

重塑工作空間 激發創新與協作  
A Redefined Workspace  
to Enhance Innovation and Collaboration

訂立「首發經濟」行業標桿  
Hang Lung Sets Benchmark for  
“First Economy”

2024年可持續發展成就領先同儕  
Leading the Industry:  
2024 Sustainability Achievements Shine

#Rejuvenation 煥新



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# 重塑工作空間 激發創新與協作 A Redefined Workspace to Enhance Innovation and Collaboration

工作環境與員工的工作表現和滿意度有着直接的關係，一個設計良好、舒適的辦公室不僅能提升工作效率，還能激發創造力和團隊合作，從而實現企業的整體目標。

恒隆自2021年起啟動香港辦公室煥新項目，以「One Team One Location」、「促進協作」、「以人為本」和「可持續發展」四大方向為主軸，重新定義了我們的工作空間。位於中環渣打銀行大廈及旺角家樂坊的兩個主要辦公室已完成煥新，從概念、佈局到用料，打造出一個劃時代及充滿現代感的智能辦公空間，體現我們對同事、環境以及社群的關顧，踐行「締造優享生活空間」的願景。辦公室的煥新，不僅僅是空間的變化，更是企業文化的體現，讓每一位同事都能在富有啟發性的環境中，發揮潛能，創造價值。

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".



## 協作空間 引發無限可能

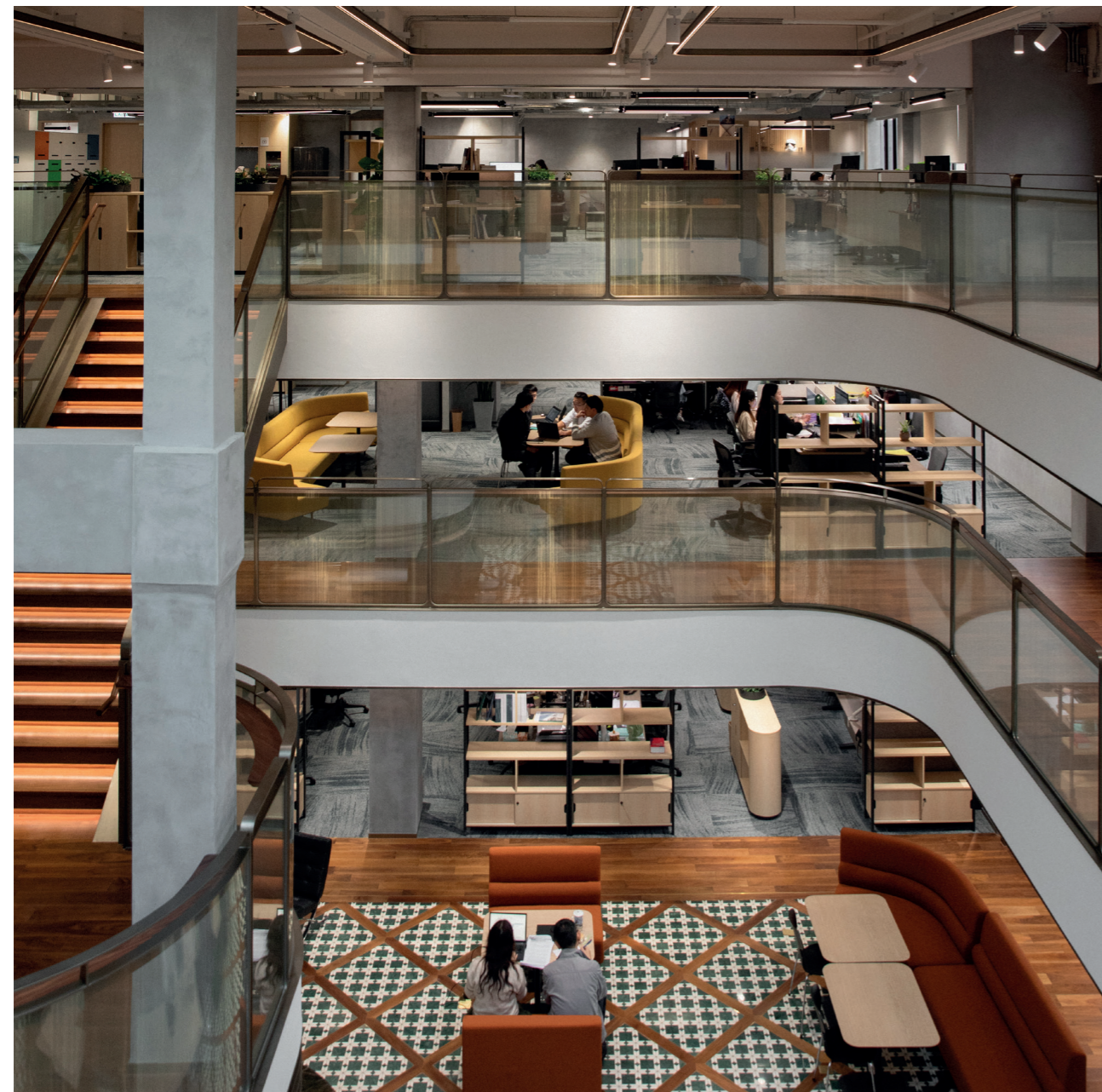
辦公室採用了開放式的設計方向，摒棄常見於傳統辦公室的間隔，減少個人辦公室數量，以空間佈局鼓勵同事加強協作溝通。

