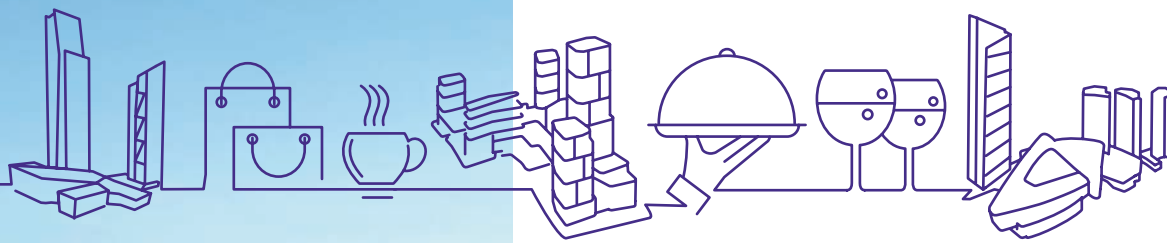




Spring City 66, Kunming

BUILD HANG LUNG BRANDED EXPERIENCE





Westlake 66, Hangzhou

Artist's Impression for Reference Only



REVIEW OF OPERATIONS

Our Robust Property Leasing Portfolio

- 48 Portfolio Key Facts and Figures
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- 75 Outlook
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- 80 Major Properties of the Group



