

#高瞻远瞩 65年如一
#65 Years One Vision



高瞻远瞩65年如一：恒隆举办周年庆
65 Years, One Vision:
Celebrating Hang Lung's Anniversary

无锡“恒隆府”：引领城市生活新风尚
Center Residences:
Elevating Urban Living in Wuxi

梦想成真：恒隆助青年企业家逐梦前行
From Dream to Reality:
Hang Lung Empowers Young Entrepreneurs

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高瞻远瞩65年如一：恒隆举办周年庆 65 Years, One Vision: Celebrating Hang Lung's Anniversary

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庆祝卓越成就65载：恒隆董事会成员和高级管理层共同庆祝公司成立65周年
Celebrating 65 Years of Excellence – Hang Lung Board members and senior management gather to commemorate the Company's 65th anniversary

恒隆今年昂首迈进65周年，为我们紧贴时代脉搏的发展历程再添里程碑。为隆重其事，我们于9月22日举办庆祝酒会，约500名贵宾于香港共襄盛举，包括重要商业伙伴、行业领袖及众多在恒隆成功路上举足轻重的持份者。

Hang Lung proudly commemorates its 65th anniversary this year – a remarkable milestone in our rich and evolving journey. To honor this significant occasion, we hosted a cocktail reception on September 22 in Hong Kong, bringing together about 500 distinguished guests, including prominent business partners, industry leaders, and key stakeholders who have been instrumental in shaping our path to excellence.

回顾过去65载，我感到无比自豪——这是一段由我父母二人开启的旅程，亦与香港及内地的卓越发展同步演进。我们的成就不仅体现在所构建的资产组合，更在于我们所建立的深厚关系。对于我们的商业同仁、政府合作伙伴以及业界众多挚友，你们始终如一的信任与长期合作，是我们成功的基石。

It is with immense pride that I look back on these past 65 years – a journey that my father and mother embarked upon and has since evolved together with the remarkable growth of Hong Kong and the Chinese Mainland. Our achievements extend beyond the portfolio we have developed; at the core, we have cultivated enduring relationships. To our business associates, our government partners, and many valued friends in the industry, your unwavering trust and longstanding collaboration have been fundamental to our success.



恒隆集团及恒隆地产荣誉董事长 陈启宗先生
Mr. Ronnie C. Chan
Honorary Chair of Hang Lung Group and Hang Lung Properties



当晚，我们分享了恒隆多年来如何精益求精，恪守诚信与合作，驱动公司不断向前。正如恒隆董事长陈文博先生在致辞中所言：“庆祝生日是与良朋欢聚的最佳借口。”众嘉宾趁此机会叙旧并共商未来，整晚高朋满座，热闹非凡。

The evening celebrated not only our legacy of growth, but also our continued transformation through integrity and partnerships. As Mr. Adriel Chan, Chair of Hang Lung, noted in his remarks, “Birthdays are a great excuse to get friends together.” That spirit carried through the event, as guests reconnected, shared stories, and looked ahead to the journey ahead.

在庆祝恒隆65周年之际，我体会到这不只是一场庆典，更是对企业核心价值的致敬。这份价值观自我祖父于1960年创立公司时便已奠定，历久弥新，至今仍指引着我们。我们坚守诚信、永续、开明和卓越的核心价值，跨越每个阶段。衷心感谢一众同事、伙伴和朋友陪伴恒隆走到今天。我们携手创造了历史，并将继续并肩前行，以突破疆界的思维，坚定地迈向明确目标迈进。

As we celebrate Hang Lung’s 65th anniversary, I’m reminded that this is more than a birthday – it’s a tribute to the enduring values that have guided us since my grandfather founded the Company in 1960. Integrity, sustainability, openness, and excellence remain our compass through every iteration.

I’m deeply grateful to our colleagues, partners, and friends who have shaped our journey. Together, we’ve built a legacy – and together, we’ll continue to evolve, challenge assumptions, and embrace the future with purpose and pride.



恒隆集团及恒隆地产董事长 陈文博先生
Mr. Adriel Chan
Chair of Hang Lung Group and Hang Lung Properties

盛会上只此一晚上的特设展览，回顾了恒隆过去65载的发展轨迹，从扎根香港的多元化业务基础，到90年代拓展内地市场的战略远见，以至对推动可持续发展的不懈坚持，充分彰显我们的卓越成就及回馈社区的承诺。

A specially curated, one-night-only exhibition invited event guests to explore Hang Lung’s 65 years of growth and transformation – from our origins as a multi-faceted company in Hong Kong, to our strategic expansion into the Chinese Mainland in the 1990s, and our ongoing commitment to sustainability. It was a powerful reminder of the lasting impact we continue to make in the communities we proudly serve.



高瞻远瞩65年 | 65 Years, One Vision

回望恒隆于1960至80年代的多元足迹，除了地产，也曾涉足干洗、零售、餐饮、石油气、酒店与停车场等领域。

From the 1960-80s, Hang Lung built a reputation for its diverse ventures beyond property development, spanning dry cleaning, retail, F&B, LP gas, hotels, and car parks.

重塑城市天际线 | Transforming Skyline

恒隆于90年代扩张至中国内地，策略性布局核心城市，专注发展综合性项目地标，重塑城市面貌。

In the 1990s, Hang Lung began investing in the Chinese Mainland, strategically acquiring prime sites in key cities to develop transformative mixed-use properties.



引领可持续发展 | Pioneering Sustainability

恒隆以前瞻视野推动可持续发展，致力达成温室气体净零排放的目标，同时积极保育文化、连系社群及赋能年轻人。

Hang Lung drives sustainable development with a long-term vision – working towards net zero emissions, while preserving culture, supporting communities, and empowering youth.

