

#60th Anniversary of Clean Living

#恒隆白洋舍钻禧之年



恒隆白洋舍，守护洁净生活六十年融合友谊与创新的超卓旅程
Celebrating 60 Years of Clean Living
A Journey of Friendship and Innovation

杭州恒隆广场：屹立杭州天际线之上的新地标
Westlake 66 Rises:
Hangzhou's Skyline Welcomes a New Icon

Fashion Walk —— “维园畔的品味生活”
Fashion Walk: Victoria Park-Side Lifestyle

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恒隆白洋舍，守护洁净生活六十年
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Celebrating 60 Years of Clean Living
A Journey of Friendship and Innovation



(左起) 恒隆集团董事长陈文博先生、恒隆集团荣誉董事长陈启宗先生、在香港日本国总领事馆首席领事西海茂洋先生、白洋舍株式会社代表取缔役社长五十岚瑛一先生、恒隆白洋舍有限公司总经理滕代圭二先生
(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，鲜有人能想象，一家香港的地产先驱与日本最值得信赖的干洗企业，会携手创立一个至今仍充满活力的合作品牌——恒隆白洋舍。恒隆与白洋舍创造的不仅是一门成功的生意，更是一段改善人们生活的持久传奇。值此伙伴关系六十周年之际，我们访问了白洋舍株式会社代表取缔役社长五十岚瑛一先生，回顾两间不同的企业如何建立互信关系、累积宝贵经验，以及对未来的展望。

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.



恒隆创办人陈曾熙先生(左)与白洋舍第二任社长五十岚丈夫先生(右)在恒隆白洋舍十周年时留影
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，服务同行

恒隆与白洋舍一向致力于缔造洁净舒适的生活空间，以最高水准的服务，在每个环节中实践长足发展。这段合作关系的起点，始自一份人际间的深层联系——共同的宗教信仰。恒隆白洋舍成立于1965年，源于恒隆集团创办人陈曾熙先生与白洋舍创办人五十岚健治先生在日本的相遇，而他们两位均对传教事业怀有深厚的信念。五十岚瑛一先生是五十岚健治先生的玄孙，他指出：“两位创办人创立恒隆白洋舍，不是为了商业利益，而是出于服务精神，希望为香港贡献一份力量，帮助市民过上洁净舒适的生活。”

随着合作深化，恒隆与白洋舍都坚信，经营不只是追求利润，更是为了改善人们的生活，并把顾客放在每一个决策的核心。五十岚瑛一先生说：“要真正服务顾客，首先必须了解他们。”他提到，白洋舍如今是日本最大的上市清洁公司，业务涵盖衣物清洗、布品租赁及制服租借等。

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.

两位创办人创立恒隆白洋舍，不是为了商业利益，而是出于服务精神，希望为香港贡献一份力量，帮助市民过上洁净舒适的生活。

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.

白洋舍株式会社代表取缔役社长 五十岚瑛一先生
Mr. Eiichi Igarashi, President of Hakuyosha Company Limited



“在我们明年迎接120周年之际，这份传承已超过一世纪的全心服务精神，依然是白洋舍品牌的根本。这要求我们必须彻底以顾客为中心，细心倾听需求，并设身处地为对方着想。一家经营悠久的历史，内部规范有时会与社会期望脱节，导致无法满足顾客需求。因此，我们持续透过积极聆听顾客的真实心声并推动组织革新，来提供他们真正想要的服务。”

“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.”



首间恒隆白洋舍店铺1965年6月于九龙界限街开业
The first Clean Living store opened in June 1965 on Boundary Street in Kowloon

积极领导：跨越挑战、迈向成长，深化香港合作

五十岚瑛一先生是在疫情期间加入白洋舍的，深知自己肩负的责任沉重。他坦言：“受到新冠疫情的冲击，公司于2020及2021年连续出现亏损，一度陷入存亡危机。透过结构性改革，我们不但走出困境，还创下历来最高的盈利。这一切都要感谢全体员工与合作伙伴的努力与支持。我非常感激，并希望能把成果回馈给他们。”

自于艰难时期接掌公司以来，五十岚瑛一先生亦积极强化与恒隆的合作。他认为，香港是突破界限、激发创意的理想之地，并说：“我认为香港是一座充满活力的城市，东西方文化在此交融，吸引来自各地的人才。这种文化多样性与力量正是它最大的魅力。透过与恒隆白洋舍员工的交流，我深深敬佩香港人对工作与责任的真诚与敬业精神。”

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.”

