



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



The Group owns a large portfolio of premium offices in Hong Kong covering about 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 is the tallest building in Hong Kong, with offices, a shopping centre, hotels, serviced suites and an indoor observation deck
環球貿易廣場為本港最高建築物，匯聚寫字樓、商場、酒店、服務式套房酒店及室內觀景台

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 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 since completion, making it an extension of Central. It is now



Multinational financial institutions prefer IFC
國際金融中心寫字樓備受跨國金融機構歡迎

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.



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Millennium City is close to MTR stations for easy access
創紀之城毗鄰港鐵站·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 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 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
國際金融中心位處中環核心地段·前臨維港美景·多年來寫字樓維持高出租率

集團寫字樓物業

為大小企業首選

集團在香港擁有龐大的優質寫字樓物業組合，總樓面面積約1,000萬平方呎，整體出租率高，租金收入穩定增長，於2016/17財政年度為集團帶來逾58億港元的總租金收入。

集團的寫字樓物業多元化，分佈於不同地區的優越地段，大部分位於鐵路沿線，交通方便。由傳統核心商業區的地標物業，到新興商業區的摩天大樓及現代化商廈，以至位處新界的寫字樓均有，全面照顧不同行業大中小型企業的業務需要。

集團憑著「一條龍」垂直管理的營運模式，由挑選地皮、項目規劃、項目管理、物料採購、工程建設、市場營銷以至物業管理，都由專業團隊直接負責，確保物業質素卓越。為照顧在大樓工作的行政人員的需要，寫字樓物業往往預留部分樓層作食肆及零售之用，近年更增設空中花園甚至戶外健身器材。在部分商廈，如國際金融中心及環球貿易廣場，寫字樓屬於綜合發展項目的一部分，連同項目內的商場、酒店及服務式套房酒店，為租戶以至租戶的外地訪客帶來舒適便捷的體驗。

除了優質的建築設計外，集團亦非常重視人性化的配套服務。租務及物業管理團隊發揮專業精神，細心聆聽租戶意見，作出靈活配合，讓租戶可以專注業務發展。租戶日後需要擴充業務時，亦往往繼續選用集團的寫字樓物業，延續愉快的合作關係。

在集團的寫字樓物業組合中，國際金融中心與豎立彼岸的環球貿易廣場以及創紀之城可說是重點項目。其他優質寫字樓物業包括灣仔新鴻基中心和中環廣場、旺角新世紀廣場、沙田新城市中央廣場和葵芳新都會廣場等。

國際金融中心

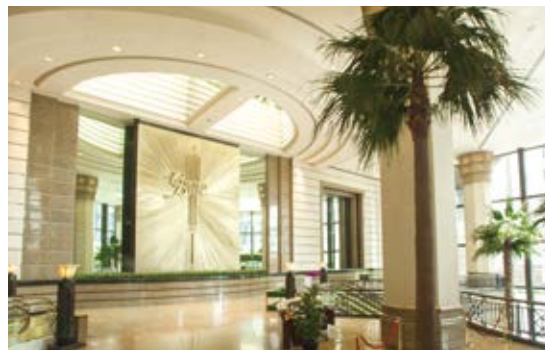
位於中環核心地段的國際金融中心，坐落於機場快綫香港站上蓋，位置優越，共有兩幢大樓：國際金融中心一期及國際金融中心二期，後者曾為本港最高建築物。項目設有寫字樓、國際金融中心商場、香港四季酒店及服務式套房酒店四季匯，配套完善。

整個項目的甲級寫字樓樓面，以國際級規格設計，配備先進設施，加上前臨維港景致，多年來深受跨國金融機構歡迎。項目出租率維持高企，現時接近全部租出，租金表現理想，續租租金持續上升。



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

創紀之城的業權由集團單一持有，靈活性較區內其他商廈為高



Central Plaza is planning for a renovation
中環廣場計劃進行優化工程



環球貿易廣場

環球貿易廣場為本港最高兼世界第10高建築物，位於西九龍商業區，樓高118層，屬綜合發展項目，匯聚寫字樓、高級商場、香港麗思卡爾頓酒店、香港W酒店、服務式套房酒店港景匯及天際100香港觀景台。