“恒隆 V.3” 策略面世

在回望过去65年发展之际，我们也着眼未来，宣告业务迈进“恒隆 V.3”的战略新篇章，并以我们在香港和内地业务数十年来累积的丰硕成果为坚实基础。

恒隆的故事始于“恒隆 V.1”阶段，以多元化业务在香港商界建立稳固根基。随后，我们在“恒隆 V.2”的转型期于内地大规模扩张，专注开发地标性综合项目，奠定了我们在各大主要城市的重要地位。

下一策略性阶段“恒隆 V.3”，将从以往开发新地皮转向更具资本效益的拓展模式，以充分发挥现有物业组合的潜力。此阶段强调优化精选资产，通过策略管理合同及发展相邻项目，达到高效益和最佳投资回报。

对此，恒隆董事长陈文博先生表示：“V.3在V.2取得重大成功的基础上应运而生，是恒隆的策略升级。我们充分利用在既有市场的领导地位和对市场的深入了解，聚焦于核心城市扩张、增强投资回报率及提升顾客体验，为持份者释放更大价值。”

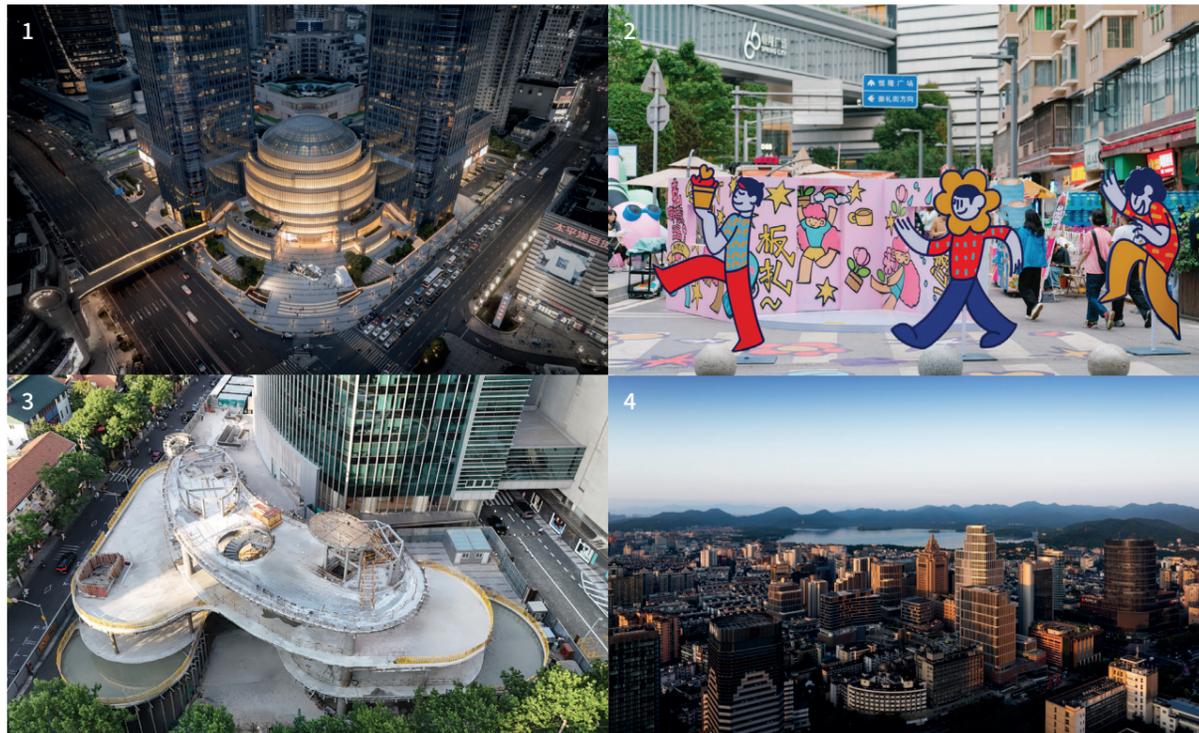
Unveiling Hang Lung V.3 Strategy

As we celebrated 65 years of growth, we also looked to the future with the unveiling of Hang Lung V.3 (“HL V.3”) – our next strategic chapter building on decades of success in Hong Kong and the Chinese Mainland.

Our story began with HL V.1, a foundational period marked by diverse ventures that embedded Hang Lung deeply into Hong Kong’s business landscape. HL V.2 ushered in a transformative era of large-scale expansion into the Chinese Mainland, with a focus on landmark mixed-use developments that defined our presence across key cities.

Now, HL V.3 represents a strategic pivot – from greenfield development toward a more capital-efficient model centered on unlocking the full potential of our existing portfolio. This phase emphasizes selective enhancements, strategic management contracts, and adjacent developments that deliver high impact while optimizing returns.

“HL V.3 is a natural evolution that complements the HL V.2 model by leveraging established market presence. It unlocks greater value for stakeholders by focusing on Core City Expansion, ROI Growth, and Customer Experience Elevation,” said our Chair, Mr. Adriel Chan.



1 上海港汇恒隆广场北座由合作伙伴持有的物业空间，被我们租用后得以统一租赁活动，提升商场的整体协同效应
North Tower at Grand Gateway 66 in Shanghai, where we took over space owned by our joint venture partner for consolidated leasing and improved mall cohesion

2 昆明恒隆广场的尚义街项目优化周边零售及街道环境
Shangyi Street project at Spring City 66 in Kunming, enhancing the retail and street environments

3 上海恒隆广场扩建项目新增超过13%可租赁面积，但营运成本仅轻微增加
Plaza 66 Pavilion Extension in Shanghai, adding over 13% to our leasable space with minimal increase in overhead costs

4 杭州恒隆广场扩展项目增加约40%总楼面零售面积，更将临街面积增加超过200%，提升物业的可达性和可见度
Westlake 66 Expansion in Hangzhou, increasing the retail GFA by about 40% and street frontage by 200+% with boosted accessibility and visibility



能够参与这段非凡的旅程，我深感荣幸。公司的深厚根基，由一代代同事的努力、坚毅与诚信铸就。肩负领导这样的企业，我既感任重道远，又令我深受鼓舞。恒隆一直坚持做正确的事情，不断力求卓越。如今，我对“恒隆 V.3”策略的未来满怀信心，因为我们拥有坚实的基础、优越的团队和团结一致的愿景。

I feel deeply honored to be part of this remarkable journey. It is both humbling and inspiring to lead a Company with such a rich legacy, built on the dedication, resilience, and integrity of generations of colleagues. Hang Lung has always stood for doing the right thing and doing it well. Today, as we embark on our HL V.3 strategy, I am filled with optimism for the future – because I know we are building on strong foundations, with an exceptional team that shares a common vision.

