



Gateway atop high-speed rail terminal: IGC draws multinational firms, expanding West Kowloon's commercial hub

International Gateway Centre (IGC), the Group's world-class mixed-use commercial project atop High Speed Rail West Kowloon Terminus, is establishing itself as the new commercial core of West Kowloon by welcoming more multinational corporations – including international financial, asset and wealth management institutions, as well as insurance companies. Officially named “环球汇” in Chinese, IGC converges businesses, capital and talent while serving as a gateway linking Hong Kong with the Chinese Mainland and the world.

Strong lineup of multinational corporations

IGC comprises two pairs of interconnected towers that offer about 2.5 million square feet of super Grade-A office space and a podium mall that provides about 624,000 square feet of retail space. The landmark project's office portion has secured a strong lineup of global enterprises, with tenants taking possession of their leased spaces progressively.

Recently, the Group and AXA Hong Kong and Macau (AXA) announced a major leasing agreement, with AXA committing to lease approximately 97,500 square feet across two and a half floors at IGC. The space will house AXA's new distribution office and premier one-stop wealth management hub.

Other additions to the tenant lineup include Ping An Bank, Rabobank, CCB (Asia), AIA and FWD, alongside companies from the family office, securities and specialist recruitment sectors. This came after the Group handed over a 14-storey office block to leading global wealth manager UBS early this year. Global bank Banco Santander also moved in and commenced operations.

These new tenants, together with various financial institutions and renowned global investment banks at International Commerce Centre (ICC), such as Morgan Stanley, Deutsche Bank, and China International Capital Corporation, will further diversify the Group's tenant profile in West Kowloon.

Together with Artist Square Towers (AST) under development, IGC is joining ICC, two luxury hotels, and a shopping mall to form a commercial cluster of more than eight million square feet in West Kowloon. The additions of IGC and AST should enhance the cluster's competitiveness and expand the leasing options in the area.

Unparalleled air-plus-rail connectivity

IGC offers unrivalled “air-plus-rail” connectivity by offering direct access to Hong Kong's only high-speed rail station and convenient access to four MTR lines, including the Airport Express. Most major Greater Bay Area cities lie within an hour in the transport network.

Sun Hung Kai Real Estate Agency Executive Director KW Lo said, “As the world's largest cross-border wealth management hub, Hong Kong continues to see robust demand for premium Grade-A office space. Tenants at IGC enjoy direct access to over 110 destinations across the Mainland via high-speed rail as well as swift connections to Hong Kong International Airport, offering seamless links to the global market. This exceptional connectivity makes IGC a premier address for financial and wealth management institutions.”

He added, “As a landmark commercial development shaping the future of Hong Kong’s business landscape, IGC is set to enhance Hong Kong’s competitiveness as a leading international financial hub and reinforce its standing as the world’s largest cross-boundary wealth management centre, supporting the city’s next phase of economic growth.”

Chief Distribution Officer of AXA Greater China Jonathan Li said, “Securing this 10-year lease at IGC reflects our strong confidence in the city’s prospects. Establishing such a premier presence here is pivotal to expanding our distribution capabilities and accelerating our sustained growth in the region.”





Sun Hung Kai Real Estate Agency Executive Director KW Lo (left) and Chief Distribution Officer of AXA Greater China Jonathan Li celebrate AXA's tenancy at IGC 新鸿基地产代理有限公司执行董事卢经纬(左)与AXA安盛中国大陆、香港及澳门首席分销业务总监李俊豪庆祝AXA安盛进驻环球汇

Six years of meticulous planning for building project atop operational station

Since the successful land bid in 2019, it took the Group six years to complete the IGC project. Construction was carefully planned and executed atop an operational high-speed rail station and in proximity to a residential neighbourhood, which set a high bar for safety. Thanks to close coordination between the professional construction team and key stakeholders, the project advanced smoothly to completion.

SHKP Special Projects Department Project Director Timothy Mak shared the numerous challenges overcome by the project team along the way. These included navigating the complex site topography, addressing structural load capacity above the station, ensuring uninterrupted station operations, and ensuring the architecture harmonizes with its surroundings. The team constantly refined the design

based on community survey feedback and referenced similar large-scale over-station developments in cities like London and Tokyo. Ultimately, SHKP appointed ZHA Architects, renowned for its fluid geometry, to lead the architecture design.

When offices meet the neighbouring communities

Balancing functionality and aesthetics, the towers' streamlined façades respect the ridgeline of Kowloon's mountains and adhere to height limits, maintaining the views from across the Victoria Harbour. IGC will be connected to the West Kowloon Cultural District, the West Kowloon Waterfront Promenade and the culturally vibrant Yau Ma Tei district via the 1.5-kilometer "Sky Walk", which significantly enhances walkability and district-wide connectivity.

The office portion of the development offers flexible layouts with its “central core” design, allowing adjacent floors in the twin towers to be interconnected. Typical floor plates of about 20,000 to 30,000 square feet can be combined to provide 70,000 square feet of continuous space, allowing tenants the flexibility of having bigger floor plates for meeting their diverse needs.

“Office 3.0” smart workplace

Adopting the “Office 3.0” concept, IGC’s office interiors feature fewer columns, generous floor-to-floor height, three-metre-wide floor-to-ceiling glass and double-height garden terraces. The designs facilitate panoramic views, natural lighting and lush outdoor space.

