

REVIEW OF OPERATIONS

Our robust property portfolio

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- Commercial
- Office
- Residential & Serviced Apartments
- Apartments for Sale
- Hotel

* Under Development



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 and dining outlets, 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 Grade A office towers at Plaza 66 combine a prime location with top-notch design and premium facilities, attracting prominent multinational and leading domestic corporations in the fields of financial services, retail and professional services as tenants.



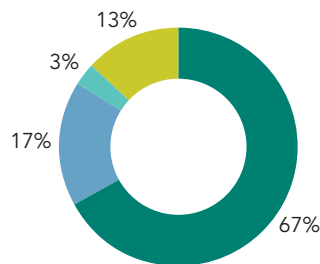
Grand Gateway 66, Shanghai

Located atop Shanghai’s largest metro station, Xujiahui, Grand Gateway 66 has been unveiled as “Gateway to Inspiration” following the completion of a three-year large-scale Asset Enhancement Initiative (AEI). The transformed mall welcomes a constellation of international luxury brands including Bottega Veneta, Burberry, Cartier, Fendi, Gucci, Louis Vuitton, Tiffany & Co., and Van Cleef & Arpels, along with an extensive portfolio of specialty retailers encompassing fashion apparel, cosmetics, watches and jewelry, sports and fitness, digital home appliances and children’s products, successfully cementing its position as a regional lifestyle center with rich luxury content.

The Grade A 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.

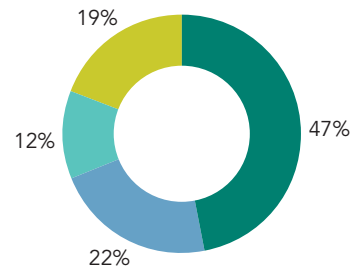
Commercial Segment Distribution (by Leased Floor Area)

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



Gross floor area (sq.m.)	53,700
Number of office spaces	159,555
Number of serviced apartments	N/A
Number of hotel rooms	N/A
Number of car parking spaces	804
Occupancy rate (at year-end)	99%
Number of office tenants (at year-end)	93%
Number of serviced apartment tenants (at year-end)	N/A
Number of shopping mall tenants (at year-end)	130

Commercial Segment Distribution (by Leased Floor Area)



Gross floor area (sq.m.)	122,262
Number of office spaces	67,223
Number of serviced apartments	83,942
Number of hotel rooms	N/A
Number of car parking spaces	752
Occupancy rate (at year-end)	98%
Number of office tenants (at year-end)	99%
Number of serviced apartment tenants (at year-end)	86%
Number of shopping mall tenants (at year-end)	375

Key Statistics

Gross floor area (sq.m.)		53,700
Number of office spaces		159,555
Number of serviced apartments		N/A
Number of hotel rooms		N/A
Number of car parking spaces		804
Occupancy rate (at year-end)		99%
Number of office tenants (at year-end)		93%
Number of serviced apartment tenants (at year-end)		N/A
Number of shopping mall tenants (at year-end)		130

Commercial Office Residential & Serviced Apartments Hotel



Palace 66, Shenyang

Situated in the city's financial hub, Palace 66 showcases over 220 popular brands that span across fashion, leisure and entertainment, beauty and cosmetics, food and beverage and more, acting as the nexus of the young and trendy consumers. Tenants include Air Jordan, adidas, FILA, UNIQLO, Nakyuki's BlaBlaBar and more.



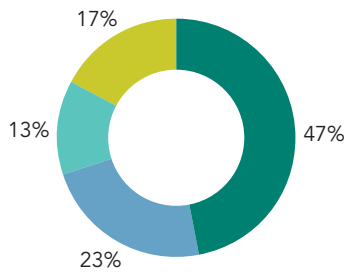
Forum 66, Shenyang

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 boutique supermarket, upscale cinema, global cuisine options and lifestyle services.

The Grade A office tower is the most prestigious building being the top choice in the market, with numerous multinational corporation tenants under its belt. Being the first hotel in the Company's portfolio on the Mainland, the five-star Conrad Shenyang resides on the top 19 floors of the office tower with 315 rooms.

Plans are in place to build a retail mall, apartments and office to complement the existing components of the commercial complex.

