

绽放高端时尚魅力 —— 大连恒隆广场
Exuding High-End Style • Olympia 66, Dalian

新任首席财务总监赵家驹 把握机遇 只做的
Kenneth Chiu, Our New Chief Financial Officer,
Seize the Moment and Do the Right Thing

昆明恒隆广场开创可再生能源之路
Spring City 66, Kunming – Leading the Way in
Renewable Energy for Commercial Projects

#Refreshing
焕然一新



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绽放高端时尚魅力 大连恒隆广场

我们内地大部分购物商场于2021年均有出色的业务表现，收入录得双位数增长，其中以大连恒隆广场的表现尤其突出，收入和租户销售额按年分别上升21%和89%，个中原因归功于商场已成功焕新升级成区内高端商场。

大连恒隆广场于2016年开业时以次高端购物商场作定位，当时已引入了多个首次进驻大连的品牌及设有大连唯一的百丽宫影城。自2020年起，商场展开了升级转型计划，多家顶级奢华品牌租户陆续进驻，包括宝格丽 (BVLGARI)、迪奥 (Dior)、Brunello Cucinelli、Moncler、路易威登

(Louis Vuitton) 及古驰 (Gucci) 等，绽放成为区内国际品牌云集地。商场亦持续加强各类品牌以满足顾客的需求，如引入 Sandro 和 Michael Kors 等轻奢及休闲品牌，并同时丰富餐饮、休闲、娱乐、儿童和运动种类，为顾客带来一站式的购物休闲体验，与大连市民分享前沿的生活品味及国际化的生活方式。

大连恒隆广场的升级转型计划已渐见成效，大连恒隆广场总经理洪建山先生表示：“我们不会止于这个阶段。到现在为止，大连恒隆广场汇聚了30多家国际一线品牌。我们期望透过独家商品、优质服务、完善设施和

丰富的餐饮类别，把商场打造成为顾客必到之地。今年内会有更多首家和独家品牌落户大连恒隆广场。”

为保持大连恒隆广场为市内顶级购物及娱乐总汇的地位，商场与租户和不同公司携手合作，举办大型活动和推广，为顾客带来新鲜感。当中曾举办的 HI YA B.Duck 市场营销活动、全国首个 DIMOO 主题线下展览和与波普艺术家 Romero Britto 联手打造的“爱在艺起”潮流艺术展都令顾客留下深刻印象，在推动零售额及客流量方面取得空前成功。

除了提升商户组合及加强推广，商场的设施升级亦有助增加客流量。连接大连恒隆广场和地铁2号线的大同街地下行人通道于2021年4月开通，直通商场地库一层，让大连居民可畅通无阻地享受商场内包罗万有的购物和娱乐体验。



HI YA B.Duck市场营销活动
HI YA B.Duck marketing campaign

Exuding High-End Style. Olympia 66, Dalian

Olympia 66 in Dalian was the most spectacular performer of the year in 2021, among all of our shopping malls on the Mainland, as it chalked-up a 21% increase in revenue and an 89% jump in tenant sales. At the center of the mall's fantastic results is its transformation into a luxury mall.

Positioned as a sub-luxury space at its opening in 2016, Olympia 66 attracted a number of international brands and has introduced Dalian's first Palace Cineplex cinema. Since then it has

taken this success forward and in 2020 began a transition to becoming a fully-fledged luxury lifestyle center for the region. With a star-studded list of international luxury brands joining the line-up, Olympia 66 has become the region's meeting place for global luxury. At the same time, the mall has also strengthened a supporting offering of affordable luxury lifestyle and leisure brands with enticing food and beverage options to complete the Hang Lung branded shopping experience for Dalian citizens.

General Manager of Olympia 66, Mr. Sean Ang said, "Our transformation does not stop here! Today, over 30 international luxury brands have made their home at Olympia 66, and more are on their way! With their exclusive products coupled with excellent service, comprehensive facilities, and a stimulating range of food and beverage choices, we hope that Olympia 66 will continue to consolidate its position as a must-visit venue for people in the region."

To maintain its position as the city's premier shopping and entertainment nexus, Olympia 66 is also strengthening its collaboration with tenants and seeking collaborations for events and promotions to boost retail sales and footfall. In addition, with the opening of the Datong Street Underground Passenger Tunnel in April 2021, customers have benefited from the convenience and connectivity of a direct link from the city's Metro Line 2 to all the shopping and entertainment experiences that await them at Olympia 66.



路易威登
Louis Vuitton



古驰
Gucci

大连恒隆广场概览 About Olympia 66, Dalian

地址 LOCATION

- 大连市西岗区，毗邻市内地标奥林匹克广场及主要干道中山路
- Located in Xigang District and situated close to the city's iconic landmark, the Olympic Square, and stands adjacent to Zhongshan Lu

设计特色 DESIGN

- 项目的几何外型展示出中国文化中太极双鲤鱼的吉祥、丰盛寓意和充满动感的抽象形态
- This world-class building boasts a unique architectural style, with its grand curving geometric design reflecting the concept of the auspicious Chinese Tai Chi twin dancing carps