白洋舍社长五十岚瑛一先生（前排中）与恒隆董事长陈文博先生（前排左四）一同到访恒隆白洋舍的香港工场，五十岚先生表示深深敬佩香港人对工作与责任的真诚与敬业精神 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



赋能顾客，实践责任

自从第一间店铺于九龙界限街开业以来，恒隆白洋舍不断追求超越顾客期望，使品牌成为香港家喻户晓的名字。如今，恒隆白洋舍在全港拥有19间分店，除了干湿洗服务，也提供储存、整烫与去渍等多元化服务。在日本，白洋舍也持续研发先进的清洗技术、溶剂与特殊处理方法，例如防水加工，以回应时代的变化；更拓展到家居清洁、二手衣物回收和储物柜自助收送等，为顾客带来更多便利。

在可持续发展方面，恒隆与白洋舍也拥有共同理念。双方都深信，成功与可持续发展必然是相辅相成的。恒隆正朝着2050年实现“净零排放”迈进，而白洋舍则在其 ESG 架构下，订定了八项重要主题。“在‘迈向碳中和挑战’这一主题下，我们目标在2030年前将温室气体排放量较2015年减少50%。”五十岚瑛一先生表示：“为推动循环经济，我们积极回收衣架、重用与再生处理废弃布品与制服，并推行二手衣物回购等计划。”

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：北极熊“Yosha”
Mascot: “Yosha the Polar Bear”

白洋舍的吉祥物北极熊“Yosha”于2012年正式登场，灵感来自第三代社长五十岚敬一先生的绰号“小北极熊”，其白色象征洁净无瑕。

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.



展望未来

如今，白洋舍在日本持续巩固根基的同时，也进一步强化与恒隆的合作。“我们的创业理念与核心精神将永远是经营的基石。”五十岚瑛一先生强调：“我们将持续提升服务品质、回馈持份者，并实现可持续的成长。此外，不断强化企业治理、投资人力资源，同时透过营运效率来提升生产力。在清洁业务方面，白洋舍将提供更符合顾客需求的高品质服务，以及与供应商合作研发新技术。”

建立在恒隆与白洋舍数十年来的信任与“顾客为先”的理念之上，恒隆白洋舍将持续致力于打造洁净舒适的生活空间，为人们的生活带来正面改变。

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.

纪念传承的赠礼
Mementoes of a Legacy

1960年代初，当五十岚丈夫先生初次与陈曾熙先生见面时，他赠予陈先生一只水晶龟，成为两个家庭之间的“信物”。这只水晶龟代代相传，象征着白洋舍与恒隆之间恒久不变的深厚情谊。

为庆祝恒隆白洋舍成立六十周年，陈氏家族特别致赠一副独具匠心的书法对联给五十岚家族——“恒隆焕彩六十载磐石同肩 白洋涤新百年间活水相润”。此对联道出恒隆及白洋舍分别拥有源远流长历史，两者并肩合作，提升生活质素。两家企业虽然背景各异，关系却密不可分，未来亦将继续相互滋养，共同成长。



对联由著名书法家萧可佳题字，她9岁起学习书法，13岁时作品已多次入选中国及日本的大型展览
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



两个家庭之间跨越60年的“信物”水晶龟
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.

杭州恒隆广场：屹立杭州天际线之上的新地标

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

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体验 EXPERIENCE

杭州恒隆广场——恒隆最新的综合发展项目——将于2025年下半年起分阶段开幕，以万众瞩目的办公楼打响头炮。这座规模宏大的项目位于繁华的杭州市中心，亦包含一座世界级商场和杭州文华东方酒店，俯瞰引人入胜的西湖景致，势将成为杭州市天际线的新焦点。

杭州市拥有悠久历史，融合古都的人文底蕴和现代化城市的活力，同时是长江三角洲发展蓬勃的数码枢纽，凭借领先全国的人工智能科技发展，迅速赢得国际认可。杭州恒隆广场位踞杭州中央商务区的核心地段，毗邻多家知名企业，并受惠于区内完善的交通配套和蓬勃的经济活动。由五座甲级办公楼组成的杭州恒隆广场坐拥一望无际的西湖美景，紧邻地铁网络和浙江省首家文华东方酒店。我们致力保留及复建杭州恒隆广场发展项目内的古物建筑，让上班一族每日沉浸于杭州浓厚的文化氛围，营造独特的商业及办公体验。

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.

