

International Finance Center

A Timeless Masterpiece



The story
began in
1996.....



Inspiration

- ❑ Inspired by the relocation of financial district in New York from Wall Street to Battery Path and in London from West Minister to Canary Wharf
- ❑ Fundamental changes in technical requirements on buildings over last decade for efficient operation of financial sector
- ❑ IFC is Hong Kong's response to meet the needs of the world financial community
 - First Development in Hong Kong designed specifically for financial institutions
 - It will affirm Hong Kong's status as the financial capital of Asia.



London



Hong Kong



New York

Vision

- Reinforce Hong Kong's position as International Finance Center
- Making Hong Kong a more attractive place for expatriates to come and work
- Change the way Hong Kong people work and live
- Rejuvenating Entertainment and leisure in Hong Kong's CBD



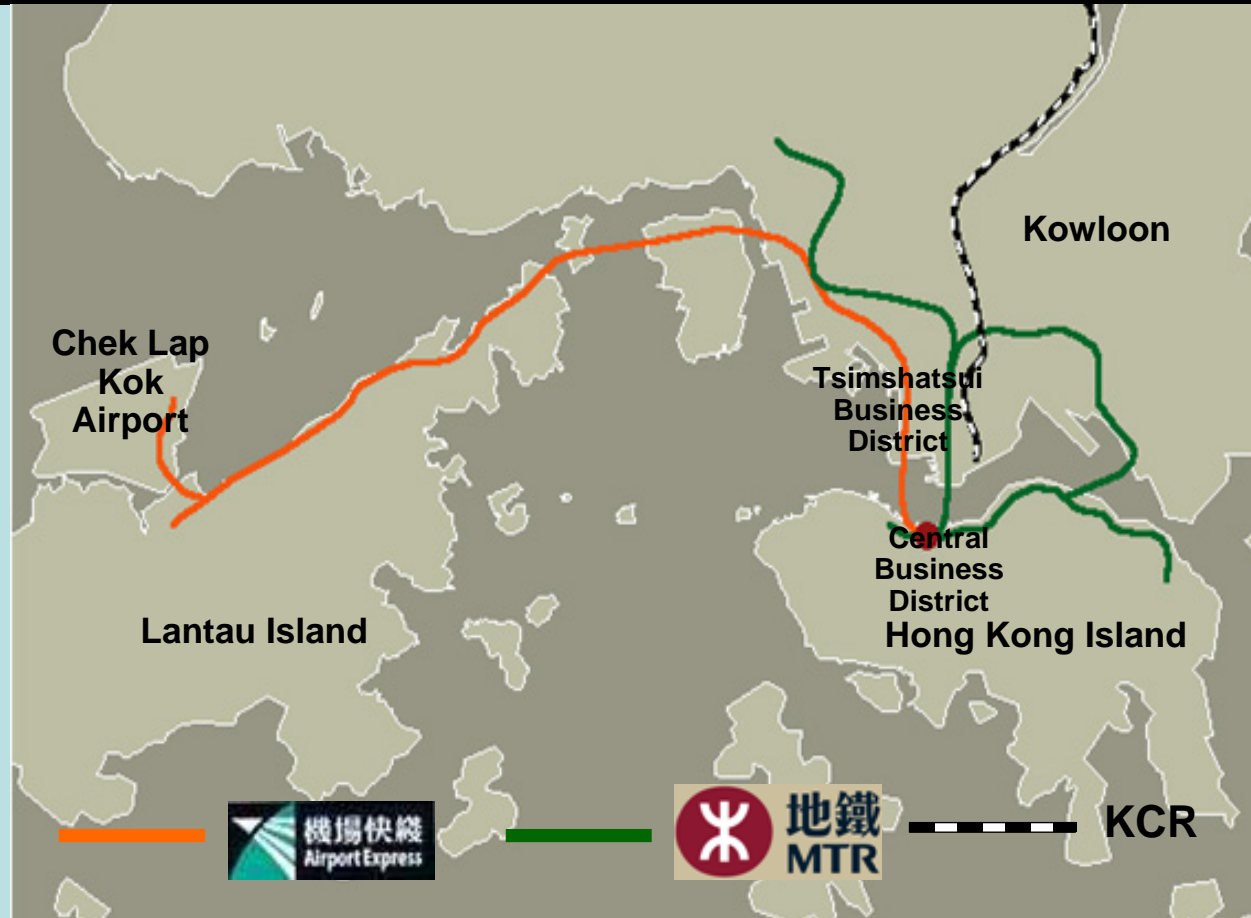
Mission

- ❑ **Superior timeless quality and Innovative Design**
- ❑ **Creation of a landmark development**
- ❑ **Class A Offices meeting customers' stringent expectations**
- ❑ **Destination shopping centre for both tourists and locals**
- ❑ **Best deluxe hotel and serviced suites in the region**



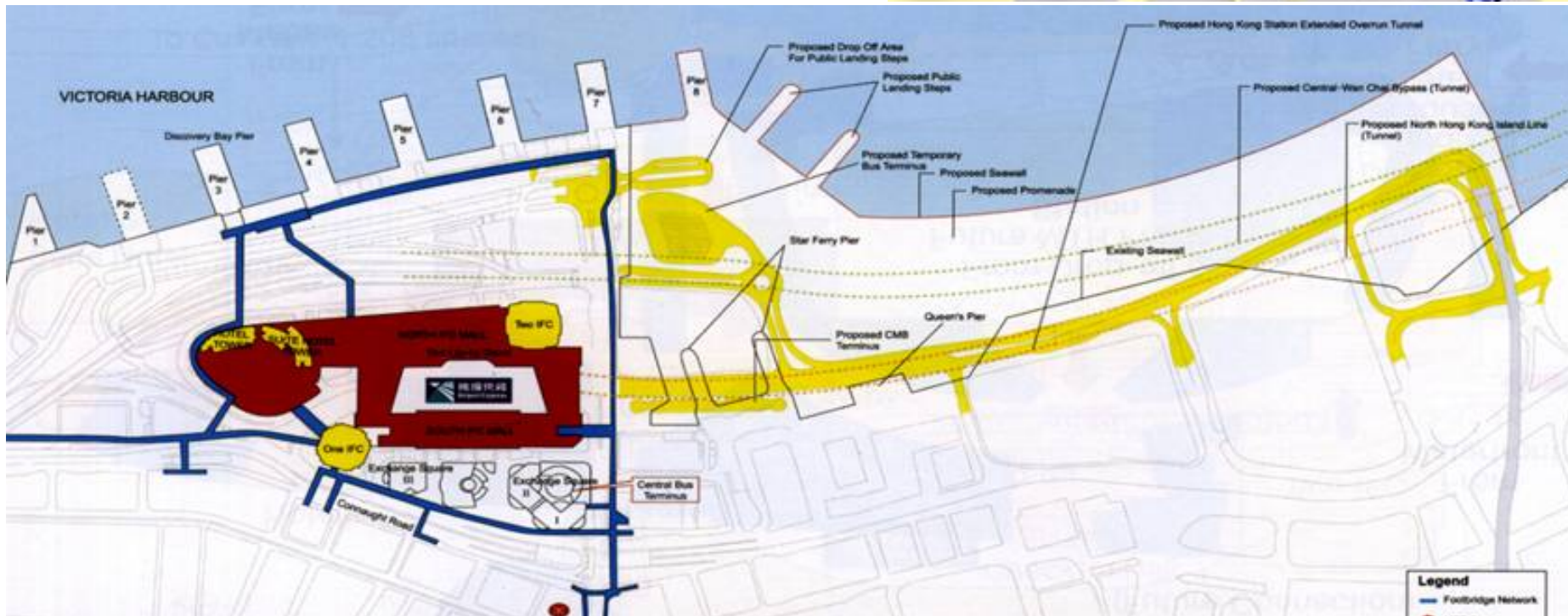
The Place to Meet - Transport Hub

- MTR Station
- 23 mins from Airport
- Public Transport Terminus
- In Town Check In Hall
- 1800 Car park Spaces