设施 FACILITIES

- 坐拥350间品牌店铺、精品超市、蓝极冰溜冰场和大连唯一的百丽宫影城，10个影院可容纳约1,600人
- Offering 350 stores, a boutique supermarket, Blue Ice ice-skating rink, and Dalian's first Palace Cineplex cinema with 10 houses and 1,600 seats



全国首个DIMOO主题线下展览
The first DIMOO offline exhibition on the Mainland

恒隆地产拨款港币1,000万元助抗疫 Hang Lung Properties Donates HK\$10 Million to Help Fight the Pandemic



(左起) 行政总裁卢韦柏先生将港币600万元支票转交香港特别行政区政府行政长官办公室主任陈国基先生, SBS, IDSM, JP, 以支持“方舱医院”的营运
(From left) Mr. Weber Lo, Chief Executive Officer of Hang Lung Properties presents a HK\$6 million cheque to Mr. Chan Kwok Ki, Eric, SBS, IDSM, JP, Director of the Chief Executive's Office of the HKSAR Government, in support of the operation of “mobile cabin hospitals”



(右起) 首席财务总监赵家驹先生将逾30,000份快速抗原测试包转交予香港儿童医院医院行政总监李子良医生, 以支援患病儿童及其照顾者
(From right) Mr. Kenneth Chiu, Chief Financial Officer of Hang Lung Properties presents over 30,000 RAT kits to Dr. Lee Tsz Leung, Hospital Chief Executive of the Hong Kong Children's Hospital, in support of the child patients and their carers

面对香港的第五波2019冠状病毒病疫情, 恒隆了解抗疫工作刻不容缓, 故此透过“恒隆抗疫基金2.0”拨款港币1,000万元, 全力支持香港抗疫工作。

The fight against the fifth wave of the COVID-19 pandemic erupting in Hong Kong brooks no delay. Hang Lung, via the “Hang Lung COVID-19 Relief Fund 2.0”, has donated HK\$10 million to support pandemic countermeasures in Hong Kong.



- 拨款港币600万元支持香港特区政府营运“方舱医院”
A HK\$6 million donation from the Relief Fund 2.0 to support the operation of the HKSAR Government's “mobile cabin hospitals”



- 向前线清洁人员、抗疫的士及小巴司机、基层家庭及学童, 以及居住在九龙东区的独居长者及双老送上“抗疫关爱包”
The distribution of “Caring Anti-pandemic Gift Packs” to targeted groups including highly devoted, hardworking frontline hygiene workers and drivers of designated “patient-transportation” taxis and mini-buses, low-income families with children, as well as singleton elderly living in Kowloon East



- 捐赠逾30,000份快速抗原测试包予香港儿童医院, 支援患病儿童及其照顾者
Donation of over 30,000 rapid antigen test (RAT) kits to the Hong Kong Children's Hospital for children undergoing medical treatment and follow-up there, and their carers



- 派发游戏包支援住院确诊病童, 以及举办网上互动课堂, 关注基层学童的身心健康
Distribution of playpacks to child patients diagnosed with COVID-19 in hospitals, and organization of online interactive game sessions to promote physical and mental wellbeing for underprivileged children

为配合及支持政府“居家抗疫”措施, 我们已实行办公室员工在家工作, 同时为紧守岗位的前线员工提供防疫物资。管理层更特别为前线员工送上打气说话。在支援租户方面, 我们一直与租户保持联系, 并因应个别租户的经营状况, 提供适切的租金宽减, 共度时艰。

To align with the government's “StayHomeSafe” Scheme, we have initiated work-from-home arrangements for all office staff and provided dutiful frontline staff with health protection. Our senior management sent heart-warming messages to frontline staff and we have been in close touch with our tenants to provide support, including rent relief based on individual operating conditions.

2021 财政年度 年报出版 Launch of Annual Reports 2021



恒隆集团及恒隆地产于3月出版2021财政年度年报。董事长陈启宗先生一如既往地亲笔撰写《董事长致股东函》, 剖析两家公司的业务表现、策略及前景。副董事长陈文博先生亦于《副董事长简函》中分享他在走访视察内地多个城市时的所见所闻及公司在可持续发展的进程。

恒隆集团及恒隆地产2021年报封面采用了我们在香港和内地多元化的物业之独特设计元素, 展现我们缔造优享生活空间的愿景。平行的脉搏承载着我们的“只选好的 只做对的”理念, 延伸至报告的内页设计, 带领读者理解我们对卓越、非凡体验、永续及诚信的承诺。



恒隆集团
Hang Lung
Group



恒隆地产
Hang Lung
Properties

请即扫描二维码登入2021年报网站, 以进一步了解我们的业务和表现
Scan the QR codes to visit our 2021 Annual Reports websites and find out more about our businesses and performance



燃情冰雪 跃动冬日 Cheers for the Winter Games

恒隆旗下多个内地商场在北京2022年冬季奥林匹克运动会进行期间举行一系列以“燃情冰雪 跃动冬日”为主题的活动, 让顾客一同投入冬奥的炽热气氛。当中沈阳市府恒隆广场与沈阳康莱德酒店合办冰壶挑战赛、大连恒隆广场更特别为顾客呈献冰上表演、而天津恒隆广场亦设有陆地冰壶运动, 让顾客一同体验运动的乐趣。

Various Hang Lung shopping malls on mainland China hosted events themed “Cheers for the Winter Games” to invite visitors to embrace the excitement of the spirit of the Beijing 2022 Winter Olympic Games. In celebration, Forum 66 in Shenyang and Conrad Shenyang jointly organized curling matches, while ski dancing performances could be enjoyed at Olympia 66 in Dalian, and Riverside 66 in Tianjin hosted floor curling activities.