煥新後的辦公室也加設大量協作設施和空間，其中家樂坊的中庭尤其矚目，貫通三層的設計，以一道特別加建的樓梯連接，加強各樓層的連繫性。同樣位於家樂坊的 Social Hub 由闊落的梯級和座位組成，適合舉辦 TED Talk 式的活動。這些多功能區域，不論休閒午膳還是大型的員工活動，都能夠靈活應對，有助促進同事之間的溝通交流。此外，會議室數目

增加了一倍，更配備最新型的智能會議設備，加強會議效率。

副總經理 – 財務策劃及分析鄧力行 (David) 在恒隆工作踏入第17載，他對辦公室的變化感到非常滿意：「煥新項目不僅打造了現代化的工作空間，更提升了團隊的動力和溝通。能在這樣一個鼓勵創意和創新的環境中工作，令人倍感激動。」

除促進協作之外，煥新項目更實踐「One Team One Location」，原先分散在不同物業的部門現得以聚首同一屋簷下工作，能更便利溝通，簡化流程，加快決策，從而建立更強大的團隊關係，提高生產力。



位於中庭的 Atrium Work Café 是家樂坊辦公室的核心部分  
The Atrium Work Café is the core part of Gala Place office



Social Hub 是一個多功能空間，可舉辦不同活動增強同事之間的聯繫  
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

煥新項目不僅打造了現代化的工作空間，更提升了團隊的動力和溝通。

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

鄧力行 David Tang  
副總經理 – 財務策劃及分析  
Deputy General Manager – Financial Planning & Analysis







家樂坊辦公室加設天窗，引入自然光  
Newly opened skylights in Gala Place office introduce abundant natural light



舒適空間為同事打造優質的工作環境  
A comfortable space creates an optimal workspace

### 關顧員工健康的工作空間

我們採取了一系列舉措，以創造一個舒適、健康的空間，為同事打造最優質的工作環境。其中家樂坊加設了四個全新的天窗，為辦公室引入豐盛的自然光線，陽光從不同角度徐徐灑進，有助大腦分泌血清素，提升幸福感。而位於渣打銀行大廈的同事也可以享受維港景色，心曠神怡。

