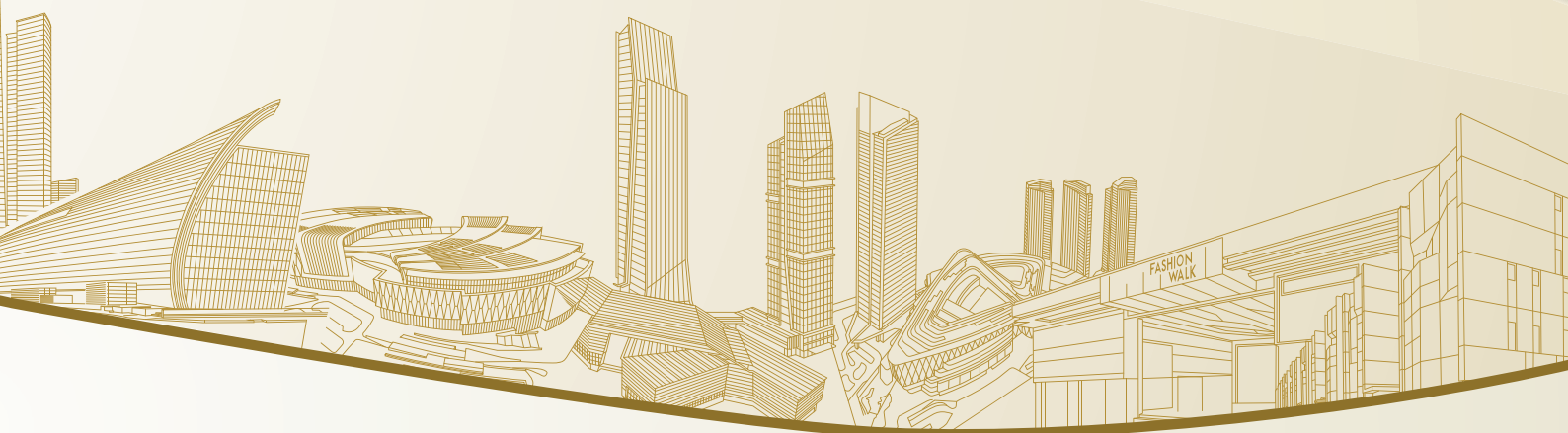


连系恒隆 · Connections

1 | 2020



60th 恒隆集团六十周年志庆
Anniversary
of Hang Lung Group

恒隆集团六十周年系列 Hang Lung Group's 60th Anniversary Series :

专访董事长陈启宗

Interview with Chairman Ronnie C. Chan



2020年标志着恒隆地产母公司恒隆集团（成立时名为“恒隆有限公司”）志庆成立60周年。多年来，恒隆集团不但与香港共同成长，更充分把握内地经济腾飞的机遇，将旗下业务版图扩展至内地九个城市。《连系恒隆》藉此重要时刻访问了董事长陈启宗，与大家分享集团发展的点滴及对未来的展望。

2020 marks the 60th Anniversary of the founding of Hang Lung Group, the parent company of Hang Lung Properties. Over the years, Hang Lung Group has matured with Hong Kong, and has also seized opportunities resulting from growth of Mainland China, where it now operates across nine cities. At this important time for both reflection and ambition, *Connections* interviewed Chairman Ronnie C. Chan about the Group's development — and its future.

PP 首30年是由高处向低走，第二个30年由低处向高走。
In the first 30 years, we went from a high to a low; and in the second 30 years, we rebounded from a low to a high.

一甲子的两大阶段

陈启宗表示恒隆集团的历史可分为两大阶段，“首30年是由高处向低走，第二个30年由低处向高走。”就首30年而言，他认为“头十年可以说是黄金期，非常成功，但是十年、十一年之后就变得保守，所以增长慢了下来，亦失去了很多当时最大的机遇。”

Two Stages in 60 Years

Ronnie sees the history of Hang Lung Group as two distinct phases of development: “In the first 30 years, we went from a high to a low; and in the second 30 years, we rebounded from a low to a high.” The first period actually began with a decade of growth – a brief golden era. “But the Group became more conservative after this, and our growth slowed down,” Ronnie says. “We failed to make use of many of the biggest opportunities available at that time.”



在60至70年代，恒隆集团的业务相当多元化，涵盖石油汽、洗衣干衣店、酒店、保险、超级市场、物业租赁、停车场管理和咖啡店等业务

From the 1960s to 1970s, Hang Lung Group's operations became quite diversified, spanning petroleum gas distribution, laundries, hotels, insurance, supermarkets, property leasing, car park management, coffee shop and other businesses

图片来源 Source:
A Hongkong Standard Special Publication



恒隆集团于60至70年代期间在香港及澳门从事石油气分销业务

Hang Lung Group was engaged in LPG distribution in Hong Kong and Macau during the 1960s and 1970s



1975年的恒隆中心名店云集，包括当年已有360年历史的松坂屋百货公司及麦当劳香港首间分店

In 1975, Hang Lung Centre was a magnet for Hong Kong shoppers as it was home to some of the city's most sought-after retail brands. These included Matsuzakaya, a major Japanese department store, which had a history of 360 years at that time, and the first branch of McDonald's in Hong Kong

图片来源 Source:
A Hongkong Standard Special Publication

后30年主要是将公司带入内地，与香港双管齐下。

In our second 30 years, we mainly expanded into Mainland China. Hang Lung has been implementing a two-pronged approach by developing business in both Hong Kong and Mainland China.

恒隆早于1990年代初便进军内地市场，至今已成功进入上海、沈阳、济南、无锡、天津、大连、昆明、武汉及杭州。就外界普遍认为恒隆近30年来主打内地市场，他指出：“后30年，主要是将公司带入内地，但我们并没有离开香港。”恒隆在90年代初在香港收购了多个收租物业，亦于当时及于2000年买地。在公司后30年的第二个十年（即2000年至2010年），他认为恒隆可说是“双管齐下，香港又做，内地又做。”

Hang Lung entered the Mainland market in the 1990s, and has successfully established a presence in Shanghai, Shenyang, Jinan, Wuxi, Tianjin, Dalian, Kunming, Wuhan and Hangzhou. Ronnie says: "In our second 30 years, we mainly expanded into Mainland China, but that does not mean we're neglecting Hong Kong." Hang Lung acquired a number of properties in Hong Kong for leasing purpose in the early 1990s, and also bought land for development. Between 2000 and 2010, Hang Lung had been "implementing a two-pronged approach, with business operations in both Hong Kong and Mainland China".

