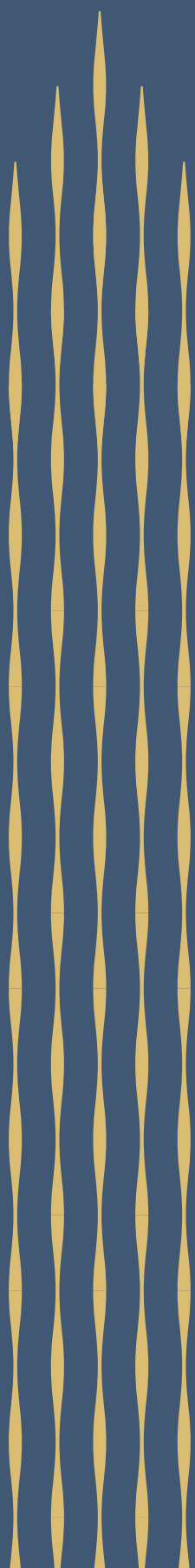


CMP



## Architecting Visionary Ambitions Navigating Innovative Changes

### 匠心築夢 成就創變

This is the culmination of centuries of evolution and innovation.

The brand-new China Merchants Plaza, uniquely crafted with meticulous attention to detail, embodies the spirit of continuous transformation. Its streamlined, wave-like design symbolises China Merchants Group's century-long leadership in pioneering new waves. To move into this landmark Grade-A office building along Victoria Harbour is to advance boldly in the seas of commerce.

世紀，歷經變遷，創新，現在展現眼前。

全新招商局廣場，設計上匠心獨運，煥發新機。以海洋流線波浪形態，表達集團百年來一直揚帆遠航，推動時代新浪潮的目標。進駐維港新地標級甲級辦公大樓，猶如在商務世界乘風破浪，勇往直前。



# 01 | Sailing with Hong Kong Over the Centuries

## 百年 與港同航 臨海聳峙



China Merchants Tower - Shun Tak Centre  
招商局大廈 - 信德中心

Since its establishment in 1872, China Merchants Group has evolved with Hong Kong. Its headquarters have always been rooted along the coast of Sheung Wan, enduring myriad changes. In 1978, the project site and an existing commercial building was acquired. This site, along with neighbouring parcels, has now been consolidated and transformed to create the new China Merchants Plaza. Rising majestically along Victoria Harbour's coastline, it showcases groundbreaking architecture and marks a new era in the area's evolution.

招商局自1872年創立以來，始終與香港並肩發展。集團總部一直紮根於上環海岸，歷經變遷。項目地段及原辦公大樓於1978年購入，現在連同相鄰地段重建，成為全新的招商局廣場，以突破性的建築設計，聳立在維多利亞港海岸。

40 mins  
分鐘

to Shenzhen Bay Port  
前往深圳灣口岸

30 mins  
分鐘

to Hong Kong-Zhuhai-Macao Bridge Hong Kong Port  
前往港珠澳大橋香港口岸

30 mins  
分鐘

to Hong Kong International Airport  
前往香港國際機場

8 mins  
分鐘

to Hong Kong Macau Ferry Terminal  
前往港澳碼頭

10 mins  
分鐘

to High Speed Rail Hong Kong West Kowloon Station  
前往高速鐵路香港西九龍站

25 mins  
分鐘

to Kai Tak Cruise Terminal  
前往啟德郵輪碼頭

- |                       |                         |                           |
|-----------------------|-------------------------|---------------------------|
| East Rail Line<br>東鐵綫 | Airport Express<br>機場快綫 | High Speed Rail<br>高速鐵路   |
| Tuen Ma Line<br>屯馬綫   | Tung Chung Line<br>東涌綫  | South Island Line<br>南港島綫 |
| Tsuen Wan Line<br>荃灣綫 | Island Line<br>港島綫      | Kwun Tong Line<br>觀塘綫     |

Driving time: travel/riding time is prepared based on <https://www.google.com.hk/maps>. The actual time taken may vary depending on traffic conditions. The Landlord does not make any offer, undertaking, representation or warranty whether express or implied in relation thereto.

驅車時間：行車／乘車時間參考<https://www.google.com.hk/maps> 擬備，實際所需時間可能因應交通狀況有所不同。業主不對此作出任何明示或隱含之要約、承諾、陳述或保證。



02

# Centrally Located, Seamlessly Connected 地利 區域核心 連接無間

Walk from  
步行由

CMP

to  
出發

## Business Accommodation 商務住宿

|                                                   |                |
|---------------------------------------------------|----------------|
| CM+ Hotels & Serviced Apartments<br>CM+壹棠酒店及服務式公寓 | ~3<br>mins 分鐘  |
| Four Seasons Hotel Hong Kong<br>香港四季酒店            | ~12<br>mins 分鐘 |