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



109,307

N/A

N/A

N/A

844

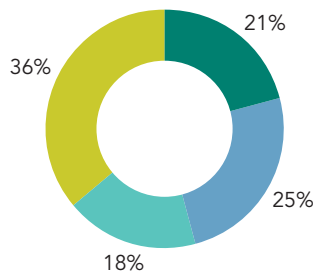
88%

N/A

N/A

221

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



101,960

131,723

N/A

60,222

2,001

89%

90%

N/A

132

REVIEW OF OPERATIONS
PORTFOLIO KEY FACTS AND FIGURES

Mainland
China
Property

Brief on
Properties



Parc 66, Jinan

Located at the core commercial area in Jinan, Parc 66 is one of the largest and most prestigious malls in Jinan. The mall 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.

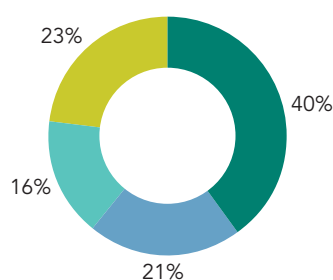


Center 66, Wuxi

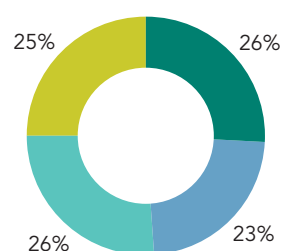
Located in the most prosperous commercial district in downtown Wuxi, the mall is the "Center" of luxury featuring close to 200 quality retail stores with a line-up of global luxury labels including BVLGARI, CELINE, Saint Laurent, Louis Vuitton, Piaget, Cartier and more, while the two office towers at Center 66 are home to a number of multinational corporations and leading domestic firms looking for impeccable design and premium facilities.

Two towers of luxury apartments for sale and a hotel tower are currently under development.

Commercial Segment Distribution
(by Leased Floor Area)



Commercial Segment Distribution
(by Leased Floor Area)



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

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)	94%
	N/A
	N/A
Number of shopping mall tenants (at year-end)	351

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)	96%
	72%
	N/A
Number of shopping mall tenants (at year-end)	199

Commercial Office Residential & Serviced Apartments Hotel



Riverside 66, Tianjin

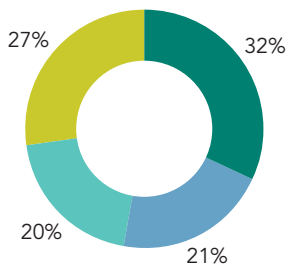
Strategically located in the heart of Tianjin's Haihe Central Business District, Riverside 66 is the trend-setting lifestyle destination with over 220 international and local brands that offer a full-fledged modern consumer experience of shopping, dining, leisure and entertainment. Riverside 66 will continue its transition from a family lifestyle mall to one offering a greater range of affordable luxury and premium fashion brands in 2021.



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. It will be upgraded and transformed into a regional lifestyle mall with luxury positioning by end of 2021.

*Commercial Segment Distribution
(by Leased Floor Area)*



152,831

N/A

N/A

N/A

800

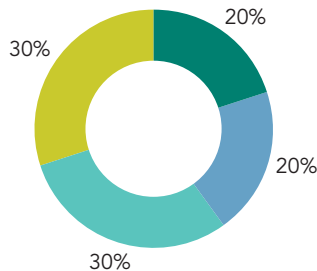
76%

N/A

N/A

221

*Commercial Segment Distribution
(by Leased Floor Area)*



221,900

N/A

N/A

N/A

1,214

77%

N/A

N/A

285

REVIEW OF OPERATIONS
PORTFOLIO KEY FACTS AND FIGURES

Mainland
China
Property

Brief on
Properties



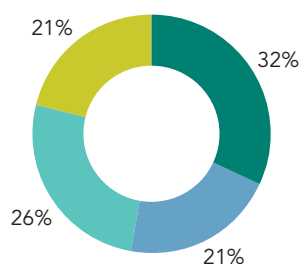
Spring City 66, Kunming

Designed to “Bring the Best to Kunming; Showcase the Best of Kunming to the World”, Spring City 66 is the Company’s first development project in the southwest region of mainland China that houses a portfolio of prestigious international and local brands such as Louis Vuitton, Dior, CELINE, BVLGARI and Rolex. Featuring about 30% of the brands making their debuts in Kunming and Yunnan, the mall offers a comprehensive suite of premium experiences in shopping, dining and entertainment.

