

重塑工作空间 激发创新与协作  
A Redefined Workspace  
to Enhance Innovation and Collaboration

订立“首发经济”行业标杆  
Hang Lung Sets Benchmark for  
“First Economy”

2024年可持续发展成就领先同侪  
Leading the Industry:  
2024 Sustainability Achievements Shine

#Rejuvenation 焕新

## 目录 CONTENTS

3	<b>专题故事 FEATURE STORY</b> 重塑工作空间 激发创新与协作 A Redefined Workspace to Enhance Innovation and Collaboration
10	<b>恒隆脉搏 HL PULSE</b> 订立“首发经济”行业标杆 Hang Lung Sets Benchmark for “First Economy”
12	结合艺术与文化 打造独有奢华体验 Curating Exclusive Experiences of Luxury through Art and Culture
14	Net-Work by Hang Lung — 香港全新顶级共享工作空间 New Premium Coworking Space in Hong Kong
16	中环“味”力之旅 An Exquisite Dining Journey in Central

18	<b>可持续发展 SUSTAINABILITY</b> 2024年可持续发展成就领先同侪 Leading the Industry: 2024 Sustainability Achievements Shine
22	恒隆数学奖助培养年轻创科人才 HLMA Cultivates Young Talent in Innovation and Technology
23	<b>奖项与荣誉 AWARDS AND HONORS</b>

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香港中环德辅道中4号，渣打银行大厦28楼  
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## 重塑工作空间 激发创新与协作 A Redefined Workspace to Enhance Innovation and Collaboration

工作环境与员工的工作表现及满意度有着直接的关系，一个设计良好、舒适的办公室不仅能提升工作效率，还能促进创造力和团队合作，从而实现企业的整体目标。

恒隆从2021年起启动香港办公室焕新项目，以“One Team One Location”、“促进协作”、“以人为本”和“可持续发展”四大方向为主轴，重新定义了我们的工作空间。位于中环渣打银行大厦及旺角家乐坊的两个主要办公室已完成焕新，从概念、布局到用料，打造出一个划时代及充满时尚感的智能办公空间，体现我们对同事、环境乃至社群的关怀，践行“缔造优享生活空间”的愿景。办公室的焕新，不仅仅是空间的变化，更是企业文化的体现，让每一位同事都能在具后发性的环境中，发挥潜能，创造价值。

The workplace plays a pivotal role in job performance and satisfaction. A thoughtfully designed and comfortable office environment can enhance work efficiency, foster creativity, and encourage teamwork, ultimately helping an organization to achieve its overarching goals.

In 2021, Hang Lung launched its Hong Kong Office Rejuvenation Project to redefine our workspace based on four main principles: “One Team One Location”, “Foster Collaboration”, “Care about People”, and “Sustainability”. The makeovers at our two main offices in Central’s Standard Chartered Bank Building and Mong Kok’s Gala Place are now complete. The thoughtfully designed, smart working environment is both stylish and comfortable, reflecting our care for colleagues, the environment, and the community. It aims to provide colleagues with a heightened sense of job satisfaction, while enhancing work efficiency, fostering creativity, and facilitating teamwork to support the Company in “creating compelling spaces that enrich lives”.

## 协作空间 引发无限可能

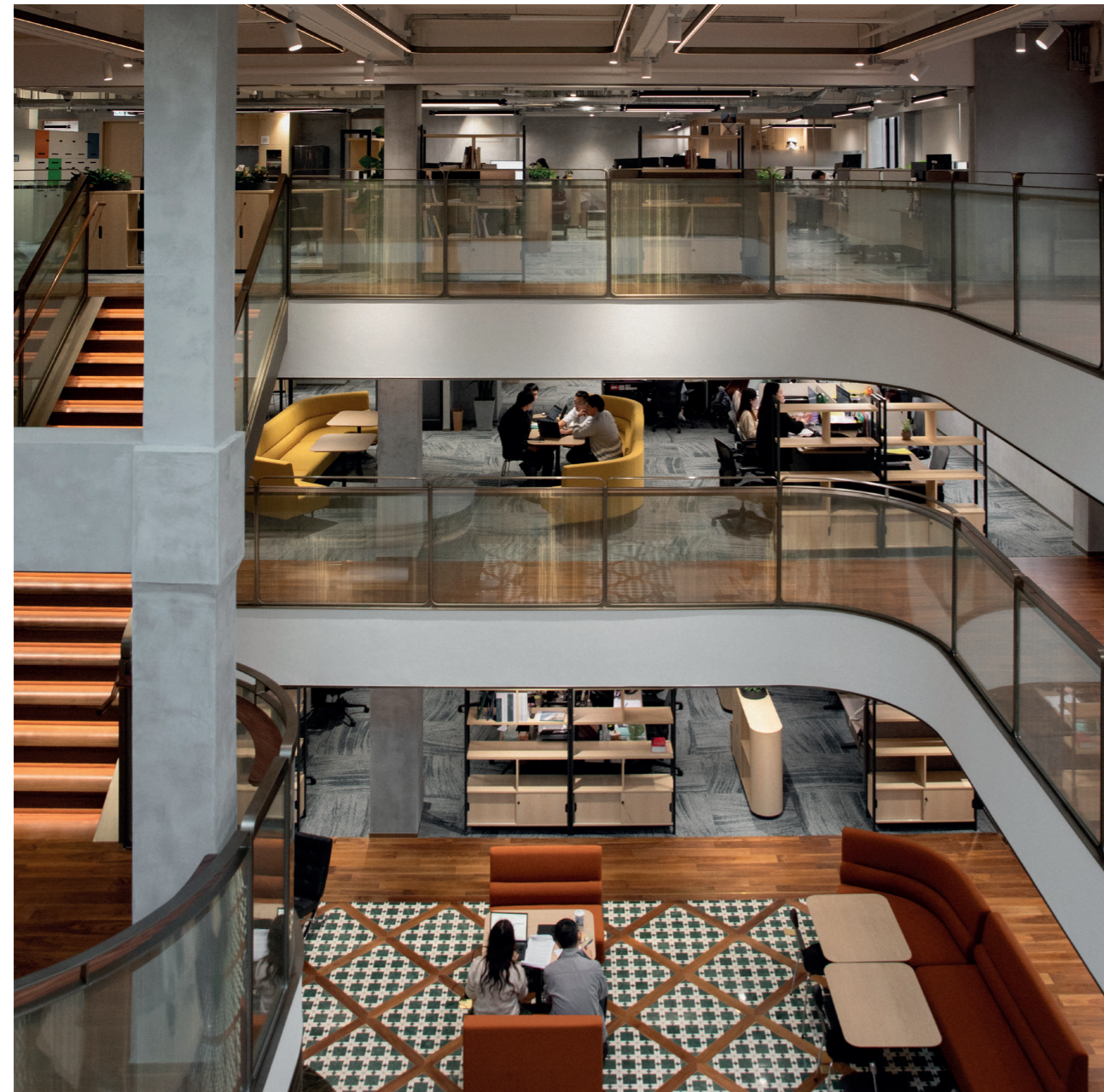
办公室采用了开放式的设计方向，移除常见于传统办公室的间隔，减少个人办公室数量，以空间布局鼓励同事加强协作沟通。

