



Group's offices come as first choice for companies of all sizes



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The Group owns a large portfolio of premium offices in Hong Kong covering about 930,000 square metres (10 million square feet) with overall high occupancy. Gross rental income in financial year 2016/17 exceeded HK\$5,800 million and is growing steadily.

The Group's diverse office holdings are on prime sites in various districts, mainly along rail lines with convenient access. They include landmark buildings in traditional central business districts, skyscraper and modern edifices in new commercial areas, as well as offices in the New Territories to meet the needs of large and small companies in different industries.

The Group's development process is vertically integrated with in-house professionals looking after every stage of projects from land acquisition, project planning and project management on to material sourcing and construction through to marketing and property management for better quality control. Office buildings usually have a few floors for restaurants and retail use, or even sky gardens with exercise equipment in recent years for people working there. Some offices are part of integrated projects along with shopping malls, hotels and serviced suites like IFC and ICC that offer leisure and convenience to tenants and their overseas visitors.

Personalized support is as important as premium design and architecture. Professional leasing and property management teams listen to tenant opinions and offer flexible solutions so they can focus on business. As such, tenants tend to stay with the Group and extend their happy working relationships when they seek for office expansion.

IFC, ICC across Victoria Harbour and Millennium City are the major clusters of the Group's office portfolio. The portfolio includes other premium offices such as Sun Hung Kai Centre and Central Plaza in Wan Chai, Grand Century Place in Mong Kok, Grand Central Plaza in Sha Tin and Metroplaza in Kwai Fong.

ICC helped make West Kowloon a new business district
 环球贸易广场促使西九龙加快成为新兴商业区



ICC is the tallest building in Hong Kong, with offices, a shopping centre, hotels, serviced suites and an indoor observation deck
 环球贸易广场为香港最高建筑物·汇聚写字楼·商场·酒店·服务式套房酒店及室内观景台

IFC

This mega project in the heart of Central above the Airport Express Hong Kong Station has two towers, namely One IFC and Two IFC; with Two IFC once being the tallest building in the city. The project contains comprehensive facilities including offices, IFC Mall, the Four Seasons Hotel Hong Kong and Four Seasons Place serviced suites.

The whole development contains grade-A office space built to international specifications with state-of-the-art facilities. The unrivalled Victoria Harbour view is also one of the underlying factors for its popularity with multinational financial institutions. Occupancy of the IFC offices stays high and it is now virtually full. Rental income is favourable and rental reversions continue to grow.

ICC

ICC in the West Kowloon commercial area is the tallest building in the city and the 10th tallest in the world. The 118-storey integrated complex comprises offices, an upscale shopping centre, The Ritz-Carlton, Hong Kong and W Hong Kong hotels, HarbourView Place serviced suites and the Sky100 Hong Kong Observation Deck.

The complex contains about 232,000 square metres (2.5 million square feet) of prime grade-A offices with features and management that supersede most grade-A office buildings. The artificial intelligence building design, energy management and business continuity plans ensure a comfortable, steady working environment for tenants, which is particularly crucial to financial institutions that operate 24 hours a day. Top-notch investment banks and financial institutions have chosen ICC as their business address



Multinational financial institutions prefer IFC
 国际金融中心写字楼备受跨国金融机构欢迎

since completion, making it an extension of Central. It is now almost full with strong rental reversions recorded. Sitting atop Airport Express Kowloon Station and close to the Guangzhou-Shenzhen-Hong Kong Express Rail Link Terminus that will be in operation next year, the skyscraper stands to gain further from the comprehensive transport network.



Millennium City is close to MTR stations for easy access
创纪之城毗邻港铁站·交通方便

Millennium City

Millennium City is an office cluster in Kowloon East close to MTR stations with APM shopping mall at the podium of Millennium City 5. The Group now holds nearly 158,000 square metres (1.7 million square feet) of grade-A office space in Millennium City 1, 2, 5 and 6. Major tenants include banks, insurance companies and fashion retailers.

Supply for new grade-A offices in the neighbourhood will continue to increase sharply in the next few years, but rental performance at Millennium City remains positive amid its edge. The office cluster is supported by premium facilities and comprehensive management. The large, efficient floor plates and single ownership mean flexibility to meet tenants' business needs. It also appeals to prospective tenants looking for larger office space. Occupancies at Millennium City 1, 2, 5 and 6 remain high and rental income is growing healthily.

Office portfolio enhancement

The Group builds premium offices and continuously upgrades existing properties to enhance the working environment for tenants and strengthen the competitiveness of its portfolio and its leading position in the office leasing market.