Integrating IoT sensors and AI technologies, the towers automatically detect and adjust indoor ambient conditions. Furthermore, the mechanical and electrical systems combine seawater cooling, heat recovery and smart building management systems to significantly increase energy efficiency and indoor environmental quality.





环球汇—高铁上盖立门户 汇聚跨国企业 扩大西九龙商业枢纽

集团位处高铁西九龙站上盖的世界级综合商业项目 International Gateway Centre (IGC)，中文名称已定为“环球汇”，寓意汇聚企业、资本与人才，彰显项目作为连接香港与中国内地及世界各地的门户地位。随着多家跨国企业相继承租，包括国际金融、资产及财富管理机构以及保险公司，环球汇正逐步成为西九龙的新商业核心。

跨国企业相继进驻

地标项目环球汇由两组相连的大楼和基座商场组成，提供约250万平方呎超甲级办公楼及约624,000平方呎零售楼面。其办公楼部分已成功吸引一系列重量级国际企业承租，租户将陆续进驻。早前，集团与AXA安盛香港及澳门（AXA安盛）签订租赁协议。AXA安盛将承租环球汇两层半楼层，约97,500平方呎的楼面，打造全新分销办公室及旗舰一站式财富管理中心。

此外，平安银行、荷兰合作银行、中国建设银行（亚洲）、友邦保险（国际）与富卫等知名企业也已落实承租环球汇的办公楼楼面。租户涵盖财富管理、银行、保险、证券及人力资源等行业，充分印证市场高度认可环球汇的卓越品质与战略位置。其中一幢14层高的办公大楼已于今年初交付予全球领先的财富管理机构瑞银集团，西班牙桑坦德银行亦于早前进驻环球汇并投入运营。这些新租户，连同已在环球贸易广场（ICC）落户的多间金融机构及国际知名投资银行，包括摩根士丹利、德意志银行及中金公司等，使集团在西九龙的租户组合更趋多元化。

环球汇加上集团正在发展的艺术广场大楼项目，与ICC、两间豪华酒店及商场组成总楼面逾800万平方呎的西九龙综合商业群。随着环球汇与艺术广场大楼相继落成，将扩大该区的租赁选项，有助提升该商业区的竞争力。

空铁联运 一址两通

环球汇坐拥独特的“空铁联运”优势。项目直接连接全港唯一高铁站，前往乘搭包括机场快线的四条港铁线也十分便捷，可经完善交通网络在一小时内到达大湾区大部分主要城市。

新鸿基地产代理执行董事卢经纬表示：“香港是全球最大的跨境财富管理中心，对高品质的甲级办公楼需求殷切。环球汇租户可经高铁直达内地超过110个站点，也可瞬间抵达香港国际机场，前往世界各地，因此备受金融及财富管理机构青睐。”

卢经纬深信：“环球汇作为引领香港未来商业发展的地标级商业项目，将进一步提升香港作为国际金融中心的竞争优势，巩固其作为全球最大跨境财富管理中心的地位，推动香港经济发展。”

AXA安盛中国大陆、香港及澳门首席分销总监李俊豪表示：“是次在环球汇落实承租十年，充分展现我们对香港未来前景充满信心。在此设立顶尖业务据点，对我们扩展分销实力及加速区内业务持续增长至关重要。”

运营中车站上盖动工 六年匠心打造地标项目

环球汇从投地到落成历时六年。项目建于运作中的高铁站上盖，且邻近住宅，对施工安全要求极高，全赖专业的建筑团队与各相关方紧密协调，确保工程顺利推进。

新鸿基地产代理特别发展部项目总监麦孟添表示，项目筹建过程克服了重重挑战，包括应对项目地形复杂、处理车站的承重问题、确保施工不影响站内运作，以及令建筑外观与周边环境保持和谐等。团队通过实地民调不断调整设计，并参考伦敦、东京等地大型车站上盖项目，最终委聘擅于流线型设计的ZHA建筑事务所操刀。



融合九龙天际线 与社区紧密连系

环球汇的流线外型与九龙连绵的山脊线遥相呼应，也符合维多利亚港沿岸山景视廊的建筑高度限制，兼具建筑功能与美学。项目也将通过长约 1.5 公里的“天空绿径”贯通西九文化区、西九海滨长廊以至油麻地旧区，强化区内客流互通及与社区的连系。

项目办公楼楼面间隔灵活，采用“中央核心”设计，可打通双子大楼相邻楼面。每层的标准楼面面积约 20,000 至 30,000 平方呎，打通后可扩充至 70,000 平方呎，方便租户设置更宽敞的办公环境，灵活配合不同需求。

Office 3.0 智能办公

环球汇贯彻“Office 3.0”智能办公概念。内部空间采用更少柱位和高层高设计，搭配三米宽的大型落地玻璃与双层楼高的绿化露台，引入开阔视野与自然光，营造宽敞的户外空间。

项目结合物联网与人工智能技术，通过大量感应器侦测室内环境作自动调节，机电系统更结合海水冷却、热能回收与智能建筑管理系统，大幅提升节能表现与室内环境。