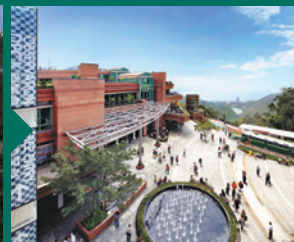


上海港汇恒隆广场是恒隆在内地首个大型综合发展项目
Grand Gateway 66 in Shanghai is our first large-scale complex in Mainland China

山顶广场的蜕变 The transformation of Peak Galleria



于1990年兴建
Construction started in 1990



于1993年开业
Opening in 1993



于2019年以全新面貌示人
The facelifted Peak Galleria in 2019

恒隆集团创办人陈曾熙的教诲

谈及他父亲、恒隆集团创办人陈曾熙对他的教诲，陈启宗表示要说的实在太多，但一定要说的是父亲正直不阿、坚守信念，拒绝使用不当或擦边球的方式取得业务发展。他强调由他接任董事长一职起，他一直秉持父亲在公司管治方面的传统。陈启宗说：“我们做生意，是干干净净的做生意，从来不会有什么古灵精怪的东西。”

Teachings from Chan Tseng-Hsi – the Founder of Hang Lung Group

Ronnie says he learnt a lot from his father Chan Tseng-Hsi who was the Founder of Hang Lung Group. He says his father was an honest and upright person who held to his convictions, and would never make use of improper methods or legal loopholes for the sake of business growth. Since taking over as Chairman of the Group and its subsidiaries, Ronnie says he has always upheld his father's tradition of corporate governance. "We do our business in a clean way, and there has never been anything shady or suspicious in our operations."

恒隆由第一天开始，就是一家非常干净的公司。

Hang Lung has been a clean company from the very first day.



陈曾熙（右一）及陈启宗（右二）
Chan Tseng-Hsi (first from right) and Ronnie C. Chan (second from right)



陈曾熙（右四）、陈启宗（右二）及恒隆地产独立非执行董事袁伟良（左三）
Chan Tseng-Hsi (fourth from right), Ronnie C. Chan (second from right), and Nelson Yuen, Independent Non-Executive Director of Hang Lung Properties

恒隆的五个地产业基因

陈启宗多次在他亲笔撰写及刊载于业绩报告内的《董事长致股东函》中提及，发展高端购物商场和办公楼的“五个地产业基因”是成功关键。他表示没有一块土地是百分之百符合这五个标准的，但“地点是不可以妥协的，大小都很重要，有些地方可以用技术方法去弥补。”

陈启宗表示对将来在内地买地愈来愈有信心。“因为好多城市，随着社会的变迁、随着经济的转型，它们会有很多不同的需要，在不同的时候浮现出来。”除了经济因素外，当地政府政策亦要相互配合。

Hang Lung's Five Real Estate Genetics

In the *Chairman's Letter to Shareholders* written personally by Ronnie and published in our financial reports, he repeatedly refers to the “five real estate genetics” as the keys to success in the development of high-end shopping malls and offices. In conversation with *Connections*, he says that while no piece of land will ever fully satisfy all five criteria, “there can be no compromise regarding the location, and the size of the land is important too, while the other aspects can be compensated for using technical methods”.

Ronnie is increasingly confident about purchasing land in Mainland China. “With the changes in society and the economic transformation, many cities will start to have different needs, and these needs will emerge at different times,” he says. Success there will depend not just on economic factors, but also supportive local government policies.



陈启宗在访问中举例，购买武汉地块展示了时机的重要性，对他而言是一种鼓励

Ronnie says business success often comes down to good timing – making the right decision at the right moment. The recent purchase of a plot in Wuhan is a great example of this strategy in action

充足的土地面积 Ensure Adequate Land Size		政府制定的合理发展大纲 Set a Reasonable Development Brief		
妥善的设计 Apply Wise Design		最佳的位置 Buy in the Best Location		优良的施工 Ensure Quality Construction

Hang Lung's Growth Prospects and Expectations of the Next Decade

Ronnie is untroubled by increasingly fierce competition in the Mainland market. “The level of competition varies at different times, but China has a lot of good cities and the opportunities are always there.”



未来十年恒隆的发展前景及期望

面对内地日趋剧烈的市场竞争，陈启宗对此并不感到担心。因为“不同时段竞争会时多时少”，而且“中国有那么多城市，很多很好的大城市，机会永远都在。”

PP 机会永远都在。

The opportunities are always there. DD

对于恒隆的发展前景，陈启宗说如果公司每两年找到一块好地，其持续增长就相当程度上受到保障。“中国的整体经济在未来10年、15年、20年，我相信是可以的，还会继续发展。”他补充：“即使不计新的项目，现有项目的租金会随着经济发展而上涨。”因此，“未来的10年，第一，一定有机会买地；第二，整体租金会继续上升，只要我们不要过份扩张，前景是非常好的。”

陈启宗认为今天恒隆的架构和团队是最为完整的，但仍可争取进步空间。他期望各个员工继续与公司并肩同行，共创更辉煌的成绩！



PP 未来十年，前景是非常好的。

The outlook for the next decade is very promising. DD

Looking ahead, Ronnie says that if the Group can acquire a good plot every two years, it can be confident of continued strong growth. “I believe that China’s overall economy will continue to grow in the next 10, 15 or 20 years,” he says. “Even without taking new projects into account, rent from our existing properties will go up when the economy prospers. Therefore, we

can be sure about two things in the next decade: we should make use of the opportunity to buy land, and rental prices will continue to rise. As long as we do not overextend ourselves, the outlook will be very promising.”

Ronnie believes that the structure and the team at Hang Lung today is the best it’s ever been, though there is always room for improvement. He hopes that every employee will contribute to the Group’s continued excellence!