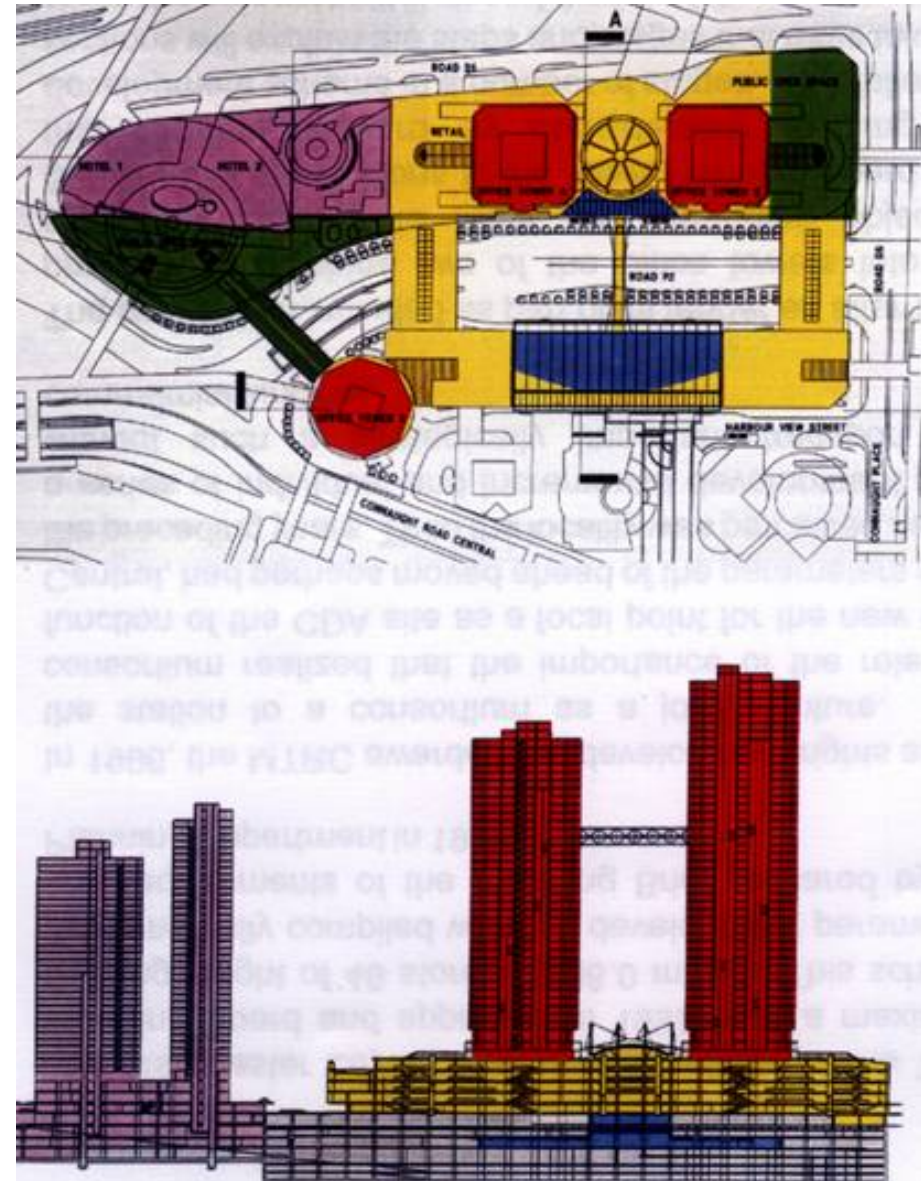
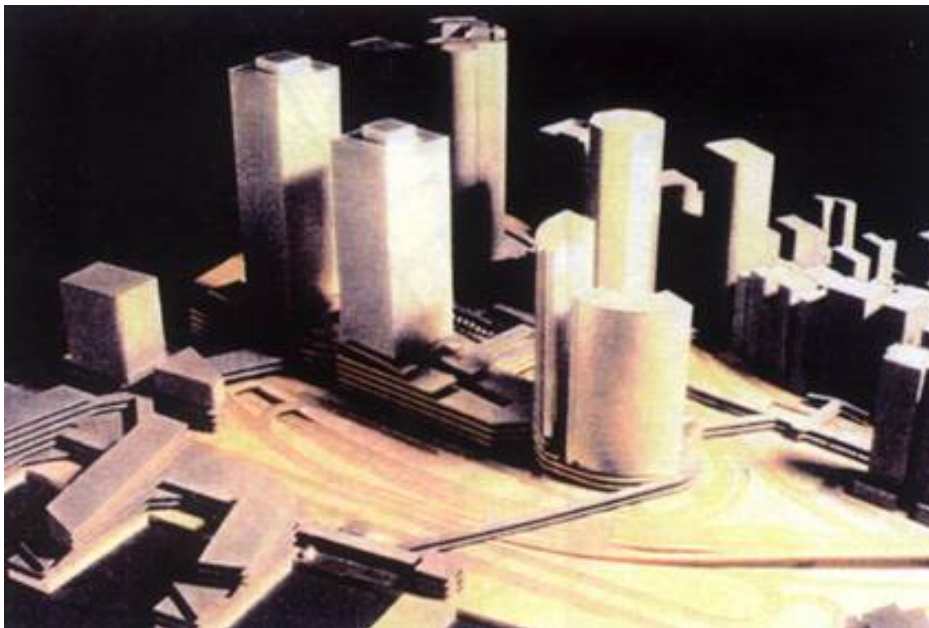
Local Connectivity

