

#60th Anniversary of Clean Living

#恒隆白洋舍鑽禧之年



恒隆白洋舍，守護潔淨生活六十年 融合友誼與創新的超卓旅程
Celebrating 60 Years of Clean Living
A Journey of Friendship and Innovation

杭州恒隆廣場：屹立杭州天際線之上的新地標
Westlake 66 Rises:
Hangzhou's Skyline Welcomes a New Icon

Fashion Walk ——「維園畔的品味生活」
Fashion Walk: Victoria Park-Side Lifestyle

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恒隆白洋舍，守護潔淨生活六十年
融合友誼與創新的超卓旅程

Celebrating 60 Years of Clean Living
A Journey of Friendship and Innovation



（左起）恒隆集團董事長陳文博先生、恒隆集團榮譽董事長陳啟宗先生、在香港日本國總領事館首席領事西海茂洋先生、白洋舍株式會社代表取締役社長五十嵐瑛一先生、恒隆白洋舍有限公司總經理滕代圭二先生
(From left) Mr. Adriel Chan, Chair of Hang Lung Group; Mr. Ronnie C. Chan, Honorary Chair of Hang Lung Group; Mr. Shigehiro Nishiumi, Chief Consul, Consulate-General of Japan in Hong Kong; Mr. Eiichi Igarashi, President of Hakuyosha Company Limited; and Mr. Keiji Fujishiro, Director & General Manager of Hang Lung-Hakuyosha (H.K.) Ltd.

六十年前，鮮有人能想像，一家香港的地產先驅與日本最值得信賴的乾洗企業，會攜手創立一個至今仍充滿活力的合作品牌——恒隆白洋舍。恒隆與白洋舍創造的不僅是一門成功的生意，更是一段改善人們生活的持久傳奇。值此夥伴關係六十周年之際，我們訪問了白洋舍株式會社代表取締役社長五十嵐瑛一先生，回顧兩間不同的企業如何建立互信關係、累積寶貴經驗，以及對未來的展望。

Sixty years ago, few could have imagined that a real estate pioneer in Hong Kong and Japan's most trusted dry cleaning company would form a partnership—Clean Living—that still thrives today. Hang Lung and Hakuyosha have built more than just a successful business—they've created a lasting legacy of improving people's lives. As this partnership celebrates its 60th anniversary, we sat down with Mr. Eiichi Igarashi, President of Hakuyosha Company Limited, who reflected on how two seemingly different businesses became trusted partners, the lessons learned along the way, and the bright future that lies ahead.



恒隆創辦人陳曾熙先生(左)與白洋舍第二任社長五十嵐丈夫先生(右)在恒隆白洋舍十周年時留影
Mr. Chan Tseng-hsi, the Founder of Hang Lung (left), and Mr. Takeo Igarashi, the second President of Hakuyosha (right), at the 10th anniversary of Clean Living

理念同心，服務同行

恒隆與白洋舍一向致力於締造潔淨舒適的生活空間，以最高水準的服務，在每個環節中實踐長足發展。這段合作關係的起點，始自一份人際間的深層聯繫——共同的宗教信仰。恒隆白洋舍成立於1965年，源於恒隆集團創辦人陳曾熙先生與白洋舍創辦人五十嵐健治先生在日本的相遇，而他們兩位均對傳教事業懷有深厚的信念。五十嵐瑛一先生是五十嵐健治先生的玄孫，他指出：「兩位創辦人創立恒隆白洋舍，不是為了商業利益，而是出於服務精神，希望為香港貢獻一分力量，幫助市民過上潔淨舒適的生活。」

隨着合作深化，恒隆與白洋舍都堅信，經營不只是追求利潤，更是為了改善人們的生活，並把顧客放在每一個決策的核心。五十嵐瑛一先生說：「要真正服務顧客，首先必須了解他們。」他提到，白洋舍如今是日本最大的上市清潔公司，業務涵蓋衣物清洗、布品租賃及制服租借等。



兩位創辦人創立恒隆白洋舍，不是為了商業利益，而是出於服務精神，希望為香港貢獻一分力量，幫助市民過上潔淨舒適的生活。

Our two founders established Clean Living not for their business gain, but out of a spirit of service—to contribute to Hong Kong and to help its people live clean and comfortable lives.

白洋舍株式會社代表取締役社長 五十嵐瑛一先生
Mr. Eiichi Igarashi, President of Hakuyosha Company Limited

United by Values, Driven to Serve

Hang Lung and Hakuyosha have long shared a commitment to creating clean and comfortable living spaces, delivering the highest standards of service, and embracing sustainability at every step. However, their partnership began with something much more personal—a shared religious faith. When Clean Living was founded in 1965 through the meeting of Mr. Chan Tseng-hsi, founder of Hang Lung Group, and Mr. Kenji Igarashi, founder of Hakuyosha in Japan, the two leaders shared a deep devotion to missionary work. Mr. Eiichi Igarashi, the great great-grandson of Mr. Kenji Igarashi, observed that “These two founders established Clean Living not for their business gain, but out of a spirit of service—to contribute to Hong Kong and to help its people live clean and comfortable lives.”

As the partnership grew, both Hang Lung and Hakuyosha believed that business isn't only about profit but about improving people's lives and putting customers at the heart of every decision. “To truly serve the customer, we must first understand them,” Mr. Eiichi Igarashi pointed out when contemplating what Hakuyosha is now—Japan's largest publicly listed company operating in cleaning, linen supply, and uniform rental.



