

綻放高端時尚魅力 —— 大連恒隆廣場
Exuding High-End Style • Olympia 66, Dalian

新任首席財務總監趙家駒 把握機遇 只做對的
Kenneth Chiu, Our New Chief Financial Officer,
Seize the Moment and Do the Right Thing

昆明恒隆廣場開創可再生能源之路
Spring City 66, Kunming – Leading the Way in
Renewable Energy for Commercial Projects

#Refreshing
煥然一新



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綻放高端時尚魅力 大連恒隆廣場

我們內地大部分購物商場於2021年均有出色的業務表現，收入錄得雙位數增長，當中以大連恒隆廣場的表現尤其突出，收入和租戶銷售額按年分別上升21%和89%，箇中原因歸功於商場已成功煥新升級成區內高端商場。

大連恒隆廣場於2016年開業時以次高端購物商場作定位，當時已引入了多個首次進駐大連的品牌及設有大連唯一的百麗宮影城。自2020年起，商場展開了升級轉型計劃，多家頂級奢華品牌租戶陸續進駐，包括寶格麗(BVLGARI)、迪奧(Dior)、Brunello Cucinelli、Moncler、路易威登

(Louis Vuitton)及古馳(Gucci)等，綻放成為區內國際品牌雲集地。商場亦持續加強各類品牌以滿足顧客的需求，如引入Sandro和Michael Kors等輕奢侈及休閒品牌，並同時豐富餐飲、休閒、娛樂、兒童和運動種類，為顧客帶來一站式的購物休閒體驗，與大連市民分享前沿的生活品味及國際化的生活方式。

大連恒隆廣場的升級轉型計劃已漸見成效，大連恒隆廣場總經理洪建山先生表示：「我們不會止於這個階段。到現在為止，大連恒隆廣場匯聚了30多家國際一線品牌。我們期望透過獨家商品、優質服務、完善設施和

豐富的餐飲類別，把商場打造成为顧客必到之地。今年內會有更多首家和獨家品牌落戶大連恒隆廣場。」

為保持大連恒隆廣場為市內頂級購物及娛樂總匯的地位，商場與租戶和不同公司攜手合作，舉辦大型活動和推廣，為顧客帶來新鮮感。當中曾舉辦的HI YA B.Duck市場營銷活動、全國首個DIMOO主題線下展覽和與波普藝術家Romero Britto聯手打造的「愛在藝起」潮流藝術展都令顧客留下深刻印象，在推動零售額及客流量方面取得空前成功。

除了提升商戶組合及加強推廣，商場的設施升級亦有助增加客流量。連接大連恒隆廣場和地鐵2號線的大同街地下行人通道於2021年4月開通，直通商場地庫一層，讓大連居民可暢通無阻地享受商場內包羅萬有的購物和娛樂體驗。



HI YA B.Duck市場營銷活動
HI YA B.Duck marketing campaign

Exuding High-End Style. Olympia 66, Dalian

Olympia 66 in Dalian was the most spectacular performer of the year in 2021, among all of our shopping malls on the Mainland, as it chalked-up a 21% increase in revenue and an 89% jump in tenant sales. At the center of the mall's fantastic results is its transformation into a luxury mall.

Positioned as a sub-luxury space at its opening in 2016, Olympia 66 attracted a number of international brands and has introduced Dalian's first Palace Cineplex cinema. Since then it has

taken this success forward and in 2020 began a transition to becoming a fully-fledged luxury lifestyle center for the region. With a star-studded list of international luxury brands joining the line-up, Olympia 66 has become the region's meeting place for global luxury. At the same time, the mall has also strengthened a supporting offering of affordable luxury lifestyle and leisure brands with enticing food and beverage options to complete the Hang Lung branded shopping experience for Dalian citizens.

General Manager of Olympia 66, Mr. Sean Ang said, "Our transformation does not stop here! Today, over 30 international luxury brands have made their home at Olympia 66, and more are on their way! With their exclusive products coupled with excellent service, comprehensive facilities, and a stimulating range of food and beverage choices, we hope that Olympia 66 will continue to consolidate its position as a must-visit venue for people in the region."

To maintain its position as the city's premier shopping and entertainment nexus, Olympia 66 is also strengthening its collaboration with tenants and seeking collaborations for events and promotions to boost retail sales and footfall. In addition, with the opening of the Datong Street Underground Passenger Tunnel in April 2021, customers have benefited from the convenience and connectivity of a direct link from the city's Metro Line 2 to all the shopping and entertainment experiences that await them at Olympia 66.