恒隆集团及恒隆地产行政总裁 **卢韦柏先生**
Mr. Weber Lo
Chief Executive Officer of Hang Lung Group and Hang Lung Properties

庆祝酒会上的音乐环节充分体现了恒隆与社区伙伴之间的深厚情谊，这份关系建基于共同的价值观、共融精神，以及对社会福利的坚定承诺。当晚演出不仅是才华的展现，更彰显了协作与社区力量所能带来的深远影响。

将这理念化为动人演出的阵容包括：香港合唱新力量 (HKVC) 创办人及艺术总监刘灏显；施坦威钢琴艺术家兼 HKVC 董事李伟安；以及心光盲人院暨学校校友萧凯恩——她是获得首届“恒隆视障人士奖学及发展金”的学生。此外，香港校际合唱团的参与，更为演出增添了丰富层次与感染力。

众人共同演绎了由李伟安特别为恒隆创作的原创作品《Dare to Know, Dare to Build》。这首作品深刻表达了坚毅精神、青年赋能与文化共融，不仅向恒隆的历史致敬，也颂扬了合作精神如何共筑美好未来。



The musical segment at the anniversary cocktail was a powerful reflection of the meaningful relationships Hang Lung has built with its community partners, rooted in shared values, inclusivity, and commitment to social good. More than a showcase of talent, it highlighted the impact we can create together through collaboration.

Bringing this vision to life were Kelvin Lau, founder and artistic director of the Hong Kong Virtuoso Chorus (HKVC); Warren Lee, Steinway Artist and board member of HKVC; and Michelle Siu, recipient of the inaugural “The Hang Lung Scholarship and Development Donation for the Visually Impaired” and alumnus of the Ebenezer School and Home for the Visually Impaired. The segment also featured the Hong Kong Inter-School Choir, adding further depth and richness to the musical experience.

Their joint performance of “Dare to Know, Dare to Build” – a specially commissioned original composition by Warren Lee, dedicated to Hang Lung – captured the essence of the evening. It was a resonant expression of perseverance, youth empowerment, and cultural inclusion – an artistic homage not just to Hang Lung’s legacy, but to the enduring power of partnership in shaping a vibrant future.

同贺65载并肩同行 Celebrating 65 years of friendship and partnership



梁振英、陈文博
CY Leung, Adriel Chan

藤代圭二、陈启宗、五十岚瑛一、赵家驹
Keiji Fujishiro, Ronnie C. Chan, Eiichi Igarashi, Kenneth Chiu

赵家驹、黄欣怡、王若琴、廖宜建、冯婉眉、陈启宗、王慕鸣、利苑虹、刘哲宁、李民桥
Kenneth Chiu, Doris Wong, Jo Miyake, David Liap, Anita Fung, Ronnie C. Chan, Rosanna Wong, Wendy Tee, Che-ning Liu, Adrian Li

伍绮琴、陈文博
Estella Ng, Adriel Chan

赵家驹、何孝昌、李国基、卢韦柏
Kenneth Chiu, Hau Cheong Ho, Stephen Li, Weber Lo

肖杨、陈文博、张启华、刘文君
Xiaoyang, Adriel Chan, Gabriel Cheung, Julia Lau

荣智健、陈文博
Larry Yung, Adriel Chan

李小加、陈启宗
Charles Li, Ronnie C. Chan

卢韦柏、王国龙
Weber Lo, George Hongchoy

黄伟纶、叶玉如、陈文博、陈家强、冯婉眉、叶毓强
Michael Wong, Nancy Ip, Adriel Chan, KC Chan, Anita Fung, Albert Ip

Manesh Chellaram、刘建义、Manolo Chellaram、陈启宗
Manesh Chellaram, Lawrence Lau, Manolo Chellaram, Ronnie C. Chan

刘哲宁、卢韦柏、查史美伦、查懋成、查耀中
Che-ning Liu, Weber Lo, Laura Cha, Victor Cha, Benjamin Cha

陈文博、郭炳联、陈南禄
Adriel Chan, Raymond Kwok, Philip Chen

恒隆今日的成就，有赖公司上下的宝贵贡献。前任董事总经理及行政总裁亦送上真挚寄语，表达他们对恒隆的心声与祝福。
We are delighted to share heartfelt messages from our former Managing Director and CEO – two respected leaders whose contributions have played a meaningful role in our journey.

致恒隆同仁：

公司踏入65周年，很荣幸能与大家共度当中47个春秋。

这次周年庆见证了我们上下一致的承诺、毅力和抱负，每位同事都是公司薪火相传、继往开来的关键一环。饮水思源，向历史致敬之余，让我们一边坚守企业价值，一边全情投入，精诚前行！

To my Hang Lung colleagues:

As we mark 65 years as a company, I am proud to have shared 47 of them alongside you.

This anniversary mirrors our shared commitment, perseverance, and ambition. Every one of you is essential in building our legacy and tomorrow. Let's celebrate our history with appreciation and gratitude, upholding our values and move forward with enthusiasm and passion!



恒隆地产独立非执行董事及
1992至2010年恒隆集团及恒隆地产董事总经理 **袁伟良先生**
Mr. Nelson Yuen, Independent Non-Executive Director of Hang Lung Properties and former Managing Director of Hang Lung Group and Hang Lung Properties (1992-2010)

能够与恒隆同行，我深感荣幸和自豪。多亏时任董事长Ronnie的卓越远见和领导策略，我在任职期间收获了一段难忘而充实的体验。

我尤其感谢所有董事会成员，以及一众支持我和彼此实现公司理念的同事们。恒隆历年来几经风雨，但在正确的价值观引领下，屡创佳绩。我有信心，恒隆必定能继续“只选好的 只做对的”，业务欣欣向荣。

在此祝愿恒隆和所有合作伙伴前程似锦。让我们迎接更多个65年！

It is a real privilege and honor for me to be associated with Hang Lung. Thanks to the visionary and strategic leadership of Ronnie, who was the Chair during my time, it had been a memorable and fulfilling experience.