- ❑ 12 Footbridges inter-connecting rest of the CBD and Mid Levels
- ❑ Ferry Piers to Discovery Bay and Disney Land
- ❑ Road improvement works to match with the vehicular access to the Development
- ❑ Wan Chai Central Bypass Freeway



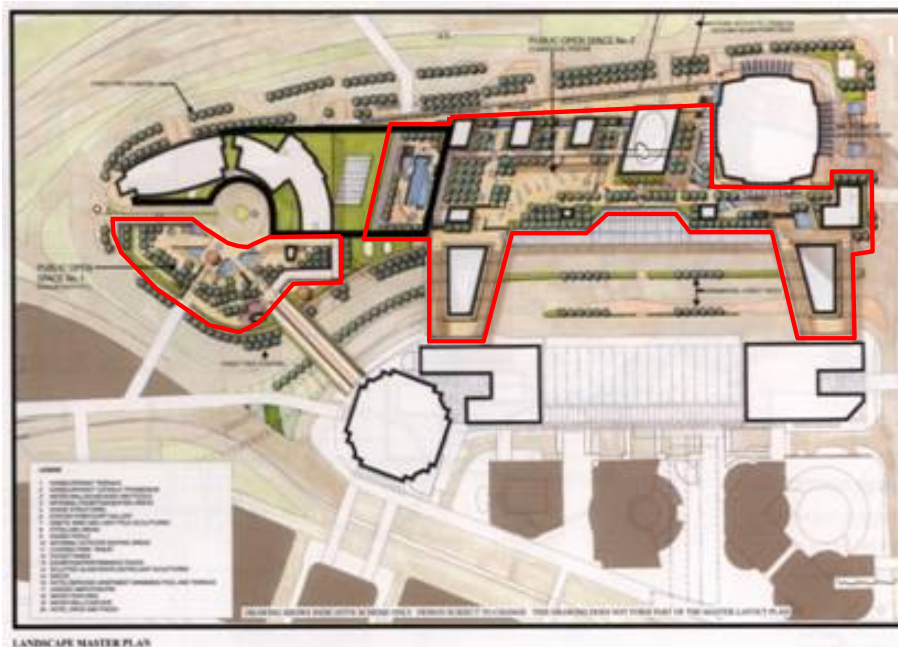
Original Master Plan

- ❑ 3 office towers – each about 40 story
- ❑ 2 hotel towers
- ❑ 3 levels podium divided into 2 phases interconnected by 2 footbridges
- ❑ Small open space