個人工作間更配備了可升降辦公桌、人體工學辦公椅，及可調式螢幕支架，務求讓每位同事以最適合自己的姿勢辦公，工作效果事半功倍。

渣打銀行大廈和家樂坊亦分別設有休息室，既提供空間讓同事在忙碌中短暫放鬆充電，又可以進行瑜伽等健身活動，幫助大家保持身心健康，實現工作與生活的平衡。

### Caring for Our People

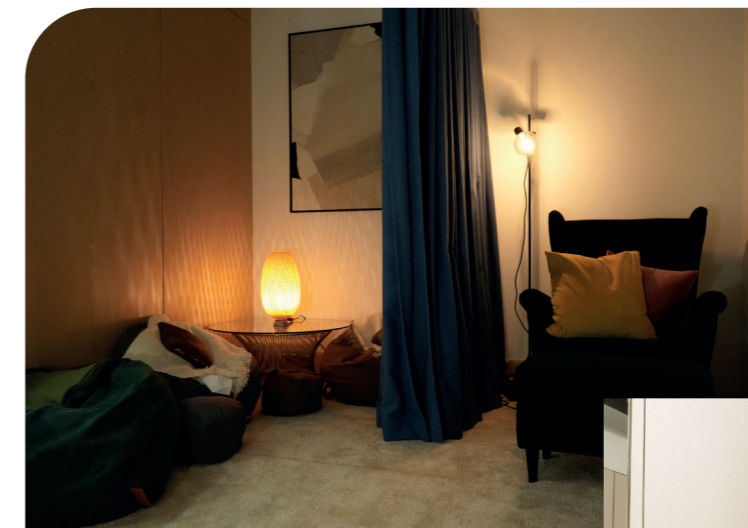
Multiple measures have been implemented to create a comfortable and healthy working environment to enhance the wellbeing of our colleagues. Four skylights newly opened at Gala Place introduce abundant natural light into the office environment. As the day progresses, natural sunlight streams in from different 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.



### #CareAboutPeople



#### 休息室 Wellness Room

讓同事可以稍息片刻，充電後重新投入工作  
Allows colleagues to take a break and recharge before returning to work

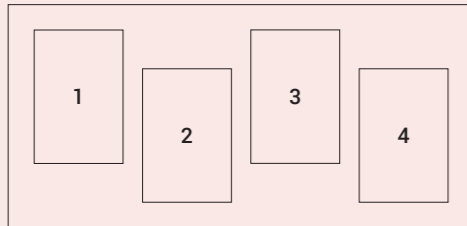
#### 母嬰室 Mother's Room

提供私密、舒適的空間，讓在職媽媽平衡工作和家庭需要  
Offers a private and comfortable space for mothers to balance work and family needs





辦公室各處均採用回收物料，包括：  
Recycled materials are incorporated through the office space, including:



- 1 中庭吧台飾面來自家樂坊天台的回收木材  
The Atrium counter clad with reclaimed wood from Gala Place's rooftop
- 2 董事會會議室的會議桌基座以回收船木製造  
Recycled boat timber used for Boardroom conference table
- 3 洗手間的牆磚由景德鎮窯場收集的廢棄陶瓷製成  
Washroom tiles made from disposed ceramic parts from Jingdezhen kilns
- 4 家樂坊接待處櫃檯由一棵已倒塌的百年榕樹升級再造而成  
Reception counter at Gala Place office upcycled from a collapsed 100-year-old banyan tree

### 環保設計 永續未來

煥新項目以可持續發展作為一大方向，選用恒久而耐用的優質物料，辦公室各處亦採用可再生和循環再用材料，以實踐我們對環境的關懷。兩個辦公室的接待處櫃檯，由環保初創企業香港木庫，以及 Oval Partnership 共同設計，其中位於渣打銀行大廈辦公室的櫃檯更是採用了一棵因颱風襲港而倒下的400年樟樹，設計師結合工匠技藝和環保理念，打造出既具實用性又如雕塑藝術品般的家具。木材的獨特紋理為整個空間加添一抹優雅的氛圍，同時避免塌樹被送往堆填區，實踐物料循環，充分體現永續的核心價值。