Fashion Walk



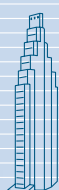
Hang Lung Centre



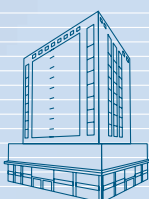
Peak Galleria



Kornhill Plaza



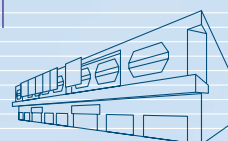
Standard Chartered Bank Building



Grand Plaza



Gala Place

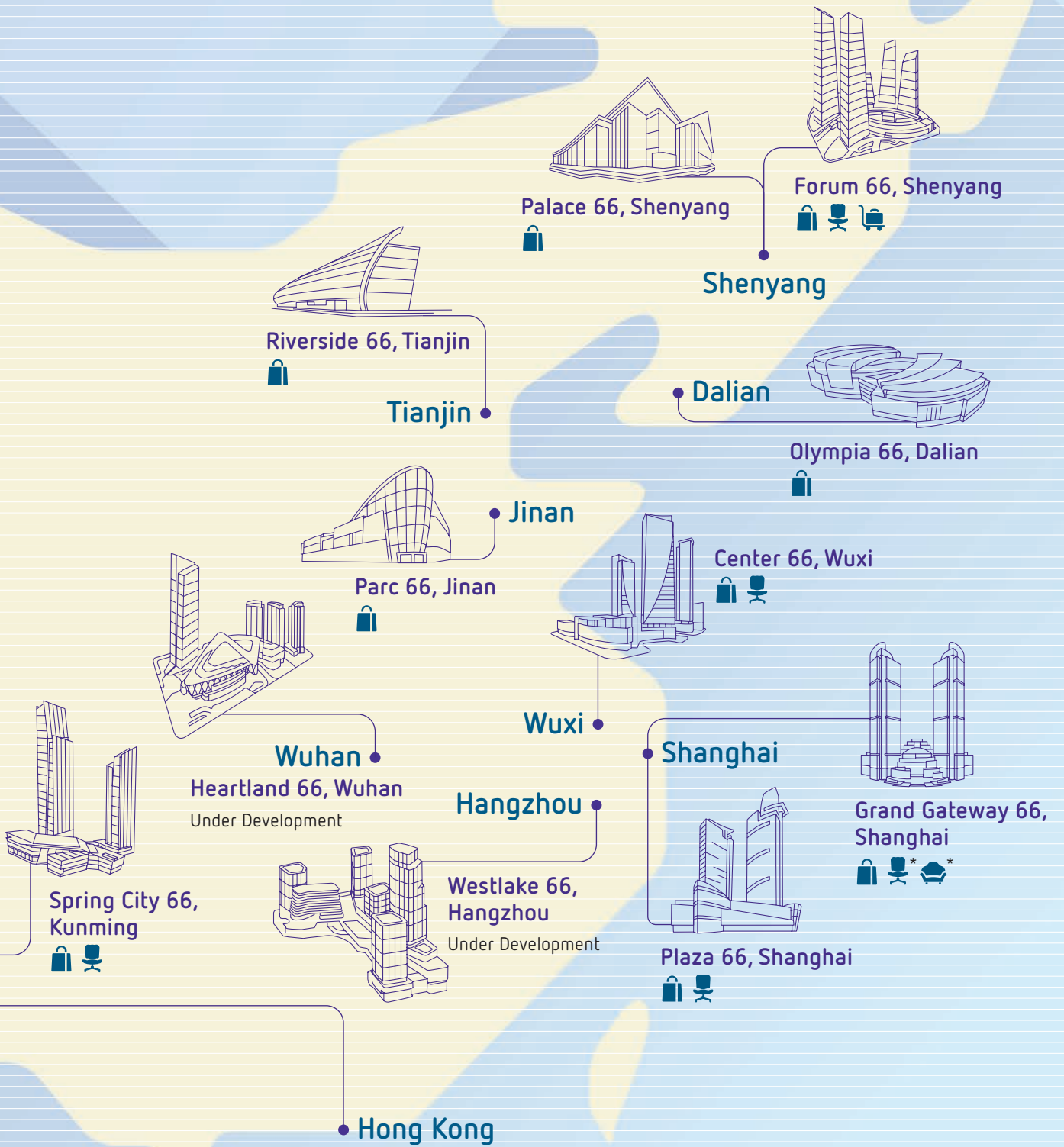






Amoy Plaza



Kunming





 Commercial
  Residential & Serviced Apartments
 Office
  Hotel

*Directly held by HLG

PORTFOLIO KEY FACTS AND FIGURES

Mainland China Property



Brief on Properties

Plaza 66, Shanghai

Positioned as the Home to Luxury, the five-story mall is home to over 100 global prestigious luxury brands, including Louis Vuitton, Hermès, Chanel, Dior, Cartier and more, with many brands making their debuts on the Mainland or Asia there, including CELINE (Men’s store) and Pronovias.

The two office towers at Plaza 66 combine a prime location with top-notch design and premium facilities, attracting prominent multinational and local corporations, information technology companies and fashion labels as tenants.

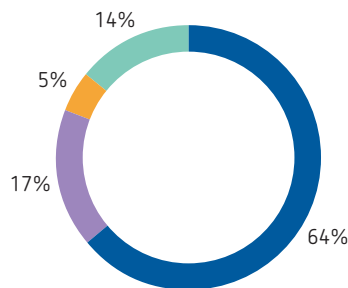
Grand Gateway 66, Shanghai

Located atop the metro station of the premium Xuhui district, Grand Gateway 66 showcases over 340 top labels and popular brands such as Balenciaga, Chloé, Burberry, Gucci, Jimmy Choo, Tiffany & Co., Zara, Starbucks Reserve Princi Bakery Café and others to fit a contemporary luxury demographic.

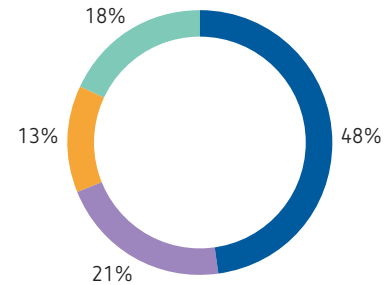
The office tower* houses numerous world-class corporations listed on Fortune Global 500 while the high-end serviced apartments* offer more than 600 suites with a luxurious array of private clubhouse facilities that have long been the residential choice for expatriate executives in global enterprises.

