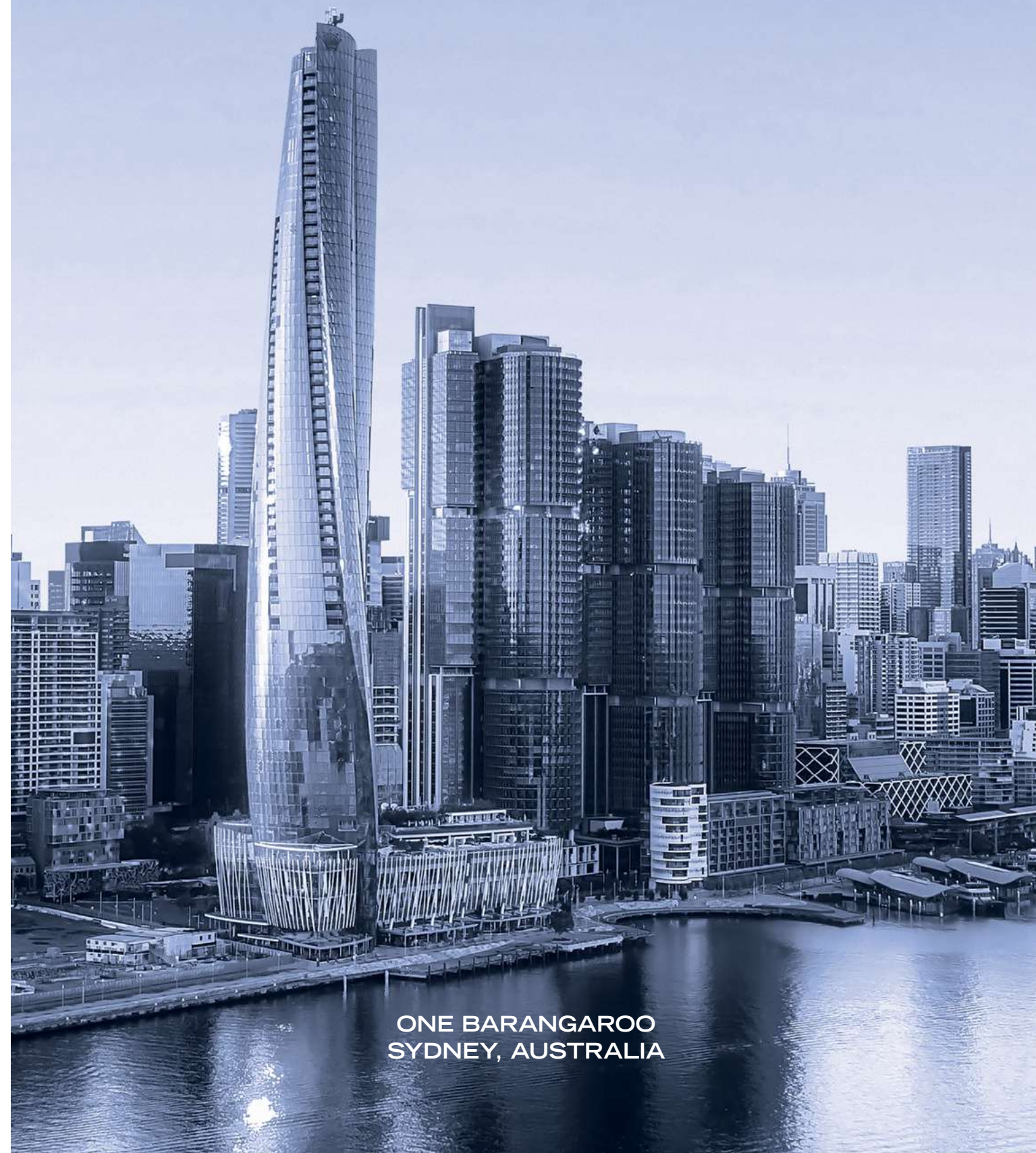




**A NEW
WAVE
SHAPING
THE FUTURE
WORKPLACE**

LANDMARKS OF MODERN TIMES



ONE BARANGAROO
SYDNEY, AUSTRALIA

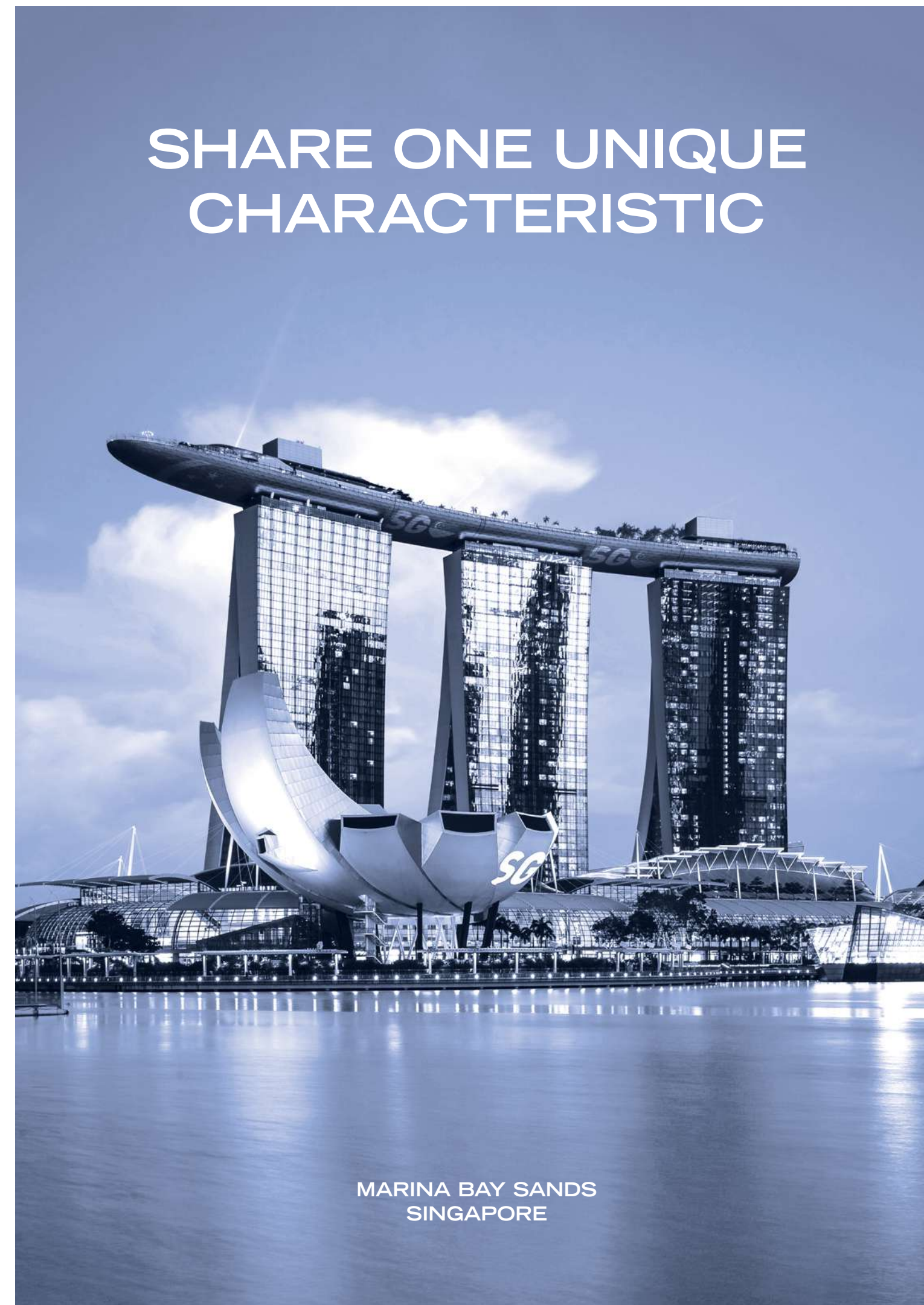


ONE WORLD TRADE CENTER
NEW YORK, USA



THE SHARD
LONDON, ENGLAND

SHARE ONE UNIQUE
CHARACTERISTIC



