



IGC positions West Kowloon as Hong Kong's new core

IGC促进西九龙成为香港新核心

Sun Hung Kai Properties has completed International Gateway Centre (IGC), the flagship office development above the High Speed Rail West Kowloon Terminus, marking a milestone for the Group's development in West Kowloon. A tower was handed over to anchor tenant UBS for its new Hong Kong headquarters early this year.

"The name International Gateway Centre reflects its role as a gateway linking Hong Kong with the Mainland and the wider global market," SHKP Chairman and Managing Director Raymond Kwok said. "We believe IGC will be a cornerstone of West Kowloon's

transformation as 'Central 2.0' and elevate Hong Kong's position as a leading international financial and wealth management centre."

IGC offers approximately 2.6 million square feet of office space across two twin-block towers, of which about 1.2 million square feet is held by the Group as a long-term investment. Together with the Artist Square Towers under construction, the completed ICC and other properties in the neighbourhood, it forms a world-class commercial cluster spanning 8 million square feet in West Kowloon. In the coming few



years, this cluster is anticipated to stand as the only new commercial hub in Hong Kong that delivers comparable scale, strategic accessibility and premium building quality. With its unique strengths, IGC serves as an ideal location for wealth management companies and major corporations to expand into the Mainland or the international market.

Excellent transport connectivity with direct access to High Speed Rail Station

Located atop Hong Kong's only High Speed Rail station, IGC offers seamless access to the cross-boundary rail network, which connects Hong Kong to 110 destinations across more than 65 Mainland cities, placing major Greater Bay Area cities within an hour. IGC also enjoys convenient access to destinations within Hong Kong. The hub is served by the Airport Express, three other MTR lines, and enhanced bus and highway networks, including the Central Kowloon Bypass which will be fully commissioned this year. This superb transport network facilitates efficient access to the airport and other parts of the city.

IGC also enjoys connectivity at the pedestrian level. A 1.5-kilometre Sky Walk will connect Jordan and Yau Ma Tei with IGC, the harbourfront and the West Kowloon Cultural District, supporting a walkable environment that increases footfall between offices, cultural venues and retail offerings.

UBS Tower handed over, set to open in Q4

Earlier this year, the 14-storey UBS Tower was handed over to UBS Group for its new Hong Kong headquarters. The tower is expected to open in the fourth quarter, with all Hong Kong teams consolidated into a single building directly connected to the High Speed Rail terminus.



IGC comprises two sets of twin-block towers
IGC由两座双子大楼组成



UBS Tower 瑞銀中心 Handover Ceremony at IGC in West Kowloon



SHKP handed over UBS Tower to UBS Group. (From left to right) The handover ceremony was officiated by UBS Head Human Resources APAC & Human Resources Business Partner Group HR & Corporate Services Steve Barclay, UBS Co-Head of Investment Bank, Asia Pacific & Global Head of Digital Assets for Investment Bank Taichi Takahashi, Chairman of UBS Global Wealth Management Asia and Head and Chief Executive of UBS Hong Kong Amy Lo, President, UBS Asia Pacific and Co-President, UBS Global Wealth Management Iqbal Khan, SHKP Chairman and Managing Director Raymond Kwok, SHKP Executive Director Christopher Kwok, SHKP Executive Director Eric Tung, and Sun Hung Kai Real Estate Agency Executive Director KW Lo.

新地与瑞银集团举行瑞银中心交接仪式，（左起）由瑞银亚太区人力资源主管兼集团人力资源及企业服务人力资源业务伙伴 Steve Barclay、瑞银投资银行亚太区联席主管兼数码资产全球主管高桥太一、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、瑞银亚太区总裁兼瑞银财富管理全球联席总裁康瑞博、新地主席兼董事总经理郭炳联、新地执行董事郭基泓、新地执行董事董子豪，以及新地代理执行董事卢经纬主持。

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“One of the key reasons we chose West Kowloon is that this district represents the next exciting chapter for Hong Kong,” Chairman of UBS Global Wealth Management Asia and Head and Chief Executive of UBS Hong Kong Amy Lo said. “With UBS Tower located directly above the High Speed Rail terminus, we are positioned at the centre of the Greater Bay Area, enabling closer connections with clients, family businesses and next-generation entrepreneurs.”

World-class, sustainable commercial cluster

The Group’s entire High Speed Rail West Kowloon Terminus Development, including its open spaces, was designed by internationally acclaimed Zaha Hadid Architects to ensure a coherent architectural style. The development comprises the office portion IGC, and a 603,000-square-foot podium mall set to open in phases.