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









The five-star Grand Hyatt Kunming hotel is expected to open in mid-2023.

Commercial Segment Distribution
(by Leased Floor Area)



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

Key Statistics

Gross floor area (sq.m.)		166,754
		167,580
		N/A
		N/A
Number of car parking spaces		1,629
		91%
		41%
Occupancy rate (at year-end)		N/A
		270
Number of shopping mall tenants (at year-end)		



Heartland 66, Wuhan

Situated in the commercial and business heart of Wuhan with mass transit railway accessibility, Heartland 66 is the Company’s first large-scale commercial development in Central China that comprises a world-class shopping mall, a Grade-A office tower and apartments for sale.

Opened for occupancy in November 2020, the 61-story office tower is the Company’s seventh office tower project on the Mainland and has attracted professional companies across insurance, banking and securities industries as well as leading local companies as tenants.

The shopping mall is scheduled to open in March 2021, showcasing luxury and popular brands that span across fashion and accessories, leisure and entertainment, food and beverage and more.

Construction of the apartments is underway and is scheduled for completion, in stages, from the second half of 2022, with pre-sale beginning in the latter half of 2021.

		N/A
		151,472
		N/A
		N/A
		N/A
		N/A
		15%
		N/A
		N/A

 Commercial  Office  Residential & Serviced Apartments  Hotel



Hong Kong Property

Brief on Properties



Fashion Walk Causeway Bay

Featuring numerous renowned global brands and forward labels including more than 40 flagships and experience stores, Fashion Walk is a distinctive shopping destination spanning three main local areas, namely Paterson, Food Street and Kingston, offering the latest trends in fashion, cosmetics, gastronomy and lifestyle in a magnificent setting.



Hang Lung Centre Causeway Bay

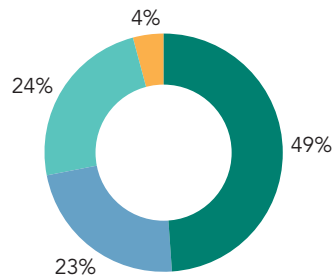
Offering a wide range of travel, fashion wholesale and medical services, Hang Lung Centre, a key element of Fashion Walk, is a retail and commercial complex enviably situated at the heart of Causeway Bay.

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

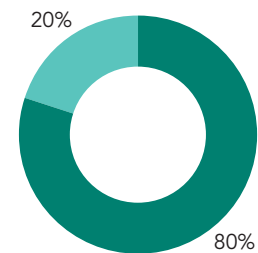
Key Statistics

Gross floor area (sq.m.)		31,072
		N/A
		7,935
Number of car parking spaces		N/A
Occupancy rate (at year-end)		93%
		N/A
		75%
Number of shopping mall tenants (at year-end)		90

Commercial Segment Distribution (by Leased Floor Area)



Commercial Segment Distribution (by Leased Floor Area)



Gross floor area (sq.m.)		8,777
		22,131
		N/A
Number of car parking spaces		126
Occupancy rate (at year-end)		100%
		79%
		N/A
Number of shopping mall tenants (at year-end)		3

REVIEW OF OPERATIONS
PORTFOLIO KEY FACTS AND FIGURES

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 that houses over 40 popular brands with many making their Hong Kong debuts. These brands include the world's first Monopoly-themed pavilion, Monopoly Dreams Hong Kong, 37 Steakhouse & Bar and Mina House as well as Jonetz Market by Don Don Donki from Japan, Candylicious candy store from Singapore, and the popular Nayuki fruit tea and bakery café. Peak Galleria has introduced pet-friendly amenities, making it one of the most popular pet-friendly shopping malls in town.



