



IGC positions West Kowloon as Hong Kong's new core IGC促進西九龍成為香港新核心

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由兩座雙子大樓組成



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.

新地與瑞銀集團舉行瑞銀中心交接儀式，（左起）由瑞銀亞太區人力資源主管兼集團人力資源及企業服務人力資源業務夥伴 Steve Barclay、瑞銀投資銀行亞太區聯席主管兼數碼資產全球主管高橋太一、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、瑞銀亞太區總裁兼瑞銀財富管理全球聯席總裁康瑞博、新地主席兼董事總經理郭炳聯、新地執行董事郭基泓、新地執行董事董子豪，以及新地代理執行董事盧經緯主持。

“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.

坐落高鐵西九龍總站上蓋，新鴻基地產的寫字樓旗艦項目 International Gateway Centre (IGC) 已全面竣工，成為集團在西九龍發展的重要里程碑。其中一座大樓已率先於年初交付予主要租戶瑞銀集團，作為其香港新總部。

新地主席兼董事總經理郭炳聯表示：「項目的命名凸顯了 IGC 作為連接香港、內地及環球市場的門廊 (Gateway) 角色。這個項目在推動西九龍發展成為『中環 2.0』發揮關鍵作用，有助提升本港作為國際金融中心及財富管理中心的領導地位。」

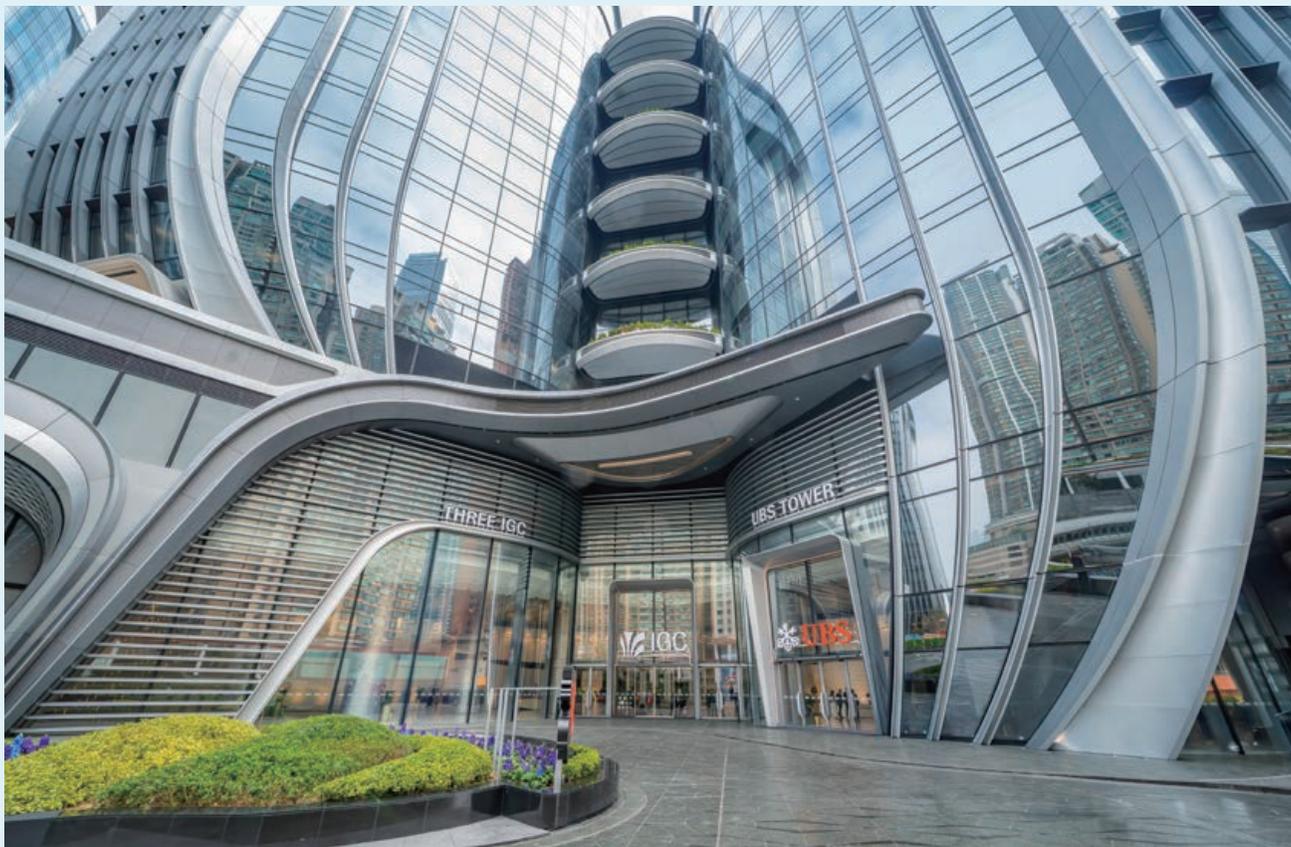
IGC 由兩幢雙子大樓組成，合共提供約 260 萬平方呎寫字樓樓面，集團持有其中約 120 萬平方呎作長期投資。此項目將連同發展中的藝術廣場大樓，以及已落成的 ICC 及周邊物業，組成超過 800 萬平方呎的世界級商業建築群。在未來數年，該商業建築群將會是香港唯一具備此等規模、策略性交通網絡及卓越建築品質的全新商業樞紐。憑藉種種優勢，IGC 將可成為財富管理機構及大型企業拓展內地業務或走向國際的基地。