恒隆生力军 正式毕业 Hang Lung's New-Blood Graduates



恒隆一直致力培训人才，其中“恒隆管理培训生计划”主力培育优秀的大学毕业生成公司的未来栋梁。经历一年半的培训和实务工作，新一届的管理培训生正式毕业，公司管理层亦亲身出席毕业礼，祝贺及勉励一众生力军。

在过去18个月，管理培训生获安排到各项目及业务范畴的不同岗位，接受一系列的在职培训，深入了解地产行业、企业文化、核心业务及各部门的营运。祝愿各管理培训生在恒隆发挥潜能，与公司携手迎接未来的机遇和挑战！

After a year and a half of training and practical work, our latest cohort of Management Trainees have completed their training and officially graduated. Senior management attended the graduation ceremony to share graduates' happiness and exchange thoughts with them.

Over the past 18 months, the MTs were assigned to different positions in various projects and business areas to receive on-the-job training that allowed them to gain a deeper understanding of the real estate industry, the corporate culture and core business of the Company, as well as the operations of various departments. Congratulations to the graduates as we wish them success and wish them to unleash their potential at Hang Lung to reach new heights!

“hello 恒隆商场 奖赏计划”当选全年 最佳方案 hello Hang Lung Malls Rewards Program Wins Best of the Year 2021



由顾客业务部、香港业务部及综合服务部联合在2021年3月推出的“hello 恒隆商场奖赏计划”及恒隆商场手机应用程序，是一个电子化的会员系统，整合了旗下商场逾600个商户的推广优惠，推出至今已吸纳了逾10万名会员。“hello 恒隆商场奖赏计划”团队凭藉他们开明的态度，透过科技提升顾客体验，并达致卓越业务及客户可持续参与的承诺，赢得“2021年行政总裁大奖”全年最佳方案，获奖实至名归。

With the efforts of the Customer Franchise Department, Hong Kong Business Operation Department and Service Delivery Department, the “hello Hang Lung Malls Rewards Program” and the Hang Lung Malls App were launched in March 2021, integrating offers and promotions from over 600 merchants across our shopping malls into one digitalized membership system. Over 100,000 members have been recruited since its launch. The winning team demonstrated their openness to further enhance the customer experience through technology, which made them winners of the CEO Award – Best of the Year 2021.

承诺制订 科学碳目标 Commitment to Setting Science-Based Targets

恒隆成为亚洲首批房地产公司承诺制订短期及长期减碳目标，致力于2050年前实现净零价值链温室气体排放。该等目标将符合科学碳目标倡议 (Science Based Targets initiative，简称SBTi) 的净零排放标准 (Net-Zero Standard)，亦让我们同时参与由该组织发起的“Business Ambition for 1.5°C”全球联署运动及由联合国发起的“奔向零碳” (Race To Zero) 活动。

SBTi的净零排放标准于2021年10月推出，是全球首个让企业按气候科学以制订净零排放目标的框架，当中包括为企业提供制订相关目标的指引、准则及建议，以把全球暖化升幅控制在摄氏1.5度的范围内。净零排放标准让外界以一致的标准及以科学为基础，提高对净零排放的理解。

Hang Lung recently announced that the Company is among the first real estate companies in Asia to have committed to setting both near-term and long-term targets to reach net-zero value chain greenhouse gas (GHG) emissions by no later than 2050. The targets align with the Science Based Targets initiative's ("SBTi") Net-Zero Standard. In addition, Hang Lung is also joining the Business Ambition for 1.5°C campaign (a global coalition) and the United Nations-led Race To Zero campaign. SBTi's Net-Zero Standard is the world's first framework for corporate net-zero target setting in line with climate science.

提升企业适应力 促进恒隆 可持续增长 Developing Adaptive Management to Foster Hang Lung's Sustainable Growth



公司连续五年举办恒隆管理层会议，今年会议以“Adapting to Do It Well”为主题，约200名来自香港和内地的管理人员透过视像会议参加，三位来自不同界别的领袖亦获邀出席分享企业如何以建筑设计、可持续发展策略和品牌管理灵活适应各种变化。

会议由董事长陈启宗先生和行政总裁卢伟柏先生致辞揭开序幕，他们分享了公司于2021财政年度的卓越业绩、主要业务与可持续发展的进展与成果，以及对公司未来的展望。陈启宗更表示公司管理团队愈趋年轻化，代表他们更能适应瞬息万变的世界。副董事长陈文博先生在闭幕致辞中强调我们其中一个核心价值“开明”的重要性，他鼓励同事时常保持开明思想，分享新意念和以开放的态度探索新的工作模式。

For the fifth consecutive year, the Hang Lung Management Conference was held to equip our managers with interdisciplinary skills, and to broaden their exposure to emerging topics. Under this year's theme “Adapting to Do It Well”, around 200 executives from Hong Kong and the Mainland took part in the virtual conference, which included keynote speeches by three high caliber external speakers on how adaptive management could be applied in architectural design, sustainability leadership and brand building.