路易威登
Louis Vuitton



古馳
Gucci

大連恒隆廣場概覽 About Olympia 66, Dalian

地址 LOCATION

• 大連市西崗區，毗鄰市內地標奧林匹克廣場及主要幹道中山路

• Located in Xigang District and situated close to the city's iconic landmark, the Olympic Square, and stands adjacent to Zhongshan Lu

設計特色 DESIGN

• 項目的幾何外型展示出中國文化中太極雙鯉魚的吉祥、豐盛寓意和充滿動感的抽象形態

• This world-class building boasts a unique architectural style, with its grand curving geometric design reflecting the concept of the auspicious Chinese Tai Chi twin dancing carps

設施 FACILITIES

• 坐擁350間品牌店鋪、精品超市、藍極冰溜冰場和大連唯一的百麗宮影城，10個影院可容納約1,600人

• Offering 350 stores, a boutique supermarket, Blue Ice ice-skating rink, and Dalian's first Palace Cineplex cinema with 10 houses and 1,600 seats



全國首個DIMOO主題線下展覽
The first DIMOO offline exhibition on the Mainland

恒隆地產撥款港幣1,000萬元助抗疫 Hang Lung Properties Donates HK\$10 Million to Help Fight the Pandemic



(左起) 行政總裁盧韋柏先生將港幣600萬元支票轉交香港特別行政區政府行政長官辦公室主任陳國基先生，SBS, IDSM, JP，以支持「方艙醫院」的營運
(From left) Mr. Weber Lo, Chief Executive Officer of Hang Lung Properties presents a HK\$6 million cheque to Mr. Chan Kwok Ki, Eric, SBS, IDSM, JP, Director of the Chief Executive's Office of the HKSAR Government, in support of the operation of "mobile cabin hospitals"



(右起) 首席財務總監趙家駒先生將逾30,000份快速抗原測試包轉交予香港兒童醫院醫院行政總監李子良醫生，以支援患病兒童及其照顧者
(From right) Mr. Kenneth Chiu, Chief Financial Officer of Hang Lung Properties presents over 30,000 RAT kits to Dr. Lee Tsz Leung, Hospital Chief Executive of the Hong Kong Children's Hospital, in support of the child patients and their carers

面對香港的第五波2019冠狀病毒病疫情，恒隆了解抗疫工作刻不容緩，故此透過「恒隆抗疫基金2.0」撥款港幣1,000萬元，全力支持香港抗疫工作。

The fight against the fifth wave of the COVID-19 pandemic erupting in Hong Kong brooks no delay. Hang Lung, via the "Hang Lung COVID-19 Relief Fund 2.0", has donated HK\$10 million to support pandemic countermeasures in Hong Kong.



- 撥款港幣600萬元支持香港特區政府營運「方艙醫院」
A HK\$6 million donation from the Relief Fund 2.0 to support the operation of the HKSAR Government's "mobile cabin hospitals"



- 向前線清潔人員、抗疫的士及小巴司機、基層家庭及學童，以及居住在九龍東區的獨居長者及雙老送上「抗疫關愛包」
The distribution of "Caring Anti-pandemic Gift Packs" to targeted groups including highly devoted, hardworking frontline hygiene workers and drivers of designated "patient-transportation" taxis and mini-buses, low-income families with children, as well as singleton elderly living in Kowloon East



- 捐贈逾30,000份快速抗原測試包予香港兒童醫院，支援患病兒童及其照顧者
Donation of over 30,000 rapid antigen test (RAT) kits to the Hong Kong Children's Hospital for children undergoing medical treatment and follow-up there, and their carers



- 派發遊戲包支援住院確診病童，以及舉辦網上互動課堂，關注基層學童的身心健康
Distribution of playpacks to child patients diagnosed with COVID-19 in hospitals, and organization of online interactive game sessions to promote physical and mental wellbeing for underprivileged children

為配合及支持政府「居家抗疫」措施，我們已實行辦公室員工在家工作，同時為緊守崗位的前線員工提供防疫物資。管理層更特別為前線員工送上打氣說話。在支援租戶方面，我們一直與租戶保持聯繫，並因應個別租戶的經營狀況，提供適切的租金寬減，共度時艱。

To align with the government's "StayHomeSafe" Scheme, we have initiated work-from-home arrangements for all office staff and provided dutiful frontline staff with health protection. Our senior management sent heart-warming messages to frontline staff and we have been in close touch with our tenants to provide support, including rent relief based on individual operating conditions.

2021 財政年度 年報出版 Launch of Annual Reports 2021



恒隆集團及恒隆地產於3月出版2021財政年度年報。董事長陳啟宗先生一如既往地親筆撰寫《董事長致股東函》，剖析兩家公司的業務表現、策略及前景。副董事長陳文博先生亦於《副董事長簡函》中分享他在走訪視察內地多個城市時的所見所聞及公司在可持續發展的進程。

恒隆集團及恒隆地產2021年報封面採用了我們在香港和內地多元化的物業之獨特設計元素，展現我們締造優享生活空間的願景。平行的脈搏承載着我們「只選好的 只做對的」理念，延伸至報告的內頁設計，帶領讀者理解我們對卓越、非凡體驗、永續及誠信的承諾。



恒隆集團
Hang Lung
Group



恒隆地產
Hang Lung
Properties

請即掃描二維碼登入2021年報網站，以進一步了解我們的業務和表現
Scan the QR codes to visit our 2021 Annual Reports websites and find out more about our businesses and performance



燃情冰雪 躍動冬日 Cheers for the Winter Games

恒隆旗下多個內地商場在北京2022年冬季奧林匹克運動會進行期間舉行一系列以「燃情冰雪 躍動冬日」為主題的活動，讓顧客一同投入冬奧的熾熱氣氛。當中瀋陽市府恒隆廣場與瀋陽康萊德酒店合辦冰壺挑戰賽、大連恒隆廣場更特別為顧客呈獻冰上表演、而天津恒隆廣場亦設有陸地冰壺運動，讓顧客一同體驗運動的樂趣。

Various Hang Lung shopping malls on mainland China hosted events themed "Cheers for the Winter Games" to invite visitors to embrace the excitement of the spirit of the Beijing 2022 Winter Olympic Games. In celebration, Forum 66 in Shenyang and Conrad Shenyang jointly organized curling matches, while ski dancing performances could be enjoyed at Olympia 66 in Dalian, and Riverside 66 in Tianjin hosted floor curling activities.