### 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.

除了將可持續性納入我們的設計過程外，我們還優先考慮使用具有回收、再利用和升級再造元素的建材，確保辦公室是一個環境友善的工作空間。根據第三方機構 RESET 隱含性能標準的評估，煥新項目在碳排放、循環足跡和健康方面均取得卓越佳績。我們更與環保初創 Sustainable Office Solutions 合作，以循環再用、環保回收、捐贈、員工領取等方式處理原有的辦公室家具和電子產品，避免它們成為都市固體廢物。

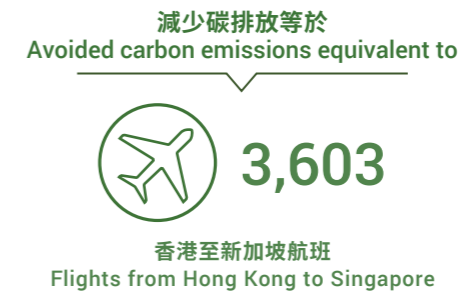
Our design process prioritizes materials with recycled, reused, and upcycled elements, ensuring eco-friendly workspaces. This approach yielded positive outcomes in the Carbon, Circularity, and Health aspects per the third-party RESET Assessment. Collaborating with a green startup, Sustainable Office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

據 RESET 標準評估，煥新項目在下列範疇優於業界的百分比為\*  
The rejuvenation project's performance at the RESET Assessment exceeds the industry by\*



\*與 RESET 2023 年數據相比 \*compared to RESET's 2023 data

### 辦公家具循環再用 Office furniture recycling



### #Sustainability

投放資源在辦公室煥新等於投資在我們的員工身上。煥新項目成功打造一個得以啟迪員工潛力的空間，每一個角落均經過深思熟慮的設計，讓團隊在更健康的工作環境展示出更強的協作和工作效率。我們堅信，這一轉變不僅能激勵同事，更能夠持續為顧客、租戶和夥伴創造價值。

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





# 訂立「首發經濟」行業標桿

## Hang Lung Sets Benchmark for "First Economy"

### #PulseOfTheCity

首發經濟在國家政策的支持下，已成為當前商業環境中的顯著趨勢。恒隆憑藉獨特的商業模式和精闢的市場洞察，成功在首發經濟領域樹立了標桿，扮演着行業領導者的角色。

首發經濟是指品牌通過首店、首發、首秀和首展等方法，進入特定市場為核心的商業模式，強調吸引消費者注意力並滿足他們對新鮮事物的渴望。此模式不僅推動創新產品和服務的推出，提升市場競爭力，還能提供獨特的消費經驗。

恒隆作為首店經濟的典範，是國際品牌進入中國龐大市場的首選平台。以本年為例，奢侈服裝品牌 Schiaparelli 通過零售展覽「Through the Keyhole」登陸上海恒隆廣場，成為品牌在亞洲的首個零售空間；西班牙高級鞋履品牌 Manolo Blahnik，以及 Onitsuka Tiger 鬼塚虎「NIPPON MADE」概念店亦

選擇在上海恒隆廣場開設中國內地首家實體店，為顧客持續打造創新體驗。

恒隆在高端零售及商業地產的領導地位遍布全中國，武漢恒隆廣場引進首店40家，昆明恒隆廣場有160家店舖是首次進入雲南市場的品牌，今年更迎來雲南首間 Thom Browne 門市。而無錫恒隆廣場亦成功吸引了近50個當地和江蘇省的首店品牌入駐。品牌首店覆蓋多個類別，包括奢侈服飾、運動時尚、美妝、美食，為顧客帶來源源不絕的驚喜和恒隆品牌體驗。

恒隆在首發經濟中的成功不僅體現在質量與數量之上，更通過不斷創新，深度融合城市文化與消費趨勢，打造獨一無二的購物體驗，維持長期的市場吸引力，延續恒隆廣場作為「城市脈動」的領先地位。



上海恒隆廣場呈獻 Schiaparelli 亞洲首店及 Manolo Blahnik 中國內地首店，前者以鑰匙為靈感，帶領消費者走入一段前衛、超現實之旅；後者更特別推出中國限定膠囊系列，為顧客帶來連連驚喜  
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".