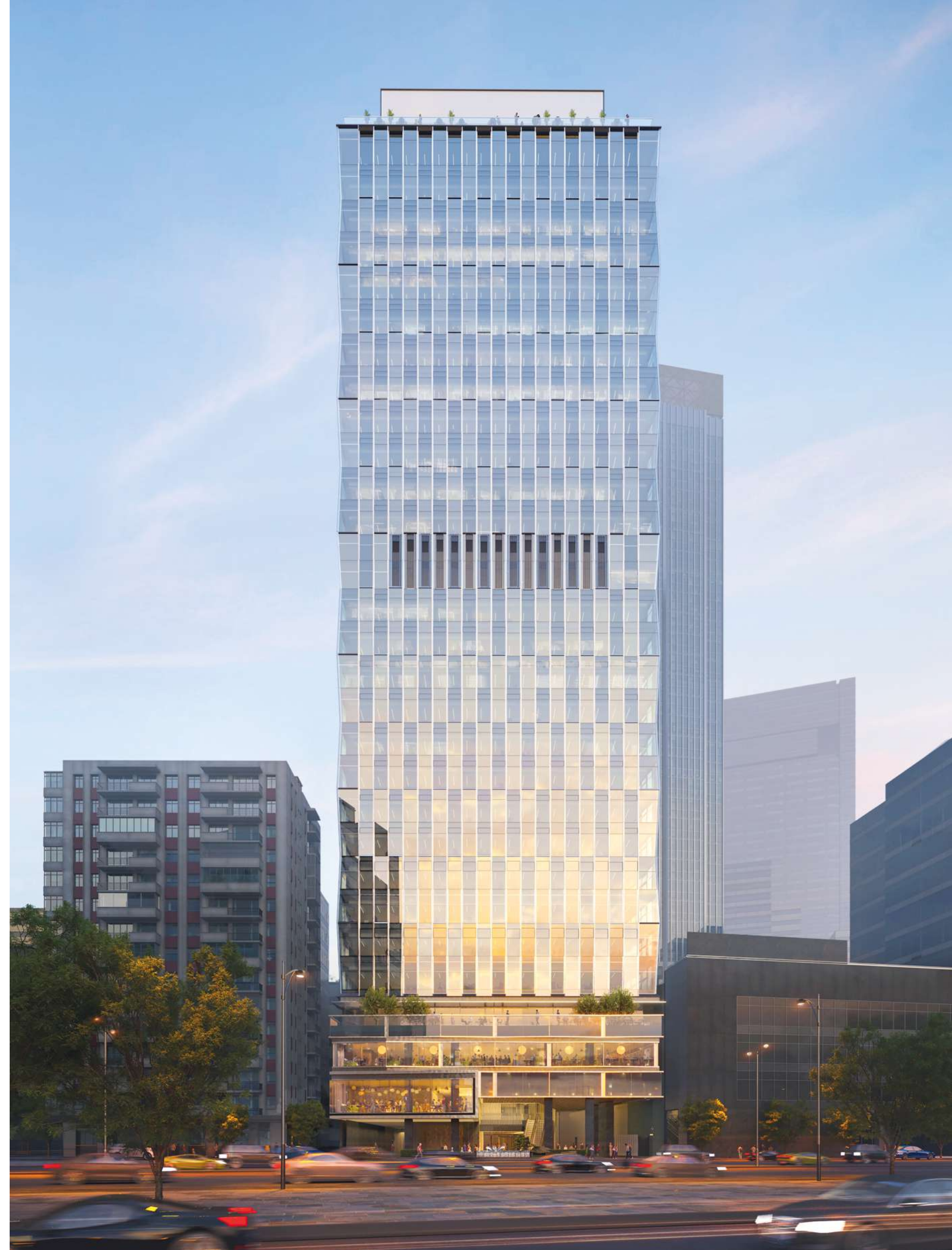
MARINA BAY SANDS
SINGAPORE

A VIEW ENJOYED
BY THE VERY FEW



INTRODUCING ONE CAUSEWAY BAY

Welcome to the future of the workplace. One Causeway Bay is a modern commercial development built to Grade A premium standards and designed to elevate occupier wellbeing. With an iconic location directly along Hong Kong's Victoria Harbour in one of the most vibrant districts of the city, One Causeway Bay delivers quality and prestige at every level, brought to you by an experienced team of owners, developers, and property managers.



SINGULAR
IN EVERY
POSSIBLE WAY.