恒隆生力軍 正式畢業 Hang Lung's New-Blood Graduates



恒隆一直致力培訓人才，其中「恒隆管理培訓生計劃」主力培育優秀的大學畢業生成為公司的未來棟樑。經歷一年半的培訓和實務工作，新一屆的管理培訓生正式畢業，公司管理層亦親身出席畢業禮，祝賀及勉勵一眾生力軍。

在過去18個月，管理培訓生獲安排到各項目及業務範疇的不同崗位，接受一系列的在職培訓，深入了解地產行業、企業文化、核心業務及各部門的營運。祝願各管理培訓生在恒隆發揮潛能，與公司攜手迎接未來的機遇和挑戰！

After a year and a half of training and practical work, our latest cohort of Management Trainees have completed their training and officially graduated. Senior management attended the graduation ceremony to share graduates' happiness and exchange thoughts with them.

Over the past 18 months, the MTs were assigned to different positions in various projects and business areas to receive on-the-job training that allowed them to gain a deeper understanding of the real estate industry, the corporate culture and core business of the Company, as well as the operations of various departments. Congratulations to the graduates as we wish them success and wish them to unleash their potential at Hang Lung to reach new heights!

「hello 恒隆商場 獎賞計劃」當選全年 最佳方案 hello Hang Lung Malls Rewards Program Wins Best of the Year 2021



由顧客業務部、香港業務部及綜合服務部聯合在2021年3月推出的「hello 恒隆商場獎賞計劃」及恒隆商場手機應用程式，是一個電子化的會員系統，整合了旗下商場逾600個商戶的推廣優惠，推出至今已吸納了逾10萬名會員。「hello 恒隆商場獎賞計劃」團隊憑藉他們開明的態度，透過科技提升顧客體驗，並達致卓越業務及客戶可持續參與的承諾，贏得「2021年行政總裁大獎」全年最佳方案，獲獎實至名歸。

With the efforts of the Customer Franchise Department, Hong Kong Business Operation Department and Service Delivery Department, the "hello Hang Lung Malls Rewards Program" and the Hang Lung Malls App were launched in March 2021, integrating offers and promotions from over 600 merchants across our shopping malls into one digitalized membership system. Over 100,000 members have been recruited since its launch. The winning team demonstrated their openness to further enhance the customer experience through technology, which made them winners of the CEO Award – Best of the Year 2021.

承諾制訂 科學碳目標 Commitment to Setting Science-Based Targets

恒隆成為亞洲首批房地產公司承諾制訂短期及長期減碳目標，致力於2050年前實現淨零價值鏈溫室氣體排放。該等目標將符合科學碳目標倡議 (Science Based Targets initiative，簡稱SBTi) 的淨零排放標準 (Net-Zero Standard)，亦讓我們同時參與由該組織發起的「Business Ambition for 1.5°C」全球聯署運動及由聯合國發起的「奔向零碳」(Race To Zero) 活動。

SBTi的淨零排放標準於2021年10月推出，是全球首個讓企業按氣候科學以制訂淨零排放目標的框架，當中包括為企業提供制訂相關目標的指引、準則及建議，以把全球暖化升幅控制在攝氏1.5度的範圍內。淨零排放標準讓外界以一致的標準及以科學為基礎，提高對淨零排放的理解。

Hang Lung recently announced that the Company is among the first real estate companies in Asia to have committed to setting both near-term and long-term targets to reach net-zero value chain greenhouse gas (GHG) emissions by no later than 2050. The targets align with the Science Based Targets initiative's ("SBTi") Net-Zero Standard. In addition, Hang Lung is also joining the Business Ambition for 1.5°C campaign (a global coalition) and the United Nations-led Race To Zero campaign. SBTi's Net-Zero Standard is the world's first framework for corporate net-zero target setting in line with climate science.

提升企業適應力 促進恒隆 可持續增長 Developing Adaptive Management to Foster Hang Lung's Sustainable Growth



公司連續五年舉辦恒隆管理層會議，今年會議以「Adapting to Do It Well」為主題，約200名來自香港和內地的管理人員透過視像會議參加，三位來自不同界別的領袖亦獲邀出席分享企業如何以建築設計、可持續發展策略和品牌管理靈活適應各種變化。

會議由董事長陳啟宗先生和行政總裁盧韋柏先生致辭揭開序幕，他們分享了公司於2021財政年度的卓越業績、主要業務與可持續發展的進展與成果，以及對公司未來的展望。陳啟宗更表示公司管理團隊愈趨年輕化，代表他們更能適應瞬息萬變的世界。副董事長陳文博先生在閉幕致辭中強調我們其中一個核心價值「開明」的重要性，他鼓勵同事時常保持開明思想，分享新意念和以開放的態度探索新的工作模式。

For the fifth consecutive year, the Hang Lung Management Conference was held to equip our managers with interdisciplinary skills, and to broaden their exposure to emerging topics. Under this year's theme "Adapting to Do It Well", around 200 executives from Hong Kong and the Mainland took part in the virtual conference, which included keynote speeches by three high caliber external speakers on how adaptive management could be applied in architectural design, sustainability leadership and brand building.