### 各地恒隆廣場的首店數量

Number of first stores across Hang Lung's portfolio

武漢恒隆廣場  
Heartland 66, Wuhan

40

昆明恒隆廣場  
Spring City 66, Kunming

160

無錫恒隆廣場  
Center 66, Wuxi

50



# 結合藝術與文化 打造獨有奢華體驗

## Curating Exclusive Experiences of Luxury through Art and Culture

### #CustomerCentricity

12



(左起) 舊金山芭蕾舞團首席演員趙婉婷, 紐約市立芭蕾舞團首席演員陳鎮威, 巴伐利亞國家芭蕾舞團首席演員張晉浩  
(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

恒隆通過持續重塑奢華標準及營造無可比擬的體驗，將品牌、顧客與社群緊密連接，一直在高端零售的領域保持領導地位。近日，上海、武漢、昆明三地四座恒隆廣場接連舉辦各具特色的年度盛典，作為備受期待的盛事，每每展現出我們對卓越和創新的追求。

「HOME TO LUXURY」再次展示了上海恒隆廣場作為大型盛事和極級奢華的典範。開幕典禮星光熠熠，眾多明星和時尚達人亮相支持，活動更邀請了三位米芝蓮星級廚師精心設計特別菜單，為顧客帶來不一樣的享受。

本年度上海港匯恒隆廣場「Gateway to Inspiration」無縫結合高級時尚與文化，聚焦風靡全球的芭蕾風潮。開幕典禮上，來自頂級舞團的華人舞者獻技，包括紐約城市芭蕾舞團首席演員陳鎮威、舊金山芭蕾舞團首席演員趙婉婷、巴伐利亞國家芭蕾舞團首席演員張晉浩及洛桑貝嘉芭蕾舞團主要演員孫佳勇。商場的每個角落都呼應活動主題「藝趣之境」，上演一幕幕優雅迷人的舞台盛宴。

藝術和高端零售的融合，也延續至武漢恒隆廣場。「心跳入戲」周年活動邀請法國巴黎歌劇院室內樂團演繹《卡門》歌劇，以及上海烏龍劇團空中芭蕾的華中首演，帶來豐富的視聽享受。

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.

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恒隆地產首席財務總監趙家駒先生(右二)、高級董事——內地業務彭兆輝先生(左二)、董事——內地業務張琳娜女士(右一)，與K-Pop天王鄭智薰 Rain(左三)和創作歌手詹雯婷(左一)，出席「HOME TO LUXURY」開幕盛典  
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"

三位米芝蓮主廚(左起) Tom Ryu、Jerome Tavvron、Stefan Stiller為「HOME TO LUXURY」設計特別菜單  
Three Michelin chef (from left) Tom Ryu, Jerome Tavvron and Stefan Stiller curate special menus for "HOME TO LUXURY"



昆明恒隆廣場「春城脈動」五周年慶典透過五大主題演出、繽紛互動和限定禮遇閃耀全城，為消費者呈現煥新升級的零售場景和精緻生活方式，其中包括結合喜劇、舞蹈和歌曲等形式的「卡巴萊」藝術表演，以及「雲南首屆感癒藝術節」讓顧客透過五感體驗自然與藝術帶來寧靜魅力。

藝術、文化和購物的相互結合，展現出恒隆在不斷創新，持續為高端零售領域注入新的維度。恒隆廣場不僅是一個購物目的地，更是一個文化聚集地，讓顧客置身豐富多彩的體驗，流連忘返。一系列的盛典吸引了眾多國際品牌的參與，推出互動裝置和限量商品，吸引大量人流，成績斐然。我們將繼續創新，打造更多精彩活動，進一步提升顧客體驗，踐行以客為尊的承諾。

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.