Chair Mr. Ronnie C. Chan and CEO Mr. Weber Lo kicked off the event with their opening remarks in which they emphasized the Company's strong set of results for financial year 2021, major business and sustainability updates and achievements, and the way forward. Ronnie also expressed that the younger management team has put us in an excellent position to adapt to a fast-changing world. In his closing remarks, Vice Chair Mr. Adriel Chan highlighted the importance of one of our values – Openness, which allows our people the latitude to share new ideas and be open to new ways of doing things.

荣休首席财务总监何孝昌 坚守信念 推陈出新



“要坚持推动对
公司发展有益
的理念，不要轻言
放弃。”

加入恒隆近14年的时任首席
财务总监何孝昌先生 (HC)
刚于2月荣休，多年间掌管
公司财务的他有不少珍贵回忆与大家
分享。

无惧困难 坚持推动新方案

外行人总以为首席财务总监的职责
只是看管公司的资金，每半年结算
财务状况，其实HC在任内推动过不
少公司财务上的新措施。除了财务
管理和策划外，他亦负责管理公司
的资讯科技 (IT) 和物业销售部。
由2008年加入恒隆后，HC已意识到
公司需要大量资金应付在内地的庞
大发展计划。回首遇过的无数挑
战，令HC最难忘的可说是在2010年
11月初的一天在一小时内全球高
价配售恒隆地产股票，筹得港币110
亿元。2011年，他成功说服董事会
扩大公司的集资渠道，成立MTN
中期票据发债平台，助公司往后从
环球资本市场发债筹集数百亿
港元，让公司有足够资金拓展上海
以外的各个项目。

埋首工作 同时关顾身心健康

除了筹集资金，HC亦是推动公司从
2011年起把财政年度的终结日由6月

30日改为12月31日，并坚持在财政
期终后一个月内发布业绩的幕后
功臣，让我们第一时间向持份者汇
报财务状况，不单提升公司的透明
度，亦超越良好管治常规，完美
体现我们“只选好的 只做对的”
理念。行内皆知需在一个半月内发
布经核实的业绩极具挑战，在香港上
市的主要地产公司中亦只有恒隆做
到，他坦言团队的合作和努力是成
功的关键。从2012年起，HC更把握
不同的市场环境和机遇减持非核心
物业及出售君临天下、浪澄湾和蓝
塘道23-39等住宅项目，套现数百亿
港元以配合公司在内地的长远发展
蓝图。

隶属HC的团队除了形容他是个认真
的上司外，亦不约而同地表示HC非
常关顾同事的身心健康。HC在大家
日以继夜埋首工作的同时，也不忘
向同事嘘寒问暖。正如他离别在即
亦向大家寄语：“香港现今的疫情给
我们带来很大的困扰及挑战，但我
们不要因此感到太负面而泄气，
最终有一天疫情是会过去的！但愿
大家积极面对现今的挑战，共同
努力，准备好迎接疫情后在经济、
社交及各方面的复苏及新景象！”



HC表示各部门及
团队通力合作才能为
公司带来新气象
HC believes the spirit
of collaboration
amongst his team
and across
departments was the
key to its success

HC感激公司管理层及董事会的信任，让他得以
推动各项崭新的财务措施
Thanks to the trust of our management and the
Board of Directors, HC successfully launched
various financial initiatives in the Company



“每当面对逆景及
低潮，正好让我们
积极准备好迎接
下一个顺景及
高峰。”

Mr. H.C. Ho, the then Chief
Financial Officer (CFO),
retired in February after
being a part of the Hang Lung family
for nearly 14 years. Taking care of the
Company's finances was only part of
his job and his work spanned from
planning and strategy to support the
Company's business expansion to the
management of the Information
Technology (IT) and Property Sales
operations.

Since joining the Company in 2008,
he saw the need for more capital
funds to support Hang Lung's
strategic expansion in mainland
China. One of his most unforgettable
memories was raising HK\$11 billion
for the Company in November 2010
through placement of shares globally



HC亦期望疫情
过去后可重拾
他对旅游和摄影
的兴趣
HC is looking
forward to picking
up his interest in
traveling and
photography again
after the pandemic



HC于退休后希望好好利用时间
回馈社会。图为他参与“恒隆
一心义工队”活动的留影
HC hopes to give back to the
society after his retirement. The
photo shows his participation
in an activity with the Hang
Lung As One Volunteer Team

H.C. Ho, The Then Chief Financial Officer – Hold on to Your Beliefs and Bring Forth New Ideas

within an hour. In 2011, he had
convinced the Board to broaden the
source of raising funds through the
establishment of the Medium Term
Note (MTN) program, which enabled
the Company subsequently raising
billions of dollars of funds from the
global bond market. HC always held
fast to the belief that must add value,
and demonstrate our **We Do It Well**
philosophy. “If you think that
something that is beneficial to the
Company, strive to achieve it no
matter how difficult,” he said.

During his tenure, HC masterminded
changing the Company's fiscal period
end date to December 31 from June
30 and publishing financial results
within one month after the end of
each financial period starting from

2011. He was also in charge of
generating significant amount of cash
to pay for our Mainland expansions
through selling off non-core assets
and completed residential properties
such as The HarbourSide and The
Long Beach and 23-39 Blue Pool Road
since 2012.

