



MAINLAND CHINA PROPERTY DEVELOPMENT

As one of only a few Hong Kong property developers to establish a presence in the Mainland's commercial property market, Hang Lung has been expanding its strong Mainland portfolio with 10 world-class landmarks across eight cities.

SUMMARY OF NEW PROJECTS IN MAINLAND CHINA

| | CENTER 66 | FORUM 66 | SPRING CITY 66 | HEARTLAND 66 |
|--|--|--|--|--|
| City | Wuxi | Shenyang | Kunming | Wuhan |
| City status | Major City | Provincial Capital | Provincial Capital | Provincial Capital |
| Province | Jiangsu | Liaoning | Yunnan | Hubei |
| Usage | Shopping Mall, Office, Hotel, Serviced Apartments | Shopping Mall, Office, Hotel, Serviced Apartments | Shopping Mall, Office, Serviced Apartments | Shopping Mall, Office, Serviced Apartments |
| Total gross floor area ('000 sq.m.) | 372 | 800 | 434 | 460 |
| Year of Completion | Shopping Mall: 2013 Office Tower: 2014 Remaining portions: In phases from 2019 | Shopping Mall: 2012 Office Tower: 2015 Remaining portions: In phases from 2018 | In phases from 2018 | In phases from 2019 |



Following its completion, Center 66 will be the retail and commercial landmark of the central business district of Wuxi

CENTER 66 – PHASE 1 & PHASE 2, WUXI

Phase 1 of the Center 66 development comprises a shopping mall and two office towers, with the first tower already operational. Consultants have been appointed to develop the schematic design for Office Tower Two. Phase 2 of the development will comprise two serviced apartments and commercial facilities. District Government, City Planning and other Bureaus of Wuxi City are engaged in the planning stage and they are supportive of the development.

Upon completion, the Center 66 development will be the retail and commercial landmark of the central business district of Wuxi. Widely acclaimed for its innovative design, Center 66 has garnered a number of prestigious awards including the 2014 Cityscape Award for Emerging Markets in the category of Built Retail Project; the Silver Award in the category of Best-Mixed-Use Development in the 2014 MIPIM Asia Awards; and a Merit Award in The Hong Kong Institute of Architects Annual Awards 2013 in the Outside Hong Kong – Commercial Building category.



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Spring City 66 enjoys a perfect location in the business and commercial heart of Kunming



FORUM 66, SHENYANG

Covering a gross floor area of 800,000 square meters, Forum 66 is a beacon for development among the landmarks of Shenyang's city center. Situated on the Qingnian Da Jie, known as the Golden Corridor, which runs through the city center, Forum 66 is at the center of a network of the city's proudest landmarks including the Liaoning Grand Theater, the Liaoning Provincial Museum, the ex-Municipal Government Building and City Plaza.

The Forum 66 shopping mall commenced operations in September 2012 and was joined by Office Tower One in early 2015. The low- to mid-zones of Office Tower One were handed over to tenants beginning from the first quarter of 2015, and a proposal for a hotel sitting at the top zone, on floors 49-67, is still in progress with the requisite planning approvals being processed. 2015 also saw the excavation and retaining structural works for the Phase IIIA development completed in June. Ongoing engagement with the Shenhe District Government, the Shenyang City Government, and the relevant developmental bureaus has been positive with strong support for the continued development plans of Forum 66. Moving forward, the main thrust of work for 2016 will be the infrastructure works for the hotel project.

The Forum 66 Office Tower blends futuristic architectural concepts with world-class facilities

SPRING CITY 66, KUNMING

The official ground breaking for Spring City 66 in November 2012 inaugurated a transformation of the business and commercial district of Kunming with plans for a world-class shopping mall, a Grade A office tower and serviced apartments. Commanding a central position in the city, Spring City 66 covers a total gross floor area of 434,000 square meters (ground level and above and B1 commercial area, excluding car park areas).

Ongoing works are progressing well with initial piling work completed in mid-2014 and additional piling works in early 2016. With the substructure of the office tower already underway and progressing smoothly, the substructure works for the serviced apartment



The sky garden at Heartland 66's rooftop

tower began in December 2015. Our teams have been working closely with consultants to address technical challenges that are par for course on a project of this scale. Active engagement has been undertaken at the construction stage with government departments and the local community. Basement to ground-level works and work on the superstructure for the low zone of the office tower schedule for the fourth quarter of 2016.

The whole project is targeted for completion, in phases, from 2018, with due emphasis on construction in line with our high environmental and quality standards. Spring City 66 was awarded precertification under the Leadership in Energy and Environmental Design (LEED) for Core and Shell Developments – Gold Level, issued by the U.S. Green Building Council.

HEARTLAND 66, WUHAN

Comprising a world-class shopping mall, a Grade A office tower, and serviced apartments, and covering a total gross floor area of 460,000 square meters (ground level and above and B1 commercial area, excluding car park areas), Heartland 66 will be Hang Lung's 10th development on the Mainland and will stand as yet another proud landmark in a fast-growing city.

Land for the development was acquired in February 2013 and the official ground breaking ceremony took place in November 2013. Construction progress to-date is on schedule despite increased difficulty in basement excavation. Completion of foundation works and the commencement of construction for the basement structure are expected by mid-2016, and the project is scheduled for completion in stages from 2019.

In keeping with our design and construction focus on quality and sustainable development, the Heartland 66 development was awarded precertification under the Leadership in Energy and Environmental Design (LEED) for Core and Shell Developments – Gold Level, issued by the U.S. Green Building Council in 2014.