杭州恒隆广场的施工过程更重视实践恒隆对可持续发展的坚定承诺，以及于2050年前实现净零碳排放的宏大目标。此外，项目会结合恒隆在内地五座主要城市包括上海、沈阳、无锡、昆明和武汉发展和营运顶尖办公楼所累积的成功经验，发挥其备受推崇的专业实力和优质的服务水平。作为备受不同规模企业信赖的合作伙伴，恒隆多年来与跨国集团、本土企业及新兴初创公司等租户枝叶相持，见证无数成功故事。

对此，恒隆高级董事——办公楼、酒店、住宅及服务式公寓业务隋颂伟表示：“恒隆非常重视与租户之间的合作伙伴关系，并十分珍惜与租户并肩发展的机会。我们很荣幸将恒隆广场办公楼带到杭州，成为与企业共同成长、合作和探索新机遇的首选基地，在这座引领变革的城市树立卓越和创新的标杆。”

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.”

有关杭州恒隆广场办公楼：
About Westlake 66 Office Towers:

办公楼数量
Number of Office Towers

5座
Buildings

总楼面面积
Gross Floor Area

87,000平方米
Sq.m.

设计建筑师 Design Architect

KPF 建筑事务所
Kohn Pedersen Fox Associates (KPF)

项目建筑师 Project Architect

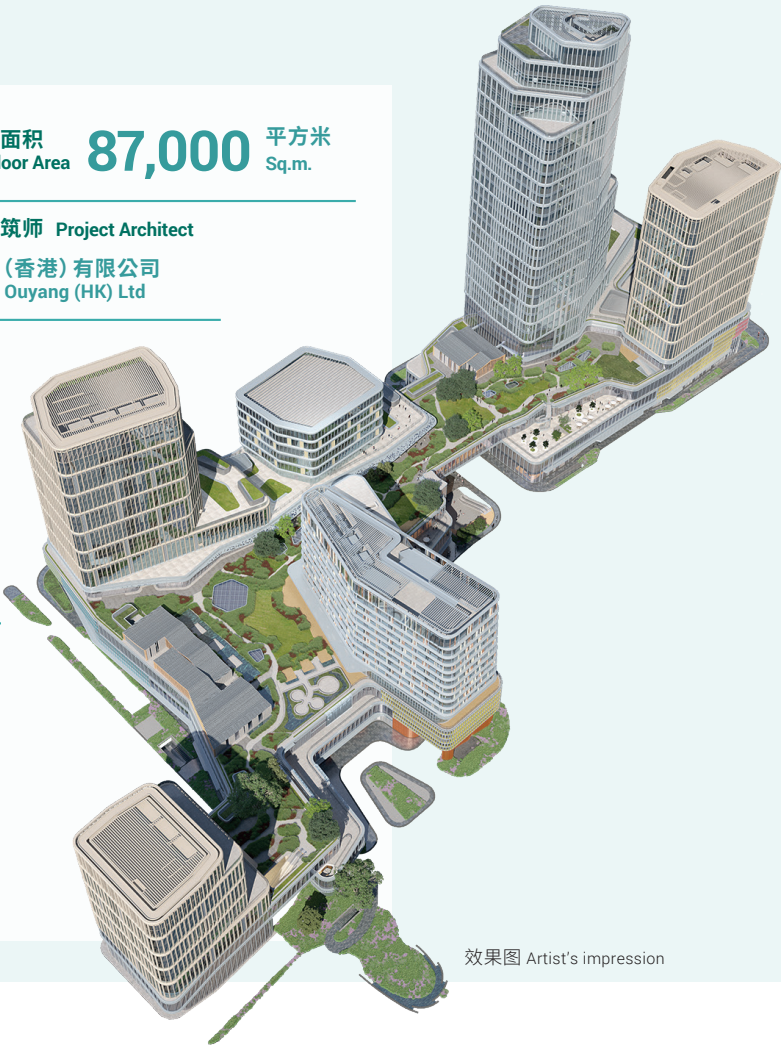
王欧阳 (香港) 有限公司
Wong & Ouyang (HK) Ltd

项目特色 Special Features

- 独享天际露台
Exclusive sky terraces
- 超过10,000平方米绿化空间
Over 10,000 sq.m. of green space
- PM2.5监测及过滤系统
PM2.5 filtration system
- CO₂浓度监测及过滤系统
CO₂ density detection and control system