武漢恒隆廣場 Heartland 66, Wuhan



昆明恒隆廣場 Spring City 66, Kunming



# Net-Work by Hang Lung — 香港全新頂級共享工作空間 New Premium Coworking Space in Hong Kong

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Net-Work by Hang Lung 是恒隆最新於香港推出的頂級共享工作空間，位處中環渣打銀行大廈，坐擁核心商業區的戰略地理優勢。Net-Work 總樓面面積逾13,000平方呎，提供一系列靈活工作空間解決方案，包括27間專屬辦公室及超過200張共享工作桌，更設有虛擬辦公室服務，為不同行業和規模的企業提供理想的工作空間。

Net-Work 擁有眾多優勢，包括鄰近港鐵中環站及四通八達的交通網絡、俯瞰維多利亞港的景色、配備先進設備的會議室，以及設計別緻、適合用作培訓和交流活動的多功能公共區域等。租戶只需通過手機應用程式，就能一站式管理帳戶和預訂各類設施，營運團隊亦會提供包括秘書服務、銀行開戶和商業登記等全方位支援和增值服務。

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 由恒隆直接營運，配合企業和專業人士在不同發展階段的需求、提供靈活和度身訂造的辦公空間和服務。恒隆由2020年起在中國內地推出自營多功能辦公空間品牌「恒聚」，已吸引《財富》世界500強製藥公司和中國頂級保險公司等企業進駐；憑藉恒聚的成功，以及恒隆過去數十年在物業發展和專業管理的豐富經驗，Net-Work 將為租戶提供服務式的高端工作空間，讓他們專注業務發展。

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.

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Net-Work 位處中環甲級辦公樓，坐擁核心商業區的地理優勢  
Sited in a grade A office tower, Net-Work enjoys a strategic advantage of geographical proximity to Hong Kong's CBD



共享空間寬敞舒適，適合舉辦培訓、交流和商務活動  
Spacious and comfortable communal areas are ideal for training, networking and business activities



位於無錫恒隆廣場及武漢恒隆廣場的恒聚吸引舉足輕重的企業進駐  
HANGOUT, located in Center 66, Wuxi, and Hearland 66, Wuhan, attracts numerous influential corporations



# 中環「味」力之旅

## An Exquisite Dining Journey in Central



鈕扣造型的手工意粉象徵着 Estro 主廚 Antimo 的創意  
The bottoni symbolizes the creativity of Estro's chef Antimo

中環，繁華以外，還滿有「味」力。這個核心商業區蘊藏着不少特色餐廳，恒隆旗下的區內物業更引入多間知名餐飲及人氣食府，涵蓋意、法、中等多國佳餚，提供多元化餐飲選擇。不論商務聚餐或是休閒美饌，總可滿足你的口味要求，開啟「味」力之旅！

### Estro

#### 拿坡里味覺盛宴 A Neapolitan Gastronomic Extravaganza

都爹利街一號2樓  
2/F, 1 Duddell Street  [estro.hk](https://www.estro.hk)



米芝蓮一星餐廳 Estro 主廚 Antimo Maria Merone 以作為拿坡里人為榮，並通過現代的烹飪技術昇華拿坡里美食。Antimo 從家鄉獲取靈感，以其豐富的創造力和前衛風格製作精美佳餚，鈕扣造型的手工意粉更成為餐廳的招牌菜式，每道菜都能喚起他對故人、歷史和童年的豐富回憶。

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

#### 法國南部之鮮 Ocean Freshness of Southern France

都爹利街一號1樓  
1/F, 1 Duddell Street  [plaisancehk](https://www.plaisancehk.com)

由米芝蓮三星大廚 Mauro Colagreco 主理的 Plaisance by Mauro Colagreco，室內設計以深藍絲絨牆搭配仿海洋生態的燈光，在靜謐的氛圍滲透着絲絲活力。重點菜式以時令海鮮入饌，糅合創新烹飪技巧，將地中海的鮮美帶到餐桌上。