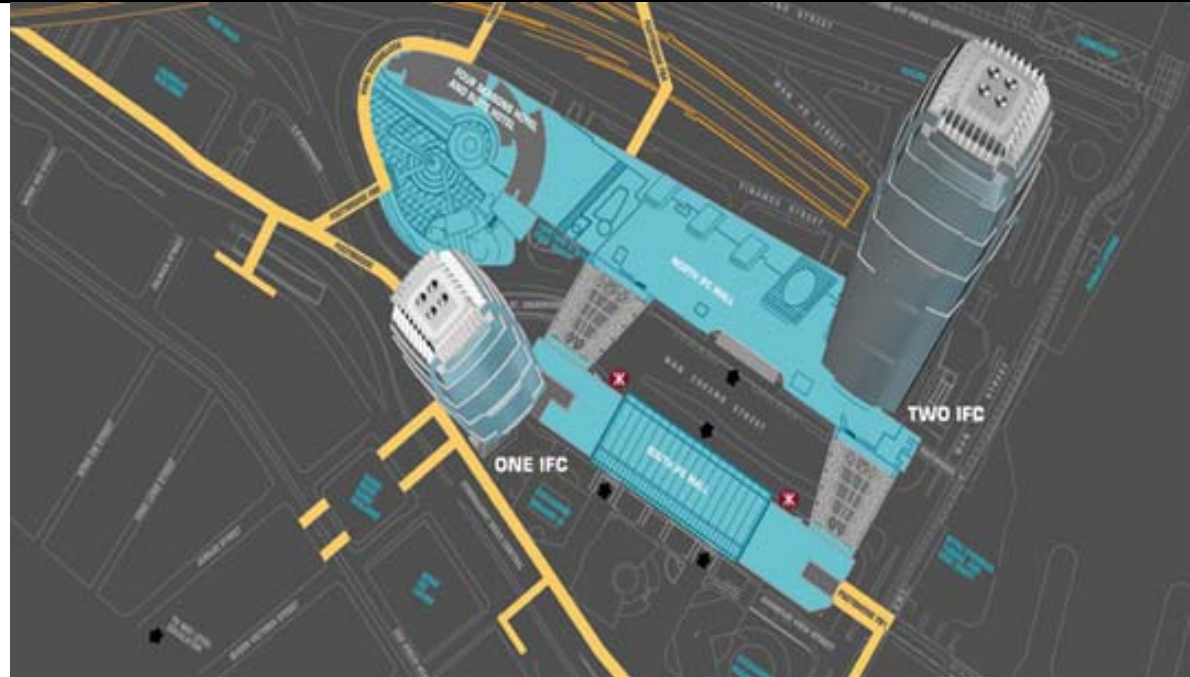
Revised Master Plan

- ❑ Change of 2 north office towers to a single north skyscraper
- ❑ Landmark creation
- ❑ More open space for public garden
- ❑ Better views



Creating a City within a City

- ❑ Cinemas
- ❑ Bars and Restaurants
- ❑ Shopping
- ❑ Grade A Offices
- ❑ Gym
- ❑ Six Star Hotel
- ❑ Deluxe Serviced Suites
- ❑ Transport Interchange
- ❑ In Town Check In Facilities
- ❑ Car park



**Over 4.5 million sf
Comprehensive Development :**

- **2.8 million sf of Grade A office space**
- **800,000 sf of Retail and Entertainment**
- **140,000 sf of Landscape Garden**
- **1000 room Four Seasons Hotel**
- **1800 Car park**
- **MTR Station – Airport Express**
- **Transport Hub**

The Office Towers.....



Initial Market Research

□ 70% of office building tenants in CBD Hong Kong are financial institutes or related professional services.

□ Marketing Research indicated nearly all Office Buildings and Retail in CBD are aged and cannot cope with demand of the tenants