「在我們明年迎接120周年之際，這份已傳承超過一世紀的全心服務精神，依然是白洋舍品牌的根本。這要求我們必須徹底以顧客為中心，細心傾聽需求，並設身處地為對方着想。一家經營悠久的企業，內部規範有時會與社會期望脫節，導致無法滿足顧客需求。因此，我們持續透過積極聆聽顧客的真實心聲並推動組織革新，來提供他們真正想要的服務。」

“As we proudly approach our 120th anniversary next year, the foundational spirit of wholehearted service that has been passed down for more than a century remains the foundation of the Hakuyosha brand today. This requires a thorough customer-oriented approach, including listening carefully to their needs and always placing oneself in their position. In a long-standing business, internal norms may diverge from current societal expectations, leading to services that no longer meet customer needs. To prevent this, we strive to understand today's customers by actively hearing their true desires and implementing organizational reforms to deliver services that customers truly seek.”



首間恒隆白洋舍店舖1965年6月於九龍界限街開業
The first Clean Living store opened in June 1965 on Boundary Street in Kowloon

積極領導：跨越挑戰、邁向成長，深化香港合作

五十嵐瑛一先生是在疫情期間加入白洋舍的，深知自己肩負的責任沉重。他坦言：「受到新冠疫情的衝擊，公司於2020及2021年連續出現虧損，一度陷入存亡危機。透過結構性改革，我們不但走出困境，還創下歷來最高的盈利。這一切都要感謝全體員工與合作夥伴的努力與支持。我非常感激，並希望能把成果回饋給他們。」

自於艱難時期接掌公司以來，五十嵐瑛一先生亦積極強化與恒隆的合作。他認為，香港是突破界限、激發創意的理想之地，並說：「我認為香港是一座充滿活力的城市，東西方文化在此交融，吸引來自各地的人才。這種文化多樣性與力量正是它最大的魅力。透過與恒隆白洋舍員工的交流，我深深敬佩香港人對工作與責任的真誠與敬業精神。」

Taking the Lead: Challenges, Growth, and Hong Kong

When Mr. Eiichi Igarashi joined Hakuyosha amidst the pandemic, he understood the weight of responsibility he was undertaking. “The impact of COVID-19 led to consecutive financial losses in 2020 and 2021, bringing the company to the brink of survival,” he admitted. “Through structural reforms, we not only overcame the crisis but also achieved record-high profits. The reforms would not have been possible without the cooperation of our employees and stakeholders. I feel grateful and wish to return these gains to them.”

Since taking the helm during a pivotal time, Mr. Eiichi Igarashi has also focused on strengthening Hakuyosha's partnership with Hang Lung. To him, Hong Kong is the perfect place to push boundaries and inspire innovation. “I see Hong Kong as a vibrant city where Eastern and Western cultures intertwine, attracting people from all walks of life,” he said. “Its greatest charm lies in this cultural diversity and strength. Through conversations with employees at Clean Living, I have come to respect the sincere and dedicated approach of Hong Kong's people toward their work and responsibilities.”

白洋舍社長五十嵐瑛一先生（前排中）與恒隆董事長陳文博先生（前排左四）一同到訪恒隆白洋舍的香港工場，五十嵐先生表示深深敬佩香港人對工作與責任的真誠與敬業精神 Mr. Eiichi Igarashi, President of Hakuyosha (first row, middle), and Mr. Adriel Chan, Chair of Hang Lung (first row, 4th from left), visited Clean Living's workshop in Hong Kong. Mr. Igarashi has come to respect the sincere and dedicated approach of Hong Kong's people toward their work and responsibilities



賦能顧客，實踐責任

自從第一間店舖於九龍界限街開業以來，恒隆白洋舍不斷追求超越顧客期望，使品牌成為香港家喻戶曉的名字。如今，恒隆白洋舍在全港擁有19間分店，除了乾濕洗服務，也提供儲存、整燙與去漬等多元化服務。在日本，白洋舍也持續研發先進的清洗技術、溶劑與特殊處理方法，例如防水加工，以回應時代的變化；更拓展到家居清潔、二手衣物回收和儲物櫃自助收送等，為顧客帶來更多便利。

在可持續發展方面，恒隆與白洋舍也擁有共同理念。雙方都深信，成功與可持續發展必然是相輔相成的。恒隆正朝着2050年實現「淨零排放」邁進，而白洋舍則在其ESG架構下，訂定了八項重要主題。「在『邁向碳中和挑戰』這一主題下，我們目標在2030年前將溫室氣體排放量較2015年減少50%。」五十嵐瑛一先生表示：「為推動循環經濟，我們積極回收衣架、重用與再生處理廢棄布品與制服，並推行二手衣物回購等計劃。」

Empowering Customers, Embracing Responsibility

Since the first Clean Living outlet opened on Boundary Street in Kowloon, Hang Lung and Hakuyosha's commitments to exceeding customer expectations have helped shape Clean Living into a household name in the city. Clean Living now has 19 outlets with a diverse range of services in addition to dry and wet cleaning, including storage, finishing, and stain removal. In Japan, Hakuyosha has continued to develop advanced cleaning methods, solvents, and special treatments—such as water-repellent coatings—in response to evolving times. They've also expanded their services to include house cleaning, second-hand clothing purchases, and locker-based pickup and delivery, bringing even more convenience to customers.

Another area in which Hang Lung and Hakuyosha are aligned is their steadfast belief that success and sustainability go hand in hand. Hang Lung is making significant strides toward net zero by 2050, while Hakuyosha has identified eight material themes under their ESG framework. "Specifically, under the theme of 'Challenge toward Carbon Neutrality', we aim to reduce GHG emissions by 50% by 2030 compared to 2015 levels," said Mr. Eiichi Igarashi. "To contribute to a circular economy, we promote initiatives such as hanger collection, reuse and recycling of discarded linens and uniforms, and second-hand clothing buyback programs."