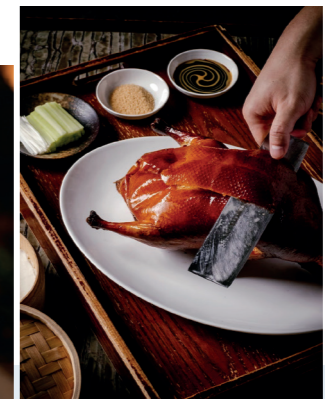
Headed by the three-star Michelin chef, Plaisance by Mauro Colagreco features deep blue velvet walls and lighting that mimics marine life, creating a serene yet vibrant atmosphere. The menu highlights seasonal seafood, using innovative cooking techniques to bring the freshness of the Mediterranean to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

### Mott 32

#### 中菜交響作 Symphony of Chinese Flavors

渣打銀行大廈地庫  
Basement, Standard Chartered Bank Building

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



Mott 32 (卅二公館) 將粵、滬、京三地美食精萃匯聚成令人驚艷的新派中菜，從手工點心到蘋果木烤鴨，每一口都糅合了現代與傳統的風味。餐廳的室內空間融入紐約工業風與中國古典元素，以獨特的時代感榮獲多項國際設計獎項，除了滿足味蕾的高質享受，更是一場視覺與味覺的多感官盛宴。

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.

這場「味」力之旅尚未完結，例如美式扒房 Wolfgang's Steakhouse Hong Kong、特色中菜酒吧 Foxglove、全新日本居酒屋 AKATSUKI Izakaya 等等，恒隆的美食足跡遍布中環每個角落，立即下載恒隆商場手機應用程式，發掘更多美味驚喜，盡享超過600間商戶專屬優惠及禮遇！

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!



立即下載 hello 應用程式  
Download the hello app now



# 2024年可持續發展成就領先同儕

## Leading the Industry: 2024 Sustainability Achievements Shine

18 推 進可持續發展從未顯得如此迫切。氣候專家預測2024年將會是有史以來最暖和的一年，<sup>1</sup>氣候轉變帶來的挑戰日益嚴峻，人類必須以更大力度來減緩排放，以確保我們的下一代能繼續享有具韌性和可持續的地球。恒隆深明自己的角色，因此在公司內外都積極推動可持續發展議程。

公司的重點工作聚焦於「創新合作」，當中包括與房地產合作夥伴、供應商、租戶和同業的廣泛網絡，為業界制定計劃，探索脫碳方案，目標是加快減少碳足跡、促進福祉，以及為社區帶來創新思維這三方面的進展。

恒隆相信，人人都是變革者，個人貢獻可以帶來影響，集眾人之力更可創造顯著成果。我們懷着這個信念，推行「Changemakers 租戶可持續發展合作計劃」。

在2024年，恒隆在創新合作的努力取得了顯著的成果。

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.



恒隆地產董事長陳文博先生（左一）、LVMH 品牌形象及企業環保總監 Antoine Arnault 先生（左二）及其他行業領袖參加由 LVMH 主辦的「LIFE 360 in Stores Awards 2024」活動  
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"

“ 可持續發展是一場需要共同努力才能獲勝的比賽。我們期待攜手行業夥伴、其他業主和零售品牌，在可行的情況下共同推進和拓展擴大可持續發展舉措。

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.

陳文博 Adriel Chan

上海恒隆廣場擴建項目是中國內地首個在建築結構中近乎100%採用低碳排放鋼材的商業地產項目，總隱含碳排放量減少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.



### 中國首個近乎100%採用低碳排放鋼項目

為進一步減少碳足跡，恒隆在推動中國房地產脫碳進程中率先邁出了重要一步。公司在11月宣布已於上海恒隆廣場三期擴建項目中近100%的地上結構鋼板及鋼筋，採用低碳排放鋼材，這是中國內地首個在建築結構中近乎全面採用低碳排放鋼材的商業地產項目。與傳統鋼材相比，採用低碳排放鋼材使擴建項目的總隱含碳排放量減少35%。這個標誌性項目是恒隆與中國鋼鐵業內脫碳龍頭寶山鋼鐵股份有限公司和其他行業夥伴攜手合作的成果，為房地產行業的可持續建築樹立新標桿。