焕新后的办公室也加设大量协作设施和空间，其中家乐坊的中庭尤其瞩目，贯通三层的设计，以一道特别加建的楼梯连接，加强各楼层的联系性。同样位于家乐坊的 Social Hub 由阔落的梯级和座位组成，适合举办 TED Talk 式的活动。这些多功能区域，不论休闲午膳还是大型的员工活动，都能够灵活应对，有助促进同事之间的沟通交流。此外，会议室数目

增加了一倍，更配备最新型的智能会议设备，加强会议效率。

副总经理 - 财务策划及分析邓力行 (David) 在恒隆工作搭入第17载，他对办公室的变化感到非常满意：“焕新项目不仅打造了现代化的工作空间，更提升了团队的动力和沟通。能在这样一个鼓励创意和创新的环境中工作，令人倍感激励。”

除促进协作之外，焕新项目更实践“One Team One Location”，原先分散在不同物业的部门现得以聚首同一屋檐下工作，能更便利的沟通，简化流程，加快决策，从而建立更强大的团队关系，提高生产力。



位于中庭的 Atrium Work Café 是家乐坊办公室的核心部分  
The Atrium Work Café is the core part of Gala Place office



Social Hub 是一个多功能空间，可举办不同活动增强同事之间的联系  
The Social Hub is a multi-purpose space to create social bonds between colleagues

## Creating Room for Infinite Possibilities

The office adopts an open design, eliminating traditional partitions and reducing the number of individual offices to facilitate easier communication and collaboration among colleagues.

The rejuvenated office also features numerous collaborative facilities and spaces, with the most notable being the Atrium in Gala Place, which spans three floors and is connected by a custom designed grand staircase. The Social Hub features a series of wide steps and seats, a layout suitable for hosting TED Talk-style events. These spaces are multifunctional, capable of accommodating everything from casual lunches to large employee events to networking among colleagues. The number of meeting rooms has been doubled, each equipped with the latest intelligent technology to enhance efficiency in discussions.

David Tang, Deputy General Manager – Financial Planning & Analysis, has worked at Hang Lung for 17 years. He reflects on the changes: “The transformation of our office spaces is incredible. It has not only modernized our workplace but also energized our team dynamics and communication. It’s inspiring to work in an environment that encourages creativity and innovation.”

The rejuvenation also brings to life the “One Team One Location” principle. Departments that were scattered across different locations now work under one roof, which helps facilitate communication, streamline processes, build stronger relationships and boost productivity.

## #OneTeamOneLocation #FosterCollaboration

焕新项目不仅打造了现代化的工作空间，更提升了团队的动力和沟通。

The rejuvenated office has not only modernized our workplace but has also energized our team dynamics and communication.

邓力行 David Tang  
副总经理 - 财务策划及分析  
Deputy General Manager – Financial Planning & Analysis





家乐坊办公室加设天窗，引入自然光  
Newly opened skylights in Gala Place office introduce abundant natural light



舒适空间为同事打造优质的工作环境  
A comfortable space creates an optimal workspace

### 关顾员工健康的工作空间

我们采取了一系列举措，以创造一个舒适、健康的空间，为同事打造最优质的工作环境。其中家乐坊加设了四个全新的天窗，为办公室引入丰盛的自然光线，阳光从不同角度徐徐洒进，有助大脑分泌血清素，提升幸福感。而位于渣打银行大厦的同事也可以享受维港景色，心旷神怡。

个人工作间更配备了可升降办公桌、人体工学办公椅，及可调式屏幕支架，务求让每位同事以最适合自己的姿势办公，工作效果事半功倍。

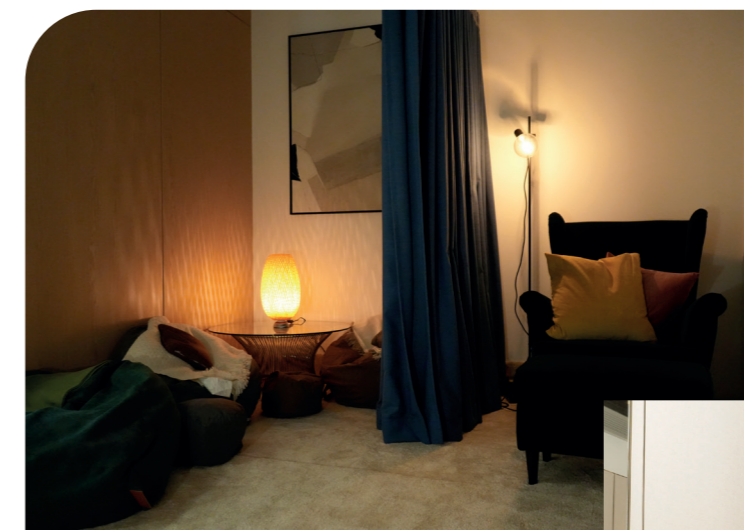
渣打银行大厦和家乐坊亦分别设有休息室，既提供空间让同事在忙碌中短暂放松充电，又可以进行瑜伽等健身活动，帮助大家保持身心健康，实现工作和生活平衡。

### Caring for Our People

Multiple measures have been implemented to create a comfortable and healthy working environment to enhance the wellbeing of our colleagues. Four skylights newly opened at Gala Place introduce abundant natural light into the office environment. As the day progresses, natural sunlight streams in from different angles, bringing mood-improving benefits. Colleagues working at the Standard Chartered Bank Building can also enjoy scenic views of Victoria Harbour to refresh and invigorate themselves.

Personal workstations are equipped with height-adjustable desks, ergonomic office chairs, and adjustable monitor stands, ensuring that every colleague can work in the most comfortable environment with good posture.

Both the Standard Chartered Bank Building and Gala Place are equipped with Wellness Rooms, which offer spaces to take a short break and recharge during working hours. They can also be used for fitness activities such as yoga, enabling colleagues to achieve work-life balance even within the office.



