

CENTER 66



Hang Lung Properties' landmark integrated lifestyle destination in Wuxi

Located in the heart of Wuxi's Liangxi Central Business District, Center 66 is a cornerstone of Hang Lung Properties' presence in Wuxi, the Company's second-largest market on the Chinese Mainland. Opened in 2013, it comprises a luxury mall, two Grade A office towers, the exclusive Center Residences, and Xi Zhe Wuxi, Curio Collection by Hilton, alongside restored heritage assets that celebrate the city's cultural legacy. More than a traditional commercial complex, Center 66 brings together commerce, culture, and community to create a regional benchmark for a holistic urban lifestyle hub.

Key Highlights:

- **Retail performance:** Mall revenue achieved a 10+% CAGR (2018–2025), making it Hang Lung Properties' highest-performing Mainland retail asset outside Shanghai since 2020.
- **Regional catchment:** Synergies with Hang Lung Properties' projects in Shanghai and Hangzhou, capturing premium consumption demand from the Suzhou-Wuxi-Changzhou metropolitan area and spillover spending from Shanghai.
- **Center 66 Expansion (Phase 3):** A selective, capital-efficient re-investment under Hang Lung V.3 strategy, adding ~47,000 sq. m. to enhance scale, accessibility, and visibility.
- **Heritage conservation:** Revitalization of the ancient Chenghuang Temple Complex and Zhang Xiaocheng's former residence, integrating both into Center 66 and contributing to Wuxi's urban renewal and cultural vitality.

Address

139 Renmin Middle Road, Liangxi District, Wuxi

Gross Floor Area (GFA) (Sq. m.)

	Phase 1	Phase 2	Phase 3*	Total
Retail	122,227	—	~47,000	~169,227
Office	137,543	—	—	137,543
Residences	—	101,153	—	101,153
Hotel	—	7,165	—	7,165
Car Parks/ Others	181,233		~8,000	~189,233
Total	549,321		~55,000	~604,321



* under development

Shopping Mall

As one of Southern Jiangsu's leading luxury retail destinations, the six-story Center 66 mall has maintained its dominance in Wuxi for over a decade. Through ongoing brand enhancement, a diversified tenant mix, and elevated customer experiences, it has consistently outperformed the market, delivering sustained revenue growth since 2018.

The mall has assembled one of the region's most distinguished luxury portfolios, featuring the only Hermès, Louis Vuitton, Dior and Gucci boutiques in Wuxi, among others. It is also home to more than 100 first-to-market stores, such as Balenciaga, Breguet, CELINE, and Saint Laurent. This curated portfolio is continuously refreshed to stay ahead of evolving consumer preferences.

As of end-June 2026, the Center 66 mall maintained 100% occupancy – underscoring the strength of its positioning and tenant partnerships.

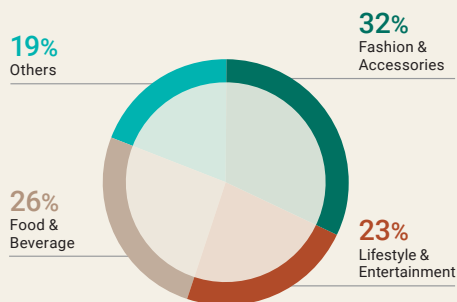
Center 66 Expansion (Phase 3) is a landmark redevelopment of the former Wuxi New World Department Store adjacent to Center 66. It will grow Center 66's retail footprint by 38% to ~169,000 sq. m., and be seamlessly integrated into the existing complex and the city's Metro network. More than 80 curated brands spanning fashion, lifestyle experience, food and beverage will anchor the expansion, designed around experiential retail and community-focused placemaking for a new generation of young, discerning consumers.

Center 66 Expansion is a key initiative under Hang Lung V.3 strategy, the Company's program of capital-efficient, highly selective reinvestment in its existing portfolio to elevate customer experiences, expand its presence in key markets, and enhance the scale, visibility and accessibility of its assets to maximize investment returns.



Retail Segment Distribution

(by Leased Floor Area)



BRANDS

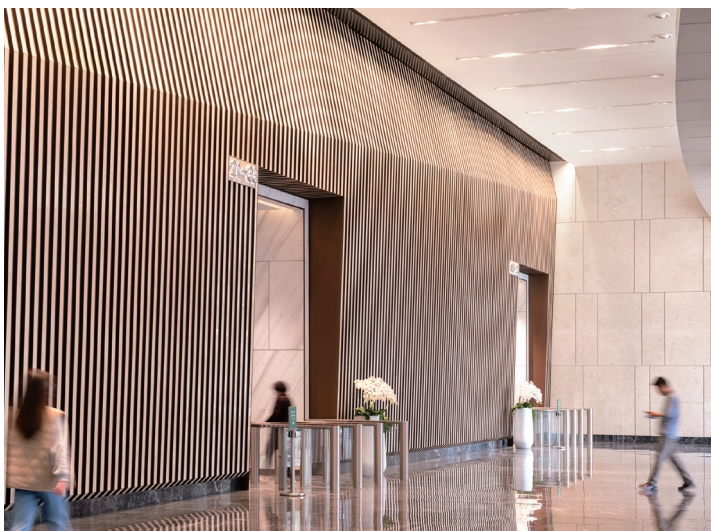
over 250, including 30+ ultra-luxury labels