Kornhill Plaza

Quarry Bay

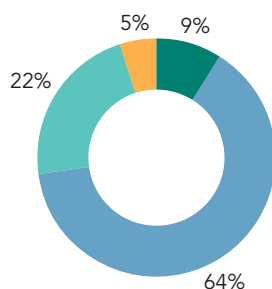
Conveniently located in the east of Hong Kong Island atop the MTR Tai Koo Station, Kornhill Plaza is positioned as a community mall serving nearby residents and workers with the largest Japanese department store in Hong Kong, AEON STYLE, and a new retail concept that integrates elements of traditional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

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

Key Statistics

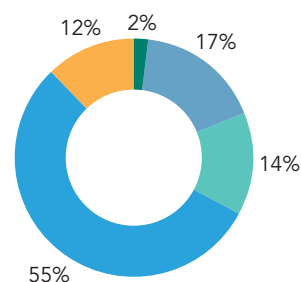
Gross floor area (sq.m.)		12,446
		N/A
		N/A
Number of car parking spaces		493
Occupancy rate (at year-end)		95%
		N/A
		N/A
Number of shopping mall tenants (at year-end)		46

Commercial Segment Distribution (by Leased Floor Area)



Gross floor area (sq.m.)		53,080
		10,577
		35,275
Number of car parking spaces		1,069
Occupancy rate (at year-end)		100%
		99%
		29%
Number of shopping mall tenants (at year-end)		115

Commercial Segment Distribution (by Leased Floor Area)



Gross floor area (sq.m.)		12,446
		N/A
		N/A
Number of car parking spaces		493
Occupancy rate (at year-end)		95%
		N/A
		N/A
Number of shopping mall tenants (at year-end)		46

Commercial Office Residential & Serviced Apartments



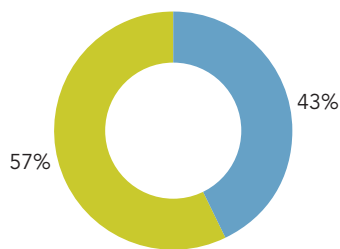
Standard Chartered Bank Building

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 Harbor, 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).

Commercial Segment Distribution
(by Leased Floor Area)



4,814

23,730

N/A

16

100%

100%

N/A

3

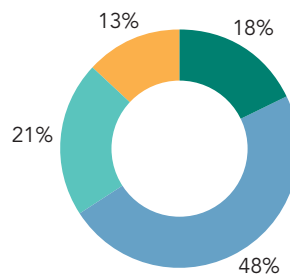


Grand Plaza

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)



20,905

31,251

N/A

40

100%

90%

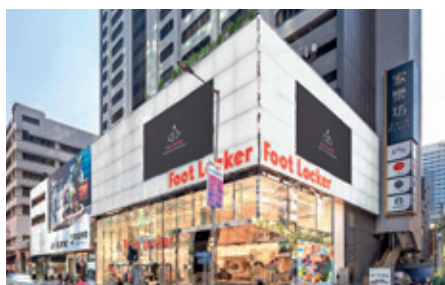
N/A

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REVIEW OF OPERATIONS
PORTFOLIO KEY FACTS AND FIGURES

Hong Kong
Property

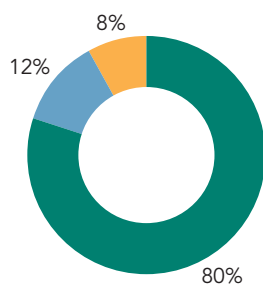
Brief on
Properties



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 20,000-square-foot Foot Locker Power Store, 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.

Commercial Segment Distribution
(by Leased Floor Area)



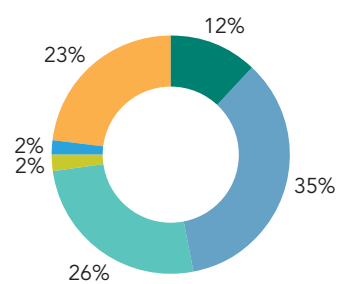
Gross floor area (sq.m.)	7,454
	30,205
	N/A
Number of car parking spaces	478
Occupancy rate (at year-end)	62%
	93%
	N/A
Number of shopping mall tenants (at year-end)	4



Amoy Plaza
Kowloon Bay

Conveniently located near the MTR Kowloon Bay Station, Amoy Plaza is a community mall in Kowloon East, comprising stores offering trendy fashions, beauty and health 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)



Gross floor area (sq.m.)	49,006
	N/A
	N/A
Number of car parking spaces	620
Occupancy rate (at year-end)	97%
	N/A
	N/A
Number of shopping mall tenants (at year-end)	257

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

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)	

Commercial Office Residential & Serviced Apartments