While HC was always keen to strive
for continuous improvements, he also
frequently reminded his team
members to take good care of their
health when working hard to achieve
the goals. He retired just as the
pandemic began to hit Hong Kong
hard, and he would like to leave some
words of encouragement to all his
former colleagues, “Let's prepare for
the bright journey ahead when the
current storm is behind us,” HC said.

新任首席财务总监赵家驹 把握机遇 只做对的



“与守门员相比，CFO的角色更像是球场上的中场助攻，不单只管理帐目，更需要配合CEO落实公司的发展方向。在恒隆我亦会负责投资者关系的工作，让投资者更了解我们公司的业绩、财务状况及最新发展。”

财务及会计工作大多给人保守和刻板的印象，恒隆新任首席财务总监赵家驹先生 (Kenneth) 在20多年的相关工作经验中，却有着不一样的领悟。

笑对挑战

访谈当天，Kenneth带着微笑，跟我们细说当年。

于1997年大学毕业后，Kenneth于著名跨国会计师事务所从事香港及内地的审计工作。于上班的第一天，他接获的首个任务竟是单人匹马前往东莞的牛栏盘点牛只。然而往后接近七年的审计工作可没有“数牛”那么简单。除了替客户提供每年法定审计的服务外，他亦曾经参与多项并购项目的财务尽职审查以及替客户上市作申报会计师之工作。

Kenneth以会计师身份参与的最后一个项目，是为一家大型国企电讯公司筹备首次公开招股 (IPO) 并驻扎天津和北京逾半年。即使面对经验丰富的“老会计”客户，他仍能耐心地与客户把复杂的问题一一解决，说服管理层

如何做到与国际会计准则以及国际资本市场要求接轨。这些在内地累积的审计经验，让Kenneth更了解内地的企业文化以及社会发展，为他在往后的个人事业发展奠下基础。

以心随行

一向有志在投资行业发展的Kenneth于2004年决定离开服务了近七年的会计师事务所，远赴英国伦敦商学院修读金融学硕士学位。毕业后他先于2005年加入德意志银行从事并购咨询服务工作，及后于2007年加入淡马锡控股中国投资团队从事投资工作，当中涉猎不同行业的股权投资以及房地产项目投资。

缘系恒隆

Kenneth在淡马锡控股工作接近七年，当中有四年长驻上海，当时的办公室巧合地位于我们公司的旗舰物业——上海恒隆广场。Kenneth分享其上海的工作经验时，提及到他与恒隆管理层的首次会面，便是以淡马锡投资总监的身份于2013年初参与一家投资银行为恒隆地产在上海安排的

路演，当时带队的便是我们的前任行政总裁陈南禄先生以及刚刚荣休的前任首席财务总监何孝昌先生。Kenneth与我们公司的管理层结缘便是由这个路演开始。

Kenneth笑说在那次与恒隆管理层见面后，其实并没有买入恒隆集团或恒隆地产的股票。缘份奇妙，今天已经成为恒隆首席财务总监的他转换了角色，由从前的机构投资者身份变成带领投资者关系团队的公司管理层。Kenneth希望可以利用他过往于股权投资的工作经验做好现在投资者关系的工作。

角色掉换

Kenneth于2013年离开居住了四年的上海搬返香港，那时候淡马锡控股正准备关闭其香港的办公室。因缘际会，他加入了有业务往来的基汇资本担任首席财务官，由投资者变成私募基金的管理人。由客户角色变成管理团队一员，Kenneth亦经历过一段适应期。幸好Kenneth一直拥有敢于挑战和拥抱改变的人生态度，很快他便适应过来。



Kenneth喜欢四处游历，旅游时也不忘保持学习的心。Kenneth is keen on traveling and learning new things in his journeys.

在长达八年的房地产私募基金工作生涯当中，他处理过的交易数以百亿港元，参与过的投资项目遍布全球各地，尤以亚太地区为主。工作原因Kenneth以往要经常出差，亦给予Kenneth很多四处游历及学习各地文化与制度的机会。

拥抱改变

2020年中，Kenneth从一位友人得悉恒隆正在寻找下任首席财务总监以接替准备退休的何先生。仍在热衷于投资工作的Kenneth，那一刻没有想过转换工作。

到了2021年初，Kenneth知道恒隆仍在寻找下任首席财务总监。从来没有想过加入蓝筹上市公司当管理层的Kenneth，顿时觉得这是一个难得的机会。

Kenneth笑说，在疫情肆虐期间，他对人生多了一些思考，尤其在个人事业发展方面。他问自己，在社会工作20多年，有甚么工作未做过而很想去尝试？Kenneth深信恒隆集团及恒隆地产首席财务总监的工作机会正好给予他一个有意义的挑战而作出改变。访问期间，Kenneth感谢公司董事会对他的任命予以批准。他特别感谢董事长、副董事长、行政总裁、提名及薪酬委员会和审核委员会成员给予他一个宝贵的机会加入恒隆这个大家庭。

展望未来，Kenneth期望能为恒隆创造价值。他寄语年轻一代在人生途上放眼世界，努力学习，把握机遇，拥抱改变。

Kenneth Chiu, Our New Chief Financial Officer, Seize the Moment and Do the Right Thing

Many people may think that finance and accounting are conservative and monotonous, but our new Chief Financial Officer Mr. Kenneth Chiu has another perspective on the financial field that he has worked in for over 20 years.