I am particularly indebted to all the Board members, and my colleagues who have supported me and each other for the purpose of the Company. Hang Lung has encountered many challenges over the years, but the right values have always led the Company onto higher and greener pastures at the end. I am confident that Hang Lung will continue to “do it right” and be prosperous and successful.

I wish Hang Lung – and everyone associated with the Company – every success going forward. Onto the next 65 years and beyond!



恒隆地产独立非执行董事及
2010至2018年恒隆集团及恒隆地产行政总裁 **陈南禄先生**
Mr. Philip Chen, Independent Non-Executive Director of Hang Lung Properties and former Chief Executive Officer of Hang Lung Group and Hang Lung Properties (2010-2018)

深入杭州新地标：杭州恒隆广场

A New Landmark for Hangzhou: Inside Westlake 66



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杭州恒隆广场屹立于历史悠久的武林商圈核心地段，它不只是一座传统综合发展项目，而是杭州市独当一面的崭新时尚生活据点和文化地标。

杭州恒隆广场将于2025年底起分阶段开业，汇聚高端零售、精致餐饮体验、先进办公空间及豪华酒店，其与杭州湖光山色相互呼应的建筑设计风格，同样备受瞩目。

融入文化脉络的建筑设计理念

杭州恒隆广场的设计灵感源自画家黄公望笔下的《富春山居图》，以建筑语言传递杭州之美。项目外墙参考了灵隐寺的石砌结构和西湖断桥的意象，缀以红、橙、黄三色的釉面赤陶墙面，与当地的历史古迹交相辉映。

总楼面面积*
Total GFA* **432,200** 平方米
Sq. m.

零售空间
Retail **147,900** 平方米
Sq. m.
2026年上半年启用
Opening 2026 1H

办公楼 Office Towers
2025年下半年起启用
Opening 2025 2H Onwards **95,600** 平方米
Sq. m.

杭州文华东方酒店
Mandarin Oriental Hangzhou
2026年下半年开幕
Opening 2026 2H **38,100** 平方米
Sq. m.

停车场及其他
Carpark / Others **150,600** 平方米
Sq. m.

* 包括杭州恒隆广场扩展部分
Including Westlake 66 Expansion

Rising in the heart of the historic Wulin commercial district, Hang Lung's Westlake 66 in Hangzhou goes beyond a traditional mixed-use development – it stands as a bold new lifestyle destination and cultural statement for the city.

Opening in phases beginning in late 2025, Westlake 66 combines premium retail, elevated culinary experiences, cutting-edge office spaces and luxury hospitality. Architecture also plays a starring role, echoing the poetic landscapes of the city.

Architecture Designed with a Cultural Context

Inspired by Huang Gongwang's Dwelling in the Fuchun Mountains, the design of Westlake 66 channels Hangzhou's beauty into built form. The façade references the ancient masonry patterns of Lingyin Temple and the storied Broken Bridge of West Lake, accented with glazed terra-cotta in hues of red, orange, and yellow – tones drawn from local heritage.



效果图 Artist's impression



效果图 Artist's impression

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体验 EXPERIENCE

KPF的设计总监 Jeffrey Kenoff 先生表示：“杭州恒隆广场不只是一座都市建筑，更将西湖和京杭大运河两大杭州地标串联起来。居高临下的空中花园坐拥湖光山色的西湖美景，而行人专用的林荫大道则为街区注入活力，呼应城市的流动性。”

此外，项目正开展耶稣堂弄5号及镜清里1号两座宋元时期历史古迹的保育工作，修复后将移至占地超过1,000平方米的地下展厅专门展出，让访客以身临其境的方式体验杭州的丰富历史。

恒隆行政总裁卢韦柏先生表示：“杭州恒隆广场位于武林广场，是内地极具消费活力的商圈，此策略性选址充分体现了我们缔造优享生活空间的愿景。项目具备标志性的设计，商场与塔楼结构连为一体，打造出独特的空中花园，呈现令人惊叹的景观，社区归属感油然而生。随着杭州文华东方酒店的加入，我们将打造出当地最别具一格的综合发展地标。”

杭州零售业的未来

杭州恒隆广场近83%零售空间已获预租，其中高端品牌预计约占15%。除了一系列精选旗舰店、杭州首发概念店及独家专属体验外，项目亦将以餐饮体验为特色，引入80至100家餐厅，并在精心规划的户外用餐区提供多元化的美食选择。

项目未来将进一步拓展其版图，我们与百大集团签署了为期20年的营运租赁协议，于2028年开始租用杭州百货大楼的南北两栋大楼。扩充项目将增加40%的零售面积，临街面延长两倍至290米，全面提升杭州恒隆广场项目的可见度和可达性。

杭州恒隆广场不止是吃喝购物的场所，更象征着一种多面向的体验。项目致力通过社交互动和创新文化体验，打造集时尚生活、社区参与和地方归属感于一身的活力天地，重塑大众与城市的互动方式。

"Westlake 66 is more than an urban building, it connects the city's major landmarks – the West Lake and the Grand Canal," says Mr. Jeffrey Kenoff, Design Principal at KPF. "Its elevated sky park offers great views of the Lake in the mountains, while the pedestrian boulevard brings energy to the street and gives back to the city's fluidity."

In addition, two heritage sites from the Yuan and Song dynasties – Yesutang Lane No.5 and Jingqing Lane No.1 – are being preserved. The relics will be relocated, restored, and displayed in a dedicated underground viewing gallery spanning over 1,000 sq. m., offering visitors an immersive connection to Hangzhou's rich past.

"Westlake 66 represents our vision for creating compelling spaces that enrich lives – strategically located in Wulin Square, one of the most vibrant shopping destinations in Chinese Mainland," says Mr. Weber Lo, Chief Executive Officer of Hang Lung. "Its iconic design and integrated mall-and-tower structure support a unique sky park that offers breathtaking views and fosters a sense of community."