MARKET DEBUT

100+ first-to-Wuxi or first-to-Jiangsu brands

RENEWAL

100+ stores refreshed, upgraded or newly introduced since 2025



Office Towers

Two Grade A office towers provide a premier business address in the heart of Wuxi, with direct connectivity to Metro Lines 1 and 2. The towers are surrounded by fitness, wellness, and retail amenities that support a healthier work-life balance and reinforce Center 66's live-work-stay ecosystem.

Home to a diverse mix of leading multinational corporations and prominent domestic enterprises, the towers maintained a stable occupancy rate of 78% as of end-June 2026.

CO-WORKING SPACE

HANGOUT, Hang Lung's first self-operated flexible workspace, offers modern, agile work environments designed to accommodate evolving business needs.

Center Residences

Two premium high-rise residential towers integrate urban living with Center 66's curated mix of retail, dining, and lifestyle experiences, offering unparalleled convenience and connectivity in Wuxi's thriving central business district.

Designed by world-renowned LWK+Partners around the concept of "gentle variety," the two towers of Center Residences present contrasting yet complementary forms: one lower and wider, the other taller and slimmer, positioned at a subtle angle to create a dynamic skyline. The gently asymmetrical façades create shifting views from different angles, while varied floor plans and elevations support a diverse range of apartment layouts.

The 41st-floor sky clubhouse features a heated swimming pool, private dining room, and cigar bar, offering residents an elevated setting for exclusive social gatherings and private events.



UNITS

573 high-end units, ranging from ~105 sq. m to 371 sq. m.

FACILITIES

World-class clubhouse and 1,082 parking lots



Xi Zhe Wuxi, Curio Collection by Hilton

The hotel seamlessly blends heritage and contemporary hospitality, adding cultural depth to Center 66 and enhancing its appeal to visitors and locals alike. This is embodied in its harmonious pairing of a contemporary building with the century-old former residence of Wuxi entrepreneur Zhang Xiaocheng (張效程) and his sister.

This dialogue between old and new gives Xi Zhe Wuxi its distinctive sense of place. Jiangnan influences are subtly woven throughout the hotel's design, from the spiral staircase and connecting corridors known as *Zouma Lou* (走馬樓), to lanterns, Yixing clay and bamboo detailing. The reception area offers a modern reinterpretation of the traditional Chinese apothecary cabinet *Bai Zi Gui* (百子櫃), paying tribute to the legacy of healing and craftsmanship that carries through the guest experience.

Reflecting Hilton's "One Hotel, One Story" Curio Collection philosophy, Xi Zhe Wuxi honors the city's heritage with a destination experience rooted in local character.



GUEST ROOMS

105 premium rooms and suites

DINING

Chinese restaurant, French bistro & bar, and lobby lounge

FACILITIES

Multi-functional meeting spaces, indoor swimming pool, 24-hour fitness center, and pet-friendly service

Heritage Preservation

Center 66 incorporates two restored landmarks into the complex's public realm and hotel experience, linking contemporary development with Wuxi's architectural history. These heritage assets differentiate Center 66 by bringing commerce, culture, and community together, renewing the relevance of Wuxi's heritage and strengthening cultural engagement.

The Chenghuang Temple Complex, featuring an opera house dating back to the Ming Dynasty (circa A.D. 1369), was carefully dismantled, meticulously restored, and reconstructed within Center 66. Today, it serves as a thriving cultural and community anchor, thoughtfully integrated into the lifestyle retail experience for visitors to explore and enjoy.

The Zhang Xiaocheng Residence, a municipally protected heritage site built in 1933, has likewise undergone a sensitive restoration and has been carefully integrated into Xi Zhe Wuxi, Curio Collection by Hilton. By incorporating this landmark into the hotel experience, Center 66 extends Wuxi's cultural narrative beyond the public spaces and into the guest journey, creating a distinctive hospitality offering that celebrates the city's heritage.



AWARDS & RECOGNITION

Asia Pacific Property Awards 2012:
Best Mixed-Use Architecture

MUSE Design Award Gold Winner (2023):
The Center Residences

LEED Gold Certified (2014, 2015 & 2019):
Center 66 Shopping Mall and Office Towers

DEVELOPMENT TIMELINE

2009

Land acquisition

2013

Opening of shopping mall

2014

Opening of Office Tower One

2019

Opening of Office Tower Two

2020

Launch of "HANGOUT", Hang Lung's self-operated multi-functional workspace

2025

Pre-sale of Center Residences
Announcement of Center 66 Expansion

2026

Opening of Xi Zhe Wuxi, Curio Collection by Hilton