Chair Mr. Ronnie C. Chan and CEO Mr. Weber Lo kicked off the event with their opening remarks in which they emphasized the Company's strong set of results for financial year 2021, major business and sustainability updates and achievements, and the way forward. Ronnie also expressed that the younger management team has put us in an excellent position to adapt to a fast-changing world. In his closing remarks, Vice Chair Mr. Adriel Chan highlighted the importance of one of our values – Openness, which allows our people the latitude to share new ideas and be open to new ways of doing things.

榮休首席財務總監何孝昌 堅守信念 推陳出新



“要堅持推動對公司發展有益的理念，不要輕言放棄。”

加入恒隆近14年的時任首席財務總監何孝昌先生 (HC) 剛於2月榮休，多年間掌管公司財務的他有不少珍貴回憶與大家分享。

無懼困難 堅持推動新方案

外行人總以為首席財務總監的職責只是看管公司的資金，每半年結算財務狀況，其實HC在任內推動過不少公司財務上的新措施。除了財務管理和策劃外，他亦負責管理公司的資訊科技 (IT) 和物業銷售部。由2008年加入恒隆後，HC已意識到公司需要大量資金應付在內地的龐大發展計劃。回首遇過的無數挑戰，令HC最難忘的可說是在2010年11月初的一天在一小時內在全球高價配售恒隆地產股票，籌得港幣110億元。2011年，他成功說服董事會擴大公司的集資渠道，成立MTN中期票據發債平台，助公司往後從環球資本市場發債券籌集數百億港元，讓公司有足夠資金拓展上海以外的各個項目。

埋首工作 同時關顧身心健康

除了籌集資金，HC亦是推動公司從2011年起把財政年度的終結日由6月

30日改為12月31日，並堅持在財政期終後一個月內發布業績的幕後功臣，讓我們第一時間向持份者匯報財務狀況，不單提升公司的透明度，亦超越良好管治常規，完美體現我們「只選好的 只做對的」理念。行內皆知需在一個月內發布經核實的業績極具挑戰，在香港上市的主要地產公司中亦只有恒隆做到，他坦言團隊的合作和努力是成功的關鍵。從2012年起，HC更把握不同的市場環境和機遇減持非核心物業及出售君臨天下、浪澄灣和藍塘道23-39等住宅項目，套現數百億港元以配合公司在內地的長遠發展藍圖。

隸屬HC的團隊除了形容他是個認真上司外，亦不約而同地表示HC非常關顧同事的身心健康。HC在大家日以繼夜埋首工作的時候，也不忘向同事噓寒問暖。正如他離別在即亦向大家寄語：「香港現今的疫情給我們帶來很大的困擾及挑戰，但我們不要因此感到太負面而洩氣，最終有一天疫情是會過去的！但願大家積極面對現今的挑戰，共同努力，準備好迎接疫情後在經濟、社交及各方面的復甦及新景象！」



HC表示各部門及團隊通力合作才能為公司帶來新氣象
HC believes the spirit of collaboration amongst his team and across departments was the key to its success

HC感激公司管理層及董事會的信任，讓他得以推動各項嶄新的財務措施
Thanks to the trust of our management and the Board of Directors, HC successfully launched various financial initiatives in the Company



“每當面對逆景及低潮，正好讓我們積極準備好迎接下一個順景及高峰。”

Mr. H.C. Ho, the then Chief Financial Officer (CFO), retired in February after being a part of the Hang Lung family for nearly 14 years. Taking care of the Company's finances was only part of his job and his work spanned from planning and strategy to support the Company's business expansion to the management of the Information Technology (IT) and Property Sales operations.

Since joining the Company in 2008, he saw the need for more capital funds to support Hang Lung's strategic expansion in mainland China. One of his most unforgettable memories was raising HK\$11 billion for the Company in November 2010 through placement of shares globally



HC亦期望疫情過去後可重拾他對旅遊和攝影的興趣
HC is looking forward to picking up his interest in traveling and photography again after the pandemic



HC於退休後希望好好利用時間回饋社會。圖為他參與「恒隆一心義工隊」活動的留影
HC hopes to give back to the society after his retirement. The photo shows his participation in an activity with the Hang Lung As One Volunteer Team

H.C. Ho, The Then Chief Financial Officer – Hold on to Your Beliefs and Bring Forth New Ideas

within an hour. In 2011, he had convinced the Board to broaden the source of raising funds through the establishment of the Medium Term Note (MTN) program, which enabled the Company subsequently raising billions of dollars of funds from the global bond market. HC always held fast to the belief that must add value, and demonstrate our **We Do It Well** philosophy. "If you think that something that is beneficial to the Company, strive to achieve it no matter how difficult," he said.

During his tenure, HC masterminded changing the Company's fiscal period end date to December 31 from June 30 and publishing financial results within one month after the end of each financial period starting from

2011. He was also in charge of generating significant amount of cash to pay for our Mainland expansions through selling off non-core assets and completed residential properties such as The HarbourSide and The Long Beach and 23-39 Blue Pool Road since 2012.