The Future of Hangzhou Retail

Nearly 83% of Westlake 66's retail space is already committed, with around 15% expected to be high-end brands. A curated mix of flagship stores, new-to-market concepts, and exclusive offerings will anchor the experience. Dining is another highlight, with 80 to 100 restaurants offering a variety of cuisines in beautifully landscaped al fresco settings.

The development's footprint is set to expand even further. A 20-year operating lease agreement with Baida Group will see Westlake 66 extend to include the North and South Towers of the Hangzhou Department Store beginning in 2028. The expansion adds 40% of retail space and triples the project's street frontage to 290 meters, enhancing its visibility and accessibility from all directions.

Westlake 66 is not just a place to shop and dine – it is a multidimensional experience. Through social connections and cultural revelations, it aims to foster a dynamic blend of lifestyle, engagement, and sense of place – reshaping how people interact with the city.



无锡“恒隆府”：引领城市生活新风尚 Center Residences: Elevating Urban Living in Wuxi

实景图 Actual site photo

高端寓所品牌“恒隆府”隆重推出旗下项目——无锡“恒隆府”。全新物业外观别具气派，兼顾精致生活、便利及舒适的居家环境，迎合顾客对优越生活体验日益讲究的追求，反映恒隆“以客为尊”的经营理念。

这座无锡新地标由多个知名专业团队联袂打造：LWK + PARTNERS担任建筑设计师；深圳奥雅负责景观设计；White Jacket团队负责设计会所，并与李玮珉建筑师事务所合力构思室内空间。寓所大堂楼底高挑，配备专属落客区，从踏进大堂的一刻起，处处尽显矜贵。单位内一致采用时尚创新的设计，精选国际家电品牌精装配置，兼具现代奢华享受和实用巧思。

无锡“恒隆府”提供的各项服务均经过精心安排，由环境服务、专属陪同（例如由管家陪同从商场、办公楼或停车场范围协助领取物品）、24小时维修服务，乃至量身打造社交活动，用心照料每个细节，

Hang Lung Residences proudly unveils Center Residences in Wuxi, as part of our premium residences brand. Reflecting Hang Lung's commitment to putting customers at the heart of everything we do, this stunning new location pitches to the growing desire for elevated living experiences that balance sophistication, convenience, and the comforts of home.

A team of renowned professionals has come together to craft this new landmark destination in Wuxi – LWK + PARTNERS for architectural design, Shenzhen L&A Design for landscape design, LWM Architects & White Jacket for interiors, and White Jacket for the clubhouse. The lobby, featuring high ceilings and a designated drop-off area, exudes an air of prestige the moment guests arrive. Inside each apartment, stylish, innovative design is complemented by high-end, internationally branded electrical appliances, combining modern luxury with thoughtful functionality.

Every service at Center Residences is also carefully curated to make daily life easier and more fulfilling. Residents enjoy a suite of mindful offerings designed to make daily life effortless, including environmental and concierge services – such as collecting guests' belongings from the mall, office, or car park – 24-hour repair services, and personalized social activities. The clubhouse, located



效果图 Artist's impression

让住户感觉宾至如归、自在无忧。会所设施位于41和42楼，坐拥一望无际的城市景观，适合舒展身心、与亲友欢聚和举行商务会议。

无锡“恒隆府”位处无锡市中心最繁荣的商圈，尽享地理优势。项目毗连城中高端购物、餐饮及消闲首选据点无锡恒隆广场。交通方面，只需5分钟即可步行至地铁1、2和兴建中的6号线，前往高铁站只需15分钟，驾车35分钟则可抵达苏南硕放国际机场。项目更享有顶尖校网，并邻近尊享医疗配套，是家庭宜居之地。

无锡“恒隆府”正式公开发售，凭借匠心设计、优越设施和黄金地段，成为无锡乃至整个长三角的高端住宅标杆。项目致力将生活日常升华至非凡体验，适合家庭、专业人士及任何追求舒适、便利和社区生活的人士居住。

on the 41st and 42nd floors, offers panoramic views of the city and is a serene space for wellness and relaxation, getting together with family and friends, and hosting business meetings.

Center Residences also offers the ultimate convenience – a perfectly placed address. Nestled in Wuxi's bustling central business district, it's just a short stroll from Center 66 – the city's go-to destination for high-end shopping, dining, and entertainment – and is a five-minute walk to Metro Lines 1, 2 and Line 6, which is under construction, 15 minutes to the high-speed railway station, and a 35-minute drive to the city's international airport. Families will also appreciate its proximity to top-tier schools and healthcare facilities.

With its official sales launch, Center Residences is poised to become a leading residential address in Wuxi and the Yangtze River Delta thanks to its thoughtful design, premium amenities, and unbeatable location. Perfect for families, professionals, or anyone seeking a lifestyle that blends comfort, convenience, and community, it promises to elevate everyday living to extraordinary heights.

地址 Address

江苏省无锡市梁溪区健康路55号
55 Jiankang Road, Liangxi District, Wuxi
City, Jiangsu Province

单位总数 No. of Units

573

标准单位建筑面积 Buildable Area of Typical Units

第一座：约310至370平方米
第二座：约105至185平方米
Tower 1: Approx. 310 to 370 sq. m.
Tower 2: Approx. 105 to 185 sq. m.

会所设施 Clubhouse Facilities

天际恒温泳池、空中酒廊、健身瑜伽房、私人宴会厅等
Heated swimming pool, rooftop lounge bar, fitness and yoga room, and private banquet room, etc.