The joint-venture Two Harbour Square project in Kwun Tong will be finished by the end of the year. Additionally, 98 How Ming Street in Kwun Tong will be developed into a commercial project with about 111,000 square metres (1.2 million square feet) of gross floor area. Most of this will be grade-A offices and the rest retail, all connected to Millennium City 6 by a footbridge to create synergy.

Occupancy is high for IFC offices in the Central core facing Victoria Harbour
国际金融中心位处中环核心地段·前临维港美景·多年来写字楼维持高出租率

集团写字楼物业

为大小企业首选

集团在香港拥有庞大的优质写字楼物业组合，总楼面面积约930,000平方米（1,000万平方呎），整体出租率高，租金收入稳定增长，于2016/17财政年度为集团带来逾58亿港元的总租金收入。

集团的写字楼物业多元化，分布于不同地区的优越地段，大部分位于铁路沿线，交通方便。从传统核心商业区的地标物业，到新兴商业区的摩天大楼及现代化商厦，乃至位处新界的写字楼均有涉及，全面照顾不同行业大中小企业的业务需要。

集团凭借“一条龙”垂直管理的营运模式，从挑选地皮、项目规划、项目管理、物料采购、工程建设、市场营销乃至物业管理，都由专业团队直接负责，确保项目品质卓越。为了照顾在写字楼工作的行政人员的需要，写字楼物业往往预留部分楼层作为餐饮及零售之用，近年更增设了空中花园甚至户外健身器材。在部分商厦，如国际金融中心及环球贸易广场，写字楼属于综合发展项目的一部分，连同项目内的商场、酒店及服务式套房酒店，为租户以至租户的外地客人带来舒适便捷的体验。

除了优质的建筑设计外，集团也非常重视人性化的配套服务。租务及物业管理团队发挥专业精神，细心聆听租户意见，做出灵活配合，让租户可以专注业务发展。租户日后需要扩充业务时，也往往继续选用集团的写字楼项目，延续愉快的合作关系。

在集团的写字楼物业组合中，国际金融中心与矗立于彼岸的环球贸易广场以及创纪之城可说是重点项目。其他优质写字楼物业包括湾仔新鸿基中心和中环广场、旺角新世纪广场、沙田新城市中央广场和葵芳新都会广场等。

国际金融中心

位于中环核心地段的国际金融中心，坐落于机场快线香港站上盖，位置优越，共有两幢大楼：国际金融中心一期及国际金融中心二期，后者曾为香港最高建筑物。项目设有写字楼、国际金融中心商场、香港四季酒店及服务式套房酒店四季汇，配套完善。

整个项目的甲级办公大楼以国际级规格设计，配备先进设施，加上前临维港景致，多年来深受跨国金融机构欢迎。项目出租率维持高企，目前接近满租，租金表现理想，续租租金持续上升。



Single ownership of Millennium City offers higher flexibility than other options in the area

创纪之城的业权由集团单一持有，灵活性较区内其他商厦为高



Central Plaza is planning for a renovation

中环广场计划进行优化工程



环球贸易广场

环球贸易广场为香港最高兼世界第10高建筑物，位于西九龙商业区，楼高118层，属综合发展项目，汇聚写字楼、高级商场、香港丽思卡尔顿酒店、香港W酒店、服务式套房酒店港景汇及天际100香港观景台。

大楼约有232,000平方米（250万平方呎）超甲级写字楼空间，设施管理标准高于一般甲级商厦，采用智能概念设计，设有能源管理及持续营运管理计划，为租户带来舒适稳定的工作环境，对需要24小时营运的金融业客户尤为重要。项目自落成以来，吸引顶尖投资银行及金融机构进驻，使这幢摩天大楼成为中环的延伸。目前写字楼接近满租，续租租金升幅理想。项目坐拥庞大的交通枢纽网络，不但坐落机场快线九龙站上盖，也毗邻将于明年开通的广深港高速铁路总站，发展潜力势将进一步提高。

创纪之城

创纪之城为集团在九龙东发展的写字楼建筑群，毗邻港铁站，交通方便，五期基座为APM商场。集团目前持有创纪之城一期、二期、五期及六期共近158,000平方米（170万平方呎）甲级写字楼楼面，主要租户包括银行、保险公司和时装零售商。