Commercial Segment Distribution (by Leased Floor Area)










- Fashion & Accessories
- Food & Beverage
- Lifestyle & Entertainment
- Others












Commercial Segment Distribution (by Leased Floor Area)



Key Statistics

Gross floor area (sq.m.)		53,700
		159,555
		N/A
		N/A
Number of car parking spaces		804
		99%
		93%
		N/A
Number of shopping mall tenants (at year-end)		131

Gross floor area (sq.m.)		122,262
		67,223*
		83,942*
		N/A
Number of car parking spaces		752
		91%
		96%*
		88%*
Number of shopping mall tenants (at year-end)		342

 Commercial  Office  Residential & Serviced Apartments  Hotel

*Directly held by HLG



Palace 66, Shenyang

Situated in the city's financial hub, Palace 66 showcases over 240 popular brands that span across fashion, leisure & entertainment, beauty & cosmetics, food & beverage and more, acting as the nexus of the young and trendy consumers. Tenants include Air Jordan, adidas, UNIQLO and more.



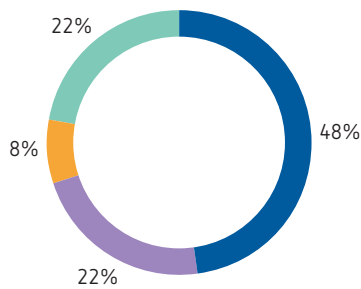
Forum 66, Shenyang

Located at the core commercial area in Shenyang, Forum 66 is a luxury-led specialty mall housing globally acclaimed labels like Chanel, Cartier, Christian Louboutin, Valentino, Lanvin and Piaget, as well as cosmetics specialty store, boutique supermarket, upscale cinema, global cuisine options and lifestyle services.

The office tower is currently the tallest office building in northeast China, with numerous multinational corporation tenants under its belt.

Being the first hotel in the Company's portfolio on the Mainland, the newly opened five-star Conrad Shenyang resides on the top 19 floors of the office tower with 315 rooms.

Commercial Segment Distribution (by Leased Floor Area)



109,307

N/A

N/A

N/A

844

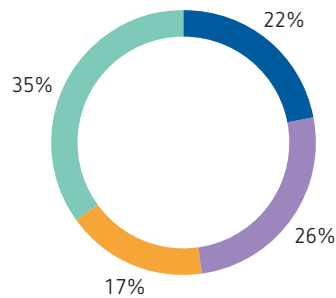
95%

N/A

N/A

245

Commercial Segment Distribution (by Leased Floor Area)



101,960

131,723

N/A

60,222

2,001

94%

87%

N/A

145

Mainland
China
Property



Brief on
Properties

Parc 66, Jinan

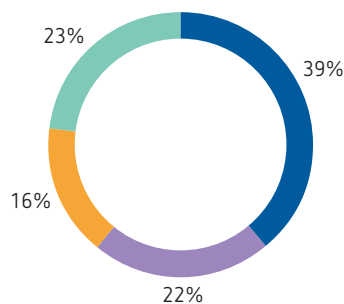
As one of the largest and most prestigious malls in Jinan, Parc 66 is a contemporary lifestyle hub offering over 350 stores of various genres, including global luxury, chic fashion, children’s education and amusement, upscale cinema, boutique supermarket and international gourmet.

Center 66, Wuxi

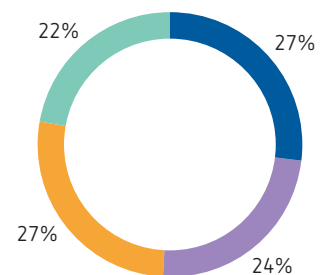
Located in the most prosperous commercial district in downtown Wuxi, the mall is the “Center” of luxury featuring close to 200 quality retail stores with a line-up of global luxury labels including Gucci, Burberry, Salvatore Ferragamo, Montblanc and more, while the two office towers at Center 66 are home to a number of multinational corporations looking for impeccable design and premium facilities.