重要里程碑 Milestones

恒隆有限公司（恒隆集团之前称）由陈曾熙于1960年9月13日在香港注册成立

Hang Lung Development Company, Limited (as the Group was known at the time) was founded by Chan Tseng-Hsi and incorporated in Hong Kong on September 13, 1960



恒隆有限公司于1972年10月12日在香港联交所上市
Hang Lung Development Company, Limited was listed on the Stock Exchange of Hong Kong on October 12, 1972

1960

1972

恒隆有限公司与合和实业有限公司组成合营公司（各持50%股份），发展位于地铁（现称港铁）九龙湾站上盖的德福花园。项目于1982年完工

Hang Lung Development Company, Limited formed a 50/50 joint venture with Hopewell Holdings Limited and developed Telford Gardens above MTR Kowloon Bay Station. The project was completed in 1982

图片来源 Source:
Building Journal Hong Kong



透过其附属公司恒旺有限公司，向森那美集团收购香港淘化大同有限公司（现称恒隆地产有限公司）的63%股权

The Group acquired 63% stake in Amoy Canning Corporation (Hong Kong) Limited (now Hang Lung Properties) through its subsidiary Prosperland Housing Limited from the Sime Darby Group

1976

1980

1985

恒隆有限公司于1985年12月2日成为恒生指数成份股

Hang Lung Development Company, Limited became a constituent stock of the Hang Seng Index on December 2, 1985

1965



成立乾洗及洗衣店合营公司——恒隆白洋舍

A dry cleaning and laundry joint venture, Hang Lung-Hakuyosha, was formed

1975

于铜锣湾开设香港松坂屋百货公司（持有50%股份）

Hong Kong Matsuzakaya Department Store, 50% owned by Hang Lung, opened in Hang Lung Centre, Causeway Bay

1977

收购一幅九龙湾地皮再发展为住宅及商业综合楼宇（现为淘大花园及淘大商场）。发展项目于1987年完工

A site in Kowloon Bay was acquired for redevelopment into a residential and commercial complex (now Amoy Gardens and Amoy Plaza). The project was completed in 1987



Hang Lung buys Amoy land for \$200 million

The Amoy Canning Co (Hong Kong) Ltd and Hang Lung Development Co Ltd has signed an agreement for the sale of the Amoy site at Kowloon Bay covering 222,560 sq ft. The purchase price was \$200 million and under the terms of the agreement Amoy will enjoy a share of the proceeds of the development.

Mr John McMullen, Amoy's Managing Director, said that the land will be released in stages over a period of three years during which time the manufacturing operations currently occupying the site will be progressively relocated. Eventually, only the soft drinks bottling operations will remain on the portion of the land retained by Amoy.



(From left, seated) T H Chan, chairman of Hang Lung Development and John McMullen, managing director of Amoy. (From left, standing) E S Yip and James Tang, executive directors of Hang Lung Development and Anthony Dixon, property manager of Amoy.
恒隆地產最近以二億元購得淘大中心內舊廠地皮面積二十二多萬方呎

1981

以本集团为首之财团成功夺得地铁（现称港铁）港岛沿线全部九个上盖地盘之发展权（包括在康山的住宅发展项目）

Headed a consortia and succeeded in acquiring the development rights over nine MTR Island Line sites (including the residential development in Kornhill)

1987

香港淘化大同有限公司正式更名为淘大置业有限公司，并成为恒隆有限公司旗下的物业投资公司

Amoy Canning Corporation (Hong Kong) Limited was renamed Amoy Properties Limited, and became the property investment arm of Hang Lung Development Company, Limited

图片来源 Source:
Building Journal
Hong Kong

透过淘大置业有限公司，以16亿港元收购位于铜锣湾面积达32,000平方米的商业物业（沿百德新街、厚诚街、记利佐治街、加宁街、京士顿街及告士打道的物业，前称大丸，现为Fashion Walk）

The Group acquired 32,000 sq. m of commercial property in Causeway Bay through Amoy Properties Limited (properties fronting Paterson Street, Houston Street, Great George Street, Cleveland Street, Kingston Street and Gloucester Road – previously Daimaru, now Fashion Walk) for HK\$1,600 million



陈启宗出任恒隆有限公司及淘大置业有限公司董事长
Ronnie C. Chan became Chairman of Hang Lung Development Company, Limited and Amoy Properties Limited



山顶广场开业
Peak Galleria opened

上海港汇恒隆广场的商场开业。上海港汇恒隆广场为集团于内地首个集商场、办公楼及服务式公寓于一身的大型综合发展项目

The shopping mall of Grand Gateway 66 commenced operations. Grand Gateway 66 is the Group's first large-scale complex in Mainland China comprising retail space, offices, and serviced apartments



位于六个内地城市共七个大型商业项目分别落成及投入运作

A total of seven large-scale commercial complexes in six Mainland cities were completed and commenced operations

1989

1991

1993

1999

2010-2019

1990

透过淘大置业有限公司收购山顶地段并发展作租赁用途（现为山顶广场）

The Peak site (now Peak Galleria) was acquired through Amoy Properties Limited for leasing purposes



1992

淘大置业有限公司透过以恒隆有限公司为首之财团参与上海的一项综合物业发展，为进军内地踏出第一步，该综合物业后来发展成为上海港汇恒隆广场

Amoy Properties Limited, through a consortium headed by Hang Lung Development Company, Limited, took its first step into the Mainland by participating in a complex development in Shanghai, which has become Grand Gateway 66

透过淘大置业有限公司购入渣打银行大厦

The Standard Chartered Bank Building was purchased through Amoy Properties Limited

1994

淘大置业有限公司成为恒生指数成分股之一

Amoy Properties Limited was selected as a constituent stock of the Hang Seng Index

2001

上海恒隆广场开业。上海恒隆广场是集团的综合发展项目，包含商场及两座办公楼。项目已成为奢侈品牌集中地—Home to Luxury

Plaza 66 commenced operations. The multi-purpose project comprises a mall and two office towers. Plaza 66 has become Home to Luxury



恒隆有限公司正式更名为恒隆集团有限公司

Hang Lung Development Company, Limited was renamed Hang Lung Group Limited

淘大置业有限公司正式更名为恒隆地产有限公司

Amoy Properties Limited was renamed Hang Lung Properties Limited

2019

位于沈阳市府恒隆广场的沈阳康莱德酒店于2019年9月1日开业。此为恒隆地产于内地投资的首个酒店项目

Conrad Shenyang, the first Mainland hotel project in which Hang Lung Properties has invested, opened at Forum 66 in Shenyang on September 1, 2019