吉祥物：北極熊「Yosha」 Mascot: “Yosha the Polar Bear”

白洋舍的吉祥物北極熊「Yosha」於2012年正式登場，靈感來自第三代社長五十嵐敬一先生的綽號「小北極熊」，其白色象徵潔淨無瑕。

Officially launched in 2012, Hakuyosha's mascot was inspired by the third-generation president, Mr. Keiichi Igarashi, whose nickname was "Little Polar Bear." Its white color symbolizes cleanliness.



展望未來

如今，白洋舍在日本持續鞏固根基的同時，也進一步強化與恒隆的合作。「我們的創業理念與核心精神將永遠是經營的基石。」五十嵐瑛一先生強調：「我們將持續提升服務品質、回饋持份者，並實現可持續的成長。此外，不斷強化企業治理、投資人力資源，同時透過營運效率來提升生產力。在清潔業務方面，白洋舍將提供更符合顧客需求的高品質服務，以及與供應商合作研發新技術。」

建立在恒隆與白洋舍數十年來的信任與「顧客為先」的理念之上，恒隆白洋舍將持續致力於打造潔淨舒適的生活空間，為人們的生活帶來正面改變。

Looking to the Future

Today, Hakuyosha continues to strengthen its partnership with Hang Lung while building on its proud legacy in Japan. "Hakuyosha's founding and core spirit will remain at the heart of our operations," explained Mr. Eiichi Igarashi. "We aim to enhance our services, give back to stakeholders, and achieve sustainable growth. We will continue strengthening corporate governance, investing in human capital, and improving productivity through operational efficiency. In the cleaning business, we will further enhance high-quality cleaning services tailored to customer needs and collaborate with suppliers to develop new technologies."

Built on decades of trust between Hang Lung and Hakuyosha, and a commitment to always putting the customer first, Clean Living remains dedicated to creating clean and comfortable living spaces, and making a meaningful difference in people's lives.

紀念傳承的贈禮 Mementoes of a Legacy

1960年代初，當五十嵐丈夫先生初次與陳曾熙先生見面時，他贈予陳先生一隻水晶龜，成為兩個家庭之間的「信物」。這隻水晶龜代代相傳，象徵着白洋舍與恒隆之間恒久不變的深厚情誼。

為慶祝恒隆白洋舍成立六十周年，陳氏家族特別致贈一副獨具匠心的書法對聯給五十嵐家族——「恒隆煥彩六十載磐石同肩 白洋滌新百年間活水相潤」。此對聯道出恒隆及白洋舍分別擁有源遠歷史，兩者並肩合作，提升生活質素。兩家企業雖然背景各異，關係卻密不可分，未來亦將繼續相互滋養，共同成長。



對聯由著名書法家蕭可佳題字，她9歲起學習書法，13歲時作品已多次入選中國及日本的大型展覽
The calligraphy was created by renowned artist Katherine Xiao. She began studying calligraphy at the age of nine. By 13, her artworks were already exhibited across China and Japan



兩個家庭之間跨越60年的「信物」
水晶龜
The crystal turtle has been a lasting symbol of friendship between the two families for over 60 years

In the early 1960's, when Mr. Takeo Igarashi first met Mr. Chan Tseng-hsi, he gifted him a crystal turtle, which became a lasting symbol of friendship between their two families. Passed back and forth through generations, the crystal turtle represents the enduring bond between Hakuyosha and Hang Lung.

To commemorate the 60th anniversary of Clean Living, the Chan family presented the Igarashi family with a beautifully crafted calligraphy couplet. The diptych conveys a sense of renewal, just as our business helps people feel fresh, and reflects the experience of working side by side. One of the two lines expresses Hang Lung's more than 60 years of history, and the other highlights Hakuyosha's over 100 years of heritage, symbolizing two distinct yet inseparable companies that will continue to nourish one another and grow together.

杭州恒隆廣場：屹立杭州天際線之上的新地標

Westlake 66 Rises: Hangzhou's Skyline Welcomes a New Icon

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杭州恒隆廣場 —— 恒隆最新的綜合發展項目 —— 將於2025年下半年起分階段開幕，以萬眾矚目的辦公樓打響頭炮。這座規模宏大的項目位於繁華的杭州市中心，亦包含一座世界級商場和杭州文華東方酒店，俯瞰引人入勝的西湖景致，勢將成為杭州市天際線的新焦點。

杭州市擁有悠久歷史，融合古都的人文底蘊和現代化城市的活力，同時是長江三角洲發展蓬勃的數碼樞紐，憑藉領先全國的人工智能科技發展，迅速贏得國際認可。杭州恒隆廣場位踞杭州中央商務區的核心地段，毗鄰多家知名企業，並受惠於區內完善的交通配套和蓬勃的經濟活動。由五座甲級辦公樓組成的杭州恒隆廣場坐擁一望無際的西湖美景，緊鄰地鐵網絡和浙江省首家文華東方酒店。我們致力保留及復建杭州恒隆廣場發展項目內的古物建築，讓上班一族每日沉浸於杭州濃厚的文化氛圍，營造獨特的商業及辦公體驗。

Westlake 66, the latest mixed-use development project by Hang Lung, will begin its phased opening in Hangzhou in the second half of 2025, starting with its highly anticipated office towers. Overlooking the serene landscape of West Lake and nestled in the city's vibrant center, the expansive development will also comprise a world-class mall and Mandarin Oriental Hangzhou, promising to become a striking new presence on Hangzhou's city skyline.

With roots dating back thousands of years, Hangzhou is a charming blend of ancient culture and modern dynamism. The city located in the Yangtze River Delta is rapidly gaining global recognition as a thriving digital center that's spearheading the nation's AI development. Westlake 66 is perfectly positioned in the heart of Hangzhou's Central Business District—home to countless well-known enterprises, seamless transport connections, and a vigorous economy. Offering spectacular panoramic views of West Lake, Westlake 66 encompasses five Grade A office towers, easily accessible via the Metro and connected to the first-to-market luxurious Mandarin Oriental Hangzhou. Our dedicated efforts in building a unique business and work experience at Westlake 66 highlight our commitment to preserving heritage and reconstructing historical buildings within the development, making everyday work life immersed in the cultural authenticity of Hangzhou.