绿色建筑认证 Green Building Certification

- 能源及环境设计先锋奖 BD+C – 核心与外壳铂金预认证 (A及B座)；金奖预认证 (C、D及E座)
LEED BD+C: Core and Shell Platinum Pre-certified (Towers A & B); Gold Pre-certified (Towers C, D & E)
- 中国绿色建筑设计标识 (三星)
China Green Building Design Label (3-star)
- 按WELL铂金级标准设计建造
Designed and constructed according to The WELL Platinum Standard



效果图 Artist's impression



效果图 Artist's impression

Fashion Walk — “维园畔的品味生活”

Fashion Walk: Victoria Park-Side Lifestyle

Fashion Walk 与维多利亚公园的盎然绿意近在咫尺，漫步于这个写意的都市空间，在惬意的氛围中，尽情探索香港潮流文化的独特魅力。Fashion Walk 一带于1980年代曾因日资百货公司云集，而获得“小银座”美誉。如今，这里已蜕变为一个糅合购物和生活品味的沉浸式街区，跨越铜锣湾五条街道，汇聚最新颖的时装饰品、型格街头艺术，当中的食街更提供令人食指大动的特色餐饮。

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邀请本地展能艺术家以昔日铜锣湾风貌为题材创作的壁画
Fashion Walk invited local artists with disabilities to create mural paintings that reflect the historical scenery of Causeway Bay



D-mop 适合钟情前卫风格的人士
D-mop is ideal for those looking for a more edgy style



HER 颂扬世界各地女性的独立精神
HER celebrates the independent spirit of women around the world



OKURA 店外引人注目的鲸鱼壁画
The striking whale mural outside OKURA

就从 **Urban Coffee Roaster** 的一杯香醇咖啡，开启您的 Fashion Walk 游走探索之旅。这间隐身于京士顿街的咖啡店，是本地人享受片刻宁静、细品精选咖啡的首选。在咖啡香气的提神下，转入加宁街，寻找引人注目的鲸鱼壁画，它将引领您走进 **OKURA** 的世界。店内琳琅满目的日系服饰与珍藏品，定能让您满载而归。

若您钟情前卫的风格，**D-mop** 将是您的心头好。店内以简约大地色系的空间，衬托出受全球音乐、文化与艺术熏陶的前卫服饰。

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 以黑胶音乐作为主题
Mercury Recalls is themed around vinyl music

漫步回到百德新街，目光很难不被 **Mercury Recalls** 的黑胶唱片墙所吸引。入内点杯特调鸡尾酒或精酿啤酒，并相约深夜再次光临，感受隐藏酒吧在音符流淌中，越夜越美丽的迷人氛围。邻近的 **Handsome Factory Barber Shop** 亦不容错过，这间以精湛手艺闻名的高级男士理发厅，深受香港潮流人士与名人的喜爱。若想重温昔日情怀，不妨到 **喜喜冰室** 找个位子。店内装潢重现1970年代的香港小巴风貌，招牌鸡批浮台配以青豆热汤，更是令人回味无穷。

追求独特品味的时尚达人，想必不会错过位于百德新街的 **GENERAL PURPOSE**。这间别致的选物店，以突破框架的服饰设计著称，店内陈设更巧妙地营造出复古办公室的氛围。隔壁的 **HER** 由徐濠縈主理，透过兼容并蓄的可持续设计，重新定义时尚，颂扬世界各地女性的独立精神。



Handsome Factory Barber Shop 深受香港潮流人士与名人的喜爱
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.