## CBD 商務核心區

|                                              |                |
|----------------------------------------------|----------------|
| IFC Mall<br>國際金融中心商場                         | ~10<br>mins 分鐘 |
| One International Finance Centre<br>國際金融中心一期 | ~10<br>mins 分鐘 |
| Two International Finance Centre<br>國際金融中心二期 | ~15<br>mins 分鐘 |
| Exchange Square<br>交易廣場                      | ~15<br>mins 分鐘 |

## Transportation 交通配套

|                                        |                |
|----------------------------------------|----------------|
| MTR Sheung Wan Station<br>港鐵上環站        | ~2<br>mins 分鐘  |
| MTR Central Station<br>港鐵中環站           | ~10<br>mins 分鐘 |
| MTR Hong Kong Station<br>港鐵香港站         | ~10<br>mins 分鐘 |
| Hong Kong Macau Ferry Terminal<br>港澳碼頭 | ~8<br>mins 分鐘  |
| Central Star Ferry Pier<br>中環天星碼頭      | ~22<br>mins 分鐘 |



Located in the heart of Hong Kong's Central Business District, China Merchants Plaza is approximately a 10-minute walk via footbridge to landmark destinations such as IFC, Four Seasons Hotel, Central Market, and MTR Hong Kong Station. It is also a 2-minute walk from MTR Sheung Wan Station and near CM+ Hotel, making it convenient for business travelers. Connecting directly to the Hong Kong Macau Ferry Terminal and cross-border bus stations, the project provides seamless access to the airport and the Greater Bay Area ports - enabling a global perspective and boundless business opportunities.

招商局廣場位於香港商務核心區中心，經天橋步行約10分鐘可抵達IFC、四季酒店、中環街市及港鐵香港站等地標。招商蛇口旗下的CM+壹棠酒店及服務式公寓亦近在咫尺，方便商務旅客需要。

前往港鐵上環站只需步行約2分鐘，毗連港澳碼頭及跨境巴士站，連接交通網絡直通機場以至大灣區口岸，盡享全球視野，擁抱無限商機。

Walking time: Walking time is prepared based on <https://www.google.com.hk/maps>. The actual time taken may vary depending on factors such as pedestrian movement, road conditions, traffic, weather, walking route, and other factors. The Landlord does not make any offer, undertaking, representation or warranty whether express or implied in relation thereto.

步行時間: 步行時間參考<https://www.google.com.hk/maps> 擬備。實際所需時間可能因應人流、路面情況、交通、天氣、步行路線等因素有所不同。業主不對此作出任何明示或隱含之要約、承諾、陳述或保證。



03

# Survey New Horizons from Panoramic Heights 海港環視四方 迎接新浪潮

China Merchants Plaza commands exceptional views of Victoria Harbour, a breathtaking sight that offers a unique business perspective from elevated vantage points.

招商局廣場位處商務核心，天賦有利位置，坐擁維多利亞港海景，矚目景緻，無可比擬，自可捕捉難以想像的商務新機遇。

The rendering is for reference only. The colour, material, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects shown are not standard provisions, and may not necessarily appear in the Development. Surrounding buildings and environment of the Development are omitted. The rendering does not reflect the actual view of the Development or any part thereof. The surrounding environment, buildings and facilities of the Development will change from time to time. The rendering does not constitute any offer, undertaking, representation or warranty (whether express or implied). The Landlord reserves the right to amend the building plans and other plans from time to time. The design of the Development shall be subject to the final plans approved by the relevant Government authorities. The contents of this promotional material are for reference only and do not constitute any offer, representation, undertaking or warranty, whether express or implied. The Chinese translation is for reference only. In case of any discrepancy between the English version and the Chinese version, the English version shall prevail.

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# 04

A Refined and Perpetually  
Innovative Craftsmanship  
匠心 獨步城中 創新不懈

## Rocco S K Yim

Principal, Rocco Design Architects  
Associates Ltd.

### 嚴迅奇

嚴迅奇建築師事務所主持

Rocco S K Yim founded his design practice in 1979 and is currently the Principal of Rocco Design Architects Associates Ltd. Since winning his first international competition in 1983, he has received numerous local and international architecture awards and accolades for outstanding design.