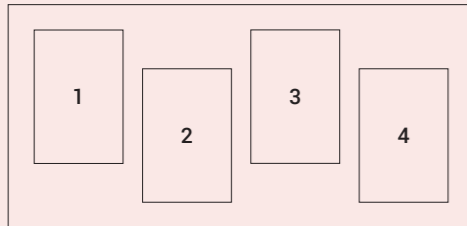
休息室 Wellness Room  
让同事可以稍息片刻，充电后重新投入工作  
Allows colleagues to take a break and recharge before returning to work

### #CareAboutPeople

母婴室 Mother's Room  
提供私密、舒适的空间，让在职妈妈平衡工作和家庭需要  
Offers a private and comfortable space for mothers to balance work and family needs



办公室各处均采用回收物料，包括：  
Recycled materials are incorporated through the office space, including:



- 1 中庭吧台饰面来自家乐坊天台的回收木材  
The Atrium counter clad with reclaimed wood from Gala Place's rooftop
- 2 董事会会议室的会议桌基座以回收船木制造  
Recycled boat timber used for Boardroom conference table
- 3 洗手间的墙砖由景德镇窑场收集的废弃陶瓷制成  
Washroom tiles made from disposed ceramic parts from Jingdezhen kilns
- 4 家乐坊接待处柜台由一棵已倒塌的百年榕树升级再造而成  
Reception counter at Gala Place office upcycled from a collapsed 100-year-old banyan tree

### 环保设计 永续未来

焕新项目以可持续发展作为一大方向，选用恒久而耐用的优质物料，办公室各处亦采用可再生和循环再用材料，以实践我们对环境的关怀。两个办公室的接待处柜台，由环保初创企业香港木库，以及 Oval Partnership 共同设计，其中位于渣打银行大厦办公室的柜台更是采用了一棵因台风袭港而倒下的400年樟树，设计师结合工匠技艺和环保理念，打造出兼具实用性又如雕塑艺术品般的家具。木材的独特纹理为整个空间加添一抹优雅的氛围，同时避免塌树被送往堆填区，实践物料循环，充分体现永续的核心价值。

### Sustainability Prioritized in Design Process

With sustainability as a guiding principle, the rejuvenation project uses durable and high-quality materials. Repurposed and upcycled materials feature in various parts of the office, demonstrating our commitment to care for the environment. Co-designed by Hong Kong Timber Bank, a local environmental startup, and Oval Partnership, reception counters at the two offices are sculpted out of discarded wood, with the one at Standard Chartered Bank Building made from a 400-year-old camphor tree fallen from typhoon. Fine craftsmanship in the final designs spotlights the woods' unique natural grain, bringing both elegance and functionality. The collaboration is both a manifestation of material circularity and a testament of our commitment to sustainability.

除了将可持续性纳入我们的设计过程外，我们还优先考虑使用具有回收、再利用和升级再造元素的建材，确保办公室是一个环境友善的工作空间。根据第三方机构 RESET 隐含性能标准的评估，焕新项目在碳排放、循环足迹和健康方面均取得卓越佳绩。我们更与环保初创 Sustainable Office Solutions 合作，以循环再用、环保回收、捐赠、员工领取等方式处理原有的办公室家具和电子产品，避免它们成为都市固体废物。

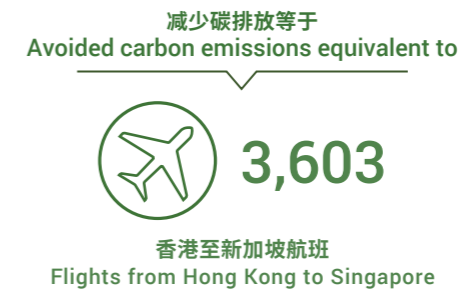
Our design process prioritizes materials with recycled, reused, and upcycled elements, ensuring eco-friendly workspaces. This approach yielded positive outcomes in the Carbon, Circularity, and Health aspects per the third-party RESET Assessment. Collaborating with a green startup, Sustainable Office Solutions, we saved old office furniture and electronics from going to landfills through reusing, recycling, donating and staff-take-home programs.

据 RESET 标准评估，焕新项目在下列范畴优于业界的百分比为\*  
The rejuvenation project's performance at the RESET Assessment exceeds the industry by\*



\*与 RESET 2023年数据相比 \*compared to RESET's 2023 data

### 办公室家具循环再用 Office furniture recycling



### #Sustainability

投资资源在办公室焕新等于投资在我们的员工身上。焕新项目成功打造一个得以后迪员工潜力的空间，每一个角落均经过深思熟虑的设计，让团队在更健康的工作环境展示出更强的协作和工作效率。我们坚信，这一转变不仅能激励同事，更能够持续为顾客、租户和伙伴创造价值。

Investing in our office spaces is an investment in our people. The Hong Kong Office Rejuvenation Project cultivates an inspiring workspace for our people. Thoughtful design facilitates better collaboration, enhanced productivity and a healthier work environment. We believe the transformation will not only motivate our employees, but will also create long-term value for our customers, tenants and partners.

了解更多  
Learn more



# 订立“首发经济”行业标杆

## Hang Lung Sets Benchmark for “First Economy”

### #PulseOfTheCity

首发经济在国家政策的支持下，已成为当前商业环境中的重要趋势。恒隆凭借独特的商业模式和精辟的市场洞察，成功在首发经济中树立标杆，扮演着行业领导者的角色。

首发经济是指品牌通过首店、首发、首秀和首展等方法，进入特定市场为核心的商业模式，强调吸引消费者注意力并满足他们对新鲜事物的渴求。此模式不仅推动创新产品和服务的推出，提升市场竞争力，还能提供独特的消费经验。

恒隆作为首店经济的典范，是国际品牌进入中国庞大市场的首选平台。以本年为例，奢侈服装品牌 Schiaparelli 以零售展览“Through the Keyhole”登陆上海恒隆广场，是品牌在亚洲的首个零售空间；西班牙高级鞋履品牌 Manolo Blahnik，以及 Onitsuka Tiger 鬼冢虎“NIPPON MADE”概念店亦

选择在上海恒隆广场开设中国内地首家实体店，为顾客持续打造创新体验。

恒隆在高端零售及商业地产的领导地位遍布全中国，武汉恒隆广场引进首店40家，昆明恒隆广场有160家店铺是首次进入云南市场的品牌，今年更迎来云南首间 Thom Browne 门市。而无锡恒隆广场亦成功吸引了近50个当地和江苏省的首店品牌入驻。品牌首店覆盖多个类别，包括奢侈服饰、运动时尚、美妆、美食，为顾客带来源源不绝的惊喜和恒隆品牌体验。