「中式汉堡」是小包包 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 的店内陈设巧妙地营造出复古办公室的氛围
GENERAL PURPOSE is imaginatively designed to resemble a vintage office



Second Draft 的啤酒头供应23款新鲜酿造的啤酒
Second Draft serves 23 taps of freshly brewed beer

当您漫步返回维多利亚公园的方向时，不妨留意 **Art Lane @Fashion Walk**，欣赏由本地与环球艺术家精心制作的涂鸦壁画，为街头增添一抹艺术气息。此外，位于加宁街的 **JUICE** 也是必到之地，这里是街头服饰及前卫品牌的集中地，店铺设计带有工业地窖风格。JUICE 同时也是陈冠希所创立的 CLOT 品牌的独家销售点。

来到 Fashion Walk，又怎能错过 **小包包 Little Bao** 的招牌“中式汉堡”？包内夹入令人垂涎的丰富馅料，绝对让您大呼满足。最后，不妨以 **Second Draft** 的一杯冰凉啤酒，为您的探索之旅画上完美句号。这间充满节庆氛围的啤酒美食酒吧，提供创意十足的暖心美食与23个啤酒头供应鲜酿的啤酒，是与三五好友一同享受欢乐时光的理想去处。来到 Fashion Walk，尽情沉浸在风格、风味与文化交织的迷人氛围中吧！

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.



恒隆荣誉董事长陈启宗先生(左)及上海市委书记陈吉宁先生(右)
Mr. Ronnie C. Chan, Honorary Chair of Hang Lung (left) and Mr. Chen Jining, Party Secretary of Shanghai (right)

恒隆推动上海迈向更璀璨未来 Furthering Our Commitment to Shanghai's Bright Future

今年6月，上海市委书记陈吉宁先生会见了恒隆荣誉董事长陈启宗先生、董事长陈文博先生及行政总裁卢韦柏先生，谈及加强双方合作，并重申恒隆对上海城市发展及长期增长的坚定承诺。恒隆高级董事——内地业务彭兆辉先生、董事——发展及项目梁焕添先生，以及董事——内地业务张琳娜女士亦一同出席。

陈吉宁先生强调上海致力深化建设国家经济、金融、贸易、航运及科技创新中心的地位。他表扬恒隆持续投资，并鼓励我们积极参与都市更新改造和商办楼宇提质升级，以及不断拓展消费场景、创新消费模式，推动更多首发、首展、首店落户上海。

陈启宗先生重申恒隆对上海世界级营商环境及长远发展前景的信心。作为积极参与城市发展的一分子，我们的旗舰项目上海恒隆广场及上海港汇恒隆广场已在商业地产领域树立标杆。我们致力扩展在这活力充沛的城市的业务版图，探索更多新机遇。

我们的最新发展项目便是例证——上海恒隆广场扩建部分已于今年6月封顶，预计将于2026年下半年开幕。扩建部分将为整个综合项目增加13%的可租赁零售面积，新增的地面总楼面面积为3,080平方米，将提供崭新的零售、餐饮、健康及品味生活元素，以及活动场地。此外，上海港汇恒隆广场的一座阶梯式服务式寓所亦正焕新升级为上海金普顿徐家汇酒店，将满足商务及休闲旅客对个性化旅居体验的需求。项目预计于2027年开幕。

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.

恒隆数学奖督导委员会主席倡导 以数字孪生技术推动医疗革命 HLMA Steering Committee Chair Advocates Healthcare Revolution with Digital Twin Technology

现今科学以惊人速度发展，探索知识前沿令人振奋且极其重要。你可曾想象一个能预测健康问题并定制治疗方案的数码分身？数字孪生技术就可以做到。

在这领域的先锋是2006年诺贝尔物理学奖得主、恒隆数学奖督导委员会主席George Smoot教授。这位以宇宙学开创性研究闻名的学者，如今积极研究数字孪生技术，探索这项科技于促进健康福祉的潜能。

数字孪生是一种能实时模拟复杂物理系统的虚拟模型。在医疗领域，它能成为人体生物系统的数码复制体，主动管理健康状态。此技术透过模拟反应改善治疗方案，为干细胞治疗、冷冻保存等先进疗法开辟道路，亦有望能延长寿命、提升生活品质与医疗效率。

数学是数字孪生技术的核心，透过高端数学建模、统计推论与计算方法，能把庞大数据转化为切实可行的见解，协助管理复杂多变的系统。

恒隆数学奖多年来致力推动科学发展，鼓励中学生开展原创性高端数学研究，培养创造力、批判性思维与知识探究精神。恒隆数学奖将继续培育香港年轻人才，推动知识创新突破，造福人类社会。



恒隆数学奖督导委员会主席George Smoot教授最近于香港科技大学举行有关数字孪生的讲座(图片鸣谢：香港科技大学赛马会高等研究院提供)
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教授于恒隆数学奖活动上与2023年得奖者交流
Prof. Smoot meeting 2023 HLMA winners at the winners' gathering