While HC was always keen to strive for continuous improvements, he also frequently reminded his team members to take good care of their health when working hard to achieve the goals. He retired just as the pandemic began to hit Hong Kong hard, and he would like to leave some words of encouragement to all his former colleagues, "Let's prepare for the bright journey ahead when the current storm is behind us," HC said.

新任首席財務總監趙家駒 把握機遇 只做對的



“與守門員相比，CFO的角色更像是球場上的中場助攻，不單只管理帳目，更需要配合CEO落實公司的發展方向。在恒隆我亦會負責投資者關係的工作，讓投資者更了解我們公司的業績、財務狀況及最新發展。”

財務及會計工作大多給人保守和刻板的印象，恒隆新任首席財務總監趙家駒先生 (Kenneth) 在20多年的相關工作經驗中，卻有着不一樣的領悟。

笑對挑戰

訪談當天，Kenneth帶着微笑，跟我們細說當年。

於1997年大學畢業後，Kenneth於著名跨國會計師事務所從事香港及內地的審計工作。於上班的第一天，他接獲的首個任務竟是單人匹馬前往東莞的牛欄盤點牛隻。然而往後接近七年的審計工作可沒有「數牛」那麼簡單。除了替客戶提供每年法定審計的服務外，他亦曾經參與多項併購項目的財務盡職審查以及替客戶上市作申報會計師之工作。

Kenneth以會計師身份參與的最後一個項目，是為一家大型國企電訊公司籌備首次公開招股 (IPO) 並駐紮天津和北京逾半年。即使面對經驗豐富的「老會計」客戶，他仍能耐心地與客戶把複雜的問題一一解決，說服管理層

如何做到與國際會計準則以及國際資本市場要求接軌。這些在內地累積的審計經驗，讓Kenneth更了解內地的工作文化以及社會發展，為他在往後的個人事業發展奠下基礎。

以心隨行

一向有志在投資行業發展的Kenneth於2004年決定離開服務了近七年的會計師事務所，遠赴英國倫敦商學院修讀金融學碩士學位。畢業後他先於2005年加入德意志銀行從事併購諮詢服務工作，及後於2007年加入淡馬錫控股中國投資團隊從事投資工作，當中涉獵不同行業的股權投資以及房地產項目投資。

緣繫恒隆

Kenneth在淡馬錫控股工作接近七年，當中有四年長駐上海，當時的辦公室巧合地位於我們公司的旗艦物業——上海恒隆廣場。Kenneth分享其上海的工作經驗時，提及到他與恒隆管理層的首次會面，便是以淡馬錫投資總監的身份於2013年初參與一家投資銀行為恒隆地產在上海安排的

路演，當時帶隊的便是我們的前任行政總裁陳南祿先生以及剛剛榮休的前任首席財務總監何孝昌先生。Kenneth與我們公司的管理層結緣便是由這個路演開始。

Kenneth笑說在那次與恒隆管理層見面後，其實並沒有買入恒隆集團或恒隆地產的股票。緣份奇妙，今天已經成為恒隆首席財務總監的他轉換了角色，由從前的機構投資者身份變成帶領投資者關係團隊的公司管理層。Kenneth希望可以利用他過往於股權投資的工作經驗做好現在投資者關係的工作。

角色掉換

Kenneth於2013年離開居住了四年的上海搬返香港，那時候淡馬錫控股正準備關閉其香港的辦公室。因緣際會，他加入了有業務往來的基匯資本擔任首席財務官，由投資者變成私募基金的管理人。由客戶角色變成管理團隊一員，Kenneth亦經歷過一段適應期。幸好Kenneth一直擁有敢於挑戰和擁抱改變的人生態度，很快他便適應過來。



Kenneth喜歡四處遊歷，旅遊時也不忘保持學習的心。Kenneth is keen on traveling and learning new things in his journeys.

在長達八年的房地產私募基金工作生涯當中，他處理過的交易數以百億港元，參與過的投資項目遍布全球各地，尤以亞太地區為主。工作原因Kenneth以往要經常出差，亦給予Kenneth很多四處遊歷及學習各地文化與制度的機會。

擁抱改變

2020年中，Kenneth從一位友人得悉恒隆正在尋找下任首席財務總監以接替準備退休的何先生。仍在熱衷於投資工作的Kenneth，那一刻沒有想過轉換工作。

到了2021年初，Kenneth知道恒隆仍在尋找下任首席財務總監。從來沒有想過加入藍籌上市公司當管理層的Kenneth，頓然覺得這是一個難得的機會。

Kenneth笑說，在疫情肆虐期間，他對人生多了一些思考，尤其在個人事業發展方面。他問自己，在社會工作20多年，有甚麼工作未做過而很想去嘗試？Kenneth深信恒隆集團及恒隆地產首席財務總監的工作機會正好給予他一個有意義的挑戰而作出改變。訪問期間，Kenneth感謝公司董事會對他的任命予以批准。他特別感謝董事長、副董事長、行政總裁、提名及薪酬委員會和審核委員會成員給予他一個寶貴的機會加入恒隆這個大家庭。

展望將來，Kenneth期望能為恒隆創造價值。他寄語年輕一代在人生途上放眼世界，努力學習，把握機遇，擁抱改變。

Kenneth Chiu, Our New Chief Financial Officer, Seize the Moment and Do the Right Thing

Many people may think that finance and accounting are conservative and monotonous, but our new Chief Financial Officer Mr. Kenneth Chiu has another perspective on the financial field that he has worked in for over 20 years.