恒隆在首发经济中的成功不仅体现在质量及数量之上，更通过不断创新，深度融合城市文化与消费趋势，打造独一无二的购物体验，维持长期的市场吸引力，延续恒隆广场作为“城市脉动”的领先地位。



上海恒隆广场呈献 Schiaparelli 亚洲首店及 Manolo Blahnik 中国内地首店，前者以钥匙为灵感，带领消费者走入一段前卫、超现实之旅；后者更特别推出中国限定胶囊系列，为顾客带来连连惊喜  
Plaza 66 in Shanghai presents Schiaparelli's first-in-Asia and Manolo Blahnik's first-in-mainland-China stores. The former's keyhole-inspired space leads consumers into an avant-garde, surreal journey, while the latter indulges our customers with China-exclusive items



In the dynamic landscape of modern business, the “First Economy” is gaining traction with national policy support. Harnessing its distinctive business model and profound market insights, Hang Lung is leading the trend by setting standards for the real estate industry.

The “First Economy” centers on pioneering strategies like opening flagship stores, launching new products, and hosting inaugural shows and exhibitions in target markets. This approach seeks to captivate consumers and satisfy cravings for novelty, driving the introduction of innovative products and services, boosting market competitiveness, and providing unique consumer experiences.

Hang Lung embodies this market approach in its role as the preferred platform for international brands entering China's expansive market. As an example, luxury fashion house Schiaparelli debuted its “Through the Keyhole” retail exhibition at Shanghai's Plaza 66 this year, marking its first-ever retail presence in Asia. Additionally, Spanish luxury footwear brand Manolo Blahnik and

Onitsuka Tiger's “NIPPON MADE” concept store also opened their first mainland China outlet at this iconic location, ensuring our customers continue to enjoy cutting-edge experiences.

Hang Lung's leading position in high-end retail and commercial real estate stretches across China. Heartland 66 in Wuhan has welcomed 40 first stores. Similarly, at Kunming's Spring City 66, 160 stores are occupied by brands making their Yunnan debut, including the region's first Thom Browne store this year. Center 66 in Wuxi also debuted nearly 50 local and Jiangsu Province brands. These stores range from luxury fashion to sportswear, beauty, and gourmet cuisine, delighting customers with the distinctive Hang Lung branded experience.

Hang Lung's successful leveraging of the “First Economy” is evident in both quality and scale. Through relentless innovation, unique customer experiences and integrating urban culture with retail trends, Hang Lung maintains its long-term market appeal and leadership position as the “Pulse of the City”.

### 各地恒隆广场的首店数量 Number of first stores across Hang Lung's portfolio

武汉恒隆广场  
Heartland 66, Wuhan

40

昆明恒隆广场  
Spring City 66, Kunming

160

无锡恒隆广场  
Center 66, Wuxi

50

# 结合艺术与文化 打造独有奢华体验

## Curating Exclusive Experiences of Luxury through Art and Culture

### #CustomerCentricity

12



(左起) 旧金山芭蕾舞团首席演员赵婉婷, 纽约城市芭蕾舞团首席演员陈镇威, 巴伐利亚国家芭蕾舞团首席演员张晋浩  
(From left) Wanting Zhao, Principal Dancer of San Francisco Ballet, Chun Wai Chan, Principal Dancer of New York City Ballet, and Jinhao Zhang, Principal of the Bayerisches Staatsballett

恒隆通过持续重塑奢华标准及营造无可比拟的体验，将品牌、顾客与社群紧密连接，一直在高端零售的领域保持领导地位。近日，上海、武汉、昆明三地四座恒隆广场接连举办各具特色的年度盛典，作为备受期待的盛事，每每展现出我们对卓越和创新的追求。

“HOME TO LUXURY”再次展示了上海恒隆广场作为大型盛事和极致奢华的典范。开幕典礼星光熠熠，得到一众明星和时尚达人亮相支持，活动更邀请了三位米其林星级厨师精心策划特别菜单，为顾客带来不一样的享受。

今年度上海港汇恒隆广场“Gateway to Inspiration”无缝结合高级时尚与文化，聚焦风靡全球的芭蕾风潮。开幕典礼上，来自顶级舞团的华人舞者献技，包括纽约城市芭蕾舞团首席演员陈镇威、旧金山芭蕾舞团首席演员赵婉婷、巴伐利亚国家芭蕾舞团首席演员张晋浩及洛桑贝嘉芭蕾舞团主要演员孙佳勇。商场的每个角落亦呼应活动主题“艺趣之境”，上演一幕幕优雅迷人的舞台盛宴。

艺术和高端零售的融合，也延展至武汉恒隆广场。“心跳入戏”周年活动邀请法国巴黎歌剧院室内乐团演出《卡门》歌剧，以及上海乌龙剧团空中芭蕾的华中首演，带来丰富的视听享受。

By consistently setting new standards in luxury and unparalleled customer experiences, Hang Lung remains a leader in high-end retail, connecting brands, customers, and communities. Recently, four shopping malls in Shanghai, Wuhan, and Kunming hosted annual celebrations, each showcasing our dedication to excellence and innovation.

The “HOME TO LUXURY” party once again showcased Plaza 66 in Shanghai as the ultimate luxury shopping destination. The star-studded event unfolded with special appearances by celebrities and fashion icons, and three Michelin-starred chefs curating special menus for an extraordinary culinary experience.

The “Gateway to Inspiration” event hosted by Grand Gateway 66 in Shanghai seamlessly blended high fashion and culture. World-renowned Chinese ballet dancers performed at the opening ceremony, including Chun Wai Chan, Principal Dancer of New York City Ballet, Wanting Zhao, Principal Dancer of San Francisco Ballet, Jinhao Zhang, Principal of the Bayerisches Staatsballett and Jia Yong Sun, Principal Dancer of Bejart Ballet Lausanne. Corners of the mall were turned into elegant stages for performances themed “Realm of Artistic Delight”.

The integration of art and high-end retail continued in Heartland 66, Wuhan. The “Heartbeat to Theatre” anniversary event featured a performance of *Carmen* by the Paris Opera Chamber Orchestra and an aerial ballet performance by Shanghai Wulong Theatre Company (the first show of its kind in Central China), offering a spectacularly rich experience to delight the senses.