嚴迅奇於1979年開創個人事務所，現時為「嚴迅奇建築師事務所」主持。自1983年首次贏得國際競賽獎項以來，榮獲多項本地及國際建築獎及傑出設計榮譽。

## Major Works

### 主要作品

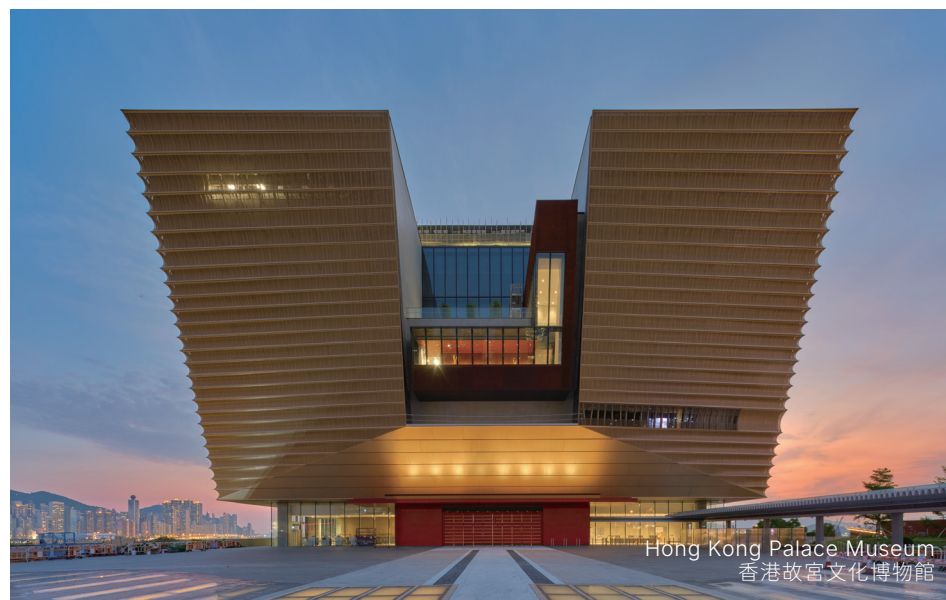
Hong Kong Palace Museum,  
West Kowloon District, Hong Kong  
香港故宮文化博物館 (香港西九文化區)

Hong Kong SAR Government Headquarters,  
Admiralty, Hong Kong  
香港特區政府總部 (香港金鐘)

East Kowloon Cultural Centre,  
Kowloon Bay, Hong Kong  
東九文化中心 (香港九龍灣)

1 Peking Road, Tsim Sha Tsui, Hong Kong  
北京道一號 (香港尖沙咀)

Teaching Hotel Complex,  
The Hong Kong Polytechnic University  
(Hotel ICON),  
Tsim Sha Tsui, Hong Kong  
香港理工大學  
教學酒店綜合大樓 (唯港薈) (香港尖沙咀)



China Merchants Plaza Rendering  
招商局廣場設計概念圖



# 05

## Progress Imbued in Architecture 創新 展現於大廈設計

The building's façade utilises recessed and protruding decorative elements to create a wave-like contour. Complemented by clean, vertical lines, this design evokes the theme of setting sail toward new horizons.