*Commercial Segment Distribution
(by Leased Floor Area)*

- Fashion & Accessories
- Food & Beverage
- Lifestyle & Entertainment
- Others



*Commercial Segment Distribution
(by Leased Floor Area)*



Key Statistics

Gross floor area (sq.m.)		171,074
		N/A
		N/A
		N/A
Number of car parking spaces		785
Occupancy rate (at year-end)		98%
		N/A
		N/A
Number of shopping mall tenants (at year-end)		380

Gross floor area (sq.m.)		118,066
		137,699
		N/A
		N/A
Number of car parking spaces		1,292
Occupancy rate (at year-end)		95%
		65%
		N/A
Number of shopping mall tenants (at year-end)		198

Commercial Office Residential & Serviced Apartments Hotel



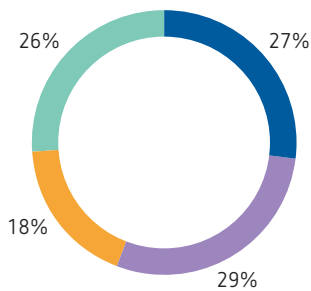
Riverside 66, Tianjin

Strategically located in the heart of Tianjin's Haihe Central Business District, Riverside 66 is the trend-setting lifestyle destination with over 250 international and local brands that offer a full-fledged modern consumer experience of shopping, dining, leisure and entertainment.

Olympia 66, Dalian

At the commercial hub of Dalian, Olympia 66 features prestigious local and international labels of fashion and accessories, jewelry and watches, beauty and digital products, as well as a stunning array of global culinary delights, advanced international entertainment and leisure facilities, a dynamic family zone and an innovative range of sports sites. The mall also has an ice-skating rink and the city's first Palace Cineplex cinema.

**Commercial Segment Distribution
(by Leased Floor Area)**



152,831

N/A

N/A

N/A

800

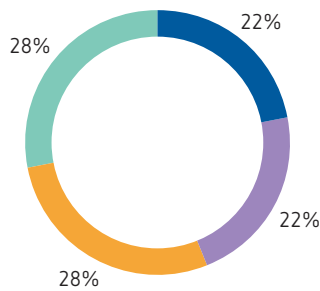
89%

N/A

N/A

256

**Commercial Segment Distribution
(by Leased Floor Area)**



221,900

N/A

N/A

N/A

1,214

82%

N/A

N/A

327

Mainland
China
Property



Brief on
Properties

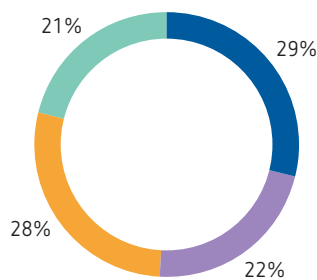
Spring City 66, Kunming

As the Company’s first development project in the southwest region of mainland China opened in August 2019, Spring City 66 is home to a portfolio of prestigious international and local brands, offering a comprehensive suite of premium experiences in shopping, dining and entertainment.

With accessible location and quality suite of facilities and services, the office tower sets the new benchmark for the city and is a preferred choice among multinational corporates and leading domestic firms like Ernst & Young, Schneider, Haitong Securities and others.

Commercial Segment Distribution
(by Leased Floor Area)

- Fashion & Accessories
- Food & Beverage
- Lifestyle & Entertainment
- Others



Key Statistics

Gross floor area (sq.m.)		166,754
		167,580
		N/A
		N/A
Number of car parking spaces		1,629
Occupancy rate (at year-end)		82%
		13%
		N/A
Number of shopping mall tenants (at year-end)		228

Commercial Office Residential & Serviced Apartments Hotel

Hong Kong Property



Brief on Properties

Fashion Walk

Causeway Bay

Featuring numerous innovative concept stores and flagships of renowned global brands, Fashion Walk is a distinctive shopping destination spanning three main local areas, namely Paterson, Kingston and Food Street, offering the latest trends in fashion, gastronomy and lifestyle in a magnificent setting.