大樓約有250萬平方呎超甲級寫字樓空間，設施管理標準高於一般甲級商廈，採用智能概念設計，設有能源管理及持續營運管理計劃，為租戶帶來舒適穩定的工作環境，對需要24小時營運的金融業客戶尤其重要。項目自落成以來，吸引頂尖投資銀行及金融機構進駐，使這幢摩天大樓成為中環的延伸。目前寫字樓接近全部租出，續租租金升幅理想。項目坐擁龐大的交通樞紐網絡，不但坐落機場快綫九龍站上蓋，亦鄰近明年開通的廣深港高速鐵路總站，發展潛力勢將進一步提高。

創紀之城

創紀之城為集團在九龍東發展的寫字樓建築群，毗鄰港鐵站，交通方便，五期基座為APM商場。集團目前持有創紀之城一期、二期、五期及六期合共近170萬平方呎甲級寫字樓樓面，主要租戶包括銀行、保險公司和時裝零售商。

儘管未來數年，區內全新甲級寫字樓供應將繼續大幅增加，但創紀之城憑著多方面的優勢，租務表現預期依然向好。這個商廈群設施優質，管理完善，樓層面積較大，實用率亦高，加上業權由集團單一持有，可靈活配合租戶的業務需要，亦方便有意租用較大樓面面積的準租戶。創紀之城一期、二期、五期及六期的出租率維持在高水平，租金增長令人滿意。



Most office buildings have restaurant and retail floors for tenants' convenience
為方便租戶日常需要，大部分寫字樓物業均設有餐飲及零售樓層



Professional, caring management provides premium service to office tenants and visitors
寫字樓物業由專業細心的物業管理團隊駐守，為租戶及訪客提供優質服務

增強寫字樓物業組合

為加強寫字樓物業組合的競爭力，進一步提升集團在寫字樓租務市場的領導地位，集團除了興建全新優質寫字樓物業外，亦會持續提升現有物業的質素，為租戶優化工作環境。

由集團合資發展，位於觀塘的全新寫字樓項目Two Harbour Square將於本年底全面落成啟用。另外，觀塘巧明街98號項目將發展為總樓面面積約120萬平方呎的商業項目，其中大部分為甲級寫字樓，餘下部分為商場，以行人天橋連接創紀之城第六期，勢將產生協同效應。



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

New grade-A offices at Two Harbour Square in Kwun Tong 觀塘全新甲級商廈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 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 30,000 square feet for restaurants and shops as well as over 180 parking spaces across four basement levels.

集團的寫字樓組合即將新增一個合資項目，為觀塘商貿區的Two Harbour Square。項目預計於今年底落成啟用，現正與多間跨國企業洽租，反應理想。

項目位於偉業街臨海地段，前臨啟德郵輪碼頭及觀塘海濱長廊，屬於政府「起動九龍東」計劃其中一個重點發展地段，毗鄰擬建的高架單軌列車站，潛力優厚。項目位置距離港鐵觀塘站僅約10分鐘步行路程，而附近觀塘碼頭巴士總站設有多條巴士路線前往九龍及新界，再加上鄰近公眾碼頭提供來往北角和西灣河的航線，交通極為方便。

Two Harbour Square提供20層甲級寫字樓，每層寫字樓面積約28,000平方呎，尤其適合需要使用大型空間的租戶；標準樓層樓底淨高約2.75米。頂層特色樓層樓底淨高約3.2米，並擁有專屬的特色露台。項目與毗鄰同屬集團發展的One Harbour Square共同享有廣闊海景，臨海景觀一覽無遺。租戶可於樓層飽覽郵輪碼頭以至維港迷人景致。



Two Harbour Square opening by year end
Two Harbour Square將於今年底落成啟用



Two Harbour Square features 28,000-square-foot floor plates and unrivalled sea views
Two Harbour Square樓層面積約達28,000平方呎，盡享廣闊海景

Two Harbour Square採用玻璃幕牆，大堂選用天然石材配合垂直綠化牆，設計簡約時尚。項目配套齊全，天台設有空中花園，讓租戶可以忙裡偷閒，舒展身心。大廈預留約30,000平方呎作食肆及零售之用，體貼行政人員的日常需要。停車場共設四層，提供超過180個泊車位，方便駕車人士出入。