Kenneth started off his career as an auditor with a renowned multinational accounting firm where he went through many tough challenges. The job provided him opportunities to gain a thorough understanding of the work culture and societal developments in mainland China. With a keen interest in developing his career in the investment field, he went to London Business School to complete a Master's degree in Finance, following related work experience in Deutsche Bank AG and Temasek Holdings.

The ever-changing investment market has reminded him that embracing change and catching the right time are always the best strategies for financial controlling and investment management. "A CFO is like a midfielder in a soccer game, supporting the CEO to achieve his goals," said Kenneth.

Before joining us, Kenneth was the CFO of Gaw Capital Partners, where he worked on investments around the world and handled transactions of hundreds of billions of dollars. The eight-year journey there has broadened his horizons and strengthened his attitude towards embracing uncertainties and challenges. Kenneth is grateful to have been appointed by the Board of Directors to his new role in Hang Lung, and is looking forward to creating greater value for the Group with his motto "Do the Right Thing!"

“Do the Right Thing!”



Kenneth在工餘時候會行山減壓，同時多認識辦公室外的人和事。During leisure time, Kenneth loves to go hiking and meet new friends.

昆明恒隆廣場開創可再生能源之路

Spring City 66, Kunming –
Leading the Way in Renewable Energy for Commercial Projects



昆明恒隆廣場的建築以周遭的山巒景致為設計靈感，融入自然環境
The design idea of Spring City 66 seeks inspirations from the landscape, merging into the hills of the natural environment

有關昆明恒隆廣場使用可再生能源的概要 Notable renewable energy achievements at Spring City 66



Provision of approximately 57,800MWh of electricity per year from solar, wind and hydro renewable sources



Reduction of the property's carbon emissions by approximately 46,471 tons per year



Boosts Hang Lung's usage of renewable electricity at its Mainland developments to over 14%

恒隆旗下的大型綜合商業項目昆明恒隆廣場，已全面使用可再生能源，更成為公司首個發展項目及雲南省首個綜合商業項目在業主和租戶營運的年度耗電量方面均實現淨零碳排放。

項目所在的優越地理位置亦是成就其可持續發展里程碑的重要一環。雲南省可再生資源非常豐富，其供應的可再生能源總量在全國排名第二*。當地的電力交易市場已發展得相當成熟及可靠，加上昆明位於雲貴高原，

其風力發電站亦發展得極具規模，為我們締造了更多的可再生能源採購方案。加上恒隆團隊秉持「只選好的只做對的」理念，努力與各方接洽，成功把昆明恒隆廣場打造成公司第一座在營運用電方面達到淨零碳排放的建築物，更獲公司選為「2021年行政總裁大獎」第四季度得獎項目。

在使用可再生能源的同時，昆明恒隆廣場也重視節能減排，並獲美國綠色建築協會頒發「能源及環境設計先鋒獎 (LEED) 核心及外殼組別」金獎

認證。在設計及建造過程中，團隊採用多項節能環保技術及措施，以提高物業的能源效益，當中包括配備了昆明最先進高效的電梯系統，除能減少租戶等候電梯的時間，亦可透過利用壓變頻調速系統和能量再生驅動系統節省15%用電量。項目亦透過設置高效能中央冷氣系統、BMS樓宇管理系統及Low-E節能玻璃等提高營運效益。

*資料來源：《中國能源統計年鑑2020》

Hang Lung's world-class commercial complex in Kunming, Spring City 66 is now 100% powered by renewable energy. It is not only the first of the Company's developments to achieve net zero carbon emissions for both landlord and tenant annual electricity consumption, but is also the first commercial development in Yunnan Province with such an accomplishment.

The unique geographical location of the project is a key to setting this sustainability milestone. Yunnan is rich in renewable energy resources and ranked second in mainland China for green energy supply*. The well-developed wind power stations in Kunming create a positive environment for the project's procurement of renewable energy.

*Source: China Energy Statistical Yearbook 2020

各商場內多家租戶以購物禮券的形式贊助是次回收活動
Tenants in various malls sponsor shopping vouchers to incentivize customers to support the campaign



環保回收 恒久永續 Recycling Preloved Clothing for a Sustainable Future

資源管理是我們的可持續發展框架下的四大優先議題之一。恒隆與非政府機構飛螞蟻合辦舊衣回收環保活動，於旗下十個內地商場設置舊衣回收箱，向顧客募集舊衣物予飛螞蟻處理，除了方便及鼓勵我們的顧客參與回收活動，亦作為公眾環保教育的一環。

飛螞蟻是內地最大的舊衣物綜合回收處理平台之一，其收集所得的衣服將捐贈予有需要人士或作循環再造及環保再生之用。我們是次的回收活動期望能為飛螞蟻募集5,000公斤的舊衣物，實踐「恒久永續」的概念。



「恒隆一心義工隊」亦協助收集舊衣物
The Hang Lung As One Volunteer Team helps to collect preloved clothing



環保小知識

- 衣服中的聚酯纖維需要200年時間才可被自然分解
- 舊衣服在垃圾焚化過程中或會釋出致癌物，對環境造成影響

Resource Management is one of the four priorities under our sustainability framework. We have joined hands with the national NGO Flying Ant to launch a used clothes recycling campaign in 10 of our malls on the Mainland, encouraging our customers to donate preloved items of clothing to the organization as a part of a public environmental protection awareness campaign.