True to its name, One Causeway Bay is singular in its ambition to be a workplace of the highest pedigree. Rising from the foundations of the iconic Excelsior Hotel, One Causeway Bay is also located on a site of deep historical significance. It is where Jardine Matheson’s original “godown”, or warehouse, was located, and one of the first plots of land acquired by the company, predating even the first official land sales in Hong Kong. It enjoys legendary local status as Hong Kong’s famed “Lot No.1”.

1	2	3	4	5	6
HISTORY	HERITAGE	LOCATION	QUALITY	DESIGN	WELLBEING
JARDINE MATHESON’S FIRST “GODOWN”, HOLDING THE LEGENDARY CLAIM AS “LOT NO.1”	WHERE THE LEGENDARY HOSPITALITY ICON OF OLD HONG KONG ONCE STOOD FOR OVER 40 YEARS	PRIME WATERFRONT LOCATION WITH UNOBSTRUCTED VIEWS OVER HONG KONG’S HARBOUR	GRADE A PREMIUM WITH HIGHLY SOPHISTICATED FEATURES AND AMENITIES	HUMAN-CENTRIC ARCHITECTURE AND DESIGN FOCUSED ON THE USER EXPERIENCE	BOOSTING WELLNESS, SUSTAINABILITY, AND RESILIENCE IN THE WORKPLACE

The image is a full-page background photograph. On the left, a modern glass skyscraper is shown in detail, with its interior floors visible. A man in a light blue suit stands on a balcony, looking out over the city. The city skyline, featuring several prominent skyscrapers, is visible across a body of water under a sunset sky with soft, colorful clouds. The overall mood is sophisticated and modern.

A CLASS OF ITS OWN

One Causeway Bay is one of the most significant additions to the city's skyline in years, directly on one of the most recognisable harbours in the world. Designed and built with the user in mind, it brings to life our vision of the future workplace: high-performance but also comfortable, social, and sustainable, with a wide range of features, services, and amenities supporting the needs of a modern workforce in a vibrant 24/7 district that has it all.