The development has achieved and secured the highest levels of pre-certification under LEED, WELL and BEAM Plus, alongside China Green Building Label and China

Healthy Building Label certifications. IGC is also the first office development in the Greater Bay Area to receive the BREEAM International New Construction V6 “Excellent” rating.

Unique harbourfront spaces where boardrooms meet galleries

Adjacent to IGC lies the 40-hectare West Kowloon Cultural District, home to cultural landmarks including M+, Hong Kong Palace Museum and Xiqu Centre, with WestK Performing Arts Centre due to complete later this year. With its frontage onto Victoria Harbour, the district offers rare access to expansive waterfront spaces seldom found in other prime global office locations.

In most cities, office clusters and cultural quarters are developed separately. In West Kowloon, they form a single walkable district where boardrooms, galleries, theatres and the waterfront are minutes apart – an integration that underpins West Kowloon’s emergence as a hub converging commerce, tourism, retail, art and culture.

坐落高铁西九龙总站上盖，新鸿基地产的办公楼旗舰项目 International Gateway Centre (IGC) 已全面竣工，成为集团在西九龙发展的重要里程碑。其中一座大楼已率先于年初交付予主要租户瑞银集团，作为其香港新总部。

新地主席兼董事总经理郭炳联表示：“项目的命名凸显了 IGC 作为连接香港、内地及全球市场的门廊 (Gateway) 角色。这个项目在推动西九龙发展成为‘中环 2.0’发挥关键作用，有助提升本港作为国际金融中心及财富管理中心的领导地位。”

IGC 由两幢双子大楼组成，合共提供约 24 万平方米（约 260 万平方呎）办公楼楼面，集团持有其中约 11 万平方米（约 120 万平方呎）作长期投资。此项目将连同发展中的艺术广场大楼，以及已落成的 ICC 及周边物业，组成逾 74 万平方米（超过 800 万平方呎）的世界级商业建筑群。在未来数年，该商业建筑群将会是香港唯一具备此等规模、策略性交通网络及卓越建筑品质的全新商业枢纽。凭借种种优势，IGC 将可成为财富管理机构及大型企业拓展内地业务或走向国际的基地。

直通全港唯一高铁站 交通网络完善

IGC 位处香港唯一的高铁站上盖，无缝连接跨境铁路。西九龙高铁站的高铁服务连接内地超过 65 个城市的 110 个站点，大湾区主要城市亦在一小时的车程内。市内交通方面，IGC 周边有机场快线及三条港铁线，中九龙绕道亦将于今年内全线通车，市民及旅客届时可经西九龙完善的巴士及交通网络，畅达机场及香港其他地区。

此外，IGC 也连接四通八达的行人网络。一条长 1.5 公里的天空绿径，将会把佐敦、油麻地与西九龙海滨长廊及西九文化区之间的办公楼、文化项目和零售店铺连接起来，有助带动区内人流。





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瑞银中心已交付 预计第四季启用

集团于今年初将楼高14层的瑞银中心正式交付予瑞银集团，成为其香港新总部，并预计今年第四季正式启用。届时瑞银集团分散于香港不同地点工作的所有员工，将汇聚于这幢全新的办公大楼。

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表示：“瑞银选择落户西九龙，主要是因为这个地区象征著香港的未来发展，令人非常期待。瑞银中心坐落高铁总站上盖，位处大湾区核心位置，让我们能更紧密联系客户、家族企业和新一代企业家。”

世界级商业枢纽 卓越可持续标准

集团的整个高铁西九龙总站发展项目，连同其中的休憩空间，皆由享誉全球的扎哈·哈迪德建筑师事务所设计，确保建筑风格统一。项目包括办公楼部分IGC，以及楼面面积超过56,000平方米（60.3万平方呎）的基座商场，商场部分将会分阶段开幕。

高铁西九龙总站发展项目采用国际领先的可持续发展建筑标准，并获得LEED、WELL、BEAM Plus、中国绿色建筑标识，以及中国健康建筑标识的最高预认证级别。同时，IGC也是大湾区首个获BREEAM国际新建建筑V6“优秀”评级的办公楼。

独特海滨空间 商业艺术同汇聚

IGC毗邻占地40公顷的西九文化区，汇聚M+、香港故宫文化博物馆、戏曲中心，以及将于今年落成的西九演艺中心等文化地标。该处前迎开扬维港景致，并拥有广阔的海滨休憩空间，在全球顶级商业地段中极为罕见。

综观环球城市，商业区与文化区往往各自发展；在西九龙两者却成功合而为一。办公楼、艺廊、剧场及海滨近在咫尺，市民可徒步穿梭其中，彰显西九龙成为汇聚商贸、旅游、零售、艺术与文化的独特发展优势。