



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

新地主席兼董事總經理郭炳聯先生（右）與瑞銀集團行政總裁安思杰先生，早前主持IGC的瑞銀香港新辦公大樓平頂儀式

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

High Speed Rail West Kowloon Terminus Development
高鐵西九龍總站發展項目



Rendering 效果圖



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 27.3.2024



(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) 瑞銀財富管理亞洲區主席兼瑞銀香港區主管及行政總裁盧彩雲女士、瑞銀財富管理總裁 Iqbal Khan 先生、瑞銀集團行政總裁安思杰先生、新地主席兼董事總經理郭炳聯先生、新地執行董事董子豪先生及新鴻基地產代理總經理(寫字樓租務)盧經緯先生

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 效果圖

創建西九龍地標項目 強化本港聯通優勢



Rendering 效果圖

新鴻基地產(新地)積極參與西九龍區的發展，集團位於區內的高鐵西九龍總站發展項目及西九文化區藝術廣場大樓項目正在興建中。高鐵西九龍總站發展項目的寫字樓部分已正式命名為 **International Gateway Centre (IGC)**，項目預計於 2025 年底落成。

創建西九獨特商業建築群

為配合九龍站及機場快線的發展，集團早著先機，於20年前已參與投資西九龍地區的發展，當中最矚目的是全港最高建築物、2011年落成的環球貿易廣場。

隨著高鐵西九龍總站於2018年啟用，更進一步奠定西九成為本港商業核心區的地位。其中由集團籌建的高鐵西九龍總站發展項目，坐落於香港唯一高鐵站的上蓋，鄰近機場快線和三條港鐵路線，貫通香港各區，聯通內地主要城市及世界各地。

項目亦將與周邊社區緊密相連，因為它將無縫融入一條長達 1.5 公里的步行道，將佐敦和油麻地與西九龍海濱長廊連接起來。



Rendering 效果圖



項目由國際著名的扎哈·哈迪德建築師事務所 (Zaha Hadid Architects) 設計，兩幢雙塔式商廈合共提供約260萬平方呎的甲級寫字樓樓面 (IGC)，以及約60萬平方呎零售樓面。集團會持有全部零售樓面及約120萬呎寫字樓作長線投資，寫字樓其餘部分由兩名策略投資者持有。

集團主席兼董事總經理郭炳聯表示，聯同另一個興建中的西九文化區藝術廣場大樓項目、已落成的環球貿易廣場，以及計劃翻新的兩間豪華酒店，集團旗下多個西九商業項目將組成香港獨特的商業建築群，為該區提供優質寫字樓及零售樓面，進一步提升西九龍作為商業、文化、藝術、零售、娛樂和交通樞紐的地位。

郭炳聯表示集團紮根香港逾半世紀，先後創建了多個標誌性地標和商業項目，他有信心有關項目將對推動香港作為大灣區的主要商業中心，以及為鞏固香港成為資產及財富管理國際金融中心，帶來積極的作用。

物業符合綠色建築可持續發展

隨著西九龍地區發展愈趨成熟，不少本地、內地和外資企業均有意落戶該區，帶動寫字樓市場的剛性需求，而跨國金融機構瑞銀更承租IGC兩幢雙子式寫字樓中的一座14層高的大樓。郭炳聯表示：「集團很榮幸瑞銀選擇落戶IGC為他們的亞太區總部，印證瑞銀充分信任新地出色的建築質素和優質的物業管理能力。」

國際企業對環境、社會和管治 (ESG) 的概念日益重視。不少大企業、國際品牌和跨國企業在選擇寫字樓時，都十分重視物業的綠色建築認證。IGC已取得多項國際級的綠色或健康建築預認證，對外資企業和金融機構更具吸引力。集團亦接獲不少租賃查詢，說明大型企業對香港的綠色優質寫字樓項目仍有穩定需求。

集團於西九龍創建的商業建築群，將進一步鞏固香港作為世界級金融中心以及大灣區財富和資產管理中心的地位。

集團主席兼董事總經理郭炳聯

Green Lease Agreement 綠色租賃協議

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目前已取得多項可持續發展預認證。集團將推出更多措施，致力將發展項目打造成世界級的可持續發展及環境友善建築物。透過與瑞銀簽訂「綠色租賃協議」，集團進一步彰顯踐行綠色承諾的決心。

項目將有多項綠色元素，包括提供超過10萬平方呎的休憩用地，當中設有開放予公眾的觀景台；綠化面積將佔整個地盤面積逾30%；採用高效能的幕牆以減少外牆吸熱程度及提升採光能力；利用太陽能板、光伏系統和採用生物柴油發電機，以降低對電網的能源需求；收集雨水循環再用，以減少用水量等。

IGC目前已成功取得六項預認證，項目亦正在申請另外兩項預認證：中國綠色建築標識和SmartScore 智慧樓宇認證。



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