请登入此网页收看更多精彩访问内容及其他资讯

Check out the video interview with Ronnie C. Chan and other information here



跨团队协作的最佳示范

Cross-team Collaboration at its Best

每一个季度，Hang Lung CEO Award 均会表扬同事在卓越项目中体现的团队精神、跨团队协作和措施的巧妙应用。得奖项目不但为同事树立杰出榜样，更可为公司将来的成功奠定坚实的基础。

2019年第三季度的Hang Lung CEO Award由昆明恒隆广场—One Team One Goal 赢得。凭藉昆明恒隆广场项目管理部和租务及管理部出色的跨团队协作，在开业前期共同解决了众多问题，令项目在去年8月23日成功开业。通过采用建筑工程资讯模型技术，团队亦避免了很多不必要的工作和成本。

恭喜以上得奖队伍！我们期望在新一年能看见更多跨团队协作的出色项目。

Every quarter, the Hang Lung CEO Award honors an outstanding project that demonstrates the four attributes of the Hang Lung corporate culture. The winning projects serve as models of best practice for our colleagues, and form a valuable resource and solid foundation on which we can build further success.

The winner of the CEO Award in Q3 2019 was Spring City 66's "One Team One Goal" project. The seamless collaboration and handover between the Project Management and Leasing & Management departments have helped resolve the myriad challenges that arose during the pre-opening stage, and have paved way for its very successful opening on August 23, 2019. The team was also supportive of the company's new initiatives.

Through the application of BIM (Building Information Modeling), Spring City 66 has successfully avoided unnecessary conflicts and abortive work.

Kudos to our Spring City 66 team! We look forward to seeing more cross-team efforts across the company throughout the new year.

昆明恒隆广场 — One Team One Goal
Spring City 66 – One Team One Goal



携手创建我们的未来办公室

Co-creating our Future Office



一连四场的Office Co-location聚焦小组已经于上月举行，并收集了不少同事们的意见及反馈。各场聚焦小组的参加者分享了他们在办公室设计、设施及配套、员工身心健康等方面的期望、需要和关注。透过互动的讨论，我们收集了很宝贵的意见。

Office Co-location的设计方案将考虑同事们的提议，当中包括以下特色：

- 透过大量的共享空间，创造一个充满活力及凝聚力的工作环境，配合不同的工作或会议需要；
- 实践恒隆五大策略之一“加强科技应用”，善用资讯科技建设一个更具效率的工作间；
- 为同事们提供更多参与各种康体活动的空间，提升大家的身心健康。

减少纸张储存

为减少纸张的储存，我们成立了文件管理工作小组，为各员工提供有关文件保留期和纸张数码化的指引。小组现正检阅从各部门代表收集的问卷回覆，并正起草文件管理政策以提供相关的指引。小组同时会研究以文件管理系统处理纸张数码化档存，和日后与各部门代表讲解妥善销毁文件的流程。

我们欢迎同事们把意见电邮至专属电子邮箱office-location@hanglung.com，让我们共同建设一个真真正正属于恒隆人的办公室。

请大家留意《连系恒隆》，紧贴Office Co-location的新动向。



Four focus group sessions on Office Co-location were held in last December to collect feedback and ideas from our staff members. Participants proactively shared their aspirations, needs and concerns on some key areas such as office design, equipment and facilities, as well as staff wellness. Through the interactive discussion, very useful feedbacks were identified.

Taking the ideas from our colleagues into consideration, the Office Co-location plan will highlight features including:

- Creating a vibrant and collaborative work environment with more open space and a common area for works and meetings;
- Aligning with one of Hang Lung's five strategies "Embracing Technology" to make good use of information technology to establish a more efficient workplace;
- Fostering staff wellness by offering more space for activities and functions which can enhance the health and well-being of our colleagues.

Reducing Paper Storage

In order to reduce the amount of paper we store, a Document Control Taskforce has been set up to provide staff with guidance on how long we need to retain documents, and the digitization of document storage. The taskforce is now reviewing the results of a questionnaire completed by all Departmental Champions, and they will then prepare the first draft of a Document Control Policy. The taskforce will also explore technological solutions to document storage, and will shortly be communicating our procedures on document destruction to all Departmental Champions.

Staff suggestions and input to office-location@hanglung.com are always welcome in order to co-create an ideal office which truly belongs to Hang Lung people.

Stay tuned for updates from *Connections!*

应对气候变化——人人有责

Combating Climate Change — Everyone has a Role to Play

采取行动的迫切性 Urgency to Act

近几十年来，气候变化带来了破坏性的影响，如极端天气、火灾、食品供应影响和疾病传播等，社会对气候变化的关注日益增加。

Attention on climate change has intensified in recent decades due to its association with devastation caused by extreme weather and wildfires, and its potential impact on food supplies and disease control.

联合国气候变化框架公约 缔约方会议 Conference Of the Parties (COP) to the United Nations Framework Convention on Climate Change (UFCCC)

有见及此，各国召开COP年度会议，希望就应对气候变化的目标达成共识。著名的《巴黎协定》在2015年的COP21上首次进行了讨论，提出各国为减少碳排放，应设定国家自定预期贡献，致力令2100年全球温度升幅低于2度。

In light of this, nations come together annually at the COP in an attempt to reach a consensus on contributions to be made by each nation in dealing with climate change. The famous Paris Agreement was first discussed at COP21 in 2015 to put forward nations' best efforts in setting their Nationally Determined Contributions (NDCs) on carbon reduction. These were designed to keep the global rise in temperatures below 2°C by 2100.

迫切但进展缓慢 Limited Progress Despite Pressing Need

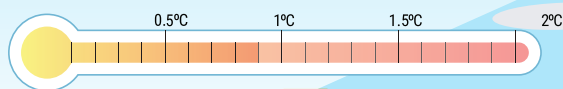
在2018年，政府间气候变化专门委员会以科学证据表明，我们应将温度上升幅度控制在1.5度以内，各国亦应在2020年之前订立更进取的目标。而实际上，我们现在离2度以内的目标还有很大距离。

In 2018, the Intergovernmental Panel on Climate Change (IPCC) stated with strong scientific evidence that we should aim to keep temperature increases within 1.5°C, and that countries should enhance their NDCs by 2020 in order to achieve this even more ambitious target. In reality, we are still far from being able to keep the rise in temperatures below the original 2°C target.