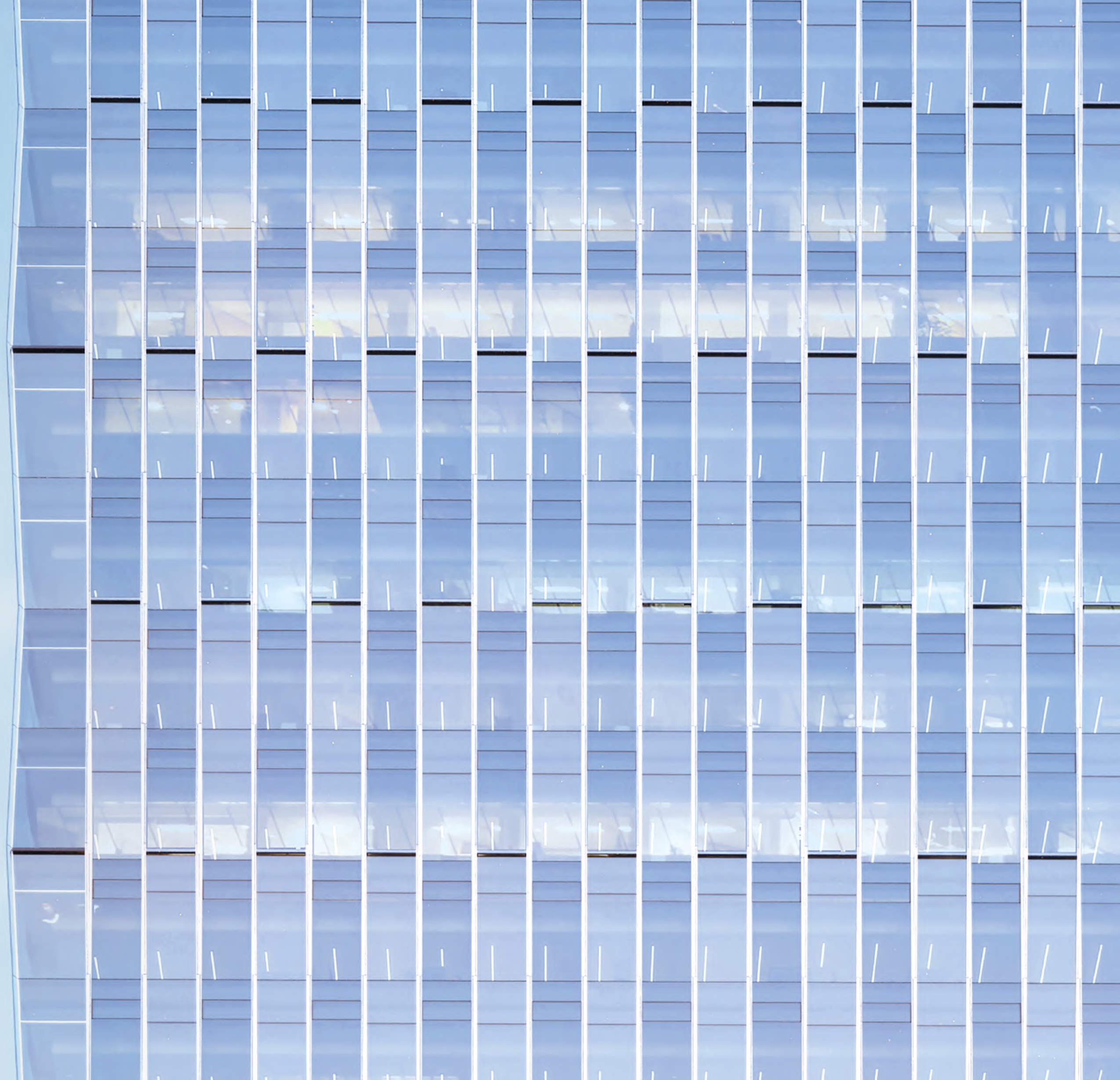


MADE FOR HUMANS

One Causeway Bay is designed to cater to the needs of high-performance individuals, to help them maximise productivity and business success. However, our focus goes beyond functionality and performance. The modern worker is multi-faceted, and increasingly expect more when it comes to their workplace. At One Causeway Bay, we have created an ecosystem for a community of professionals to thrive, not just at work but also in their daily lives. There are areas designed to facilitate focused work, spaces for downtime and recharging, and technology and amenities enhancing mental and physical health - everything you need to lead a balanced and fulfilling lifestyle.

THE RHYTHM OF THE FUTURE

Directly inspired by its unique harbourfront location, the façade of One Causeway Bay has been designed by world-leading architects Kohn Pederson Fox (KPF) to reflect the movement of the waves in Victoria Harbour. Made up of interlocking and undulating planes of glass, it provides a simple and exceptionally elegant backdrop to Hong Kong's iconic harbour. Most of all it is representative of the level of quality, talent, expertise, and attention to detail that has gone into creating a new generation workplace destination.



BEST IN CLASS DESIGN & EXECUTION

We have brought together the very best minds in the business to deliver a destination that advances the future of the workplace. An advanced ecosystem of hardware, software, and services enhances the overall experience of those working and visiting the building. Harnessing the collective expertise of renowned architectural firms KPF

and Ronald Lu & Partners, expert local partners, and a world-class team of designers, consultants, and property managers, we have met our ambitions of providing a next-generation building designed to elevate the wellbeing and happiness of tenants and visitors.