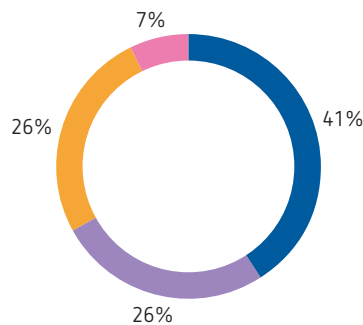
Hang Lung Centre

Causeway Bay

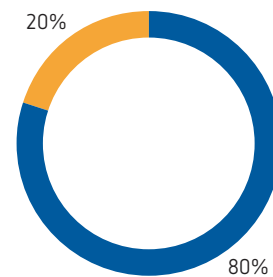
Offering a wide range of travel, fashion wholesale and medical services, Hang Lung Centre, a key element of Fashion Walk, is a retail and commercial complex enviably situated at the heart of Causeway Bay.

Commercial Segment Distribution (by Leased Floor Area)

- Fashion & Accessories
- Food & Beverage
- Leisure & Entertainment (including Lifestyle)
- Bank
- Department Store
- Others



Commercial Segment Distribution (by Leased Floor Area)



Key Statistics

Gross floor area (sq.m.)	31,072
	N/A
	7,935
Number of car parking spaces	N/A
Occupancy rate (at year-end)	97%
	N/A
	89%
Number of shopping mall tenants (at year-end)	87

	8,777
	22,131
	N/A
	126
	100%
	89%
	N/A
	3

- Commercial
- Office
- Residential & Serviced Apartments

Hong Kong Property



Brief on Properties

Peak Galleria

The Peak

Ideally located atop the famous attraction in Hong Kong, Victoria Peak, Peak Galleria is renowned as a major tourist landmark. Having undergone a major facelift for two years, the mall has now reopened in August 2019 with a fresh new look and an enhanced tenant mix. Welcoming over 40 new tenants, many making their Hong Kong debuts, including the world's first Monopoly-themed pavilion, Monopoly Dreams Hong Kong, 37 Steakhouse & Bar and Mina House from Japan, Candylicious candy store from Singapore, and the popular Nayuki fruit tea and bakery café, Peak Galleria is a must-visit destination for local and tourists alike.

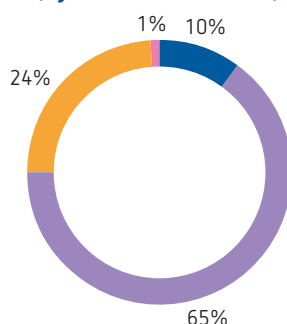
Kornhill Plaza

Quarry Bay

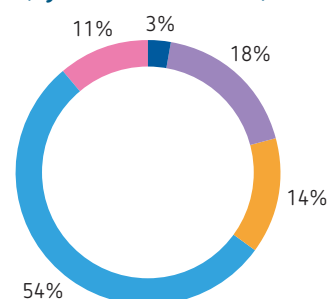
Conveniently located in the east of Hong Kong Island atop the MTR Tai Koo Station, Kornhill Plaza is positioned as a community mall serving nearby residents and workers with the largest Japanese department store in Hong Kong, AEON STYLE, with diversified food and beverage offerings, a cinema with 4DMX technology, and an all-in-one education hub.

Commercial Segment Distribution
(by Leased Floor Area)

- Fashion & Accessories
- Food & Beverage
- Leisure & Entertainment (including Lifestyle)
- Bank
- Department Store
- Others



Commercial Segment Distribution
(by Leased Floor Area)



Key Statistics

Gross floor area (sq.m.)	
Number of car parking spaces	
Occupancy rate (at year-end)	
Number of shopping mall tenants (at year-end)	

12,446
N/A
N/A
493
91%
N/A
N/A
45

53,080
10,577
35,275
1,069
100%
100%
56%
117

Commercial Office Residential & Serviced Apartments



Standard Chartered Bank Building Central

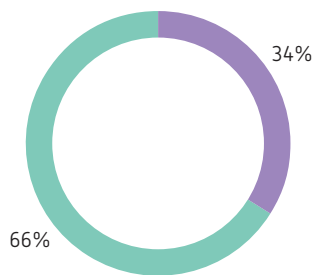
A prestigious Grade A building located in the heart of the financial district in Central and distinguished by its superb architectural design that melds the artistic with the practical – located adjacent to the MTR Central Station and the interchange station of the Island Line and Airport Express railway. With an unrivaled accessibility and a superb view of Victoria Harbour, the Standard Chartered Bank Building is an ideal office location.