未有定论 No Consensus Yet

尽管如此，2019年12月COP25的最新讨论并不乐观。基于各国对发展国际碳市场抱有怀疑，故未有通过《巴黎协定》规则书；受天灾影响的国家在资金有限的情况下仍然未有受到保障。

Despite all of this, there is a little cause for optimism based on discussions at COP25, held in December 2019. With concerns about developing an international carbon market, countries failed to endorse the rulebook of the Paris Agreement; countries vulnerable to natural disasters continue to be under-protected, with limited financial support.



恒隆作为私营企业，可帮助推进对抗气候变化的步伐

Hang Lung, in the private sector, could play a role in pushing forward the progress on combating climate change.

设定进取而有科学根据的目标和承诺。

Being committed to setting ambitious, science-based targets.

推动智能建筑、零净建筑和降低能耗等领域的创新和技术提升。

Driving innovation and technological advancement in areas such as smart buildings, and net-zero buildings with reduced energy consumption.

通过绿色融资支持发展绿色项目。

Supporting green projects through green financing.

增强同事意识，减低个人层面的碳排放。

Building awareness among colleagues to contribute to a reduced carbon footprint at the individual level.

恒隆管理培训生毕业典礼

Hang Lung Management Trainee Graduation Ceremony



恒隆管理培训生计划致力培育优秀的大学毕业生成为公司未来的栋梁。学员经过为期18个月的训练，当中参与了各项实习及培训课程，终于完成整个计划！于2019年12月18日举行的毕业典礼上，各学员介绍及分享他们的毕业作品并获颁毕业证书。我们的行政总裁卢韦柏也亲自到来恭贺及鼓励一班莘莘学子。

The Hang Lung Management Trainee Program is dedicated to training university graduates as future pillars of the company's growth. After 18 months of training, in which our trainees participated in a range of internships and training courses, they have now graduated! A graduation ceremony was held on December 18, 2019, where graduates were presented with their certificates of graduation, and had an opportunity to share their graduation projects. Our Chief Executive Officer, Weber Lo, joined the celebrations and congratulated our graduates on their amazing achievements.

培养优秀领导人才

Nurturing Outstanding Leaders

为实现业务可持续发展，恒隆致力培训拥有“以客为尊”思维的企业人才，带领公司一起追求卓越。

于2019年12月20日至21日，公司举办了为期两天的香港科技大学行政人员课程，共有42位来自香港和内地的高级管理人员参加。该课程根据公司制定的五大策略和四大行为而设计，透过讲座、个案研究、互动工作坊及专题讨论，全方位推动管理人员之个人领导风格及能力，从而增强他们带领团队应对未来挑战的能力，并为公司作出变革。

Hang Lung is committed to building a sustainable business model, and we are dedicated to nurturing talented people with a customer-centric mindset as we continue to pursue excellence.

From December 20 to 21, 2019, a two-day HKUST Executive Program was held. The program was designed based on the company's five overarching strategies and four attributes, and 42 senior executives from Hong Kong and Mainland China took part. Through a combination of lectures, case studies, interactive workshops and discussions, the program helped enhance senior executives' leadership skills and management know-how. They are now better equipped to face future challenges and to make change happen.



恒隆陪你共度佳节

Feel the Festive Spirit at Hang Lung Malls

恒隆在香港及内地的商场在圣诞节和新年期间已换上了节日新装，并准备了一系列的精彩活动，与顾客一同度过圣诞新年节庆。

To celebrate Christmas and the Lunar New Year, Hang Lung malls across Hong Kong and Mainland China were filled with spectacular Christmas and Chinese festive decorations. A series of engaging activities were held to spread seasonal joy to our customers.

香港
Hong Kong

"Mick" the Holidays Bright 新春企划
"Mick" the Holidays Bright for Chinese New Year

Fashion Walk



"Mick" the Holidays Bright 冬日霓虹圣诞
"Mick" the Holidays Bright for Christmas

Fashion Walk

淘大商场
Amoy Plaza





无限“展·新”年
Kick Start a New Year



上海港汇恒隆广场
Grand Gateway 66,
Shanghai



“春·结”2020年新春主题活动
“Chinese Knot” New Year Celebration



上海恒隆广场
Plaza 66, Shanghai



梦幻的圣诞雪球屋
A Dream-like
Christmas Snowball



星·愿
Wish Upon A Star



沈阳皇城恒隆广场
Palace 66, Shenyang



准圣诞老人训练场地试验您的身手
Santa Claus training center
to test your fitness and skills



无锡恒隆广场
Center 66, Wuxi



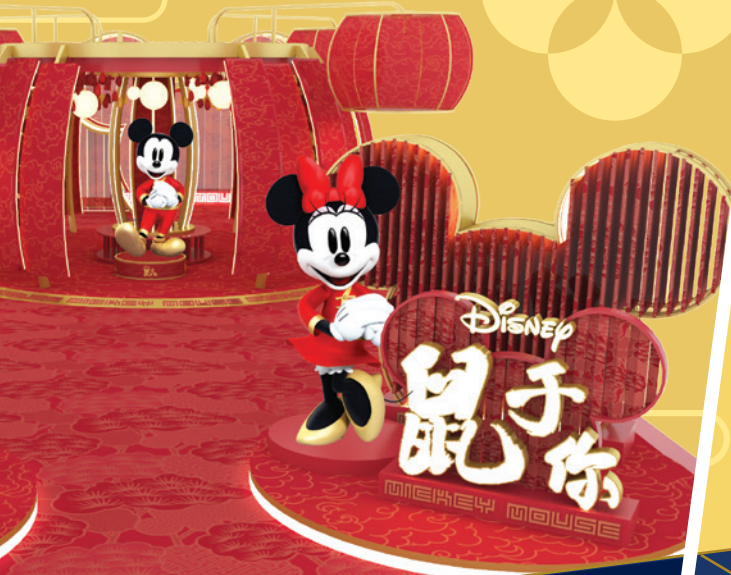
不一样的圣诞树
A unique Christmas Tree





“鼠”于你春节主题活动

“Belong to Rat” New Year Celebration



潮拜CAI年

Trendy New Year

天津恒隆广场
Riverside 66, Tianjin



潮 拜 Cai 年

“冰雪奇遇记”派对

Frozen Adventure Party





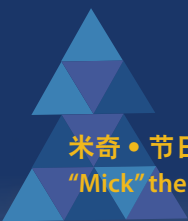
“鼠”于你春节主题活动
“Belong to Rat”
New Year Celebration