恒隆亦非常高興可以與其他領先的房地產公司、鋼鐵公司和支持機構共同簽署支援《關於中國房地產低碳排放鋼的合作聲明》。該聲明由中國鋼鐵工業協會（CISA）、城市土地學會（ULI）和世界鋼鐵協會（WSA）三家召集機構共同發起，旨在加速房地產行業減少鋼鐵排放的進程，這亦標誌着中國在加速減少房地產行業鋼鐵排放邁出了關鍵一步。作為城市土地學會 Greenprint 的會員，恒隆是首批支持簽署該聲明的三家房地產公司之一，另外兩家分別是瑞安房地產和太古地產。

### 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.

備註1：歐盟地球觀測計劃「哥伯尼計劃」於2024年11月7日指出：幾乎可以肯定2024年將會是有史以來最暖和的一年，並且首次較工業革命前的地球表面溫度超出攝氏1.5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.





初創企業比賽的獲勝者 ——  
(左起) uHoo、MIMiC Systems、TablePointer 和 Yi Design  
Winners of the startup competition –  
(from left) uHoo, MIMiC Systems, TablePointer, and Yi Design

### 攜手加速價值鏈進展

互相合作乃建基於理解和溝通，因此恒隆在9月於北京舉辦了「房地產與脫碳峰會」，匯聚全球百多位專家、思想領袖、同業、租戶和供應商。會議深入探討建築和營運領域的挑戰和機遇，優先議題包括低碳建材應用、能源脫碳、製冷脫碳到室內裝修脫碳，重點是提出最佳實踐方案和可付諸行動的理念。

### 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.



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峰會期間，由恒隆與 Undivided Ventures 聯合舉辦的初創企業比賽亦公布結果。四家獲勝企業，包括 uHoo、MIMiC Systems、TablePointer 和 Yi Design，不僅將獲得行業高級管理人員的指導，還在峰會現場展示了其創新解決方案。

### 團結租戶 推動變革

可持續發展需要各方持份者共同努力，「Changemakers 租戶可持續發展計劃」旨在聚集志同道合的夥伴，形成一個充滿活力的群體。計劃通過一系列行動創造深遠影響，其中《Changemakers》租戶可持續發展通訊探討不同議題，促進租戶和社群一同學習，攜手推進可持續發展。

2024年的成果彰顯了恒隆一直履行將可持續發展融入業務各個方面的承諾。展望未來，我們會繼續以「創新合作」模式，與整個房地產業的所有持份者攜手共進，為環境和社會帶來正面價值。

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.



# 恒隆數學獎助培養年輕創科人才

## HLMA Cultivates Young Talent in Innovation and Technology

恒隆數學獎舉辦了首個「HLMA x HKUST Lab Visit and Tour」，吸引超過150位中學生和老師到訪香港科技大學，參觀甚少對外開放的實驗室，親身了解前沿科研，包括機械人演示、參與互動人工智能訓練活動，同學們還欣賞到引人入勝的計算流體力學示範，體驗數學原理在工程領域中的關鍵作用。

在介紹恒隆數學獎的環節中，科大副校長（大學拓展）及恒隆數學獎督導委員會成員汪揚教授對歷屆參賽的中學生的卓越表現深感讚賞，指出他們的水準通常可與本科生甚至研究生相媲美。工學院環球社會中心創辦總監胡錦添教授則介紹科大引以為傲的機械人團隊，鼓勵中學同學跟大學生一同研發機械人，造福社會。恒隆數學獎學術委員會成員方子豪教授更鼓勵同學積極參與2025年恒隆數學獎，通過數學研究實現他們的潛能。

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.



恒隆數學獎官方網站、Facebook和Instagram  
HLMA website, Facebook and Instagram



# 恒隆於2024年取得超過50個獎項，成績斐然。

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

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封面圖片／設計：地產發展類別 —— 銅獎 Cover Design – Bronze  
互動年報：地產發展類別 —— 銅獎 Interactive Annual Report – Bronze  
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