Flying Ant is one of the largest used clothing recycling platforms in mainland China. Clothes it collects are sent to people in need or recycled and upcycled to give them a second life. Our campaign aims to collect 5,000 kg of clothes for the organization, in support of a sustainable future.

2021恒隆傑出義工 Hang Lung Outstanding Volunteers 2021

#HangLungAsOne
#DiversityInclusion

「恒隆一心義工隊」在過去一年繼續宣揚關愛精神，於香港及內地九個城市11個項目舉辦了138次活動，總服務時數逾14,500小時，為社會上超過14,800名有需要人士提供支援。公司於3月特別嘉許2021年服務時數最高的十名義工，表揚他們無私付出愛心和時間回饋社會。



義工莫文俊已經連續第九年獲獎，他表示：「施比受更有福，能服務有需要的人，我感到無比快樂。在義工服務中我感受到，受惠者最希望得到他人理解。透過參加公司的義工隊，我希望讓更多同事了解義工服務的意義。」

Thanks to our caring corporate volunteers, the Hang Lung As One Volunteer Team held a total of 138 volunteer activities, contributing more than 14,500 service hours in Hong Kong and across 11 projects in nine Mainland cities last year, spreading our love and care to 14,800 people in need. In March, top 10 volunteers with the highest service hours were awarded by the Company as a tribute to their devotion.



第一次獲獎的義工彭嘉好：「每次參與義工活動，總在受惠人士身上學到很多人生道理和處世哲學，因此我十分推薦大家參與『恒隆一心義工隊』。我從沒有想過參與義工活動竟然為我帶來獎項，感謝公司的鼓勵，推動我更積極服務社會！」



傑出義工名單
List of awarded
volunteers

》立即報名加入「恒隆一心義工隊」

Join Hang Lung As One
Volunteer Team 》



與基層婦女享受手工樂趣 Enjoying Making Handicrafts with Underprivileged Women

為提倡多元共融，「恒隆一心義工隊」於3月舉辦了兩場網上工作坊，義工除了製作天然防蚊膏送贈予基層婦女，更學習以過期化妝品製成再生色彩，與婦女一同創作禪繞畫，洗滌心靈。

To promote diversity and inclusion, the Hang Lung As One Volunteer Team held two online workshops in March. Volunteers made natural mosquito repellents for the underprivileged ladies. They also enjoyed Zentangle arts together with colorful artwork made from expired cosmetics.



恒隆數學獎得獎者專訪系列 —— 青藍相續 傳承數學之美



恒隆數學獎得獎者大學畢業後當上老師。2010年優異獎得主之一鍾安平及2014年金獎得主方鈺倫在教師的崗位上，運用過去探索數學的各種經驗和知識，立志把數學之美傳承下去。

■連：《連繫恒隆》 ■鍾：鍾安平 ■方：方鈺倫

連：你是否從小到大都喜歡數學，所以選擇數學老師作為職業？

鍾：文字跟數字，我更愛數字！我從小便跟數學結下不解緣。中六時，我更開始教導師弟妹數學，看着他們由迷惘到成功靠自己找到答案，就覺得很有成就感，亦對教學產生興趣。2020年，我在母校的數學科主任邀請下，有幸返回母校執教。

方：我對數學有着一股純粹的熱情！我完成在大學主修數學的學位後，燃起了對教學的興趣，便修讀教育文憑。從此我立下決心當一名數學老師，把數研的樂趣傳授給學生。

連：從前以學生身份參加恒隆數學獎，現在成為老師，帶領學生參賽，最大的分別是什麼？

鍾：感覺像回到從前！不過現在成為老師，責任比當年參賽大，因此也要更認真和更上心。我要好好擔當管理和領導的角色，啟發學生構思主題，引導同學解難，安排分工。

方：看到學生跟隨自己的腳步，感覺很特別！作為領導老師，我常提醒自己要以身作則，時刻激發學生的鬥志與決心，因為我能啟發他們多深，他們便能走多遠。

Interview Series with Hang Lung Mathematics Awards Winners – Illuminate the Beauty of Mathematics and Inspire the Next Generation

In this interview, *Connections* meets Anson Chung, an Honorable Mention winner of the 2010 Hang Lung Mathematics Awards (HLMA) as well as Alan Fong, the Gold Award winner of the 2014 HLMA. Both past winners followed their passion in mathematics and have now become secondary school mathematics teachers, drawing on their knowledge and experience to illuminate the beauty of mathematics and inspire the next generation.

Anson discovered his passion for teaching when he took up the role as a junior teacher in Form 6 and taught his younger schoolmates mathematics, while Alan became interested in teaching after completing a degree in mathematics. Their teaching career paths are quite different, yet both are committed to inspiring and empowering students' interest and passion in mathematics research.