13



恒隆地产首席财务总监赵家驹先生(右二)、高级董事——内地业务彭兆辉先生(左二)、董事——内地业务张琳娜女士(右一)，与K-Pop天王郑智薰 Rain(左三)和创作歌手詹雯婷(左一)，出席“HOME TO LUXURY”开幕盛典  
Mr. Kenneth Chiu, Chief Financial Officer (2<sup>nd</sup> from the right), Mr. Derek Pang, Senior Director – Mainland Business Operation (2<sup>nd</sup> from the left), and Ms. Janice Cheung, Director – Mainland Business Operation (1<sup>st</sup> from the right) are joined by K-Pop star Rain (3<sup>rd</sup> from the left) and singer-songwriter Faye (1<sup>st</sup> from the left) at the opening ceremony of “HOME TO LUXURY”

三位米其林主厨(左起) Tom Ryu、Jerome Tavron、Stefan Stiller为“HOME TO LUXURY”设计特别菜单  
Three Michelin chef (from left) Tom Ryu, Jerome Tavron and Stefan Stiller curate special menus for “HOME TO LUXURY”



昆明恒隆广场“春城脉动”五周年庆典通过五大主题演出、缤纷互动和限定礼遇闪耀全城，为消费者带来焕新升级的零售场景和精致生活方式，其中包括结合喜剧、舞蹈和歌曲等形式的“卡巴莱”艺术表演，以及“云南首届感愈艺术节”让顾客通过五感体验自然与艺术带来宁静魅力。

艺术、文化和购物的相互结合，表现出我们不断创新，持续为高端零售领域引入新的维度。恒隆广场不仅是一个购物目的地，更是一个文化集中地，让顾客置身丰富多彩的体验，流连忘返。一系列的盛典吸引了众多国际品牌的参与，推出互动装置和限量商品，吸引大量人流，成绩斐然。我们将继续创新，打造更多精彩活动，进一步提升顾客体验，践行以客为尊的承诺。

Spring City 66, Kunming celebrated its fifth anniversary by dazzling the city with five themed performances, interactive activities, and exclusive offers, welcoming customers into a world of elevated experiences. Highlights included a “Cabaret” that combined comedy, dance, and music, and the “Inaugural Yunnan Healing Art Festival” which allowed participants to experience the tranquility and charm of nature and art through their senses.

The combination of art, culture, and shopping exemplifies our relentless innovation to continuously introduce new experiences in the luxury retail landscape. Our malls are not just shopping destinations but cultural hubs offering diverse, captivating experiences. These events, with the participation of various international brands, interactive installations, and limited-edition products, successfully attracted significant foot traffic. We will continue to innovate and host distinctive events to enhance the customer experience as we reinforce our commitment to customer-centricity.



武汉恒隆广场 Heartland 66, Wuhan



昆明恒隆广场 Spring City 66, Kunming

# Net-Work by Hang Lung — 香港全新顶级共享工作空间 New Premium Coworking Space in Hong Kong

14



Net-Work by Hang Lung 是恒隆最新在香港推出的顶级共享工作空间，位于中环渣打银行大厦，坐拥核心商业区的战略地理优势。Net-Work 总楼面积逾13,000平方呎，提供一系列灵活工作空间解决方案，包括27间专属办公室及超过200张共享工作桌，更设有虚拟办公室服务，为不同行业和规模的企业提供理想工作空间。

Net-Work 拥有众多优势，包括邻近港铁中环站及四通八达的交通网络、俯瞰维多利亚港的景色、配备先进设备的会议室，以及设计别致、适合用作培训和交流活动的多功能公共区域等。租户只需通过手机应用程序，就能一站式管理帐户和预订各类设施，营运团队亦会提供包括秘书服务、银行开户和商业登记等全方位支援和增值服务。

Net-Work by Hang Lung, our premium coworking space located in the prestigious Standard Chartered Bank Building in Central, Hong Kong, has now launched. Strategically located in the heart of the central business district, Net-Work spans over 13,000 square feet, with 27 private offices and more than 200 shared workstations, complemented by virtual office services, making it an ideal workspace for companies of all sizes.

Its numerous advantages include convenient access to MTR's Central station and Hong Kong's advanced transport system, a prime location offering breathtaking views of Victoria Harbour, modern meeting rooms equipped with cutting-edge conferencing technology, and meticulously designed communal areas convertible to networking and event spaces when needed. A mobile app enables tenants to conveniently manage their accounts and facility booking, and the dedicated operations team provides support and value-added services including secretarial assistance, bank account setups, and business registration.

Net-Work 由恒隆直接运营，配合企业和专业人士在不同发展阶段的需求、提供灵活和度身订造的办公空间和服务。恒隆由2020年起在中国内地推出自营多功能办公空间品牌“恒聚”，已吸引《财富》世界500强制药公司和中国顶级保险公司等企业进驻；凭借恒聚的成功，以及恒隆过去数十年在物业发展和专业管理的丰富经验，Net-Work 将为租户提供服务式的高端工作空间，让他们专注业务发展。

Net-Work is a landlord-owned turnkey solution that provides bespoke service terms to adapt to the evolving needs of businesses and professionals. Building on the success of HANGOUT, Hang Lung's self-operated multifunctional workspace brand launched in mainland China in 2020 which has attracted *Fortune* 500 pharmaceutical firms and top-tier insurance companies in China, together with Hang Lung's strong track record of property development and management, Net-Work offers a supportive environment for tenants to grow and succeed.

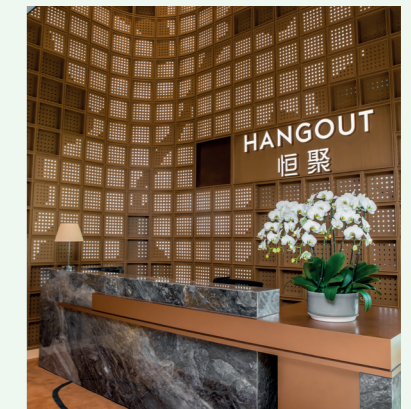
15



Net-Work 位处中环甲级办公楼，坐拥核心商业区的地理优势  
Sited in a grade A office tower, Net-Work enjoys a strategic advantage of geographical proximity to Hong Kong's CBD



共享空间宽敞舒适，适合举办培训、交流和商务活动  
Spacious and comfortable communal areas are ideal for training, networking and business activities



位于无锡恒隆广场及武汉恒隆广场的恒聚吸引举足轻重的企业进驻  
HANGOUT, located in Center 66, Wuxi, and Hearland 66, Wuhan, attracts numerous influential corporations



# 中环“味”力之旅

## An Exquisite Dining Journey in Central



纽扣造型的手工意粉象征着 Estro 主厨 Antimo 的创意  
The bottoni symbolizes the creativity of Estro's chef Antimo