同心创变：实践可持续发展 Making Change Together: Sustainability in Action



恒隆深信团结为进步的动力，因此旗下的“Changemakers租户可持续发展合作计划”致力为租户提供清晰可行的行动方案，协助他们从多方面减少碳足迹。从以下几个精选案例可见，Changemakers计划鼓励参加者多走一步，将其可持续发展影响力扩展至新领域。

亚洲公益事业研究中心：减少隐含碳排放

位于瑞安中心的亚洲公益事业研究中心（CAPS）是Changemakers计划的合租户之一，借着办公室搬迁的契机加强其可持续发展工作。在恒隆的支持下，CAPS采用GIGA的RESET*隐含性能标准计算装修物料所产生的隐含碳排放量，并与物联网解决方案供应商易控智能科技合作，透过网络控制面板监测业务的整体耗电量。CAPS更在新办公室选用环保初创企业Sustainable Office Solutions提供的二手家具，并将原址的剩余家具转让予有意承租的租户，减少送往堆填区总废物量。

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.

* 全称为绿色理念，绿色行动 (Green Ideas Green Actions) 的再生生态、社会与经济目标 (Regenerative Ecological, Social and Economic Targets)
* Green Ideas Green Actions' Regenerative Ecological, Social and Economic Targets



东方汇理银行：推动电子废物循环管理

恒隆与电子废物回收商展开合作，共同处理上海恒隆广场租户东方汇理银行所弃置的电器，并交由前者拆解和转化为原材料，实现物尽其用。在双方的共同努力下，合作更拓展至上海、北京和广州多地，扩大电子废物循环管理的效益，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.

引领前路：发挥一呼百应的影响力

香港科技大学环境研究所首席发展策略顾问，也是著名环保人士陆恭蕙教授于首届租户可持续发展颁奖典礼上表示：“恒隆的环境、社会和管治举措走在香港房地产发展商的前沿，其开创出以可持续发展为本的服务，协助我们以实质行动带来真正的改变，构建更符合可持续发展和强韧的未来。”

Changemakers计划成功带动合作伙伴实现行为转变，不但为我们旗下的物业组合带来效益，更惠及广泛社会，推动我们迈向可持续发展的未来。

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.

陆恭蕙教授
香港科技大学环境研究所
首席发展策略顾问

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

恒隆的环境、社会和管治举措
走在香港房地产发展商的前沿。

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



恒隆80%内地物业实现可再生能源供电 Powering 80% of Our Mainland Portfolio With Renewable Energy

作为房地产行业的气候先驱，恒隆积极推动环保创新，全面减少环境足迹，并为业界在建设更绿色及可持续的未来树立榜样。

自2025年5月1日起，沈阳市府恒隆广场、沈阳皇城恒隆广场和大连恒隆广场三个项目透过符合中国绿电交易政策框架的绿电采购协议，购入风能和太阳能可再生能源，成为辽宁省首批全面使用可再生能源的商业项目。这项成就将我们内地物业使用可再生能源的占比从50%提升至80%。连同目前已全面使用可再生能源供电的上海恒隆广场、上海港汇恒隆广场、无锡恒隆广场、昆明恒隆广场及济南恒隆广场，预计到2025年底，恒隆旗下八个物业累计将采购约3.2亿千瓦时的可再生能源，超额完成2025年内地物业组合25%用电来自可再生能源的目标，为2050年实现净零排放迈出重要一步。

我们不仅加速了能源转型，还支持租户的可持续发展承诺，积极推动中国的双碳目标，即2030年达到碳排放峰值和2060年实现碳中和。

应对气候变化是恒隆可持续发展框架的优先议题之一。我们主动增加可再生能源的使用比例，致力减少业务中的碳排放，以缓解气候变化的影响。

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，再多三个恒隆内地项目全面采用可再生能源供电，它们亦是辽宁省首批实现此成就的商业项目
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

COMMAND YOUR PEAK

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SUMMIT

A Timeless Icon. An Alluring Aura.

Where heritage and history intertwine,
power and opulence permeate beautifully from century to century,
from generation to generation.

Summit is a commanding protagonist at The Peak,
an iconic presence of captivating slenderness
that graces Hong Kong's skyline,
in one of the most prestigious neighborhoods in the world.

Double Duplexes
Approx. 6 Meters Ceiling Height
360 Vistas

At The Peak.

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