有關杭州恒隆廣場辦公樓：
About Westlake 66 Office Towers:

辦公樓數量
Number of Office Towers

5座
Buildings

總樓面面積
Gross Floor Area

87,000
Sq.m.

設計建築師 Design Architect

KPF 建築事務所
Kohn Pedersen Fox Associates (KPF)

項目建築師 Project Architect

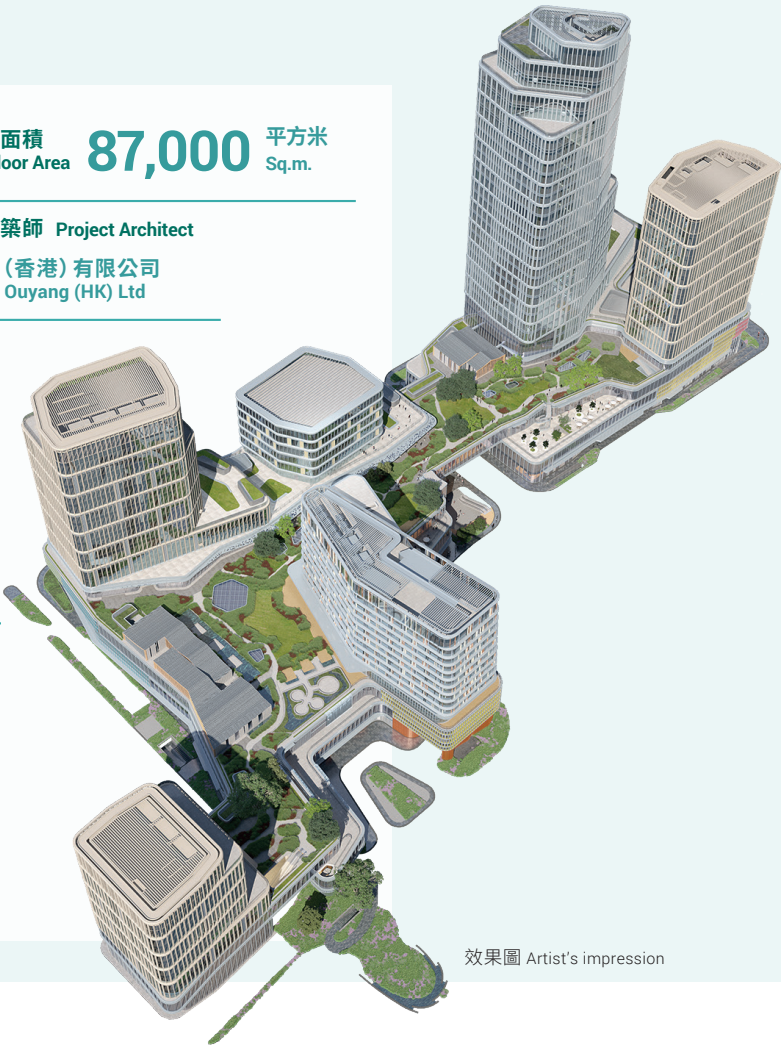
王歐陽 (香港) 有限公司
Wong & Ouyang (HK) Ltd

項目特色 Special Features

- 獨享天際露台
Exclusive sky terraces
- 超過10,000平方米綠化空間
Over 10,000 sq.m. of green space
- PM2.5監測及過濾系統
PM2.5 filtration system
- CO₂濃度監測及過濾系統
CO₂ density detection and control system

綠色建築認證 Green Building Certification

- 能源及環境設計先鋒獎 BD+C – 核心與外殼鉑金預認證 (A及B座)；金獎預認證 (C、D及E座)
LEED BD+C: Core and Shell Platinum Pre-certified (Towers A & B); Gold Pre-certified (Towers C, D & E)
- 中國綠色建築設計標識 (三星)
China Green Building Design Label (3-star)
- 按WELL鉑金級標準設計建造
Designed and constructed according to The WELL Platinum Standard



效果圖 Artist's impression

杭州恒隆廣場的施工過程更重視實踐恒隆對可持續發展的堅定承諾，以及於2050年前實現淨零碳排放的宏大目標。此外，項目會結合恒隆在內地五座主要城市包括上海、瀋陽、無錫、昆明和武漢發展和營運頂尖辦公樓所累積的成功經驗，發揮其備受推崇的專業實力和優質的服務水平。作為備受不同規模企業信賴的合作夥伴，恒隆多年來與跨國集團、本土企業及新興初創公司等租戶枝葉相持，見證無數成功故事。

對此，恒隆高級董事 —— 辦公樓、酒店、住宅及服務式公寓業務隋頌偉表示：「恒隆非常重視與租戶之間的合作夥伴關係，並十分珍惜與租戶並肩發展的機會。我們很榮幸將恒隆廣場辦公樓帶到杭州，成為與企業共同成長、合作和探索新機遇的首選基地，在這座引領變革的城市樹立卓越和創新的標杆。」

Westlake 66 is built with a strong focus on Hang Lung's unwavering commitment to sustainability and ambitious goal of achieving net zero carbon emissions by 2050. Westlake 66 will leverage Hang Lung's highly regarded expertise and premium services, backed by a proven track record of developing and operating state-of-the-art office towers across five major Mainland cities: Shanghai, Shenyang, Wuxi, Kunming and Wuhan. As a trusted partner of businesses of all sizes—from multinational conglomerates and local corporations to emerging start-ups—Hang Lung has witnessed the success stories of countless tenants over the years and is honored to be a part of their journeys.