□ Visit to New York and Canary Wharf

□ Met Major Financial Institutes

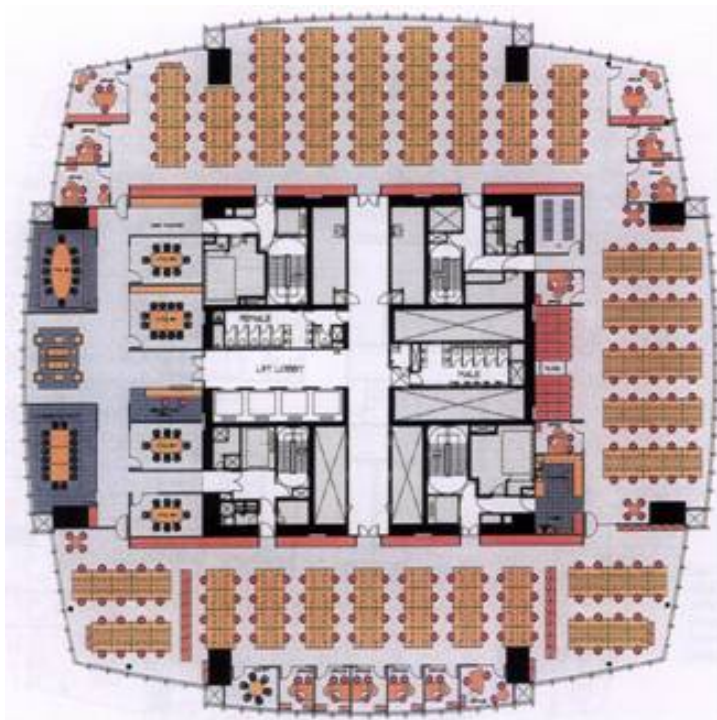
□ Met Major Retail Brands



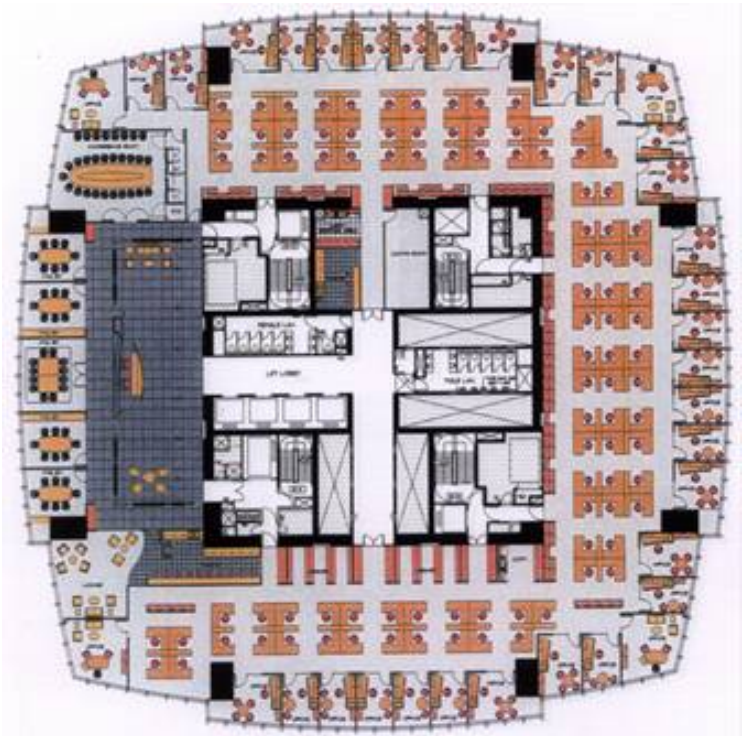
Class A Office Customer Expectations

- ❑ Raised Floor
- ❑ Rectilinear Floor Plan
- ❑ Tenant Riser and plant space
- ❑ Modular Grid – Flexible layout
- ❑ Unobstructed Views
- ❑ “Pentagon” Security

- ❑ Trading Area
- ❑ Corner offices
- ❑ High structural loading for vault and filing
- ❑ High density of both people and computers
- ❑ 13 to 15m Leasing Span
- ❑ True Dual Path Facilities



A typical Trading Floor Layout



A typical Office Layout

Trading Floor Concept



Trading Floors:

- 3.3m clear ceiling height
- 300mm raised floor
- 4.5m² per person planning



Office Floors:

