For Immediate Release

Hysan Welcomes ZA Bank to Lee Garden Eight as its New Headquarters
Reinforcing Lee Garden Eight's Position as a Hub for New Economy Enterprises
ZA Bank's New Headquarters Expected to Open in 2027; Strengthening Its Talent Attraction Efforts

Mr Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited (left), and
Mr Calvin Ng, Executive Director and Chief Executive Officer of ZA Bank (right),
celebrate ZA Bank's tenancy at Lee Garden Eight.
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(Hong Kong, 9 September 2026) Hysan Development Company Limited ("Hysan") held a tenant welcome ceremony today for Lee Garden Eight, a premium commercial development jointly developed by Hysan and Chinachem Group, which is on target for completion in the fourth quarter of 2026. Hysan announced that ZA Bank, Hong Kong's first and largest digital bank, has leased approximately 45,000 square feet across four office floors in Tower 3 of Lee Garden Eight to establish its new headquarters. The move affirms Lee Garden Eight's strategic positioning as a preferred destination for new economy enterprises in the heart of the city's commercial district.

To support its continued business growth, ZA Bank will consolidate its Hong Kong office presence at Lee Garden Eight, with its new headquarters scheduled to commence operations in 2027. It marks a significant milestone in ZA Bank's business development and further reinforces its position as Hong Kong's leading digital bank.

Mr Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited, said, “We are delighted to welcome ZA Bank to Lee Garden Eight as the home of its new headquarters. The Lee Gardens Area has long been one of Hong Kong's key office and retail destinations, with an investment property portfolio of approximately 4.4 million square feet and a diverse tenant mix that includes multinational corporations. With Lee Garden Eight scheduled for completion by the end of this year and building on Hysan’s investment in Lee Gardens rejuvenation, the precinct is emerging as a vibrant hub for new economy businesses. ZA Bank's decision to establish its headquarters at Lee Garden Eight is a strong endorsement of this strategic direction. We look forward to forging partnerships with industry leaders and contributing to Hong Kong's long-term competitiveness as an international financial centre and innovation hub."

Mr Calvin Ng, Executive Director and Chief Executive Officer of ZA Bank, said, "It’s our pleasure to establish ZA Bank’s new headquarters at Lee Garden Eight and to become an anchor tenant of the project, marking a new milestone for ZA Bank. Over the past six years, we have achieved profitability, raised our user base to over one million, and built a solid foundation across business expansion, risk management and service capabilities, laying a solid foundation for sustainable profitability. Our move to Causeway Bay, a vibrant core district where energy, lifestyle and comprehensive commercial elements converge, provides us with a more future-ready platform for growth. It will further support our efforts to attract talent, while offering our team an enhanced workplace environment and more competitive employee benefits. Lee Gardens’ people-centric community vision closely aligns with ZA Bank’s values. As the project approaches completion, we look forward to deepening collaboration with partners across the Lee Gardens ecosystem, unlocking greater synergies and delivering more satisfactory services and experiences to ZA Bank users over the long term."

Lee Gardens Area Emerging as a Hub for New Economy Enterprises

As Lee Gardens Area continues to evolve and Lee Garden Eight approaches completion, the precinct is attracting a growing number of new economy enterprises spanning digital finance, technology, and professional services. A growing cluster is taking shape, bringing together talent and business opportunities. Strategically located within the precinct, Lee Garden Eight offers a compelling growth platform for enterprises in digital finance and other emerging sectors. With its prime location, a balanced mix of office and retail portfolios, seamless connectivity, and a vibrant community culture, Lee Garden Eight further reinforces Lee Gardens Area's position as a hub for new economy business in the heart of Hong Kong's core commercial district.

Connectivity as a Catalyst for Growth at Lee Gardens Area

The new integrated, naturally lit pedestrian walkway system at Lee Gardens Area will be completed in tandem with Lee Garden Eight by the end of this year. Connecting the precinct to Causeway Bay MTR Station, the walkway will offer pedestrians a comfortable and convenient five- to seven-minute walk from the station to Lee Garden Eight. The elevated walkway network will add a second “street level”, extending our retail spaces which are seamlessly integrated with the wider Lee Gardens ecosystem. The enhanced connectivity will support a wide range of lifestyle needs and strengthen Lee Gardens Area’s position as an ideal destination for business, leisure and community interaction.