Herman Chui, Senior Director – Office, Hotel, and Residence for Hang Lung, said, "At Hang Lung, we deeply value our partnerships with our tenants and the opportunity to grow alongside them. It is a privilege to bring the Westlake 66 office towers to Hangzhou as a leading destination for businesses to grow, collaborate, and explore new possibilities, setting a new benchmark for excellence and innovation in this transformative city."



效果圖 Artist's impression

Fashion Walk — 「維園扉畔的品味生活」

Fashion Walk: Victoria Park-Side Lifestyle

Fashion Walk 與維多利亞公園的盎然綠意近在咫尺，漫步於這個寫意的都市空間，在愜意的氛圍中，盡情探索香港潮流文化的獨特魅力。Fashion Walk 一帶於1980年代曾因日資百貨公司雲集，而獲得「小銀座」美譽。如今，這裡已蛻變為一個糅合購物和生活品味的沉浸式街區，跨越銅鑼灣五條街道，匯聚最新穎的時裝飾品、型格街頭藝術，當中的食街更提供令人食指大動的特色餐飲。

Just a few steps from Victoria Park's open and grand leafy escape, the relaxed urban hub of Fashion Walk invites you to stroll, shop, and soak in the vibes of one of Hong Kong's trendiest neighborhoods. Once nicknamed "Little Ginza" because of the wave of Japanese department stores that cemented it as a shopping hotspot in the 1980's, Fashion Walk is an immersive shopping and lifestyle district spanning five streets of Causeway Bay, where the sidewalks and Food Street are lined with fresh fashion and accessories, cool street art, and bold eats and drinks that hit the spot.



Fashion Walk 邀請本地展能藝術家以昔日銅鑼灣風貌為題材創作的壁畫
Fashion Walk invited local artists with disabilities to create mural paintings that reflect the historical scenery of Causeway Bay



D-mop 適合鍾情前衛風格的人士
D-mop is ideal for those looking for a more edgy style



HER 頌揚世界各地女性的獨立精神
HER celebrates the independent spirit of women around the world



OKURA 店外引人注目的鯨魚壁畫
The striking whale mural outside OKURA

就從 **Urban Coffee Roaster** 的一杯香醇咖啡，開啟您的 Fashion Walk 遊走探索之旅。這間隱身於京士頓街的咖啡店，是本地人享受片刻寧靜、細品精選咖啡的首選。在咖啡香氣的提神下，轉入加寧街，尋找引人注目的鯨魚壁畫，它將引領您走進 **OKURA** 的世界。店內琳瑯滿目的日系服飾與珍藏品，定能讓您滿載而歸。

若您鍾情前衛的風格，**D-mop** 將是您的心頭好。店內以簡約大地色系的空間，襯托出受全球音樂、文化與藝術薰陶的前衛服飾。

Start your stroll off right with a fuel stop at **Urban Coffee Roaster**, tucked into Kingston Street. This is where locals head to hit pause and try out carefully sourced specialty coffee beans. Once you're caffeinated, duck into Cleveland Street and look for the striking whale animation that welcomes you into **OKURA**. Filled with clothing and collectibles from Japan, it's a treasure trove of quirky, one-of-a-kind finds.

If you're seeking something edgier, turn the corner to **D-mop**—an earth-tone minimalist space where the clothes take center stage, showcasing forward-thinking fashion inspired by music, culture, and art from around the globe.



Mercury Recalls以黑膠音樂作為主題
Mercury Recalls is themed around vinyl music

漫步回到百德新街，目光很難不被 **Mercury Recalls** 的黑膠唱片牆所吸引。入內點杯特調雞尾酒或精釀啤酒，並相約深夜再次光臨，感受隱藏酒吧在音符流淌中，越夜越美麗的迷人氛圍。鄰近的 **Handsome Factory Barber Shop** 亦不容錯過，這間以精湛手藝聞名的高級男士理髮廳，深受香港潮流人士與名人的喜愛。若想重溫昔日情懷，不妨到**喜喜冰室**找個位子。店內裝潢重現 1970 年代的香港小巴風貌，招牌雞批浮台配以青豆熱湯，更是令人回味無窮。

追求獨特品味的時尚達人，想必不會錯過位於百德新街的 **GENERAL PURPOSE**。這間別緻的選物店，以突破框架的服飾設計著稱，店內陳設更巧妙地營造出復古辦公室的氛圍。隔壁的 **HER** 由徐濠縈主理，透過兼容並蓄的可持續設計，重新定義時尚，頌揚世界各地女性的獨立精神。



Handsome Factory Barber Shop 深受香港潮流人士與名人的喜愛
Handsome Factory Barber Shop is known as the go-to barbershop in Hong Kong for local influencers and celebrities

Wander back to Paterson Street, and you'll be drawn to the wall of vinyl records at **Mercury Recalls**. Pop in for a cocktail or a craft beer, and make a date to return for a late night visit – the hidden bar comes alive with great music after dark. Close by, spot some upscale men's grooming in action at **Handsome Factory Barber Shop**, known as the go-to barbershop in Hong Kong for local influencers and celebrities. For a bit of throwback charm, grab a seat at one of the cutest places to eat in town, **Café Match Box**. Styled like a 1970's Hong Kong minibus, one of its most beloved bites is the chicken pot pie, served with a hearty bowl of pea soup.

Style-conscious shoppers will want to pop into **GENERAL PURPOSE**, also on Paterson Street—a chic boutique of boundary-pushing clothing that's imaginatively designed to resemble a vintage office. Next door, **HER**, founded by Hilary Tsui, reimagines fashion through inclusive and sustainable design that celebrates the independent spirit of women around the world.