Kenneth started off his career as an auditor with a renowned multinational accounting firm where he went through many tough challenges. The job provided him opportunities to gain a thorough understanding of the work culture and societal developments in mainland China. With a keen interest in developing his career in the investment field, he went to London Business School to complete a Master's degree in Finance, following related work experience in Deutsche Bank AG and Temasek Holdings.

The ever-changing investment market has reminded him that embracing change and catching the right time are always the best strategies for financial controlling and investment management. "A CFO is like a midfielder in a soccer game, supporting the CEO to achieve his goals," said Kenneth.

Before joining us, Kenneth was the CFO of Gaw Capital Partners, where he worked on investments around the world and handled transactions of hundreds of billions of dollars. The eight-year journey there has broadened his horizons and strengthened his attitude towards embracing uncertainties and challenges. Kenneth is grateful to have been appointed by the Board of Directors to his new role in Hang Lung, and is looking forward to creating greater value for the Group with his motto "Do the Right Thing!".

“Do the Right Thing!”



Kenneth在工余时候会行山减压，同时多认识办公室外的人和事。During leisure time, Kenneth loves to go hiking and meet new friends.

昆明恒隆广场开创可再生能源之路

Spring City 66, Kunming –
Leading the Way in Renewable Energy for Commercial Projects



昆明恒隆广场的建筑以周遭的山峦景致为设计灵感，融入自然环境
The design idea of Spring City 66 seeks inspirations from the landscape, merging into the hills of the natural environment

有关昆明恒隆广场使用可再生能源的概要 Notable renewable energy achievements at Spring City 66



Provision of approximately 57,800MWh of electricity per year from solar, wind and hydro renewable sources



Reduction of the property's carbon emissions by approximately 46,471 tons per year



Boosts Hang Lung's usage of renewable electricity at its Mainland developments to over 14%

恒隆旗下的大型综合商业项目昆明恒隆广场，已全面使用可再生能源，更成为公司首个发展项目及云南省首个综合商业项目在业主和租户营运的年度耗电量方面均实现净零碳排放。

项目所在的优越地理位置亦是成就其可持续发展里程碑的重要一环。云南省可再生资源非常丰富，其供应的可再生能源总量在全国排名第二*。当地的电力交易市场已发展得相当成熟及可靠，加上昆明位于云贵高原，

其风力发电站亦发展得极具规模，为我们缔造了更多的可再生能源采购方案。加上恒隆团队秉持“只选好的只做对的”理念，努力与各方接洽，成功把昆明恒隆广场打造成公司第一座在营运用电方面达到净零碳排放的建筑物，更获公司选为“2021年行政总裁大奖”第四季度得奖项目。

在使用可再生能源的同时，昆明恒隆广场也重视节能减排，并获美国绿色建筑协会颁发“能源及环境设计先锋奖 (LEED) 核心及外壳组别”金奖

认证。在设计及建造过程中，团队采用多项节能环保技术及措施，以提高物业的能源效益，当中包括配备了昆明最先进高效的电梯系统，除能减少租户等候电梯的时间，亦可透过利用压变频调速系统和能量再生驱动系统节省15%用电量。项目亦透过设置高效能中央冷气系统、BMS楼宇管理系统及Low-E节能玻璃等提高营运效益。

*资料来源：《中国能源统计年鉴2020》

Hang Lung's world-class commercial complex in Kunming, Spring City 66 is now 100% powered by renewable energy. It is not only the first of the Company's developments to achieve net zero carbon emissions for both landlord and tenant annual electricity consumption, but is also the first commercial development in Yunnan Province with such an accomplishment.

The unique geographical location of the project is a key to setting this sustainability milestone. Yunnan is rich in renewable energy resources and ranked second in mainland China for green energy supply*. The well-developed wind power stations in Kunming create a positive environment for the project's procurement of renewable energy.

*Source: China Energy Statistical Yearbook 2020

各商场内多家租户以购物礼券的形式赞助是次回收活动
Tenants in various malls sponsor shopping vouchers to incentivize customers to support the campaign



环保回收 恒久永续 Recycling Preloved Clothing for a Sustainable Future

资源管理是我们的可持续发展框架下的四大优先议题之一。恒隆与非政府机构飞蚂蚁合办旧衣回收环保活动，于旗下十个内地商场设置旧衣回收箱，向顾客募集旧衣物交予飞蚂蚁处理，除了方便及鼓励我们的顾客参与回收活动，亦作为公众环保教育的一环。

飞蚂蚁是内地最大的旧衣物综合回收处理平台之一，其收集所得的衣服将捐赠予有需要人士或作循环再造及环保再生之用。我们是次的回收活动期望能为飞蚂蚁募集5,000公斤的旧衣物，实践“恒久永续”的概念。



“恒隆一心义工队”亦协助收集旧衣物
The Hang Lung As One Volunteer Team helps to collect preloved clothing



环保小知识

- 衣服中的聚酯纤维需要200年时间才可被自然分解
- 旧衣服在垃圾焚化过程中或会释出致癌物，对环境造成影响

Resource Management is one of the four priorities under our sustainability framework. We have joined hands with the national NGO Flying Ant to launch a used clothes recycling campaign in 10 of our malls on the Mainland, encouraging our customers to donate preloved items of clothing to the organization as a part of a public environmental protection awareness campaign.