外立面利用深度變化的裝飾，上下交錯形成波浪形輪廓，凹凸有致，配合簡潔的垂直線條，彰顯揚帆航向新浪潮的主題。

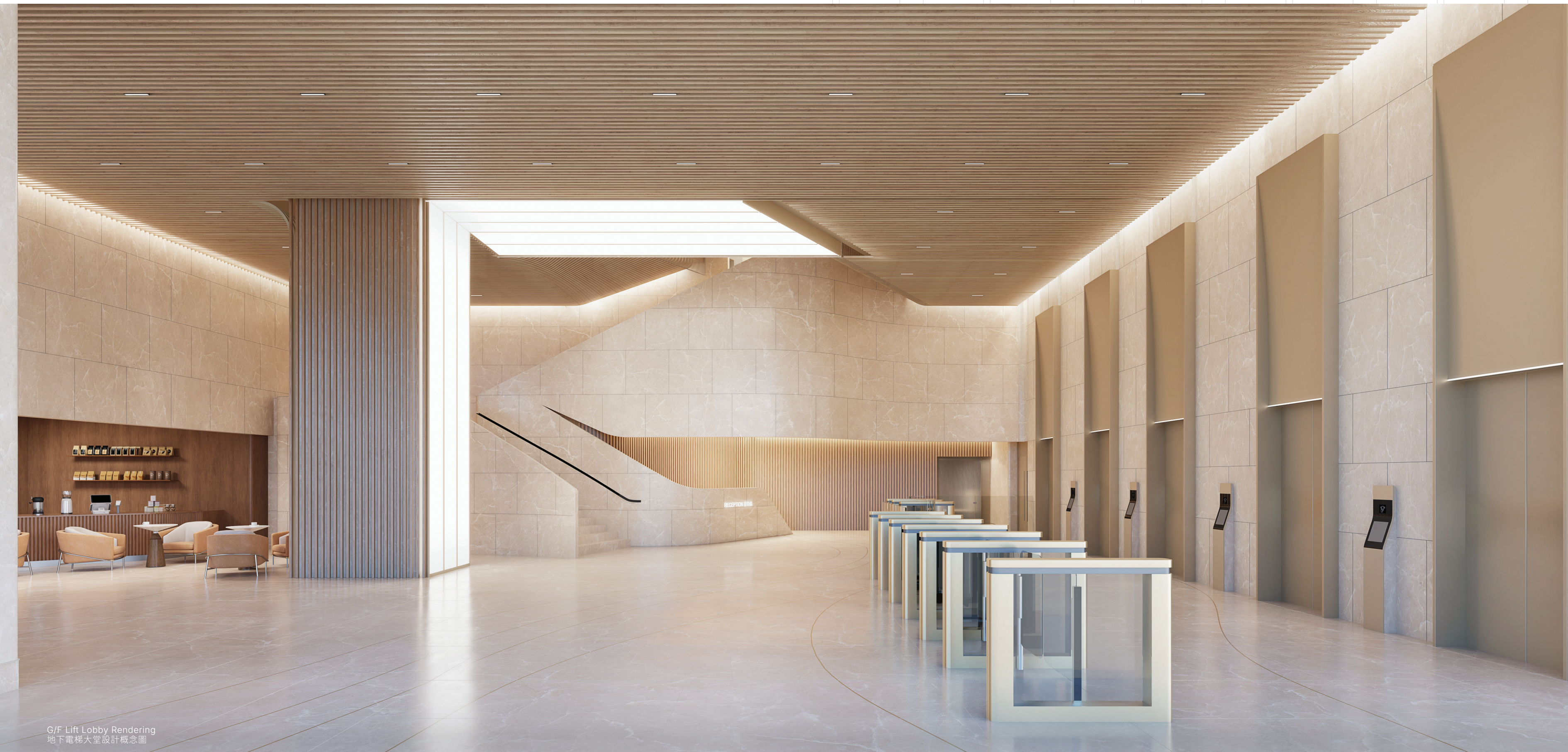
The rendering is for reference only. The colour, material, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects shown are not standard provisions, and may not necessarily appear in the Development. Surrounding buildings and environment of the Development are omitted. The rendering does not reflect the actual view of the Development or any part thereof. The surrounding environment, buildings and facilities of the Development will change from time to time. The rendering does not constitute any offer, undertaking, representation or warranty (whether express or implied). The Landlord reserves the right to amend the building plans and other plans from time to time. The design of the Development shall be subject to the final plans approved by the relevant Government authorities. The contents of this promotional material are for reference only and do not constitute any offer, representation, undertaking or warranty, whether express or implied. The Chinese translation is for reference only. In case of any discrepancy between the English version and the Chinese version, the English version shall prevail.

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China Merchants Plaza Rendering  
招商局廣場設計概念圖





G/F Lift Lobby Rendering  
地下電梯大堂設計概念圖

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The entrance lobby presents a stylish and refined decor, establishing a unique ambiance with a modern sensibility. Soaring ceilings create a spacious and open environment, perfectly suited to accommodate dining venues. This inviting atmosphere offers a relaxing setting for tenants and visitors.

入口大堂裝潢流麗型尚，營造別具一格同時富有現代感的氛圍。高樓底優勢，空間寬敞，同時設有餐飲空間，為租戶及訪客提供舒適悠然環境。

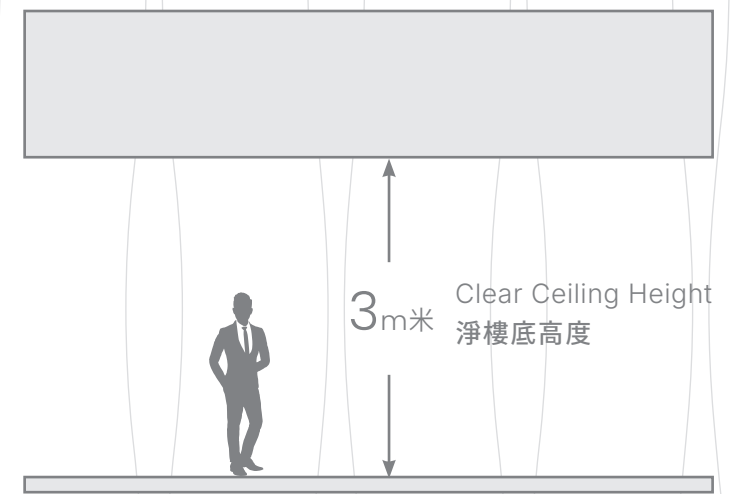




Lift Lobby Rendering  
電梯大堂設計概念圖

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The elevator lobby features a light gold colour palette, exuding a sophisticated minimalist aesthetic. A 3-metre clear ceiling height complements the space, instilling an airy sense of scale. Floor-to-ceiling glass walls bring natural light into the offices, providing tenants with a comfortable workplace that elevates business productivity.