- 2.7m clear ceiling height
- 200mm raised floor
- 9m² per person planning

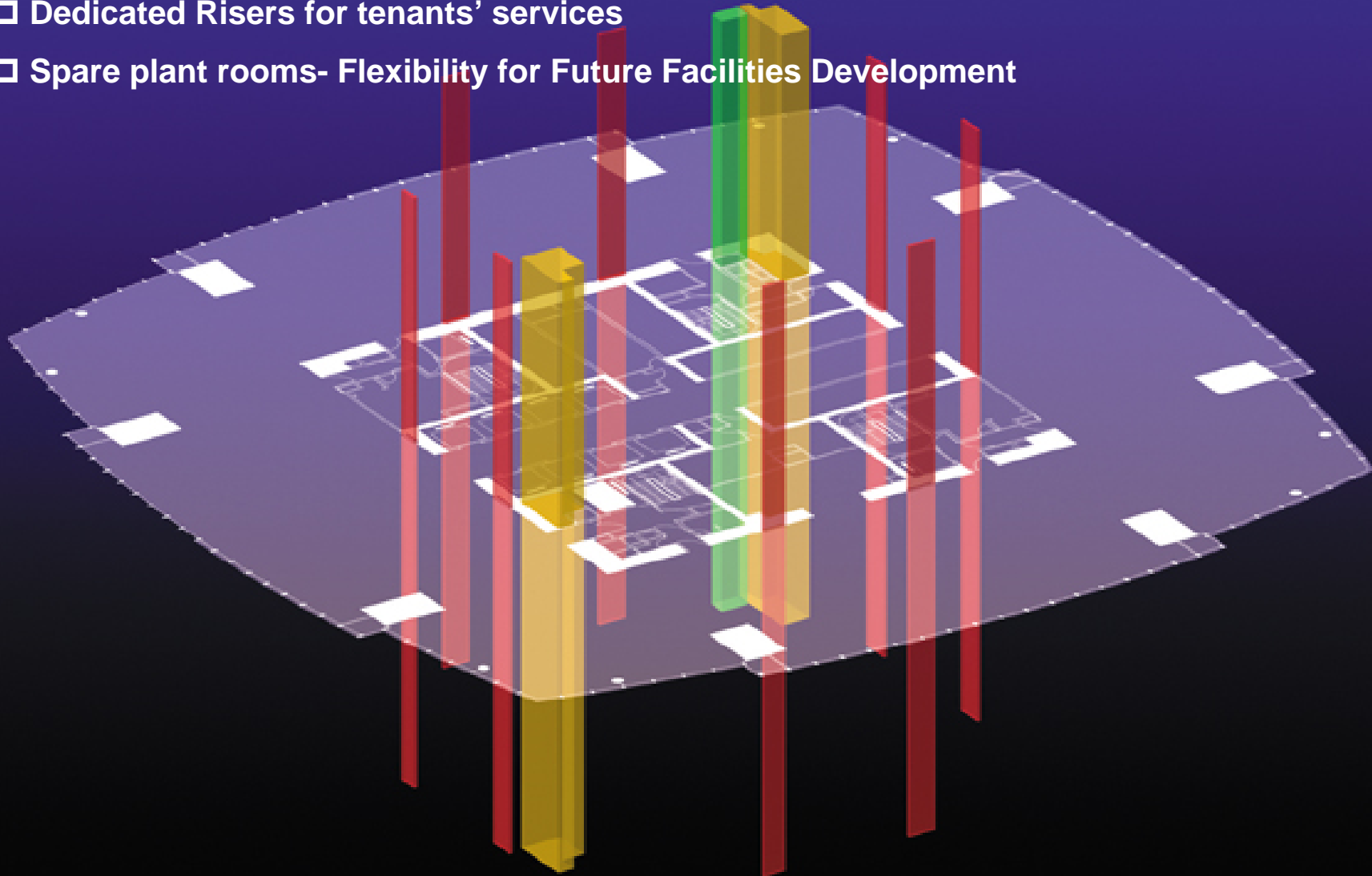
Security

- ❑ State of the Art Central Building Control Rooms
- ❑ Digital Security and CCTV system
- ❑ Digital image recording
- ❑ Access control via card reader and concierge
- ❑ High Alert Mode procedures including turnstiles



Reliability - 99.999% Availability

- True Dual Path – Power, Telecom, Chilled water
- Generators + UPS
- Dedicated Risers for tenants' services
- Spare plant rooms- Flexibility for Future Facilities Development



International Commerce Centre - Kowloon



Shanghai IFC



THANK YOU