中环，繁华以外，还满有“味”力。这个核心商业区蕴藏了不少特色餐厅，恒隆旗下的区内物业便引入多间知名餐饮及人气食府，涵盖意、法、中等多国佳肴，提供多元化餐饮选择。不论商务聚餐或是休闲美馐，总可满足你的口味要求，开展“味”力之旅！

### Estro

#### 拿坡里味觉盛宴 A Neapolitan Gastronomic Extravaganza

都爹利街一号2楼  
2/F, 1 Duddell Street  [estro.hk](https://www.estro.hk)



米其林一星餐厅 Estro 主厨 Antimo Maria Merone 以作为拿坡里人为荣，并通过现代的烹饪技术升华拿坡里美食。Antimo 从家乡获取灵感，以其丰富的创造力和前卫风格制作精美佳肴，纽扣造型的手工意粉更成为餐厅的招牌菜式，每道菜都能唤起他对故人、历史和童年的丰富回忆。

Antimo Maria Merone, chef of the one Michelin star Estro, is dedicated to elevating Neapolitan cuisine through modern cooking techniques. A proud native of Naples, Antimo draws inspiration from his homeland while showcasing his innate creativity and progressive style. Each of his creations, much like Estro's signature Bottoni, evokes rich memories of his ancestors, history and childhood.

## Plaisance by Mauro Colagreco

### 法国南部之鲜 Ocean Freshness of Southern France

都爹利街一号1楼  
1/F, 1 Duddell Street  [plaisancehk](https://www.plaisancehk.com)



由米其林三星大厨 Mauro Colagreco 主理的 Plaisance by Mauro Colagreco，室内设计以深蓝丝绒墙搭配仿海洋生态的灯光，在静谧的氛围渗透着丝丝活力。重点菜式以时令海鲜入馔，糅合创新烹饪技巧，将地中海的鲜美带到餐桌上。

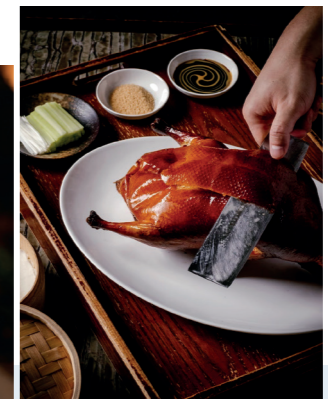
Headed by the three-star Michelin chef, Plaisance by Mauro Colagreco features deep blue velvet walls and lighting that mimics marine life, creating a serene yet vibrant atmosphere. The menu highlights seasonal seafood, using innovative cooking techniques to bring the freshness of the Mediterranean to the table.

### Mott 32

#### 中菜交响作 Symphony of Chinese Flavors

渣打银行大厦地库  
Basement, Standard Chartered Bank Building

 [mott32hk](https://www.mott32hk.com)



Mott 32 (卅二公馆) 将粤、沪、京三地美食精萃汇聚成令人惊艳的新派中菜，从手工点心到苹果木烤鸭，每一口都糅合了现代与传统的风味。餐厅的室内空间融入纽约工业风与中国古典元素，以独特的时代感荣获多项国际设计奖项，除了满足味蕾的高质享受，更是一场视觉与味觉的多感官体验。

Mott 32 blends the finest culinary traditions of Canton, Shanghai, and Beijing into an exquisite new Chinese dining experience. From handcrafted dim sum to applewood-roasted Peking duck, each dish fuses modern and traditional flavors. The award-winning interior combines New York industrial style with classical Chinese elements, offering a high-quality, multi-sensory experience.

这个“味”力之旅尚未完结，例如美式扒房 Wolfgang's Steakhouse Hong Kong、特色中菜酒吧 Foxglove、全新日式居酒屋 AKATSUKI Izakaya 等等，恒隆的美食足迹遍布中环每个角落，立即下载恒隆商场手机应用程序，发掘更多美味惊喜，尽享超过600间商户专属优惠及礼遇！

The Hang Lung culinary footprint can be found in every corner of Central district, inviting customers on a gastronomic journey. Choices include Wolfgang's Steakhouse Hong Kong, Foxglove, AKATSUKI Izakaya, and much more. Download the 'hello' app now to discover even more delicious surprises and enjoy exclusive offers from over 600 merchants!



立即下载 hello 应用程序  
Download the hello app now

# 2024年可持续发展成就领先同侪 Leading the Industry: 2024 Sustainability Achievements Shine

推进可持续发展从未显得如此迫切。气候专家预测2024年将会是有史以来最温暖的一年，<sup>1</sup>气候转变带来的挑战愈加严峻，人类必须以更大力度来减缓排放，以确保我们的下一代能继续享有具韧性和可持续的地球。恒隆深明自己的角色，因此在公司内外都积极推动可持续发展议程。

公司的重点工作聚焦于“创新合作”，当中包括与房地产合作伙伴、供应商、租户及同业的广泛网络，为业界制定计划，探索脱碳方案，目标是加速减少碳足迹、促进福祉，以及为社区带来创新思维这三方面的进展。

恒隆相信，人人都是变革者，个人贡献可以带来影响，集众人之力更可创造显著的成果。我们怀着这个信念，推行“Changemakers租户可持续发展合作计划”。

在2024年，恒隆在创新合作的努力取得了显著成果。

The urgency of advancing the sustainability agenda has never been more critical. Climate experts predict 2024 will be the warmest year on record.<sup>1</sup>The escalating climate challenge underscores greater need to slow emissions so that future generations can inherit a resilient and sustainable planet. Hang Lung is cognizant of the role it plays and actively drives the sustainability agenda both within and outside our organization.

A key company effort centers on “Innovative Collaboration”, an example of which leverages its extensive network of real estate partners, suppliers, tenants and peers to develop programs and explore decarbonization solutions for the industry. The goal is to accelerate progress in reducing carbon footprint, foster wellbeing and redefine communities.

Hang Lung believes that everyone can be a changemaker, that while individual contributions can create an impact, their collective effect can be even more significant. This belief is embodied in the company's own tenant sustainability program, aptly named Changemakers.

In 2024, innovative collaboration efforts have delivered remarkable results for Hang Lung.



恒隆地产董事长陈文博先生（左一）、LVMH品牌形象及企业环保总监 Antoine Arnault 先生（左二）及其他行业领袖参加由LVMH主办的“LIFE 360 in Stores Awards 2024”活动  
Mr. Adriel Chan, Chair of Hang Lung Properties (1<sup>st</sup> from the left), Mr. Antoine Arnault (2<sup>nd</sup> from the left), LVMH Image and Environment Director, alongside industry leaders, participate in LVMH's "LIFE 360 in Stores Awards 2024"

可持续发展是一场需要共同努力才能获胜的比赛。我们期待携手行业伙伴、其他业主和零售品牌，在可行的情况下共同推进和拓展扩大可持续发展举措。

We look forward to joining forces with our peers, other landlords and other retail brands, to advance and scale initiatives together wherever feasible. Sustainability is a race that can only be won if we all run it together.