辦公室電梯大堂以淺金色為主調，簡約高尚設計，配合達3米的淨樓底高度，營造廣闊開揚的空間感。玻璃幕牆有效將自然日光透入辦公室，為租戶帶來舒適工作空間，提升商務效率。





Project Entrance Rendering  
項目入口設計概念圖

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The expansive entrance design sets up an open and relaxed space for occupants and guests amidst the dense urban surroundings. The arrival experience imparts a sense of ease and exhibits the prestige befitting a prime business address.

寬敞型尚的入口設計，在四周密集的大廈之間，為租戶及訪客營造充裕而輕鬆的行動空間，每次進出時，即可感受舒適自在，同時置身商務首席的優越印象。



06

# Setting a New Sustainable Standard 極致 可持續 成就綠色典範



Built on the principles of green architecture, China Merchants Plaza adheres to the highest sustainable design standards. Committed to environmental excellence, it is on track to receive certifications from the WELL International Health Building Standards, Leadership in Energy and Environmental Design (LEED), and the Building Environmental Assessment Method (BEAM Plus). This commitment ensures that the tower will continue to lead the advancement of sustainable development in the future.

招商局廣場以綠色建築為起點，致力採用合適的可持續建築設計標準，並將取得WELL國際健康建築標準、「能源與環境設計先鋒評級」(LEED)以及「綠建環評」(BEAM Plus)認證，務求在新世紀持續引領綠色健康發展。