济南恒隆广场
Parc 66, Jinan



“鼠”于你春节主题活动
“Belong to Rat”
New Year Celebration

大连恒隆广场
Olympia 66, Dalian



米奇·节日派对
“Mick” the Holidays Bright



米奇·节日派对
“Mick” the Holidays Bright





昆明恒隆广场
Spring City 66,
Kunming



20x20未来主题活动

20 X 20 Future Shines



20x20未来主题活动

20 X 20 Future Shines



闪耀沈阳冬日周年盛典

Luminous Winter Party at Forum 66, Shenyang

沈阳市府恒隆广场在刚过去的12月隆重呈献以极致奢华和时尚为风格的“溢光冬境”周年盛典。由国际知名设计师打造20米长的“光雕长廊”，在耀目灯光照耀下，顾客可在盛典中欣赏到国际著名品牌和独家限量单品。

超过1,000名合作伙伴、政府官员、租户和顾客获邀出席盛典，并观赏由奢华品牌GIADA和DVF呈献的时装表演，全情投入一个集结奢华、优雅与潮流元素的派对。沈阳市府恒隆广场特别邀请人气明星陈学冬到场表演，掀起全场高潮。而派对现场更别出心裁地设置了一系列互动装置，让顾客在趣味中获取惊喜礼品。

秉承恒隆“以客为尊”的宗旨，沈阳市府恒隆广场的会员中心已正式启用，为顾客提供更个人化的服务。

Forum 66 hosted a Luminous Winter Party in December last year to celebrate its anniversary in luxurious style. The star-studded event featured a 20-meter long "Golden Corridor", presenting the world's most coveted brands and exclusive luxury items for our prestigious guests. This spectacle was specially created by an internationally renowned designer.

Over 1,000 business partners, government officials, tenants and customers were invited to join the fabulous party and enjoy a fashion show presented by luxury brands GIADA and DVF. Celebrity Cheney Chen took to the stage, receiving a huge round of applause for his excellent performance. At the party, guests could play interactive devices and games and win surprise gifts.

In line with our core business strategy to be customer-centric, Forum 66 membership center was officially opened for members to enjoy unique and personalized services.



奢华品牌于恒隆华丽登场

Luxury Brands Unveiled at Hang Lung

An enhanced line-up of internationally-renowned luxury brands are now available at Fashion Walk in Hong Kong and Spring City 66 in Kunming. Come and check them out!

奢华品牌阵容在香港Fashion Walk和昆明恒隆广场隆重登场，带给顾客全新的购物体验。

Fashion Walk



Spring City 66, Kunming 昆明恒隆广场



员工是公司重要的资产。我们定期举行不同的雇员身心健康活动，让员工在工作与生活之间取得平衡。

Our people are at the heart of the company's success, which is why Hang Lung goes to great lengths to ensure staff have a healthy work-life balance. We offer a range of activities to help nurture both the physical and mental well-being of our colleagues.

圣诞家庭同乐日 Christmas Family Fun Day



平安夜当天，公司特设圣诞家庭同乐日，让同事邀请他们的亲友一同感受圣诞节的欢乐气氛。当日共有370人参与，每人脸上都挂上笑容。同乐日分别在渣打银行大厦和家乐坊举行，并设有摊位游戏、圣诞皮革锁匙扣和飘雪瓶工作坊，深受大人小朋友喜爱，抽奖环节更掀起了当日活动的高潮。

The spirit of Christmas brought happiness to colleagues and their families in Hong Kong, where we held a special Christmas Family Fun Day on Christmas Eve. A total of 370 colleagues joined the event and there were smiling faces all round. The event, at the Standard Chartered Bank Building and Gala Place, included fun game booths and DIY workshops, where staff and their children could create festive bonsais and keyrings. The excitement reaching a crescendo when the lucky draw was held during the event.



身心健康周 Wellness Week

我们最近在香港和内地的办公室举办身心健康周。在香港，公司设置各式各样的健康摊位，当中包括按摩治疗、中医健康咨询，教授香薰治疗技巧等。另一方面，公司亦邀请了专家主持以减压为主题的健康讲座。内地的同事亦参加了不同活动如瑜伽班，积极实践健康生活。

A Wellness Week was held in our Hong Kong and Mainland China offices recently. In Hong Kong, different health booths were set up where colleagues could enjoy a massage, consult Chinese medicine practitioners for health advice, and understand more about aromatherapy. Guests provided health-related talks, with a focus on stress management. Our Mainland colleagues learnt of the importance of adopting a healthy lifestyle, through a series of activities such as yoga classes.



寓学习于娱乐 Happy Learning

小孩天生就是探索家，喜欢“东搅西搅”、探真求知。我们希望透过有趣和充满满足感的教育活动，提升和培育小朋友对学习的兴趣。义工队举办的“恒隆趣味数学班”，透过轻松活动与18位二至三年级的小学生一同发掘数学趣味，从日常生活打好数学根基，寓学习于娱乐。

“恒隆趣味数学班”已推出第五年，义工们于去年11至12月期间的特定星期六，以轻松方法教导来自基层的学生数学概念和与他们分享有趣数学游戏。



Children are born with curiosity and a yearning to explore. Our programs seek to harness and nurture that passion for learning, with educational activities that are both satisfying and fun. Our volunteer team runs “Hang Lung Fun Math Tutorial Classes”, helping 18 students in Primary Two and Three with the math skills that will serve them well in daily life, as well as helping them to experience the pleasure of learning.

The most recent classes were the fifth series of “Hang Lung Fun Math Tutorial Classes”. On selected Saturdays in November and December last year, our volunteers taught students from underprivileged families math concept through interesting ways and played fun math games with them.