「中式漢堡」是小小包 Little Bao 的招牌菜
"Bao burgers" are the signature dish at Little Bao



- | | |
|--------------------------------|------------------------|
| 1 Café Match Box | 7 OKURA |
| 2 Handsome Factory Barber Shop | 8 D-mop |
| 3 Mercury Recalls | 9 Urban Coffee Roaster |
| 4 HER | 10 Second Draft |
| 5 GENERAL PURPOSE | 11 Little Bao |
| 6 JUICE | |



GENERAL PURPOSE的店內陳設巧妙地營造出復古辦公室的氛圍
GENERAL PURPOSE is imaginatively designed to resemble a vintage office



Second Draft 的啤酒頭供應23款新鮮釀造的啤酒
Second Draft serves 23 taps of freshly brewed beer

當您漫步返回維多利亞公園的方向時，不妨留意 **Art Lane @Fashion Walk**，欣賞由本地與環球藝術家精心製作的塗鴉壁畫，為街頭增添一抹藝術氣息。此外，位於加寧街的 **JUICE** 也是必到之地，這裏是街頭服飾及前衛品牌的集中地，店舖設計帶有工業地窖風格。**JUICE** 同時也是陳冠希所創立的 **CLOT** 品牌的獨家銷售點。

來到 Fashion Walk，又怎能錯過**小小包 Little Bao**的招牌「中式漢堡」？包內夾入令人垂涎的豐富餡料，絕對讓您大呼滿足。最後，不妨以 **Second Draft** 的一杯冰涼啤酒，為您的探索之旅畫上完美句號。這間充滿節慶氛圍的啤酒美食酒吧，提供創意十足的暖心美食與23個啤酒頭供應鮮釀的啤酒，是與三五好友一同享受歡樂時光的理想去處。來到 Fashion Walk，盡情沉浸在風格、風味與文化交織的迷人氛圍中吧！

As you head back toward Victoria Park, keep your eyes peeled for **Art Lane @Fashion Walk**, which brings the streets to life with eye-catching graffiti murals commissioned by local and international artists. Be sure to swing by **JUICE** on Cleveland Street, a hub of streetwear and avant-garde labels that is set inside an industrial cellar-like space. **JUICE** is also the exclusive home of Edison Chen's **CLOT** label.

A roam around Fashion Walk wouldn't feel completely satisfying without a stop at **Little Bao** to savor its signature "bao burgers" filled with mouthwatering ingredients. Finally, cap off your wander with a well-deserved cold one at **Second Draft**—a festive gastropub serving up inventive comfort food and 23 taps of freshly brewed beer. Bring your friends and revel in the buzz of Fashion Walk, where style, flavor, and culture unite.



恒隆榮譽董事長陳啟宗先生(左)及上海市委書記陳吉寧先生(右)
Mr. Ronnie C. Chan, Honorary Chair of Hang Lung (left) and Mr. Chen Jining, Party Secretary of Shanghai (right)

恒隆推動上海邁向更璀璨未來 Furthering Our Commitment to Shanghai's Bright Future

今年6月，上海市委書記陳吉寧先生會見了恒隆榮譽董事長陳啟宗先生、董事長陳文博先生及行政總裁盧韋柏先生，談及加強雙方合作，並重申恒隆對上海城市發展及長期增長的堅定承諾。恒隆高級董事——內地業務彭兆輝先生、董事——發展及項目梁煥添先生，以及董事——內地業務張琳娜女士亦一同出席。

陳吉寧先生強調上海致力深化建設國家經濟、金融、貿易、航運及科技創新中心的地位。他表揚恒隆持續投資，並鼓勵我們積極參與都市更新改造和商辦樓宇提質升級，以及不斷拓展消費場景、創新消費模式，推動更多首發、首展、首店落戶上海。

陳啟宗先生重申恒隆對上海世界級營商環境及長遠發展前景的信心。作為積極參與城市發展的一分子，我們的旗艦項目上海恒隆廣場及上海港匯恒隆廣場已在商業地產領域樹立標杆。我們致力擴展在這活力充沛的城市的業務版圖，探索更多新機遇。

我們的最新發展項目便是例證——上海恒隆廣場擴建部分已於今年6月封頂，預計將於2026年下半年開幕。擴建部分將為整個綜合項目增加13%的可租賃零售面積，新增的地面總樓面面積為3,080平方米，將提供嶄新的零售、餐飲、健康及品味生活元素，以及活動場地。此外，上海港匯恒隆廣場的一座階梯式服務式寓所亦正煥新升級為上海金普頓徐家匯酒店，將滿足商務及休閒旅客對個性化旅居體驗的需求。項目預計於2027年開幕。

In June, Mr. Ronnie C. Chan, our Honorary Chair; Mr. Adriel Chan, Chair; and Mr. Weber Lo, Chief Executive Officer, met Mr. Chen Jining, Party Secretary of Shanghai, to strengthen our collaboration and reaffirm Hang Lung's long-term commitment to the city's growth and urban development. They were also joined by Mr. Derek Pang, Senior Director - Mainland Business Operation; Mr. Moses Leung, Director - Development & Projects; and Ms. Janice Cheung, Director - Mainland Business Operation.

Secretary Chen emphasized Shanghai's ambition to expand its status as a global center for economic activity, finance, trade, shipping, and technological innovation. He shared his appreciation for Hang Lung's continued investments and encouraged us to accelerate our efforts in urban renewal, upgrading commercial assets and leading advancements in retail by introducing more first-to-market stores, launches, and showcases in the city.

Mr. Ronnie C. Chan reiterated Hang Lung's confidence in Shanghai's world-class business environment and long-term prospects. As a dedicated contributor to the city's development, Hang Lung's flagship projects in Shanghai—Plaza 66 and Grand Gateway 66—have established new benchmarks in commercial real estate. We remain focused on expanding our presence and exploring new opportunities in the vibrant city.