Jointly developed by Hysan Development Company Limited and Chinachem Group, Lee Garden Eight is a 1.1 million-square-foot commercial development on target for completion in the fourth quarter of 2026. Upon completion, it will expand our Lee Gardens leasable portfolio by approximately 30%. The development features a 60,000-square-foot Lifestyle Park and 20,000-square-foot performing arts and cultural facilities, embodying a human-centric and future-proof vision that prioritises sustainability and indoor-outdoor integration.

Designed by the world-renowned architectural firm Foster + Partners, Lee Garden Eight’s commitment to excellence has been recognised with major international awards and accreditations, including BEAM Plus New Building v2.0 – Provisional Platinum, LEED v4 Building Design and Construction: Core and Shell Development – Platinum, and SmartScore Certification – Platinum, etc.

Mr Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited (left), stated that the Lee Gardens rejuvenation journey underwent a large-scale harvest phase and is expected to attract more new economy enterprises to Lee Garden Eight, creating a clustering effect that contributes to Hong Kong's long-term competitiveness as an international financial centre and innovation hub.

Mr Calvin Ng, Executive Director and Chief Executive Officer of ZA Bank (right), stated that the establishment of ZA Bank’s headquarters at Lee Garden Eight, where it will become an anchor tenant, marks a new milestone in ZA Bank’s development. Expected to open in 2027, the new headquarters will further support ZA Bank’s efforts to attract talent, provide its team with an enhanced workplace environment and more competitive employee benefits, and foster deeper collaboration with partners across the Lee Gardens ecosystem to further enhance services and experiences for its users.

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About Hysan Development Company Limited

Hysan Development Company Limited is a leading property investment, management, and development company with a core portfolio of high-quality office, retail and residential space in Hong Kong. With roots in the city that go back more than 100 years, Hysan has focused on building the community, mixing the traditional and the new, applying technology and practicing sustainability. It has transformed the Lee Gardens area into a modern smart community, with a unique Hong Kong character, making it an attractive destination for leading multinational corporations, international visitors and local residents.

The Company has been growing its core portfolio through upgrades and expansion. It has also invested in strategic growth pillars which target opportunities brought about by the New Economy, with the aim of reinforcing Hysan's business by geography and by sector. Among its strategic pillars are Lee Gardens Shanghai and residential property development projects. Hysan has been listed on the Stock Exchange of Hong Kong since 1981 under stock code 00014.

Please visit https://www.hysan.com.hk

About Chinachem Group

Founded in 1960, Chinachem Group ("CCG") is a leading private real estate company in Hong Kong. CCG manages a diverse portfolio of investment and development properties with a footprint of over 9 million square feet. Leveraging its extensive expertise in real estate development, CCG delivers high-quality residential spaces and maintains a robust pipeline of commercial projects, while its property services business creates value by managing assets for sustainable, long-term growth.

CCG is also a hotel owner and operator, managing and operating properties under the Nina Hotels and Lodgewood by Nina Hospitality brands. The acquisition of Pine Care Group marks CCG's expansion into elderly care services, underscoring its commitment to delivering pristine care for the elderly.

With a workforce of over 4,000 employees, CCG is dedicated to making better places to live, work and raise future generations in Hong Kong and beyond.

Please visit www.chinachemgroup.com/en

About ZA Bank

ZA Bank, licensed by the Hong Kong Monetary Authority in 2019, is Hong Kong's first and largest digital bank, as well as the first digital bank in Hong Kong to surpass 1 million users and achieve profitability. Guided by its "Community-Driven" approach, ZA Bank provides an all-in-one financial services platform spanning banking, investment, insurance and business banking solutions for individuals, SMEs and Web3 enterprises, and is committed to reshaping Hong Kong's financial experience through innovative technology.

Driven by continuous innovation and outstanding performance, ZA Bank has risen to become Asia and Hong Kong's Best Digital Bank, marking its fourth consecutive year of recognition by *The Asset*, and is also one of *Fortune*'s Top 15 Digital Banks in Asia.

Please visit https://bank.za.group