Flying Ant is one of the largest used clothing recycling platforms in mainland China. Clothes it collects are sent to people in need or recycled and upcycled to give them a second life. Our campaign aims to collect 5,000 kg of clothes for the organization, in support of a sustainable future.

#25x25SustainabilityTargets

2021恒隆杰出义工 Hang Lung Outstanding Volunteers 2021

#HangLungAsOne
#DiversityInclusion

“恒隆一心义工队”在过去一年继续宣扬关爱精神，于香港及内地九个城市11个项目举办了138次活动，总服务时数逾14,500小时，为社会上超过14,800名有需要人士提供支援。公司于3月特别嘉许2021年服务时数最高的十名义工，表扬他们无私付出爱心和时间回馈社会。



义工莫文俊已经连续第九年获奖，他表示：“施比受更有福，能服务有需要的人，我感到无比快乐。在义工服务中我感受到，受惠者最希望得到他人理解。透过参加公司的义工队，我希望让更多同事了解义工服务的意义。”

Thanks to our caring corporate volunteers, the Hang Lung As One Volunteer Team held a total of 138 volunteer activities, contributing more than 14,500 service hours in Hong Kong and across 11 projects in nine Mainland cities last year, spreading our love and care to 14,800 people in need. In March, top 10 volunteers with the highest service hours were awarded by the Company as a tribute to their devotion.



第一次获奖的义工彭嘉妤：“每次参与义工活动，总在受惠人士身上学到很多人生道理和处世哲学，因此我十分推荐大家参与‘恒隆一心义工队’。我从没有想过参与义工活动竟然为我带来奖项，感谢公司的鼓励，推动我更积极服务社会！”



杰出义工名单
List of awarded volunteers

» 立即报名加入“恒隆一心义工队”
Join Hang Lung As One Volunteer Team »



与基层妇女享受手工乐趣 Enjoying Making Handicrafts with Underprivileged Women

为提倡多元共融，“恒隆一心义工队”于3月举办了两场网上工作坊，义工除了制作天然防蚊膏送赠予基层妇女，更学习以过期化妆品制成再生色彩，与妇女一同创作禅绕画，洗涤心灵。

To promote diversity and inclusion, the Hang Lung As One Volunteer Team held two online workshops in March. Volunteers made natural mosquito repellents for the underprivileged ladies. They also enjoyed Zentangle arts together with colorful artwork made from expired cosmetics.



恒隆数学奖得奖者专访系列 —— 青蓝相续 传承数学之美



恒隆数学奖得奖者大学毕业后当上老师。2010年优异奖得主之一钟安平及2014年金奖得主方钰伦在教师的岗位上，运用过去探索数学的各种经验和知识，立志把数学之美传承下去。

■ 连：《连系恒隆》 ■ 钟：钟安平 ■ 方：方钰伦

连：你是否从小到大都喜欢数学，所以选择数学老师作为职业？

钟：文字跟数字，我更爱数字！我从小便跟数学结下不解缘。中六时，我更开始教导师弟妹数学，看着他们由迷惘到成功靠自己找到答案，就觉得很有成就感，亦对教学产生兴趣。2020年，我在母校的数学科主任邀请下，有幸返回母校执教。

方：我对数学有着一股纯粹的热情！我完成在大学主修数学的学位后，燃起了对教学的兴趣，便修读教育文凭。从此我立下决心当一名数学老师，把数研的乐趣传授给学生。

连：从前以学生身份参加恒隆数学奖，现在成为老师，带领学生参赛，最大的分别是什么？

钟：感觉像回到从前！不过现在成为老师，责任比当年参赛大，因此也要更认真和更上心。我要好好担当管理和领导的角色，启发学生构思主题，引导同学解难，安排分工。

方：看到学生跟随自己的脚步，感觉很特别！作为领导老师，我常提醒自己要以身作则，时刻激发学生的斗志与决心，因为我能启发他们多深，他们便能走多远。

Interview Series with Hang Lung Mathematics Awards Winners – Illuminate the Beauty of Mathematics and Inspire the Next Generation

In this interview, *Connections* meets Anson Chung, an Honorable Mention winner of the 2010 Hang Lung Mathematics Awards (HLMA) as well as Alan Fong, the Gold Award winner of the 2014 HLMA. Both past winners followed their passion in mathematics and have now become secondary school mathematics teachers, drawing on their knowledge and experience to illuminate the beauty of mathematics and inspire the next generation.

Anson discovered his passion for teaching when he took up the role as a junior teacher in Form 6 and taught his younger schoolmates mathematics, while Alan became interested in teaching after completing a degree in mathematics. Their teaching career paths are quite different, yet both are committed to inspiring and empowering students' interest and passion in mathematics research.



