

For Immediate Release

International Commerce Centre Adds a Richer Mix with New Tenants Committed

[HONG KONG, April 10, 2008] Sun Hung Kai Properties, developer of Hong Kong's newest mega-tower, International Commerce Centre (ICC), has announced a number of new tenants to its landmark development. Following recent announcements of leading financial institutions such as Credit Suisse and Morgan Stanley, Sun Hung Kai Properties has released a list of new tenants, which include a new branch for ABN-AMRO, China Haidian, EFG Bank, SNP Vite and Titan Resources.

Sited at Union Square at Kowloon Station, West Kowloon, this distinctive 118-storey mixed-use mega-tower has been designed by world-renowned architects, Kohn Pedersen Fox Associates, and is being constructed in phases. Occupancy is scheduled to commence as early as the first quarter of 2008, with the tower's completion expected in 2010.

ICC's latest wave of new tenants represents a broad range of industries which highlights the fact that the mega-tower has become the preferred business address to numerous international corporations. The addition of these prestigious new tenants affirms ICC's emerging position as a leading commercial building in the city. It also underlines Sun Hung Kai Properties' determination to further enhance Hong Kong's established status of a global commercial hub.

"Hong Kong's business district has been expanding outward. ICC seized this opportunity and successfully attracted a myriad of prestigious tenants. It clearly demonstrates the importance of ICC as an outstanding business address. At ICC, we deliver an ideal office environment for all kinds of business with unparalleled connectivity. ICC sits right above a transportation mega-hub and we are proud to introduce leading-edge technological features in our office premises," said Mr. Lo King Wai, Deputy General Manager of Sun Hung Kai Real Estate Agency. "It has always been our objective to attract diversified tenants from a broad range of industries. We believe that this tenant mix is representative of Hong Kong's position as a vibrant business destination which not only matters greatly to the Pearl River Delta region, but to the whole world as well."

ICC embodies exceptional building and infrastructure specifications, management services and on-site hotel and accommodation in one single convenient package. It offers practicality and prestige, functionality and style to prospective tenants. Soon to open at the development are the new Ritz-Carlton Hotel, luxury serviced suite hotel The HarbourView Place, and Hong Kong's inaugural W Hotel. Together with Hong Kong's largest shopping mall Elements with its wide ranging food and beverage facilities, guests and tenants at ICC can practically enjoy the luxury of everything within a few minutes' reach.

"We are proud to welcome all these new tenants to ICC. While there has been a great deal of attention paid only to certain headline tenancies to date, we would take this opportunity to note that ICC is an ideal location for all kinds of business, whether financial or otherwise, large or small, and with varying space requirements. Moreover, no other harbour-side development in Hong Kong offers the same quality, convenience, range of services and amenities, or spectacular views as ICC does. All these make ICC really stand out from the rest," added Mr. Lo.

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About International Commerce Centre

At a soaring 118 storeys, the International Commerce Centre (ICC) will be Hong Kong's latest distinctive landmark. Designed by internationally acclaimed architectural firm Kohn Pedersen Fox Associates, ICC stands for uncompromising design and building quality, and is backed by Hong Kong's leading developer, Sun Hung Kai Properties. Located at a key harbour crossing point in West Kowloon, ICC will be the only integrated, easily accessible Grade-A commercial and retail space along the Kowloon peninsula. ICC offers exceptional transportation convenience - with commanding views of Hong Kong's distinctive skyline. ICC encapsulates today's paradigm of modern living - from sumptuous retail locations to luxury boutique residences and revitalising green spaces. ICC will be completed in phases from 2007 to 2010. When complete, ICC will comprise of 2.5 million square-foot of Grade-A offices, a one-million square-foot shopping mall, luxury residences and serviced apartments – all accessible via MTRC's new Kowloon Station.

About Sun Hung Kai Properties

Sun Hung Kai Properties (SHKP) has been publicly listed since 1972 and today is one of Hong Kong's largest property companies. It has built a strong brand name over the years, along with a reputation for premium quality and comprehensive customer care across the residential, office and retail markets. The company is well known for its seasoned management and commitment to good corporate governance, and the SHKP brand is seen as a guarantee of 'quality you can trust' by customers and investors alike.

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