“Santa Claus is coming to town” 每当来到12月，这支耳熟能详的歌曲就会于全球各地响起。在济南，义工们都到访了一间儿童康复中心，与小朋友庆祝圣诞，一同分享节日喜悦。

“Santa Claus is coming to town”, or so goes the familiar Christmas song sung around the world at this time of year. In Jinan, our volunteers from Parc 66 made sure the festive spirit reached youngsters at a local Children’s Rehabilitation Center, where they celebrated Christmas with the children and spread some festive cheer.

济南恒隆广场 Parc 66, Jinan

童心迎圣诞 Kids’ Christmas



耆乐无穷

Senior Citizens' Festive Fun

踏进圣诞和新年佳节时份，恒隆一心义工队为香港和内地的老友记举办不同的活动，为他们送上温暖和祝福，鼓励他们积极迈进精彩的第三人生。

To ring in the festive season, the Hang Lung As One volunteer teams delivered warmth and care to senior citizens in Hong Kong and Mainland China through a series of activities designed to promote positivity in retirement.

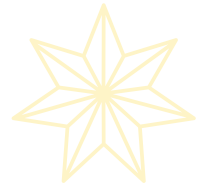
香港 Hong Kong

老友记一起舞动吧！跳舞有益身心，对长者而言更是百利而无一害。本地社福机构尊贤会举行其年度大型活动“耆舞派对2020”，以别开生面的方式，让长者在轻快的音乐伴奏下表演“椅子舞”，享受跳舞的乐趣。

此外，“送暖义工大行动”压轴盛事“长者同乐宴”在上月28日举行，恒隆义工们除了与大约40名长者共晋午膳和参与小游戏之外，还把义工们亲手制作的润唇膏及护手霜送给老人家，为他们送上关怀和温暖。

Seniors, get up and dance! Dancing benefits the elderly in many ways, both physically and mentally. A local social enterprise, Jade Club, organized its annual Jade Party 2020, where senior citizens were able to enjoy some active fun together by performing the “chair dance”.

In addition, “Lunch with the Elderly”, the finale event of our “Share Love with Elderly” Program, was held on December 28, 2019. Around 40 elderly people took part in a festive lunch with engaging games. Our volunteer team also gave our special lunch guests some festive gifts which included lip balm and hand cream made by Hang Lung volunteers.



上海恒隆广场 Plaza 66, Shanghai

我们的义工队与静安区义工一起到访位于南京西路的综合为老服务中心，为长者送上温暖手套和秋冬礼物。为鼓励长者“活到老学到老”，义工队当日更举办了花艺工作坊。在义工的帮助下，长者发挥创意，制作出不同的插花摆设，为中心增添节日气氛。

In partnership with Jingan District, our volunteer team visited an integrated homecare center at West Nanjing Road, bringing along warm gloves and gift sets for the elderly residents. To encourage lifelong learning, our volunteer team also organized a floral workshop. With the help of volunteers, elderly residents created their own floral arrangement with a variety of flowers, showcasing their creativity and adding a festive touch to their home.



武汉恒隆广场 Heartland 66, Wuhan

武汉义工队为居住于武汉市汉兴阳光养老院的长者举行了一个特别的生日会，为他们送上温暖和祝福。义工与长者们首先进行了一个“破冰游戏”，让大家互相认识。长者在一众义工的陪同下开心地切生日蛋糕，义工们更一起唱生日歌，令他们喜上眉梢。生日派对中还有精采的互动游戏，长者和义工们都踊跃参与投入其中，大家欢度了一个难忘的生日派对。



The volunteer team organized a “Birthday Party for the Elderly” at Wuhan Elderly Care Center to bring joy and celebrate the birthdays of the home’s residents. The birthday party started with a warm-up game so that the volunteers and residents could get to know each other. Birthday stars were invited to cut the cake, while our volunteer team sang birthday songs, to the amusement of the home’s residents, and organized birthday games. All the volunteers and elderly party guests had great fun at their special birthday party.



支援有特殊教育需要的儿童

Supporting Students with Special Educational Needs

近年有特殊教育需要的儿童数目大幅上升，政府和社会亦致力寻求方法以帮助这些儿童。作为一家负责任的企业，我们透过恒隆一心义工队，举办一系列有关有特殊教育需要儿童的义工活动。

为了让同事有充足准备和知识以支援及关顾有特殊教育需要儿童，义工队与圣雅各福群会家庭喜点携手在香港家乐坊办公室举办午餐讲座，并邀得机构社工到来为同事讲解有关有特殊教育需要儿童的资讯，以及指导我们如何与他们相处，进一步接触有特殊教育需要的儿童。

义工队亦学以致用，将讲座上学到的技巧活用在“攀树同乐日”中。

由公司主办，联同圣雅各福群会和树木拓展学会一同合办的“攀树同乐日”，让有特殊教育需要的儿童有机会远离石屎森林，与大自然接触，一同挥洒汗水，享受了充满动感、活力和刺激的一天！



The number of students with Special Educational Needs (SEN) has been increasing in recent years, and the government and society more broadly have been working harder to find ways to help children with SEN. As a responsible enterprise, the company organizes a series of volunteering activities working with SEN students through our Hang Lung As One volunteer team.

To equip our colleagues with a better understanding of SEN students and how to interact with them, our volunteer team, in collaboration with Family Joy Spot of St James' Settlement, held a seminar at our Gala Place office in Hong Kong. Social workers from the organization were invited to share their knowledge about SEN students and guide our volunteers on how to communicate with SEN students.

Our volunteers were able to quickly put their learning into action, at a Tree Fun Day held for children with SEN and their families. The event was held in collaboration with St. James' Settlement and Pro Tree Hong Kong, and gave the children a chance to get away from the concrete jungle of city life, get in touch with nature, and enjoy the thrill of climbing trees on an energetic and exciting day!



齐心护环境

Saving the Environment Together

作为领先的地产发展商，在地产发展行业拥有领先地位，恒隆一直坚定不移地贯彻可持续发展作为我们的核心价值。我们在设计、建造和营运旗下物业的过程，必定审慎考虑环保和社区层面的利益。在香港和内地的恒隆一心义工队都定期举办以环保为主题的义工活动。

As a leading property developer that is committed to putting sustainable development at the heart of our core values, we are mindful of the environment and the community as we design, build and operate our properties. Our Hang Lung As One volunteer teams in Hong Kong and on the Mainland regularly organize volunteer activities with a focus on environmental protection.