# Building Section Plan

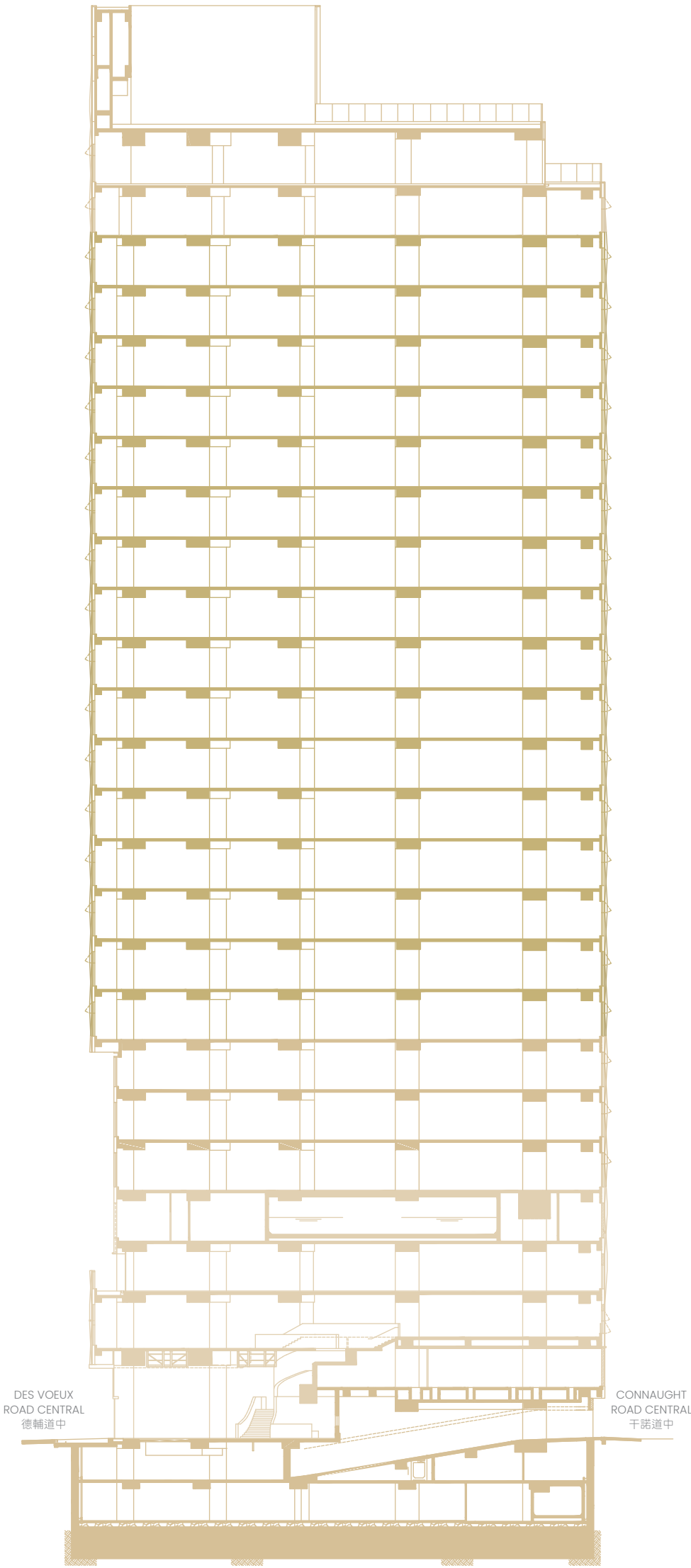
## 橫 截 面 圖

8 – 28/F  
OFFICE 辦公室

5 – 7/F  
RETAIL/OFFICE 商店 / 辦公室

G – 2/F  
RETAIL 商店

B1 – B2/F  
CAR PARK 停車場

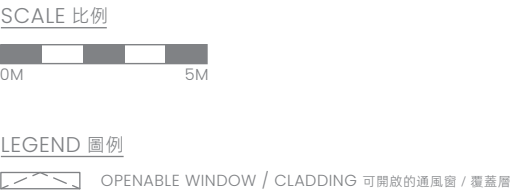


Note:  
1. The section plan is not drawn to scale.  
2. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：  
1. 橫截面圖並非按照比例繪製。  
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

# 5/F – 7/F Floor Plan

## 平 面 圖



- FIRE MAN'S LIFT LOBBY  
消防升降機
- PASSENGERS LIFT  
客用升降機
- FEMALE LAVATORY  
女洗手間
- MALE LAVATORY  
男洗手間
- ACCESSIBLE TOILET  
暢通易達洗手間
- PANTRY  
茶水間

Gross Floor Area  
建築面積  
9,760 sq.ft. 平方呎 +/-

Clear Ceiling Height  
淨樓底高度  
3 m 米 +/-

Raised Floor System  
架高地台系統  
120 mm 毫米 +/-

Note:  
1. For identification purpose only.  
2. The Landlord reserves the right to make alterations to the building plans and other plans relating to the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
1. 僅供參考。  
2. 業主保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

Panoramic views overlooking Connaught Road Central and Victoria Harbour  
干諾道中及維多利亞港景致





9/F – 27/F  
Typical Floor Plan  
標準樓層平面圖

Panoramic views overlooking Connaught Road Central and Victoria Harbour  
干諾道中及維多利亞港景致



SCALE 比例  
0M 5M

LEGEND 圖例  
OPENABLE WINDOW 可開啟的通風窗

- FIRE MAN'S LIFT LOBBY  
消防升降機
- PASSENGERS LIFT  
客用升降機
- FEMALE LAVATORY  
女洗手間
- MALE LAVATORY  
男洗手間
- ACCESSIBLE TOILET  
暢通易達洗手間
- PANTRY  
茶水間

Gross Floor Area  
建築面積  
8,912 sq.ft. 平方呎 +/-

Clear Ceiling Height  
淨樓底高度  
3 m 米 +/-

Raised Floor System  
架高地台系統  
120 mm 毫米 +/-

Note:  
1. For identification purpose only.  
2. The Landlord reserves the right to make alterations to the building plans and other plans relating to the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
1. 僅供參考。  
2. 業主保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。



Des Voeux Road Central  
德輔道中

9/F – 27/F  
Typical Floor Plan  
(4 Units Subdivision)  
標準樓層平面圖  
(四室間隔方案)

Panoramic views overlooking Connaught Road Central and Victoria Harbour  
干諾道中及維多利亞港景致



SCALE 比例  
0M 5M

LEGEND 圖例  
OPENABLE WINDOW 可開啟的通風窗

- FIRE MAN'S LIFT LOBBY  
消防升降機
- PASSENGERS LIFT  
客用升降機
- FEMALE LAVATORY  
女洗手間
- MALE LAVATORY  
男洗手間
- ACCESSIBLE TOILET  
暢通易達洗手間
- PANTRY  
茶水間

