

For Immediate Release

Intelligent ICC to Set New International Green Standard

[HONG KONG, November 27, 2007] Sun Hung Kai Properties takes the environment into consideration in all aspects of business. The developer has incorporated over 100 different environmentally-friendly features in its International Commerce Centre project now under construction. These include the new 'Energy Optimizer' air conditioning system and intelligent lifts. ICC will be the third tallest building in the world and it was given the top 'platinum' HK-BEAM ranking provisionally (Building Environmental Assessment Method) for its high environmental standards and green building specifications.

New environmental technology

ICC Project Manager Pau Wai Keung said: "ICC is a world-class development and SHKP is incorporating the most advanced technologies in the design, construction and daily operation. We worked with university researchers to develop the new Energy Optimizer air conditioning system and are installing Hong Kong's first double-decker lift systems that offer energy efficiency and high security. The two technologies are expected to produce significant electricity savings compared with average office buildings, which will be enough each year to supply 6,500 families of four with power for a month."

Energy Optimizer to cut power needs by 15%

SHKP worked with the Hong Kong Polytechnic University to develop an air-conditioning system with a central intelligent control, energy consumption monitors, 24-hour housekeeping and more. The system will collect data and analyse it for day-and-night and seasonal variations to provide a baseline for adjusting various aspects of the air conditioning to reduce energy consumption. ICC will be the first building equipped with the new environmental technology, which is expected to reduce energy consumption by 15% compared with the average office building.

12% power saving on lifts

ICC will have Hong Kong's first intelligent lift system incorporating security control and coordinated operation. Passengers will be able to use a smart card in the lift lobby that will allow a computer to assign specific lifts to passengers heading for the same floor. This kind of traffic management is expected to significantly reduce the number of lift stops and starts and trips made, which is projected to use 12% less power than most systems and reduce passengers' waiting time for better business efficiency.

Recycling condensed water

These energy-saving measures are complemented by a new system to recycle condensed water from the air-conditioning system for use in the air-con cooling towers and then as toilet flushing water. The system has been designed to handle

10,000 cubic metres of water annually; enough to fill four Olympic-sized swimming pools.

Indoor air quality

ICC will have hundreds of CO2 detectors throughout the building to monitor air quality and adjust fresh air intake to the building according to usage so as to maintain indoor air quality. The ventilation system will also have removable service panels to facilitate regular inspection and cleaning.

Meeting multinationals' green requirements

Lo King-Wai from Sun Hung Kai Real Estate Agency (Office Leasing) said that ICC's green dimensions demonstrate SHKP's commitment to the environment and also help leasing. He explained: "ICC is aimed at multinationals and other large companies, and many of them take environmental protection and social responsibility seriously. They want local offices to meet the same environmental standards as their European or North American operations. The superior environmental aspects that SHKP incorporated in ICC meet these stringent requirements, and so make it more attractive to potential tenants."

SHKP also promotes environmental awareness through green property management, such as organizing energy-efficiency, recycling and waste-reduction promotions for office and residential tenants.

Highest green rating

ICC's provisional platinum rating was based on the HK-BEAM Society's evaluation of over 100 criteria including design, construction, operation, maintenance and property management.

New Hong Kong landmark

ICC is the centrepiece of SHKP's Kowloon Station development. The 490-metre, 118-storey tower will set new standards in scale and quality. The project is scheduled for completion in phases from the end of this year to 2010 and will contain grade-A offices, a mall, luxury residences and two top hotels. ICC and Two IFC on the opposite shore will form a 'harbour gateway' and new symbol of Hong Kong in the 21st century.

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From left: Sun Hung Kai Real Estate Agency Deputy General Manager (Office Leasing) Lo King Wai, ICC's Property & Facility Manager Gloria Yuen and Project Manager Pau Wai Keung, and SHKP Project Management Manager Au-Yeung Shiu Keung accept the top platinum environmental building ranking.

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