连接起来。



Rendering 效果图



项目由国际著名的扎哈·哈迪德建筑师事务所 (Zaha Hadid Architects) 设计, 两幢双塔式商厦共计提供约24万平方米 (260万平方呎) 的甲级办公楼楼面 (IGC), 以及约5.6万平方米 (60万平方呎) 零售楼面。集团会持有全部零售楼面及约11万平方米 (120万呎) 办公楼作长线投资, 办公楼其余部分由两名策略投资者持有。

集团主席兼董事总经理郭炳联表示, 联同另一个兴建中的西九文化区艺术广场大楼项目、已落成的环球贸易广场, 以及计划翻新的两间豪华酒店, 集团旗下多个西九商业项目将组成香港独特的商业建筑群, 为该区域提供优质办公楼及零售楼面, 进一步提升西九龙作为商业、文化、艺术、零售、娱乐和交通枢纽的地位。

郭炳联表示集团扎根香港逾半世纪, 先后创建了多个标志性地标和商业项目, 他有信心相关项目将对推动香港作为大湾区的主要商业中心, 以及为巩固香港成为资产及财富管理国际金融中心, 带来积极的作用。

物业符合绿色建筑可持续发展

随著西九龙地区发展愈趋成熟, 不少本地、内地和外资企业均有意落户该区, 带动办公楼市场的刚性需求, 而跨国金融机构瑞银更承租IGC两幢双子式写字楼中的一座14层高的建筑。郭炳联表示: “集团很荣幸瑞银选择落户IGC为他们的亚太区总部, 印证瑞银充分信任新地出色的建筑品质和优质的物业管理能力。”

国际企业对环境、社会和管治 (ESG) 的概念日益重视。不少大企业、国际品牌和跨国企业在选择办公楼时, 都十分重视物业的绿色建筑认证。IGC已取得多项国际级的绿色或健康建筑预认证, 对外资企业和金融机构更具吸引力。集团也接获不少租赁查询, 说明大型企业对香港的绿色优质办公楼项目仍有稳定需求。

“集团于西九龙创建的商业建筑群, 将进一步巩固香港作为世界级金融中心以及大湾区财富和资产管理中心的地位。”

集团主席兼董事总经理郭炳联



Green Lease Agreement 绿色租赁协议

IGC has obtained a number of pre-certifications on sustainable development. Moving forward, the company will implement more measures to make it one of the most sustainable and environmentally-friendly buildings in the world. Signing a green lease agreement with UBS reflects the Group's strong commitment to green practices.

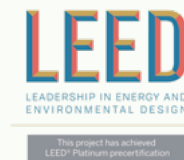
The development will showcase many green elements including about 100,000 square feet of open space that features a publicly accessible observation deck. Over 30% of the site area will be dedicated to greenery. The development will incorporate a high-performance façade to reduce heat gain and maximize daylight penetration. The integration of solar panels, building-integrated photovoltaics, and bio-diesel generators will further enhance energy efficiency. Furthermore, the implementation of a rainwater harvesting system will help reduce water consumption.

IGC has already acquired pre-certification for six sustainability programmes. It targets to acquire pre-certification in two more programmes: China Green Building Label and SmartScore.

IGC目前已取得多项可持续发展预认证。集团将推出更多措施, 致力将发展项目打造成世界级的可持续发展及环境友好建筑。通过与瑞银签订“绿色租赁协议”, 集团进一步彰显践行绿色承诺的决心。

项目将有多项绿色元素, 包括提供超过9.3万平方米 (10万平方呎) 的休憩用地, 其中设有开放予公众的观景台; 绿化面积将占整个地盘面积逾30%; 采用高效能的幕墙以减少外墙吸热程度及提升采光能力; 利用太阳能板、光伏系统和采用生物柴油发电机, 以降低对电网的能源需求; 收集雨水循环再用, 以减少用水量等。

IGC目前已成功取得六项预认证, 项目也正在申请另外两项预认证: 中国绿色建筑标识和SmartScore 智慧楼宇认证。



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BREEAM – International
New Construction V6: Excellent
英国BREEAM认证—国际版
新建建筑版本6.0: 优秀 (Excellent)



China Healthy Building Label –
CHBL T/ASC 02-2021
(Design): Platinum
中国健康建筑评价标识—《健康建筑评价
标准》T/ASC 02-2021 (设计): 铂金级



WiredScore: Platinum
WiredScore楼宇通讯认证: 铂金级



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WELL健康建筑标准核心体第2版
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