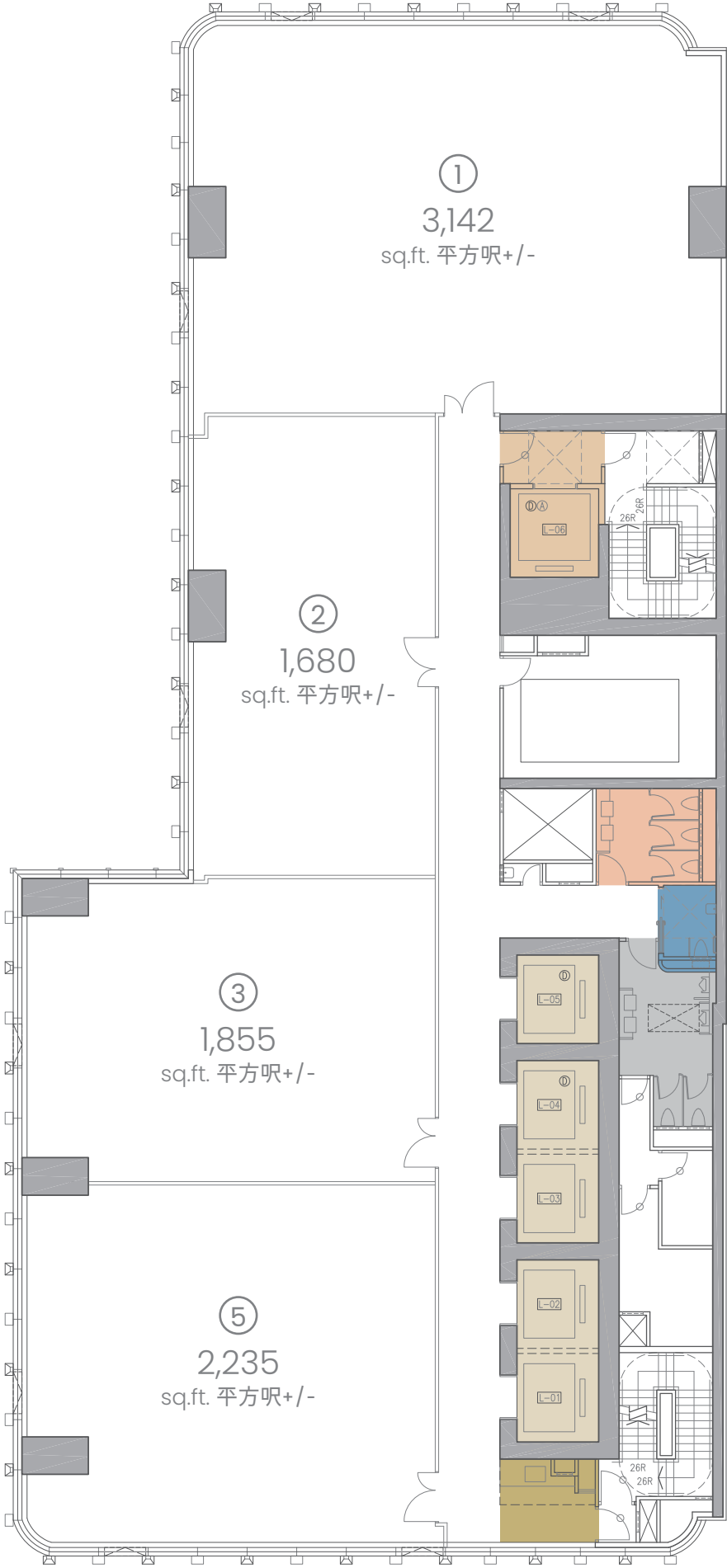
Gross Floor Area  
建築面積  
1,680 – 3,142 sq.ft. 平方呎 +/-

Clear Ceiling Height  
淨樓底高度  
3 m 米 +/-

Raised Floor System  
架高地台系統  
120 mm 毫米 +/-

Note:  
1. For identification purpose only.  
2. The Landlord reserves the right to make alterations to the building plans and other plans relating to the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
1. 僅供參考。  
2. 業主保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。



Des Voeux Road Central  
德輔道中



# 07 | The Advantages of Intelligent Building Management

## 智能管理之道 盡顯優勢

Project and property management are carried out by China Merchants subsidiary companies, delivering exceptional commercial management services to all tenants.

項目及物業管理均由招商夥伴公司協同合作，為租戶提供優越的商務管理服務。

### Developer 發展商

**China Merchants Shekou Industrial Zone Holdings Co., Ltd.** ("CMSK", stock code: 001979.SZ) is China's leading urban and industrial park developer and operator. As a flagship subsidiary under China Merchants Group, **CMSK** is dedicated to comprehensive urban development and operation in more than 100 cities and regions around the world.

**招商局蛇口工業區控股股份有限公司**(簡稱“招商蛇口”，股票代碼001979.SZ)是中國領先的城市和園區綜合開發運營服務商，作為招商局集團旗下城市綜合開發運營板塊的旗艦企業，業務覆蓋全球逾百個城市和地區。

### Property Management 物業管理

**China Merchants Property Operation & Service Co., Ltd.** ("CMPO", stock code: 001914.SZ), controlled by CMSK, is a leading property management company in A-share market, ahead in residential property service and comprehensive property service in fields such as finance, aviation, universities, hospitals, industrial parks, and urban services.

**招商積餘產業運營服務股份有限公司**(簡稱“招商積餘”，股票代碼001914.SZ)是招商蛇口控股的A股物業管理龍頭企業，在住宅及金融、航空、高校、醫院、產園及城市服務等綜合物業服務領域處於領先地位。



### Intelligent Management Consultant 智能化管理顧問

**CMSK Urban Technology** was specially enlisted as a consultant to develop a bespoke intelligent management online platform and accompanying applications. This collaboration yielded solutions tailored to the complex needs of China Merchants Plaza's architectural equipment, information, automation, and integrated security systems, thereby delivering comprehensive and sophisticated management services to users.