方鈺倫（左四）與其學生打成一片，師生關係十分融洽
Alan Fong (fourth from left) enjoys a good rapport with his students and gets along well together



鍾安平（左五）經常帶領學生參加數學比賽，屢獲獎項
Anson Chung (fifth from left) often leads students to take part in mathematics competitions and wins many awards



足本版訪問內容
Full interview

#Excellence
#NurturingNextGen

2021亞洲最佳企業僱主獎 BEST COMPANIES TO WORK FOR IN ASIA 2021

我們的六個內地項目勇奪人力資源刊物《HR Asia》舉辦的「2021亞洲最佳企業僱主獎」，肯定各個項目在員工溝通、人才培訓和建構卓越工作文化的表現。另外，天津恒隆廣場和大連恒隆廣場亦得到WeCare™認證，並獲頒「2021 WeCare 最佳關懷員工獎」。

Our six Mainland projects have been recognized as the Best Companies to Work For in Asia 2021 (China edition) by *HR Asia*, an authoritative regional publisher in the HR industry. These awards commended our employee engagement and talent development as well as workplace culture. In addition, Riverside 66 in Tianjin and Olympia 66 in Dalian have been honored with WeCare™: HR Asia's Most Caring Companies Award 2021.

2021亞洲最佳企業僱主獎： Best Companies to Work For in Asia 2021:



上海恒隆廣場
Plaza 66, Shanghai



上海港匯恒隆廣場
Grand Gateway 66, Shanghai



濟南恒隆廣場
Parc 66, Jinan



無錫恒隆廣場
Center 66, Wuxi



大連恒隆廣場
Olympia 66, Dalian



天津恒隆廣場
Riverside 66, Tianjin

2021年度責任品牌獎 2021 RESPONSIBLE BRAND AWARD



恒隆地產於第11屆中國公益節榮獲「2021年度責任品牌獎」，表揚公司於香港及內地積極推動永續社區投資項目，在可持續發展領域中以維持健康、包容和安全的環境，促進大眾及社會福祉為目標的卓越貢獻。恒隆地產連續第二年在這個具影響力的年度盛事中獲獎。

Hang Lung Properties has garnered the "2021 Responsible Brand Award" at the 11th China Charity Festival, in recognition of our commitment and contribution to sustainable community investment initiatives in Hong Kong and mainland China. Hang Lung Properties has consistently fulfilled its goals to sustain a healthy, inclusive, and safe environment, and to promote social wellbeing. This is the second consecutive year that the Company has been recognized at this influential annual event.

2021卓越僱主大獎 EMPLOYER OF CHOICE AWARD 2021

恒隆已第七年獲《JobMarket 求職廣場》頒發「卓越僱主大獎」，並囊括「卓越僱員生活及工作平衡大獎」和「同心抗疫關懷僱主大獎」，表彰公司在推行員工生活及工作平衡策略的成功、以員工福祉為首位，積極聆聽員工意見，以及在2019冠狀病毒病下的以人為本政策。

Hang Lung has taken home the "Employer of Choice Award" for seven years and was awarded the "Work-Life Balance Award" and "Covid-19 Caring Employer" by *JobMarket* for its success in formulating a healthy work-life balance strategy and our prioritization of staff wellbeing, listening to the voices of employees, as well as for caring policies for our people during COVID-19 pandemic.



「10年Plus 商界展關懷」標誌 10 YEARS PLUS CARING COMPANY LOGO

恒隆地產獲香港社會服務聯會頒發「10年Plus 商界展關懷」標誌，肯定我們對社區、員工和環境關注的承擔。

Hang Lung Properties was presented with the "10 Years Plus Caring Company Logo" by the Hong Kong Council of Social Service in recognition of our commitment to caring for the Community, our employees, and the environment.



21世紀商業模式創新公司 21ST CENTURY INNOVATIVE BUSINESS MODEL

恒隆地產在「21世紀商業模式評選」中榮獲「21世紀商業模式創新公司」獎項，成為獲頒該獎項的唯一一家地產發展商，彰顯了公司「只選好的 只做對的」經營理念，以及穩中求進、不斷創新的企業精神。

Hang Lung Properties has garnered the "21st Century Innovative Business Model Award" at this year's "21st Century Business Model Summit Forum". As the only property developer to receive such an honor, the accolade highlights the Company's commitment to its motto, **We Do It Well**, and demonstrates our entrepreneurial spirit of striving to create prospects, embracing innovation, and championing change.



國際設計獎 INTERNATIONAL DESIGN AWARDS



以永續為主題的恒隆2022年座檯月曆在國際設計獎中獲頒印刷月曆組別的銅獎。本年度的月曆透過繽紛色彩和抽象手法，將每個項目的可持續發展元素、位處城市的市花及特色風貌融入設計當中，展現公司致力在營運城市創造更高價值，締造優享生活空間的願景。

國際設計獎於2007年設立，致力於發掘和表彰廣泛領域中最具創新和可持續性的設計作品，當中包括五個類別：建築、室內設計、產品、時裝和平面設計。

The Hang Lung sustainability themed 2022 desktop calendar captured the Bronze Award in the Print/Calendars category at the International Design Awards (IDA). This year's calendar depicts abstract images of sustainable elements from our properties in vibrant colors, along with the spectacular landscapes and floral emblems of the various cities in which they are located, and is an expression of our commitment to creating shared value and compelling spaces that enrich lives.

Founded in 2007 to discover and celebrate intelligent, sustainable design across a wide range of disciplines, the IDA comprises five categories: architectural, interior, product, fashion, and graphic design.

只選好的 只做對的
We Do It Well



恒隆地產
HANG LUNG PROPERTIES

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