“寻日铜年”：回忆铜锣湾的流金岁月 Streets of Change: “Throwback Causeway Days”

恒隆为庆祝成立65周年，于 Fashion Walk 精心筹备全新“寻日铜年”主题展览，娓娓道出铜锣湾的发展史，并诉说恒隆在其中扮演的重要角色。展览带领大众穿梭时空，追溯恒隆与铜锣湾的深厚渊源，并探索我们在香港城市景观留下的深刻印记。

大众可通过一系列互动式装置，回顾铜锣湾社区的发展历程，从香港日式百货公司的始祖，到深入人心的“食街”和维多利亚公园一带的独特品味生活，逐一细数。展览糅合历史展品、集体回忆和充满童趣的怀旧元素，将铜锣湾的黄金时代活现眼前。

恒隆地产高级董事——零售业务及香港业务 Mikael Jaeraas 先生表示：“公司的铜锣湾物业组合一直是驱动时尚、餐饮及生活潮流的重要力量。Fashion Walk 积极打造蓬勃的街区经济，同时融入社区及都市生活态度。‘寻日铜年’不仅重温集体回忆，亦再次突显恒隆为香港零售业注入动力的坚持。”



The story of Causeway Bay and Hang Lung's role in its evolution unfolds in a vibrant exhibition at Fashion Walk for the Company's 65th anniversary. "Throwback Causeway Days" takes visitors through time, exploring Hang Lung's deep ties to the community and its impact on Hong Kong's urban landscape.

Through a series of interactive installations, visitors can revisit iconic moments that shaped the neighborhood – from pioneering Japanese department stores to the beloved Food Street and the distinctive Victoria Park-side lifestyle. Blending historic artifacts, shared memories, and playful nods to childhood, the exhibition captures the spirit of Causeway Bay's golden eras.

Mr. Mikael Jaeraas, Senior Director – Retail and Hong Kong Business Operation, said the Company's Causeway Bay portfolio continues to shape the district as an influencer in fashion, dining, and lifestyle. "Fashion Walk curates dynamic streetscape experiences that connect with the local community and urban lifestyle," he said. "Throwback Causeway Days allows us to honor our collective memories while reaffirming our commitment to revitalizing Hong Kong's retail landscape."



大丸有落 / Next Stop, Daimaru

一句“大丸有落”，是不少香港人的怀旧回忆。“大丸有落”装置致敬香港日式百货公司的全盛时期，从1960年开幕的大丸百货及其掀起的文化风潮，到恒隆于1970年代以合资方式引入的松坂屋，见证铜锣湾如何赢得“小银座”美誉。大丸百货旧址已于1989年获恒隆收购成为今日的 Fashion Walk，装置展出复古零售珍品，重现这段光辉岁月的点滴。

Named after the nostalgic Cantonese phrase "Daimaru yau lok!" (大丸有落), this installation pays tribute to the heyday of Japanese department stores in Hong Kong. It spotlights the arrival of Daimaru in 1960 – on the very site of today's Fashion Walk acquired by Hang Lung in 1989. The cultural wave it sparked, along with Matsuzakaya, which was introduced by Hang Lung in a joint venture during the 1970s, earned the area the nickname "Little Ginza." Vintage retail artifacts capture the essence of this iconic era.



时尚风华 / An Ode to Style

百德新街向来是时尚品牌进驻香港开设首店的热门选址，是每一代潮流先锋展示个性和享受他人目光之地。互动式装置让访客重拾和分享那些年的时尚穿搭回忆。

Paterson Street has been a beloved destination for first-in-market fashion brand stores – a place to see and be seen, where influencers from across generations proudly showcase their style. This interactive installation invites visitors to revisit and share their fashion memories from the past.

“寻日铜年”城市游 / The “Throwback Causeway Days” City Walks

恒隆与“活现香港”合办40场“寻日铜年”城市游导赏团，邀请大众一同深入铜锣湾著名地标，从恒隆旗下物业到其它历史古迹，发掘其丰富历史，认识这个生生不息的社区背后鲜为人知的故事。

Hang Lung has organized 40 guided "Throwback Causeway Days" City Walks in collaboration with Walk in Hong Kong, inviting the public to explore the rich history of iconic Causeway Bay locations – from Hang Lung landmarks to other historically significant sites – and discover the stories behind this remarkable neighborhood that continues to thrive.



梦想成真：恒隆助青年企业家逐梦前行

From Dream to Reality: Hang Lung Empowers Young Entrepreneurs



可持续时尚品牌 LAM WING SUM 的创办人兼设计师林颖琛小姐
Ms. Lam Wing Sum, a sustainable fashion designer with her own label

在庆祝恒隆成立65周年之际，我们用心关怀社区，推出新的社区投资计划“连系·这里”，鼓励一众青年企业家勇敢追梦、大展拳脚。计划将涵盖香港和内地一系列项目和活动，旨在培育创意，开辟机遇，并缔造深厚的社区联系。

协助青年从梦想家化身行动派

在“连系·这里”计划下，恒隆与香港房屋委员会“共筑·创业家2.0”计划联手，为三名年轻企业家提供为期六个月的免租经营期，并为店铺提供基本翻新、市场推广支援等配套服务，让其尽展才能，实践创业大计。三位企业家分别进驻山顶广场、康怡广场及淘大商场，让消费者和旅客发掘新颖产品，与企业家亲身见面，并支持本地人才。

香港房屋局局长何永贤女士认为计划充分展现了公私营协作的价值：“我衷心感谢恒隆地产的鼎力支持，携手将计划扩展至私营市场，为有志创业的年轻人提供了一个非常实质的平台，让他们的创意能够在真实的市场环境中启航。同时，这些充满创意的年轻人社区及香港的零售业注入新动力，并鼓励更多初创企业家实践抱负。”

As Hang Lung celebrates 65 years, we're proud to honor the communities at the heart of our work and introduce Community · Connect – a vibrant new initiative that encourages young entrepreneurs to dream big and achieve success. With programs and activities set to roll out across Hong Kong and the Chinese Mainland, Community · Connect is designed to nurture creativity, create opportunities, and build meaningful connections.

Transforming Youth Ambitions into Action

As part of Community · Connect, Hang Lung has teamed up with the Hong Kong Housing Authority's "Well-Being · Start-Up 2.0" program, giving three young entrepreneurs six months of rent-free space along with shop renovations, marketing support, and more. The talented recipients are bringing their ideas to life in spaces at Peak Galleria, Kornhill Plaza, and Amoy Plaza, where shoppers and tourists alike can discover new products, meet the creators, and support local talent.