陈文博 Adriel Chan

上海恒隆广场扩建项目是**中国内地首个**在建筑结构中近乎**100%**采用低碳排放钢材的商业地产项目，**总隐含碳排放量减少35%**。

The Plaza 66 Pavilion Extension in Shanghai is **China's first** commercial real estate project to use nearly **100%** low carbon emissions steel for its structure, achieving a **35% reduction in embodied carbon**.



## 中国首个近乎100%采用低碳排放钢材项目

为进一步减少碳足迹，恒隆在推动中国房地产脱碳进程中率先迈出了重要一步。公司在11月宣布已于上海恒隆广场三期扩建项目中近100%的地上结构钢板及钢筋，采用低碳排放钢材，这是中国内地首个在建筑结构中近乎全面采用低碳排放钢材的商业地产项目。与传统钢材相比，采用低碳排放钢材使扩建项目的总隐含碳排放量减少35%。这个标志性项目是恒隆与中国钢铁业内脱碳龙头宝山钢铁股份有限公司和其他行业伙伴携手合作的成果，为房地产行业的可持续建筑树立新标杆。

恒隆亦非常高兴可以与其他领先的房地产公司、钢铁公司和支持机构共同签署支援《关于中国房地产低碳排放钢的合作声明》。该声明由中国钢铁工业协会（CISA）、城市土地学会（ULI）和世界钢铁协会（WSA）三家召集机构共同发起，旨在加速房地产行业减少钢铁排放的进程，这亦标志着中国在加速减少房地产行业钢铁排放迈出了关键一步。作为城市土地学会Greenprint的会员，恒隆是首批支持签署该声明的三家房地产公司之一，另外两家分别是瑞安房地产和太古地产。

## First in China to Use Nearly 100% Low Carbon Emissions Steel

To further shrink carbon footprint, Hang Lung announced in November it is spearheading efforts to decarbonize real estate in China by using nearly 100% low carbon emissions steel for all above ground structural plates and reinforcing bars in the Pavilion Extension of its flagship Plaza 66 mall in Shanghai. This is the first commercial real estate project of its kind in China and achieves a 35% reduction in the steel's embodied carbon compared to conventional steel alternatives. The landmark project results from successful collaboration with Baoshan Iron & Steel Co., Ltd. – a leader in steel decarbonization in China – as well as other industry partners, setting a new benchmark for sustainable construction in the real estate sector.

Also, Hang Lung is very pleased to join with other pioneering real estate companies, leading steel companies and organizations to endorse the collaboration statement on low carbon emissions steel for real estate in China. This initiative, convened by the China Iron and Steel Association, the Urban Land Institute, and the World Steel Association signifies a crucial step aiming to accelerate progress in reducing emissions from steel in real estate in China. Furthermore, Hang Lung, as a ULI Greenprint member, was among the first three real estate companies to endorse the statement, alongside Shui On Land and Swire Properties.

备注1：欧盟地球观测计划“哥伯尼计划”于2024年11月7日指出：几乎可以肯定2024年将会是有史以来最温暖的一年，并首次较工业革命前的地球表面温度超出1.5摄氏度。Note 1: According to Copernicus, the European Union's Earth Observation Program, on November 7, 2024. Copernicus: 2024 virtually certain to be the warmest year and first year above 1.5°C.



初创企业比赛的获胜者 ——  
(左起) uHoo、MIMiC Systems、TablePointer 和 Yi Design  
Winners of the startup competition –  
(from left) uHoo, MIMiC Systems, TablePointer, and Yi Design

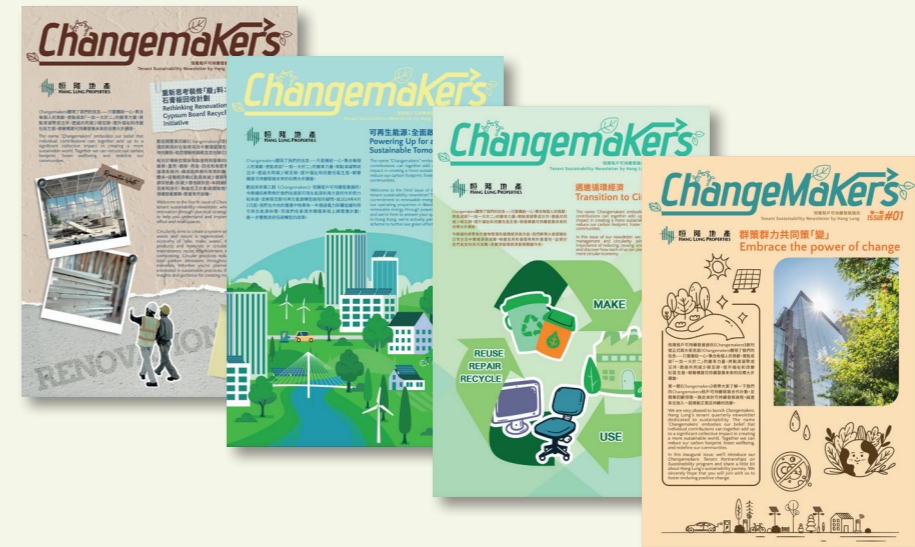


### 携手加速价值链进展

互相合作乃建基于理解和沟通，因此恒隆在9月于北京举办了“房地产与脱碳峰会”，汇聚全球百多位专家、思想领袖、同业、租户及供应商。会议深入探讨建筑及运营领域的挑战和机遇，优先议题包括低碳建材应用、能源脱碳、制冷脱碳到室内装修脱碳，重点是提出最佳实践方案和可付诸行动的理念。

### Joining Forces to Speed Progress across the Value Chain

Recognizing that collaboration must originate from understanding and communication, Hang Lung organized the Real Estate and Decarbonization Summit in Beijing in September, bringing together over 100 experts, thought leaders, peers, tenants and suppliers from around the world. The gathering delved into the challenges and opportunities in both the construction and operations space. Priority topics included low carbon construction, energy, cooling and interior spaces with an emphasis on best practices and actionable ideas.