直通全港唯一高鐵站 交通網絡完善

IGC 位處香港唯一的高鐵站上蓋，無縫連接跨境鐵路。西九龍高鐵路的高鐵服務連接內地超過 65 個城市的 110 個站點，大灣區主要城市亦在一小時的車程內。市內交通方面，IGC 周邊有機場快線及三條港鐵線，中九龍繞道亦將於今年內全線通車，市民及旅客屆時可經西九龍完善的巴士及交通網絡，暢達機場及香港其他地區。

此外，IGC 亦連接四通八達的行人網絡。一條長 1.5 公里的天空綠徑，將會把佐敦、油麻地與西九龍海濱長廊及西九文化區之間的寫字樓、文化項目和零售店舖連接起來，有助帶動區內人流。





6

瑞銀中心已交付 預計第四季啟用

集團於今年初將樓高 14 層的瑞銀中心正式交付予瑞銀集團，成為其香港新總部，並預計今年第四季正式啟用。屆時瑞銀集團分散於香港不同地點工作的所有員工，將匯聚於這幢全新的辦公大樓。

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表示：「瑞銀選擇落戶西九龍，主要是因為這個地區象徵著香港的未來發展，令人非常期待。瑞銀中心坐落高鐵總站上蓋，位處大灣區核心位置，讓我們能更緊密聯繫客戶、家族企業和新一代企業家。」

世界級商業樞紐 卓越可持續標準

集團的整個高鐵西九龍總站發展項目，連同其中的休憩空間，皆由享譽全球的扎哈·哈迪德建築師事務所設計，確保建築風格統一。項目包括寫字樓部分 IGC，以及樓面面積達 60.3 萬平方呎的基座商場，商場部分將會分階段開幕。

高鐵西九龍總站發展項目採用國際領先的可持續發展建築標準，並獲得 LEED、WELL、BEAM Plus、中國綠色建築標識，以及中國健康建築標識的最高預認證級別。同時，IGC 亦是大灣區首個獲 BREEAM 國際新建建築 V6「優秀」評級的寫字樓。

獨特海濱空間 商業藝術同匯聚

IGC 毗鄰佔地 40 公頃的西九文化區，匯聚 M+、香港故宮文化博物館、戲曲中心，以及將於今年落成的西九演藝中心等文化地標。該處前迎開揚維港景致，並擁有廣闊的海濱休憩空間，在全球頂級商業地段中極為罕見。

綜觀環球城市，商業區與文化區往往各自發展；在西九龍兩者卻成功合而為一。寫字樓、藝廊、劇場及海濱近在咫尺，市民可徒步穿梭其中，彰顯西九龍成為匯聚商貿、旅遊、零售、藝術與文化的獨特發展優勢。