方钰伦（左四）与其学生打成一片，师生关系十分融洽
Alan Fong (fourth from left) enjoys a good rapport with his students and gets along well together



钟安平（左五）经常带领学生参加数学比赛，屡获奖项
Anson Chung (fifth from left) often leads students to take part in mathematics competitions and wins many awards



足本版访问内容
Full interview

#Excellence
#NurturingNextGen

2021亚洲最佳企业雇主奖 BEST COMPANIES TO WORK FOR IN ASIA 2021

我们的六个内地项目勇夺人力资源刊物《HR Asia》举办的“2021亚洲最佳企业雇主奖”，肯定各个项目在员工沟通、人才培训和建构卓越工作文化的表现。另外，天津恒隆广场和大连恒隆广场亦得到WeCare™认证，并获颁“2021 WeCare 最佳关怀员工奖”。

Our six Mainland projects have been recognized as the Best Companies to Work For in Asia 2021 (China edition) by *HR Asia*, an authoritative regional publisher in the HR industry. These awards commended our employee engagement and talent development as well as workplace culture. In addition, Riverside 66 in Tianjin and Olympia 66 in Dalian have been honored with WeCare™: HR Asia's Most Caring Companies Award 2021.

2021亚洲最佳企业雇主奖： Best Companies to Work For in Asia 2021:



上海恒隆广场
Plaza 66, Shanghai



上海港汇恒隆广场
Grand Gateway 66, Shanghai



济南恒隆广场
Parc 66, Jinan



无锡恒隆广场
Center 66, Wuxi



大连恒隆广场
Olympia 66, Dalian



天津恒隆广场
Riverside 66, Tianjin

2021年度责任品牌奖 2021 RESPONSIBLE BRAND AWARD



恒隆地产于第11届中国公益节荣获“2021年度责任品牌奖”，表扬公司于香港及内地积极推动永续社区投资项目，在可持续发展领域中以维持健康、包容和安全的环境，促进大众及社会福祉为目标的卓越贡献。恒隆地产连续第二年在这个具影响力的年度盛事荣获。

Hang Lung Properties has garnered the “2021 Responsible Brand Award” at the 11th China Charity Festival, in recognition of our commitment and contribution to sustainable community investment initiatives in Hong Kong and mainland China. Hang Lung Properties has consistently fulfilled its goals to sustain a healthy, inclusive, and safe environment, and to promote social wellbeing. This is the second consecutive year that the Company has been recognized at this influential annual event.

2021卓越雇主大奖 EMPLOYER OF CHOICE AWARD 2021

恒隆已第七年获《JobMarket 求职广场》颁发“卓越雇主大奖”，并囊括“卓越雇员生活及工作平衡大奖”和“同心抗疫关怀雇主大奖”，表彰公司在推行员工生活及工作平衡策略的成功、以员工福祉为首位，积极聆听员工意见，以及在2019冠状病毒病下的以人为本政策。

Hang Lung has taken home the “Employer of Choice Award” for seven years and was awarded the “Work-Life Balance Award” and “Covid-19 Caring Employer” by *JobMarket* for its success in formulating a healthy work-life balance strategy and our prioritization of staff wellbeing, listening to the voices of employees, as well as for caring policies for our people during COVID-19 pandemic.



“10年Plus 商界展关怀”标志 10 YEARS PLUS CARING COMPANY LOGO

恒隆地产获香港社会服务联会颁发“10年Plus 商界展关怀”标志，肯定我们对社区、员工和环境关注的承担。

Hang Lung Properties was presented with the “10 Years Plus Caring Company Logo” by the Hong Kong Council of Social Service in recognition of our commitment to caring for the Community, our employees, and the environment.



21世纪商业模式创新公司 21ST CENTURY INNOVATIVE BUSINESS MODEL

恒隆地产在“21世纪商业模式评选”中荣获“21世纪商业模式创新公司”奖项，成为获颁该奖项的唯一一家地产发展商，彰显了公司“只选好的 只做对的”经营理念，以及稳中求进、不断创新的企业精神。

Hang Lung Properties has garnered the “21st Century Innovative Business Model Award” at this year’s “21st Century Business Model Summit Forum”. As the only property developer to receive such an honor, the accolade highlights the Company’s commitment to its motto, **We Do It Well**, and demonstrates our entrepreneurial spirit of striving to create prospects, embracing innovation, and championing change.



国际设计奖 INTERNATIONAL DESIGN AWARDS



以永续为主题的恒隆2022年座台月历在国际设计奖中获颁印刷月历组别的铜奖。本年度的月历透过缤纷色彩和抽象手法，将每个项目的可持续发展元素、位处城市的市花及特色风貌融入设计当中，展现公司致力在营运城市创造更高价值，缔造优享生活空间的愿景。

国际设计奖于2007年设立，致力于发掘和表彰广泛领域中最具创新和可持续性的设计作品，当中包括五个类别：建筑、室内设计、产品、时装和平面设计。

The Hang Lung sustainability themed 2022 desktop calendar captured the Bronze Award in the Print/Calendars category at the International Design Awards (IDA). This year’s calendar depicts abstract images of sustainable elements from our properties in vibrant colors, along with the spectacular landscapes and floral emblems of the various cities in which they are located, and is an expression of our commitment to creating shared value and compelling spaces that enrich lives.

Founded in 2007 to discover and celebrate intelligent, sustainable design across a wide range of disciplines, the IDA comprises five categories: architectural, interior, product, fashion, and graphic design.

只选好的 只做对的
We Do It Well



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