

To: Editors

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For immediate release

**Hysan's Hennessy Centre Redevelopment is Hong Kong's First to achieve
Pre-Certification in the international Leadership in Energy and Environmental Design (LEED)
Platinum Standard**

Hysan's Hennessy Centre Redevelopment project is at the forefront of international environmental and energy standards. It is the first Hong Kong building to be pre-certified at the highest Platinum level for the United States Green Building Council's Leadership in Energy and Environmental Design standard (LEED). The project is also aiming for the top-level in Hong Kong's Building Environmental Assessment Method (BEAM).

When completed at the end of 2011, the 36-storey mixed-use office and retail building, with 4 additional levels of basement, and a Gross Floor Area totaling around 710,000 square feet, will be a green landmark in the heart of bustling Causeway Bay, a prime commercial district recognised for its vibrancy. It will also be the future northern gateway to the Hysan portfolio in Causeway Bay.

"In line with Hysan's long-standing reputation for excellence, our aim is to develop a building of the highest standards which will remain competitive for many years to come," said Mr. Peter T.C. Lee, Hysan's Chairman. "We want the building to be both commercially successful and environmentally responsible. We believe our initiative will enhance asset value by creating a better working and shopping environment for tenants and visitors alike," said Mr. Lee.

LEED and its Platinum Pre-Certification

Leadership in Energy and Environmental Design, or LEED, is an internationally recognised certification system that measures, principally, how well a building performs over energy savings, indoor environmental quality/ventilation, and sustainable site. Pre-certification is granted after the United States Green Building Council has reviewed a summary of the design documentation. Certification will be granted when the goals are met upon project completion.

Green Elements in Hennessy Centre Redevelopment

Hong Kong's highly built-up environment is convenient and efficient, but also presents environmental concerns. Located in the heart of Causeway Bay with an extremely high pedestrian flow, the new building will use less energy, provide a healthy and productive indoor environment that emphasizes the use of natural light and fresh air, as well as enhancing ventilation in the district.

"From the very beginning when we looked at how to redevelop this site, we considered in great depth and length all the challenges we face, including those on the environmental front," said Mr. Lee.

"Our commitment is absolute in this regard and our attitude thorough and determined," said Dr. Chan Lai Kiu, Hysan's Director of Design and Project. "Together with consultants, we carried out extensive

research in our quest to provide site-specific environmental solutions. It is particularly challenging for a high-rise building in a high density location.”

“There will be, for example, several large openings at lower levels in the building. They act as “urban windows” to enhance natural air ventilation and improve the microclimate in the neighbourhood. They will also lessen the wall effect and help retain good visual permeability,” said Dr. Chan. In addition, these openings will provide green spaces to mitigate the heat island effect.

“Another challenge is to have a floor-to-ceiling curtain wall permitting optimal views and best use of natural light, while keeping energy consumption low,” said Dr. Chan. “We will use low-emissivity double glazing, sun shades tailored for different solar orientations, and vents allowing choice of natural ventilation. Furthermore, free cooling is also available on office floors by bringing outside air to lower interior temperatures.”

Recycled and recyclable materials will be used for the construction of the building.

Hysan and Causeway Bay

“The thoroughness in the way we plan and execute this project demonstrates our commitment towards Causeway Bay,” said Mr. Lee. “Hysan and Causeway Bay’s histories and growth are very much entwined. We hope this project will not only be the pride of Hysan, but also bring benefit to Causeway Bay and Hong Kong.”

Other Parties in the Project

The environmental consultant for this project is the world renowned engineering firm Ove Arup, whilst its architects are Kohn, Pedersen and Fox, much respected for its building designs globally, and DLN in Hong Kong. The main construction contract has been awarded to Gammon Construction, a leading construction firm in Asia.

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