峰会期间，由恒隆与 Undivided Ventures 联合举办的初创企业比赛亦公布结果。四家获胜企业，包括 uHoo、MIMiC Systems、TablePointer 和 Yi Design，不仅将获得行业高级管理人员的指导，还在峰会现场展示了其创新解决方案。

### 团结租户 推动变革

可持续发展需要各方持份者共同努力，“Changemakers 租户可持续发展计划”旨在聚集志同道合的伙伴，形成一个充满活力的群体。计划通过一系列行动创造深远影响，其中《Changemakers》租户可持续发展通讯探讨不同议题，促进租户和社群一同学习，携手推进可持续发展。

2024年的成果彰显了恒隆一直践行将可持续发展融入业务各个方面的承诺。展望未来，我们将继续以“创新合作”模式，与整个房地产业的所有持份者携手共进，为环境和社会带来正面价值。

Results of a startup competition supported by Hang Lung and Undivided Ventures were announced during the Summit. The four winners, uHoo, MIMiC Systems, TablePointer, and Yi Design, not only secured mentorships from industry leaders but also had the opportunity to present their cutting-edge solutions to Summit participants.

### Uniting Tenants for Positive Impact

Sustainability requires the joint efforts of all stakeholders. By bringing together like-minded partners, the “Changemakers: Tenant Partnerships on Sustainability” program forms a vibrant community to create profound impact through a series of actions. Among those include *Changemakers*, our tenant sustainability newsletter, which covers a range of topics to foster learning among tenants and communities, facilitating the collective advancement of sustainable development.

The achievements of 2024 highlight Hang Lung's ongoing commitment to integrate sustainability into every aspect of its business. Going forward, our actions to bring positive impact to the environment and society will continue to be steeped in “Innovative Collaboration” with stakeholders across the real estate value chain.

# 恒隆数学奖助培养年轻创科人才

## HLMA Cultivates Young Talent in Innovation and Technology

恒隆数学奖举办了首个“HLMA x HKUST Lab Visit and Tour”，吸引逾150名中学生和老师到访香港科技大学，参观了鲜有对外开放的实验室，亲身了解前沿科研，包括机械人演示、参与互动式人工智能训练活动，同学们还观赏了引人入胜的计算流体动力学示范，深入感受数学原理在工程领域中的关键作用。

在介绍恒隆数学奖的环节中，科大副校长（大学拓展）及恒隆数学奖督导委员会成员汪扬教授对历届参赛的中学生的卓越表现深感赞赏，指出他们的水准通常可与本科生甚至研究生相媲美。工学院环球社会中心创办总监胡锦涛教授则介绍科大引以为傲的机械人团队，鼓励中学同学与大学生一同研发机械人，造福社会。恒隆数学奖学术委员会成员方子豪教授更勉励同学们踊跃参与2025年恒隆数学奖，通过数学研究实现他们的潜能。

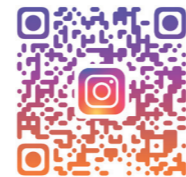
The first Hang Lung Mathematics Awards' HLMA x HKUST Lab Visit and Tour attracted over 150 secondary school students and teachers to visit the Hong Kong University of Science and Technology. Participants were given the rare opportunity to explore the laboratories and state-of-the-art scientific applications, including a robotics demonstration and interactive AI dataset training. Students also observed captivating demonstrations on computational fluid dynamics that illustrate the critical role of mathematical principles in the engineering.

In a session to introduce HLMA, Prof. Yang Wang, HKUST Vice-President for Institutional Advancement and a member of the HLMA Steering Committee, said he admired the high quality research efforts of secondary school students who participated in HLMA over the years, noting they worked at a level comparable to undergraduate or even postgraduate students. Prof. Tim Woo, Founding Director of the Center for Global and Community Engagement, School of Engineering, introduced HKUST's proud robotics team and encouraged secondary school students to collaborate with university students to develop robots for societal benefit. Prof. Frederick Fong, a member of the HLMA Scientific Committee, encouraged students to take part in the 2025 HLMA competition and realize their intellectual potential through mathematics research.



恒隆数学奖官方网站  
Facebook和Instagram

HLMA website,  
Facebook and Instagram



# 恒隆于2024年取得超过50个奖项，成绩斐然。

## In 2024, Hang Lung achieved remarkable recognition with more than 50 awards.

近期重点奖项包括：  
Recent highlights include:

### 《商业周刊》彭博绿金 Bloomberg Green

2025中国ESG 50最值得关注榜 — 领军企业  
2025 ESG 50 Most to Watch in China –  
Leading Champion



### 香港管理专业协会 Hong Kong Management Association

最佳管理培训及发展奖2024 — 领导力发展卓越奖  
Award for Excellence in Training and Development –  
Excellence in Leadership Development Special Award

### 香港会计师公会 Hong Kong Institute of Certified Public Accountants

2024最佳企业管治及ESG大奖 —  
恒指成份股组别「ESG大奖」  
2024 Best Corporate Governance and ESG Awards –  
ESG Award (Hang Seng Index)

### 恒隆地产2023年报 Hang Lung Properties 2023 Annual Report

#### LACP 2023年视觉奖 LACP 2023 Vision Awards

金奖 Gold Award  
中文年报最佳50强 Top 50 Chinese Reports  
亚太区最佳年报100强  
Top 100 Reports in the Asia Pacific Region  
技术成就奖 Technical Achievement Award  
连续五年获奖嘉许 Honors for five consecutive years

### HR Asia

2024亚洲最佳企业雇主奖（中国内地区域）  
2024 Best Companies to Work for in Asia  
(China region)



### 中华电力有限公司 CLP Power Hong Kong

创新节能企业大奖 — 能源管理杰出大奖  
Smart Energy Award –  
Energy Management Excellence Award

### 香港零售管理协会 Hong Kong Retail Management Association

2024杰出服务奖 —  
杰出旗舰服务品牌 (Fashion Walk 及山顶广场)  
2024 Service Talent Award –  
Outstanding Flagship Service Brand  
(Fashion Walk and Peak Galleria)

### 2024 ARC 年报大奖 (地产发展类别) 2024 ARC Awards (Real Estate Development/SVC: Various & Multi-Use)

文字编撰 — 银奖 Written Text – Silver  
封面图片 / 设计：地产发展类别 — 铜奖  
Cover Design – Bronze  
互动年报：地产发展类别 — 铜奖  
Interactive Annual Report – Bronze  
非传统年报：地产发展类别 — 铜奖  
Non-Traditional Annual Report – Bronze



新春将至，邀请各位立刻扫描二维码，参与舞狮互动游戏，制作独一无二的挥春！  
The Chinese New Year is coming! Scan the QR code now to join our Interactive Lion Dance Game and create your unique Fai Chun!



只选好的 只做对的  
We Do It Well



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