It is home to Hang Lung Group and Hang Lung Properties and is the headquarters of Standard Chartered Bank (Hong Kong).

Grand Plaza Mongkok

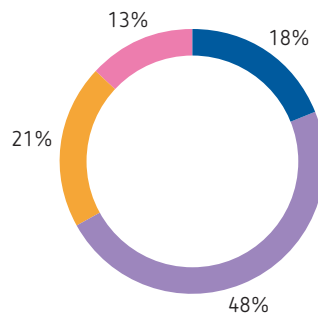
Enviably located right next to the MTR Mong Kok Station on Nathan Road, Grand Plaza houses two office towers and a commercial podium. It is home to a stellar line-up of international watch and jewelry brands, concept stores as well as fashion, lifestyle and sports labels. The dedicated dining floor features over 20 gourmet dining venues where international cuisine is served in stylish surroundings. The Grand Plaza Office Tower 1 showcases the region’s most prominent healthcare centers. It has further been subtly zoned into beauty and semi-retail floors, providing visitors a one-stop leisure and lifestyle experience.

**Commercial Segment Distribution
(by Leased Floor Area)**



4,814
23,730
N/A
16
85%
100%
N/A
2

**Commercial Segment Distribution
(by Leased Floor Area)**



20,905
31,251
N/A
40
100%
92%
N/A
26

Hong Kong Property



Brief on Properties

Gala Place Mongkok

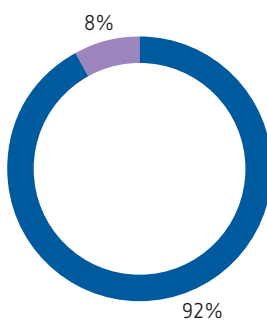
Located at the junction of Dundas Street and Nathan Road with affluent footfall, Gala Place houses a diverse array of merchants. In addition to the 4,500-plus-square-foot Starbucks thematic store and the triple-story H&M full-concept flagship store, the largest in Kowloon, it also showcases an expertly curated portfolio of diversified services and products including chic fashion, outdoor gear, skincare and cosmetics, lifestyle products, audio and digital gadgets, beauticians, and a home design house as well as a smorgasbord of new and enticing food and beverage offerings, which together transform Gala Place into a hotspot for the trendy and fashionable in Mongkok. It is also equipped with a car park which offers close to 500 car parking spaces, providing a convenient, one-stop shopping experience for customers.

Amoy Plaza Ngau Tau Kok

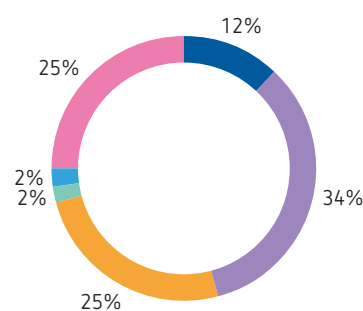
Conveniently located near the MTR Kowloon Bay Station, Amoy Plaza is an integrated mall in Kowloon East, comprising stores offering trendy fashions, beauty products and electronic gadgets. Together with more than 40 restaurants serving local and international cuisines, the mall offers a full selection of lifestyle experiences for nearby office workers and residents of Amoy Gardens.

Commercial Segment Distribution
(by Leased Floor Area)

- Fashion & Accessories
- Food & Beverage
- Leisure & Entertainment (including Lifestyle)
- Bank
- Department Store
- Others



Commercial Segment Distribution
(by Leased Floor Area)



Key Statistics

Gross floor area (sq.m.)	
Number of car parking spaces	
Occupancy rate (at year-end)	
Number of shopping mall tenants (at year-end)	

7,454
30,205
N/A
478
100%
95%
N/A
2

49,006
N/A
N/A
620
98%
N/A
N/A
253

Commercial Office Residential & Serviced Apartments