

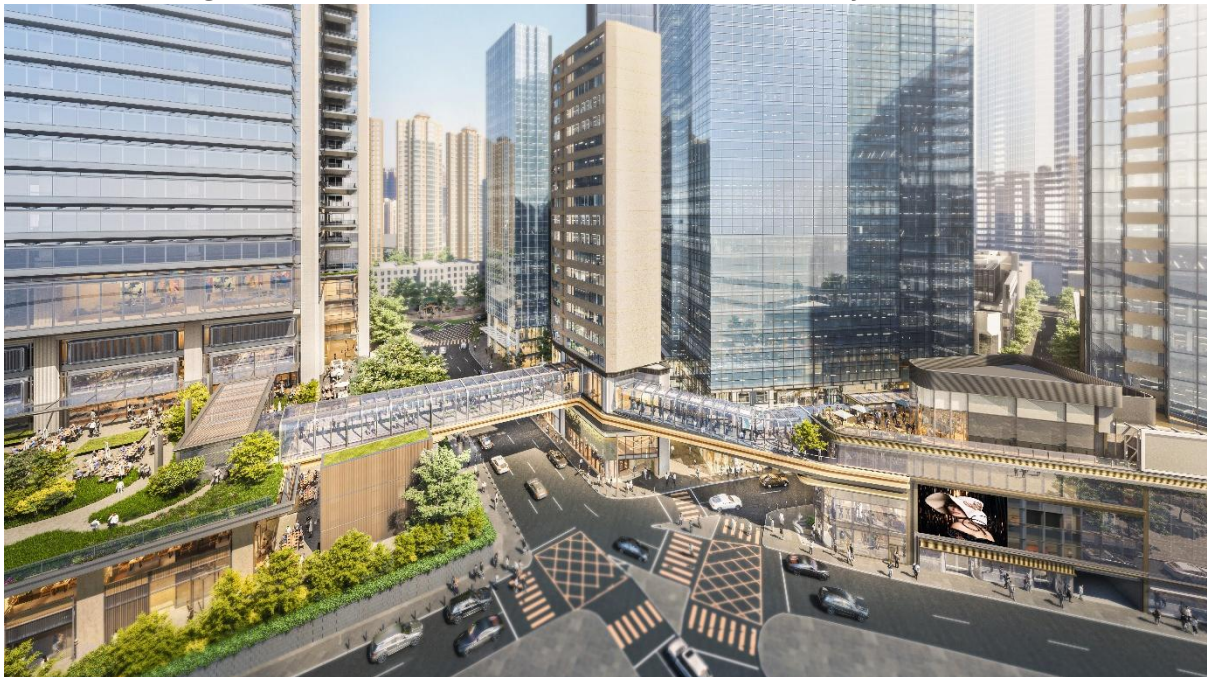
Press Release

Immediate Release

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Hysan and Chinachem's Lee Garden Eight to Optimise Connectivity, Walkability and Accessibility in Lee Gardens Area Improve Traffic Efficiency by Up to 25%

Introducing a Sustainable and Pleasant Pedestrian Journey in Lee Gardens Area



As part of Hysan and Chinachem's latest premium commercial development, Lee Garden Eight will feature covered walkways and footbridges linking Causeway Bay MTR station through to Lee Garden Eight, creating a walkable, connected and thriving community throughout Causeway Bay.

(Hong Kong, 24th March 2025) Lee Garden Eight, jointly developed by Hysan Development Company Limited ("Hysan") and Chinachem Group ("Chinachem"), is set to become the next centrepiece of Lee Gardens Area, bringing significant traffic improvements to Causeway Bay. This upgrade will feature an all-weather, sun-filled integrated pedestrian walkway system that seamlessly connects the entire Lee Gardens Area to the Causeway Bay MTR station. Taking approximately five to seven minutes, the journey will feature grab-and-go options and art installations, creating a sustainable and pleasant experience heading to Lee Garden Eight.

Global transport infrastructures consultant Systra MVA has been commissioned to design the ingress and egress of Lee Garden Eight, with the goal of enhancing at-grade road conditions. This includes widening Caroline Hill Road and Leighton Road, which is expected to improve the surrounding traffic efficiency by up to 25%.

The ongoing commitment to fostering a well-connected community includes targeted upgrades for the Lee Garden Eight precinct. These upgrades will feature a new retail destination with an array of premium shops and al fresco dining options, along with an extensive 60,000 square-foot

green open space for the public to enjoy greenery in the bustling heart of the city, establishing a new green landmark in Causeway Bay. New streetscape refinements across Lee Gardens Area will further elevate its functionality and aesthetics, contributing to the curation of a vibrant and self-sufficient community that integrates office, retail and lifestyle experiences, and fully transforming the precinct for the next century.

Mr Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited, stated, “Rooted in Causeway Bay for over a century, Hysan is dedicated to elevating the Lee Gardens Area in every aspect. Urban innovation and sustainability remain at the core of our operations, with Lee Garden Eight exemplifying this approach by integrating green building practices while improving connectivity in Causeway Bay. With the construction of the integrated pedestrian walkway system, we are creating a seamless pedestrian journey linking the MTR station to Lee Garden Eight and the whole Lee Gardens Area, fostering a vibrant streetscape that blends work, leisure and commerce into a more liveable and low-carbon environment.”

Mr Ricky Tsang, Executive Director and Chief Financial Officer of Chinachem Group, added, “We are excited to collaborate with Hysan on Lee Garden Eight, reflecting our shared mission to empower connectivity throughout our city. The planned traffic upgrades, including covered footbridges and improved access routes, will fortify the pedestrian experience in Causeway Bay. At Chinachem, we are committed to delivering lasting commercial, social, and environmental benefits, and we believe this project will serve as a cornerstone for community success.”

Mr Chapman Lam, Managing Director of Systra MVA Hong Kong, remarked, “As the transport infrastructures consultant for Lee Garden Eight, we are proud to support a project that prioritises pedestrian accessibility and urban mobility in a dynamic cityscape. The collaborative efforts on the traffic rerouting strategies and streetscape enhancements reflect a proactive approach – going beyond conventional requirements to create a more seamless and efficient urban experience. Through sharing the same commitment, we do not only improve connectivity around Lee Garden Eight but also enhance the overall mobility of Causeway Bay.”

Leveraging a blend of global expertise and local insights, Lee Garden Eight is set to catalyse transformative placemaking in Causeway Bay and establish new benchmarks for creating a “city within a city”, where premium lifestyle, sustainability, and work-life harmony flawlessly intersect.