Our latest developments embody this commitment. For example, the Plaza 66 Pavilion Extension, which topped out in June this year, is expected to open in the second half of 2026. This addition will expand the complex's retail space by 13%—based on leasable floor area—and add a total of 3,080 square meters of above-ground space, offering new concepts in retail, dining, wellness, and lifestyle, as well as event venues. Additionally, the terraced Grand Gateway 66 Serviced Apartments are being transformed into the Kimpton Xujiahui Shanghai hotel, which will cater to the needs of both business and leisure travelers with personalized experiences when it opens in 2027.

恒隆數學獎督導委員會主席倡導 以數字孿生技術推動醫療革命 HLMA Steering Committee Chair Advocates Healthcare Revolution with Digital Twin Technology

現今科學以驚人速度發展，探索知識前沿令人振奮且極其重要。你可曾想像一個能預測健康問題並定制治療方案的數碼分身？數字孿生技術就可以做到。

在這領域的先鋒是2006年諾貝爾物理學獎得主、恒隆數學獎督導委員會主席George Smoot教授。這位以宇宙學開創性研究聞名的學者，如今積極研究數字孿生技術，探索這項科技於促進健康福祉的潛能。

數字孿生是一種能實時模擬複雜物理系統的虛擬模型。在醫療領域，它能成為人體生物系統的數碼複製體，主動管理健康狀態。此技術透過模擬反應改善治療方案，為幹細胞治療、冷凍保存等先進療法開闢道路，亦有望能延長壽命、提升生活品質與醫療效率。

數學是數字孿生技術的核心，透過高端數學建模、統計推論與計算方法，能把龐大數據轉化為切實可行的見解，協助管理複雜多變的系統。

恒隆數學獎多年來致力推動科學發展，鼓勵中學生開展原創性高端數學研究，培養創造力、批判性思維與知識探究精神。恒隆數學獎將繼續培育香港年輕人才，推動知識創新突破，造福人類社會。



恒隆數學獎督導委員會主席George Smoot教授最近於香港科技大學舉行有關數字孿生的講座(圖片鳴謝：香港科技大學賽馬會高等研究院提供)
Prof. George Smoot, Chair of HLMA Steering Committee at a recent lecture on digital twin at the HKUST (Photo: Courtesy of the HKUST Jockey Club Institute for Advanced Study)

In an era where science is advancing at lightning speed, exploring the frontiers of knowledge has never been more exciting—or more essential. Imagine a digital replica of yourself that can predict health issues and customize treatments—this is the power of digital twin technology.

At the forefront of this field is Prof. George Smoot, Nobel Laureate in Physics (2006) and Chair of Hang Lung Mathematics Awards (HLMA) Steering Committee. Known for his seminal work in cosmology, Prof. Smoot is now working on digital twin technology and its potential to make a tangible impact in healthcare and wellness.

A digital twin is a virtual model that simulates complex physical systems in real time. In healthcare, it can be digital replica of an individual's biological systems that proactively manages health. It enables advanced therapies like stem cell treatments and cryopreservation by optimizing therapeutic strategies based on simulated responses. This technology gives hope to significantly improve longevity, quality of life, and healthcare efficiency.

At the heart of digital twin technology lies mathematics. Through advanced mathematical modeling, statistical inferences, and computational methods, vast data can be transformed into actionable insights to help manage complex and dynamic systems.

HLMA supports scientific progress through inspiring secondary school students to undertake original, high-level mathematics research that fosters creativity, critical thinking, and intellectual exploration. HLMA cultivates many young talents in Hong Kong to advance knowledge and spearhead innovation for the betterment of humankind.



Smoot教授於恒隆數學獎活動上與2023年得獎者交流
Prof. Smoot meeting 2023 HLMA winners at the winners' gathering

同心創變：實踐可持續發展 Making Change Together: Sustainability in Action



恒隆深信團結為進步的動力，因此旗下的「Changemakers 租戶可持續發展合作計劃」致力為租戶提供清晰可行的行動方案，協助他們從多方面減少碳足跡。從以下幾個精選案例可見，Changemakers 計劃鼓勵參加者多走一步，將其可持續發展影響力擴展至新領域。

亞洲公益事業研究中心：減少隱含碳排放

位於瑞安中心的亞洲公益事業研究中心 (CAPS) 是 Changemakers 計劃的合作租戶之一，藉着辦公室搬遷的契機加強其可持續發展工作。在恒隆的支持下，CAPS 採用 GIGA 的 RESET* 隱含性能標準計算裝修物料所產生的隱含碳排放量，並與物聯網解決方案供應商易控智能科技合作，透過網絡控制面板監測業務的整體耗電量。CAPS 更在新辦公室選用環保初創企業 Sustainable Office Solutions 提供的二手家具，並將原址的剩餘家具轉讓予有意承租的租戶，減少送往堆填區總廢物量。

Rooted in the belief that collaboration drives progress, Hang Lung's *Changemakers: Tenant Partnerships on Sustainability Program* provides tenants with clear, actionable steps to reduce their carbon footprint in multiple ways. As demonstrated in these selected case studies, the Changemakers Program inspires participants to take further action and expand their sustainability impact into new areas.

The Centre for Asian Philanthropy and Society (CAPS): Descaling Embodied Carbon

As a Changemakers Program partner, CAPS—our tenant at Shui On Centre—enhanced their sustainability efforts during their relocation. With support from Hang Lung, CAPS employed GIGA's RESET* Embodied Standard to measure the embodied carbon in their fit-out materials. They also engaged an Internet of Things solution developer, Control Free, to monitor their overall electricity usage through web-based dashboards, and connected with a green startup, Sustainable Office Solutions, to furnish their new location with secondhand furniture. The remaining furniture pieces at the original premises were also offered to prospective tenants, altogether minimizing total landfill waste.