The Hong Kong Secretary for Housing, Ms. Winnie Ho Wing-yin, sees the program as a great example of public-private partnerships. "I would like to express my heartfelt gratitude to Hang Lung Properties for its support in expanding our program to the private sector, providing a tangible platform for aspiring young entrepreneurs to launch their innovative ideas in a real market environment. These creative young people have injected new impetus into the community and Hong Kong's retail industry, and will encourage more startups to realize their ambitions."



恒隆地产执行董事及首席财务总监赵家驹先生(右二)及香港房屋局局长何永贤女士(右三)参观山顶广场店铺，了解三位青年创业家的品牌理念与产品
Mr. Kenneth Chiu, Executive Director & Chief Financial Officer of Hang Lung Properties (second from the right) and Ms. Winnie Ho Wing-yin, the Secretary for Housing (third from the right), visit the store at Peak Galleria to learn about the brand concepts and products of the three young entrepreneurs

可持续时尚品牌 LAM WING SUM 的创办人兼设计师林颖琛小姐认为，在山顶广场开店是品牌的里程碑，并将山顶广场视为面向海外旅客市场的理想接触点。对她而言，创业不必追求完美，而是要放胆迈出第一步：“先抓紧每个机会去尝试，然后再作调整。”

永生花品牌 Rosemania & Co. 的创办人刘乐滢小姐积极把握机会，由网店转型至康怡广场的实体店，并强调与顾客面对面交流，有助企业成长和走入社区：“很希望可以借这个机会去实践营运一间门店，与更多的客人直接接触，更能认识不同人的需求，去完善我的服务和作品。”

PokeCard 创办人萧嘉威先生在淘大商场开店，专门售卖各种各样的 Pokémon 卡牌，致力“将 Pokémon 卡牌文化打造成为一个有影响力的社群”。对于选择淘大商场的理由，他表示：“我小时候已经在附近上学，对这里的环境比较熟悉，对淘大亦有一份亲切感。”

Ms. Lam Wing Sum, a sustainable fashion designer with her own label, has chosen to showcase her collections at Peak Galleria – the perfect place to connect with her target market of international tourists. "It doesn't have to be perfect, you just have to start," Ms. Lam said, calling this a significant milestone for her brand. "It's important to seize every opportunity, try, and then fine-tune along the way."

Ms. Christine Lau, the founder of Rosemania & Co., jumped at the chance to bring her online preserved flower business into a physical space at Kornhill Plaza. "I hope to use this opportunity to operate a storefront, engage directly with more customers, and better understand their needs to improve my services and products," she said, highlighting how meeting people face-to-face can help businesses grow and connect with the community.

Mr. Ricky Siu, the creator of PokeCard, a treasure trove for Pokémon card fans, chose Amoy Plaza for his store. "I chose Amoy Plaza because I am familiar with the area – I attended school nearby as a child and feel a strong connection to it," he said. "My aim is to promote Pokémon card culture as a positive force within the community."

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the interview
video



永生花品牌 Rosemania & Co. 的创办人刘乐滢小姐
Ms. Christine Lau, the founder of Rosemania & Co.



PokeCard 创办人萧嘉威先生 Mr. Ricky Siu, the creator of PokeCard



连系与协作：上海的“拾光复古，灵感漫游”夏日复古市集

作为“连系·这里”在内地首个试验项目，上海港汇恒隆广场于7月举办了为期两个周末的“拾光复古，灵感漫游”夏日复古市集，让创意新兴品牌和慈善团体有机会拓展受众，并促进彼此交流。活动成效显著，不但激发社区人士的好奇心，让其接触到不同行业超过40个初创品牌的新产品和服务理念，更协助近90% 初创企业拓展专业或商业人脉。此外，几乎100% 企业表示对业务前景更有信心，三分之二的企业更录得20% 收入增长。

“连系·这里”第二场活动已于10月在济南恒隆广场圆满举行，接下来将于12月在昆明恒隆广场及香港隆重登场。济南的假日市集展示年轻艺术家的作品、支持妇女发展的手工艺品和本地农产品，并与康复服务团体合办工作坊。未来，计划将持续化理念为行动，以创意凝聚社区，敬请期待更多精彩活动。

Connect and collaborate: Shanghai's "Summer Retro Market"

In Chinese Mainland, the first pilot of Community · Connect was the "Summer Retro Market" – held at Grand Gateway 66 in Shanghai across two weekends in July – where creative startups and charitable groups had the chance to engage with new audiences and form connections. Curious visitors explored more than 40 emerging brands across different trades, discovering new products and the stories behind them. The results were remarkable, with nearly 90% of the startups forming new professional or business connections. Almost 100% reported increased confidence in their future businesses, and two-thirds saw a 20% boost in their business income.

The second Community · Connect event was successfully held at Parc 66 in Jinan in October, with upcoming editions scheduled for Spring City 66 in Kunming and Hong Kong in December. In Jinan, the weekend market featured young artists, women's empowerment through handicrafts, local agricultural products, and workshops from rehabilitation groups. Stay tuned for more upcoming events, as Community · Connect continues to turn ideas into opportunities that bring people together.



劫后如新 重现辉煌 —— 建福宫花园

Heritage Restored: The Garden of the Palace of Established Happiness

20



21

可持续发展
SUSTAINABILITY

2025年是中国文化遗产的重要里程碑——故宫博物院迎来建院百年纪念，同时也是其与香港中国文物保护基金会携手合作25周年。该基金会由陈启宗先生于1997年创立，其最具代表性的成果之一，便是与故宫合作重建紫禁城建福宫花园（2000 - 2005年）。

建福宫及建福宫花园由乾隆皇帝于1742年兴建，是他紫禁城内最钟爱的静修之所。乾隆常在此吟诗作画、练习书法，并储存他最珍爱的各类艺术收藏品。1923年，一场神秘大火将花园付之一炬，起火关键原因正是这些珍品所引致。

1990年代中期，陈启宗先生意识到建福宫花园的历史价值，积极推动重建，使其成为故宫博物院首个、也是规模最大的全面复建项目，同时开启了故宫与非政府机构合作的先河。

复建工程目标宏大：重建逾20座建筑，尽可能采用乾隆早期的传统古建工艺与材料，旨在复原失落的皇家园林，并振兴中国古建筑传统技艺。

2025 is a significant year for China's cultural heritage. It is the Palace Museum's centennial and the 25th anniversary of its partnership with the Hong Kong-based China Heritage Fund (CHF), founded by Mr. Ronnie C. Chan in 1997. Among the most significant achievements of this pioneering collaboration is the full-scale reconstruction of the Garden of the Palace of Established Happiness in the Forbidden City, completed between 2000 and 2005.