香港——撑绿惜慈善夜行

Green Power Night Walk, Hong Kong

八百位参加者在1月11日参与了由绿惜地球举办的“撑绿惜慈善夜行2020”，为环保工作筹款，推动“零浪费”的绿惜生活态度。

我们的义工队亦参加了慈善夜行，身体力行支持环保。他们沿著大会设置的塑胶足迹，回望不同年代的环境演变，并认识光污染对星空的影响。

800 supporters of the environment joined the Green Power Night walk, organized by Green Earth on January 11, to raise funds for environmental campaigns and education programs that promote a “zero-waste” culture.

Our volunteers also joined the Night Walk to show their support for environmental protection. During the walk, they looked back at environmental changes that have taken place over the years, discussed the “plastic footprint”, and learnt how light pollution obscures the night sky.



沈阳市府恒隆广场

Forum 66, Shenyang

当堆填区面临饱和，从源头入手减少废物数量十分重要。我们的义工队最近举办了废物分类讲座，以教育同事有关废物分类的知识和参与计划的方法，并进一步认识沈阳现阶段的废物分类计划，提高废物源头分类和回收的认识，同心共建一个更环保的城市。

With landfills running out of space, it is important to reduce at source the amount of waste requiring disposal. Our volunteer team organized a talk on source separation of domestic waste for recycling, to educate our colleagues about the current approach to waste separation in Shenyang and raise awareness about how they can reduce waste generation at source and facilitate recycling.



用心分享快乐

Share Joy, Have a Heart

天津恒隆广场 Riverside 66, Tianjin

视障人士在参观公众场所时经常会遇到各种的挑战。我们的义工队联同和平区新闻中心透过不同方法如声音导航和触摸，带领视障人士参观中心公园、星巴克臻选店和天津恒隆广场，不仅令整个参观过程变得更有趣，亦令参加者更为投入。

People with visual impairments face many challenges when visiting public places. On a recent visit to Center Park, Starbucks Reserve and Riverside 66 with a group of visually impaired people, our volunteer team partnered with the News Center at Heping District to use audio guides and hand-touching to help make the visit more interesting and engaging for participants.



大连恒隆广场 Olympia 66, Dalian

我们常常说“狗狗是人类的最好朋友”，而它们对于视障人士而言尤其重要。上月，大连义工队参观中国导盲犬大连培训基地，了解训练员如何将小狗训练成改变人一生的导盲犬。同事有机会一睹导盲犬的日常生活、发展以及了解它们如何协助视障人士克服生活中的困难，令参加者眼界大开。

Dogs are often regarded as “Man's best friend”, and this is especially true for the visually impaired. Last December, our volunteer team visited the China Guide Dog Training Center to see the puppies that become life-changing guide dogs. The visit was very insightful as colleagues got the chance to see the puppies' daily routine, the development of guide dogs in mainland China, and how the dogs are trained to guide visually impaired people around obstacles.



诚邀各同事提交相片 赢取丰富奖赏

Call for Photo Submissions with a Chance to Win a Prize

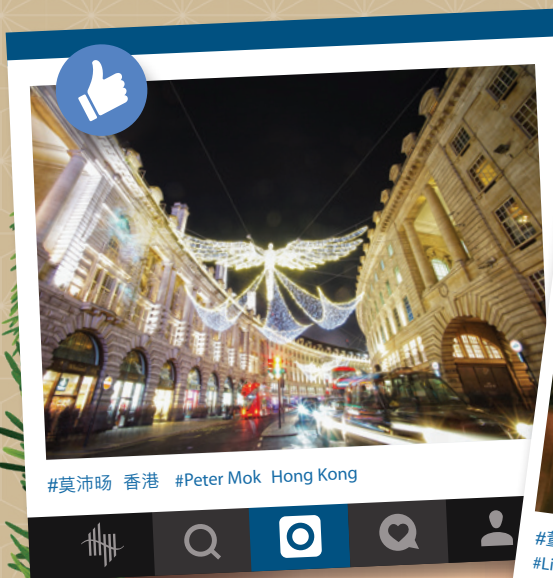
《连系恒隆》11月号“分享有奖”公布得奖结果。今期比赛的反应踊跃，我们收到很多同事以“美好的圣诞节”为主题的出色作品。以下为得奖同事们的出色作品。恭喜各位得奖者！

下期主题为“快乐新年”，希望同事踊跃参与，与大家分享新年的喜悦！下期的截止日期为2月28日（星期五），下午5时。同事可登入内联网，了解参加方法详情。

Merry Christmas and Happy New Year to all. We are excited to announce the winners of our photography competition “Fun Corner” from the November issue of *Connections*. We received an overwhelming response with some fantastic entries from our colleagues on the theme “Wonderful Christmas”. Let’s take a look at the special images and memorable moments they captured. Congratulations to all the winners!

The theme of the next Fun Corner photo competition is “Happy New Year”. We’re looking forward to receiving your festive photos, so get snapping and share the joy of the season! The deadline for submission will be at 5:00 pm on February 28. For the application method, please refer to Intranet.

11月号主题“美好的圣诞节”得奖者 Winners of November Issue



#莫沛扬 香港 #Peter Mok Hong Kong



#董冠莲 大连恒隆广场
#Linda Dong Olympia 66



#叶婷 济南恒隆广场
#Tina Ye Parc 66



#梁志雄 香港
#Albert Leung Hong Kong



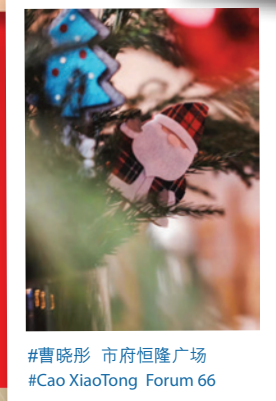
#圣艳云 无锡恒隆广场
#Sheng YanYun Center 66



#梁哲宇 皇城恒隆广场
#Jolin Liang Palace 66



#何斯宁 市府恒隆广场
#Henry He Forum 66



#曹晓彤 市府恒隆广场
#Cao XiaoTong Forum 66



#刘霞 济南恒隆广场
#Liu Xia Parc 66



#聂菁 大连恒隆广场 #Jenny Nie Olympia 66



e-Connections:
<http://connections.hanglung.com>

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