* 全稱為綠色理念，綠色行動 (Green Ideas Green Actions) 的再生生態、社會與經濟目標 (Regenerative Ecological, Social and Economic Targets)
* Green Ideas Green Actions' Regenerative Ecological, Social and Economic Targets



東方匯理銀行：推動電子廢物循環管理

恒隆與電子廢物回收商展開合作，共同處理上海恒隆廣場租戶東方匯理銀行所棄置的電器，並交由前者拆解和轉化為原材料，實現物盡其用。在雙方的共同努力下，合作更拓展至上海、北京和廣州多地，擴大電子廢物循環管理的效益，成果令人鼓舞。



Credit Agricole: Advancing Circular E-Waste Management

Hang Lung facilitated a partnership with an e-waste recycling company to process unwanted electronic appliances for one of our tenants at Plaza 66 in Shanghai, Credit Agricole. The recycler disassembles and repurposes electronic waste into raw materials, extending the lifespans of these products. It is particularly encouraging that this shared effort led the two parties to expand their collaboration to multiple sites in Shanghai, Beijing, and Guangzhou, amplifying the impact of circular e-waste management.

引領前路：發揮一呼百應的影響力

香港科技大學環境研究所首席發展策略顧問，也是著名環保人士陸恭蕙教授於首屆租戶可持續發展頒獎典禮上表示：「恒隆的環境、社會和管治舉措走在香港房地產發展商的前沿，其開創出以可持續發展為本的服務，協助我們以實質行動帶來真正的改變，構建更符合可持續發展和強韌的未來。」

Changemakers 計劃成功帶動合作夥伴實現行為轉變，不但為我們旗下的物業組合帶來效益，更惠及廣泛社會，推動我們邁向可持續發展的未來。

Moving Forward: Leading With Impact

Professor Christine Loh, Chief Development Strategist, Institute for the Environment at The Hong Kong University of Science and Technology, who is also a renowned environmentalist, said at the inaugural Tenant Sustainability Awards ceremony, "Hang Lung is at the forefront of ESG initiatives among property developers in Hong Kong, with pioneering services centered on sustainability. In this way, we are making real change through tangible actions, and shaping a more sustainable, resilient future."

The Changemakers Program has catalyzed a shift in partner behaviors, generating a broader societal impact that reaches beyond our portfolio and propels us toward a more sustainable future.



恒隆的環境、社會和管治舉措
走在香港房地產發展商的前沿。

Hang Lung is at the forefront of
ESG initiatives among property
developers in Hong Kong.



陸恭蕙教授
香港科技大學環境研究所
首席發展策略顧問

Prof. Christine Loh
Chief Development Strategist, Institute
for the Environment at HKUST

恒隆80%內地物業實現可再生能源供電 Powering 80% of Our Mainland Portfolio With Renewable Energy

作為房地產行業的氣候先驅，恒隆積極推動環保創新，全面減少環境足跡，並為業界在建設更綠色及可持續的未來樹立榜樣。

自2025年5月1日起，瀋陽市府恒隆廣場、瀋陽皇城恒隆廣場和大連恒隆廣場三個項目透過符合中國綠電交易政策框架的綠電採購協議，購入風能和太陽能可再生能源，成為遼寧省首批全面使用可再生能源的商業項目。這項成就將我們內地物業使用可再生能源的佔比從50%提升至80%。連同目前已全面使用可再生能源供電的上海恒隆廣場、上海港匯恒隆廣場、無錫恒隆廣場、昆明恒隆廣場及濟南恒隆廣場，預計到2025年底，恒隆旗下八個物業累計將採購約3.2億千瓦時的可再生能源，超額完成2025年內地物業組合25%用電來自可再生能源的目標，為2050年實現淨零排放邁出重要一步。

我們不僅加速了能源轉型，還支持租戶的可持續發展承諾，積極推動中國的雙碳目標，即2030年達到碳排放峰值和2060年實現碳中和。

應對氣候變化是恒隆可持續發展框架的優先議題之一。我們主動增加可再生能源的使用比例，致力減少業務中的碳排放，以緩解氣候變化的影響。

As a climate leader in real estate, Hang Lung has long prioritized sustainable innovation in our practices, taking a holistic approach to reducing our environmental footprint and setting industry standards for a greener, more sustainable future.

Since May 1, 2025, three more Hang Lung properties—Forum 66 and Palace 66 in Shenyang, and Olympia 66 in Dalian—have secured renewable energy from wind and solar sources through power purchase agreements aligned with China's green energy policy framework, and becoming the first commercial complexes in Liaoning Province to be fully powered by renewable energy. This achievement marks a major milestone in Hang Lung's sustainability journey, increasing the share of our Mainland operating properties powered by renewable energy from 50% to 80%. Together with Plaza 66 and Grand Gateway 66 in Shanghai, Center 66 in Wuxi, Spring City 66 in Kunming, and Parc 66 in Jinan, Hang Lung is expected to procure a total of approximately 320 million kWh of renewable energy across eight properties by the end of 2025. This achievement greatly surpasses our 2025 target of using 25% renewable energy for our mainland China portfolio and represents a significant step toward realizing our 2050 net zero goal.

Hang Lung is not only accelerating the energy transition and empowering tenants to pursue their sustainability commitments, but is also actively contributing to Chinese's dual carbon goals of reaching peak carbon emissions by 2030 and achieving carbon neutrality by 2060.

Climate resilience is one of the priorities in our sustainability framework. We actively increase the portfolio of renewable energy-powered properties to reduce carbon emissions in our business, helping to mitigate the impact of climate change.



自2025年5月1日起，再多三個恒隆內地項目全面採用可再生能源供電，它們亦是遼寧省首批實現此成就的商業項目
From May 1, 2025, three additional Hang Lung properties in the Mainland transitioned to renewable energy sources, becoming the first commercial developments in Liaoning Province to achieve this milestone

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