尽管未来数年，区内全新甲级写字楼供应将继续大幅增加，但创纪之城凭借多方面的优势，租务表现预期依然向好。这个商厦群设施优质，管理完善，楼层面积较大，实用率也高，加上业权由集团单一持有，可灵活配合租户的业务需要，也方便有意租用较大楼面面积的租户。创纪之城一期、二期、五期及六期的出租率维持高水平，租金增长令人满意。



Most office buildings have restaurant and retail floors for tenants' convenience
为方便租户日常需要，大部分写字楼物业均设有餐饮及零售楼层



Professional, caring management provides premium service to office tenants and visitors
写字楼物业由专业细心的物业管理团队驻守，为租户及访客提供优质服务

增强写字楼物业组合

为了加强写字楼物业组合的竞争力，进一步提升集团在写字楼租务市场的领导地位，集团除了兴建全新优质写字楼物业外，也会持续提升现有物业的品质，为租户优化工作环境。

由集团合资发展，位于观塘的全新写字楼项目Two Harbour Square将于本年底全面落成启用。另外，观塘巧明街98号项目将发展为总楼面面积约111,000平方米（120万平方呎）的商业项目，其中大部分为甲级写字楼，余下部分为商场，以行人天桥连接创纪之城第六期，势将产生协同效应。



Sky garden at Two Harbour Square
Two Harbour Square空中花园

New grade-A offices at Two Harbour Square in Kwun Tong 观塘全新甲级商厦Two Harbour Square

Two Harbour Square, a new joint venture project in Kwun Tong Business Area, will join the Group's office portfolio later this year. Pre-leasing is going well and the team is in talks with several multinational corporations.

Located on a waterfront site on Wai Yip Street, Two Harbour Square faces the Kai Tak Cruise Terminal and Kwun Tong Promenade as one of the major development zones under the Energizing Kowloon East plan close to a proposed monorail station. It is only about 10 minutes on foot to MTR Kwun Tong Station and close to the Kwun Tong Ferry bus terminus with routes to Kowloon and the New Territories. The Kwun Tong public pier offers trips to North Point and Sai Wan Ho for easy access.

Two Harbour Square will have 20 floors of grade-A office space with each floor covering about 2,600 square metres (28,000 square feet), which is exceptionally good for businesses looking for large offices, and standard clear ceiling heights of about 2.75 metres. The penthouse floor has a clear ceiling height of about 3.2 metres and privileged special balconies. Two Harbour Square boasts an unrivalled sea view like the neighbouring One Harbour Square, which is also developed by the Group, and tenants will enjoy panoramic views of the cruise terminal and Victoria Harbour.

The stylish tower will feature glass curtain walls and a lobby with natural stone flooring and vertical green walls. Comprehensive facilities will include a sky garden on the roof top, about 2,800 square metres (30,000 square feet) for restaurants and shops as well as over 180 parking spaces across four basement levels.

集团的写字楼组合即将新增一个合资项目，为观塘商贸区的Two Harbour Square。项目预计于今年底落成启用，现正与多家跨国企业洽租，反应理想。

项目位于伟业街临海地段，前临启德邮轮码头及观塘海滨长廊，属于政府“起动九龙东”计划其中一个重点发展地段，毗邻拟建的高架单轨列车站，潜力优厚。项目位置距离港铁观塘站仅约10分钟步行路程，而附近观塘码头巴士总站设有多个巴士路线前往九龙及新界，再加上邻近公众码头提供来往北角和西湾河的航线，交通极为方便。

Two Harbour Square提供20层甲级写字楼，每层写字楼面积约2,600平方米（28,000平方呎），尤其适合需要使用大型空间的租户；标准楼层层高约2.75米。顶层特色楼层层高约3.2米，并拥有专属的特色露台。项目与毗邻同属集团发展的One Harbour Square共同享有广阔海景，临海景观一览无遗。租户可于楼层饱览邮轮码头乃至维港迷人景致。



Two Harbour Square opening by year end
Two Harbour Square将于今年底落成启用



Two Harbour Square features 2,600-square-metre (28,000-square-foot) floor plates and unrivalled sea views
Two Harbour Square楼层面积约达2,600平方米（28,000平方呎），尽享广阔海景

Two Harbour Square采用玻璃幕墙，大堂选用天然石材配合垂直绿化墙，设计简约时尚。项目配套齐全，天台设有空中花园，让租户可以忙里偷闲，舒展身心。大厦预留约2,800平方米（30,000平方呎）作餐饮及零售之用，体贴行政人员的日常需要。停车场共设四层，提供超过180个停车位，方便驾车人士出入。