項目特別邀請**招商蛇口數字城市科技有限公司**作為顧問，度身訂製智慧化管理網上平台及應用程式，覆蓋項目建築設備、信息系統、自動化系統及綜合保安系統四大業務板塊，為用戶提供全方位智慧化管理服務，實現卓越生產力。





08

## Building Particular

### 大廈資料概覽

|                                           |                                                                                                                                                          |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address<br>地 址                            | 153 Connaught Road Central &<br>303 Des Voeux Road Central, Hong Kong<br>香港上環干諾道中153號及德輔道中303號                                                           |
| Office Storey<br>寫 字 樓 層                  | 5/F - 28/F<br>*4/F, 13/F, 14/F and 24/F are omitted<br>5樓至28樓<br>*不設4樓、13樓、14樓及24樓                                                                       |
| Typical Office Floor Plate<br>標 準 樓 層 面 積 | Approx. 8,912 – 9,760 sq.ft. (Gross Floor Area)<br>約8,912 – 9,760平方呎 (建築面積)                                                                              |
| Floor-to-Floor Height<br>樓 層 高 度          | Approx. 4.45 m<br>約4.45米                                                                                                                                 |
| Clear Ceiling Height<br>淨 樓 底 高 度         | Approx. 3 m<br>約3米                                                                                                                                       |
| Typical Floor Loading<br>樓 板 荷 載          | 5 kPa<br>5千帕                                                                                                                                             |
| Security System<br>保 安 系 統                | Smart system for turnstile and passenger lifts destination control for access controlling<br>智能閘機及升降機選層控制系統                                              |
| Air-conditioning System<br>空 調 系 統        | Variable Air Volume (VAV) System (Dedicated 24 hours chilled water supply available for connection to server room)<br>可變風量空調系統 (可提供24小時獨立冷水系統以維持服務器機房運作) |
| Car Parking Spaces<br>停 車 位               | 24 Spaces equipped with EV Chargers<br>提供24個電動車充電位                                                                                                       |
| Passenger Lifts<br>升 降 機 系 統              | 5 High Speed Passenger Lifts<br>5部高速客運升降機                                                                                                                |
| Target Completion Date<br>預 計 落 成 日 期     | June 2025<br>2025年6月                                                                                                                                     |



09

## The Team

### 團 隊

|                              |                                                                                                                                                           |                                                                                                 |                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Developer<br>發 展 商           |  <b>招商蛇口</b><br>CHINA MERCHANTS SHEKOU HOLDINGS                        |                                                                                                 |                                                                                                   |
| Asset Management<br>資 產 管 理  |  <b>招商置地</b><br>CHINA MERCHANTS LAND LIMITED                           |                                                                                                 |                                                                                                   |
| Architect<br>建 築 師           | <b>ROCCO嚴</b>                                                                                                                                             |                                                                                                 |                                                                                                   |
| Consultant<br>顧 問            | <b>AECOM</b> <b>ARUP</b>  BERIA CONSULTANTS LTD<br>貝 鐳 華 顧 問 有 限 公 司 |                                                                                                 |                                                                                                   |
| Leasing Enquiries<br>租 賃 查 詢 | +852 3976 5300<br>+852 3188 3544<br>cmpleasing@cmpd.com.hk                                                                                                | WeChat<br> | Whatsapp<br> |
| Official Website<br>官 方 網 站  | www.chinamerchantsplaza.com.hk                                                                                                                            |                                                                                                 |                                                                                                   |





The rendering is for reference only. The colour, material, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects shown are not standard provisions, and may not necessarily appear in the Development. Surrounding buildings and environment of the Development are omitted. The rendering does not reflect the actual view of the Development or any part thereof. The surrounding environment, buildings and facilities of the Development will change from time to time. The rendering does not constitute any offer, undertaking, representation or warranty (whether express or implied). The Landlord reserves the right to amend the building plans and other plans from time to time. The design of the Development shall be subject to the final plans approved by the relevant Government authorities. The contents of this promotional material are for reference only and do not constitute any offer, representation, undertaking or warranty, whether express or implied. The Chinese translation is for reference only. In case of any discrepancy between the English version and the Chinese version, the English version shall prevail. Date of printing: October, 2024

設計概念圖僅供參考，圖內的顏色、用料、裝置、裝修物料、設備、家居、裝飾物、植物、園景及其他物件等並非交樓標準，未必會在實際發展項目內出現。發展項目周邊之建築物及環境經簡化處理及/或並無顯示。設計概念圖並不反映發展項目或其任何部分的真實景觀。發展項目的周邊環境、建築物及設施會不時改變。設計概念圖不構成任何不論明示或隱含之要約、承諾、陳述或保證。業主保留權利不時改動建築圖則及其他圖則，發展項目之設計以政府相關部門最後批准之圖則為準。本宣傳資料內容僅供參考，並不構成任何不論明示或隱含之要約、陳述、承諾或保證。中文譯本僅供參考，文義如與英文有歧異，一概以英文本為準。印製日期：2024年10月