Originally commissioned by Emperor Qianlong in 1742, shortly after his ascension to the throne, the Garden became his favorite retreat within the Forbidden City. It was a sanctuary where he composed poetry, practiced calligraphy and painting, and installed the finest pieces of his cherished art collection. Tragically, this very collection contributed to the Garden's destruction in a mysterious fire in 1923.

The idea of reconstructing the Garden was brought to Mr. Chan's attention in the mid-1990s. Recognizing its historical and cultural significance, he championed the project, which became the Palace Museum's first and largest full-scale reconstruction, as well as its first partnership with a non-governmental organization – especially one based in Hong Kong.

The restoration had a bold vision: to rebuild all 20-plus structures using only traditional methods and materials as closely as possible to those used during Emperor Qianlong's reign. The goal was not only to restore a lost architectural gem but also to revitalize traditional Chinese craftsmanship.



重建过程中尽可能采用传统古建方法和原材料。中国文物保护基金会致力于支持具备自我可持续性的项目，并将保护培训和项目管理视为具有重要意义的文化遗产保护项目的关键因素
The restoration employed as much traditional methods and original materials as possible. China Heritage Fund is keen to support projects which are self-sustainable, and regard conservation training, project management as key factors to a meaningful heritage preservation project

一个典型例子是对火后幸存石柱础的修复——新石材取自明清皇家石匠使用的原采石场，既延续历史，又提升结构性能。整个过程均以当时最先进技术详尽记录。

此项目已由作家潘鬘女士 (Mrs. May Holdsworth) 撰写成书：《建福宫——在紫禁城重建一座花园》，英文版于2008年出版，简体中文版于2012年推出。今年夏天，繁体中文版在香港发行，增添了新内容与图片。展望未来，故宫博物院与基金会计划于2027年举办专题展览，庆祝香港回归祖国30周年。

One notable example of this dedication was the preservation and reinforcement of original stone column bases that had survived the fire. New stone was sourced from the same quarry used by imperial masons of the Ming and Qing dynasties, ensuring historical continuity. Remarkably, the reinforced bases proved as effective – if not more so – than their original forms. Every step of the restoration was meticulously documented using the best available technology at the time.

This extraordinary project is chronicled in Mrs. May Holdsworth's book, *The Palace of Established Happiness: Restoring a Garden in the Forbidden City*, first published in English in 2008. A new Traditional Chinese edition was released this summer. Looking ahead, a major exhibition on the Garden is planned for Hong Kong in 2027, coinciding with the 30th anniversary of Hong Kong's return to China.

由左至右：作家潘鬘女士、香港中国文物保护基金会项目总监丘筱铭女士、恒隆地产荣誉董事长陈后宗先生，以及香港大学新闻及传媒研究中心荣誉教授陈婉莹教授，于《建福宫——在紫禁城重建一座花园》繁体中文版新书发布专题讲座
(From left to right) Mrs. May Holdsworth, Author; Ms. Happy Harun, Project Director of China Heritage Fund; Mr. Ronnie C. Chan, Honorary Chair of Hang Lung Properties; and Prof. Ying Chan, Honorary Professor of Journalism and Media Studies Centre at The University of Hong Kong, at the launch talk for the Traditional Chinese edition of *The Palace of Established Happiness: Restoring a Garden in the Forbidden City*



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杭州恒隆广场采用低碳排放钢材 推动可持续建筑发展 Westlake 66 in Hangzhou Advances Sustainable Construction with Low-Carbon Emissions Steel

作为我们在内地的第11个项目，杭州恒隆广场于可持续发展道路上实现了一大里程碑：项目中一条主要隧道成功采用低碳排放钢材兴建，占钢筋总用量的95%，大大降低了相关隐含碳排放量。

低碳钢材由宝山钢铁股份有限公司提供，在生产过程中使用可再生能源和回收废钢，总隐含碳排放量较传统钢材降低50%。这是继上海恒隆广场三期扩建项目成为内地首个应用该创新物料的商业地产项目后，又一成功案例。

自2024年起，我们在杭州和上海的项目已采购近2,700吨低碳排放钢材，合共减少45%与钢材相关的碳排放量。

未来，我们将继续通过负责的采购，并与中国汽车工业协会、世界钢铁协会 (World Steel Association) 及城市土地学会 (Urban Land Institute) 等行业领袖合作，携手推动低碳建筑发展。

Westlake 66 in Hangzhou, Hang Lung's 11th project in the Chinese Mainland, has reached a new milestone in sustainable development with the use of low carbon emissions steel in the construction of a major tunnel. This material accounts for 95% of the tunnel's reinforcing steel bars, significantly reducing the project's embodied carbon footprint.

The steel, supplied by Baoshan Iron & Steel Co., Ltd. ("Baosteel"), is produced using renewable energy and recycled scrap, resulting in a 50% reduction in embodied carbon emissions compared to conventional steel. This achievement builds on our success at Plaza 66 in Shanghai, where the Pavilion Extension became the first commercial real estate project in Chinese Mainland to adopt this innovative material.

Since 2024, nearly 2,700 tonnes of low carbon emissions steel have been procured across our Hangzhou and Shanghai projects, contributing to a combined 45% carbon reduction in steel-related emissions.

Looking ahead, we remain committed to advancing low-carbon construction through responsible procurement and collaboration with industry leaders such as the China Iron and Steel Association (CISA), World Steel Association (worldsteel), and the Urban Land Institute.

上海恒隆广场扩建项目于2025年6月封顶，所有地上结构钢及钢筋接近100%采用低碳排放钢材
The Plaza 66 Pavilion Extension, which topped out in June 2025, is constructed using nearly 100% low-carbon steel for all above-ground structural elements and reinforcement bars



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