WE'RE ABOUT TO

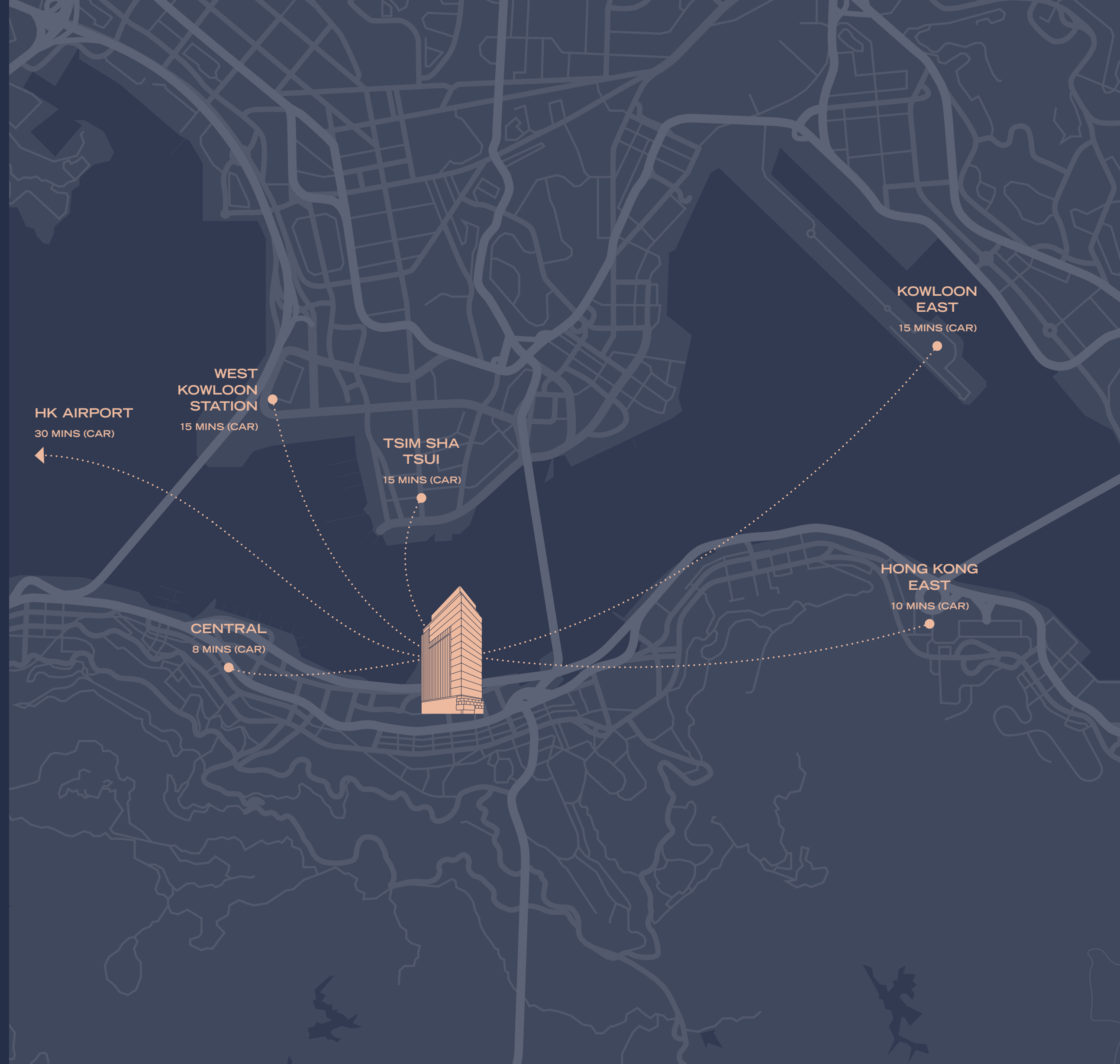
EXPAND YOUR HORIZON





IN THE HEART OF HONG KONG

Perfectly located at the city's midpoint, One Causeway Bay provides unparalleled access to key business hubs as well as the city's famously efficient transportation infrastructure, facilitating maximum connectivity for both local and international commutes. Central and Hong Kong East are within a 10-minute drive away, while West Kowloon Station, Tsim Sha Tsui, and Kowloon East are all easily accessible within a short 15-minute drive. Our express rail service offers direct connections to both The Hong Kong International Airport and the Greater Bay Area, ensuring swift and convenient travel within a mere 30 minutes. We are ideally located at the intersection of several major road arteries and surrounded by a comprehensive network of transport options, including minibuses and trams. The area is also well-served by an extensive bus network, providing additional flexibility and cross-harbour connectivity. Just a 3-min walk away from the Causeway Bay MTR station, commuters are granted convenient access to Hong Kong's subway system so they can navigate the city with ease and efficiency.



THE CENTRE OF ACTIVITY

With luxury malls, department stores, and independent boutiques alongside numerous dining options and a lively tapestry of hotels and lifestyle and wellness facilities, Causeway Bay is a district that never sleeps. However, it's much more than just a shopper's paradise - the expansive Victoria Park provides a lush refuge and an oasis of calm away from the hustle and bustle.

Shopping and Dining

- 1. Fashion Walk
- 2. Sogo
- 3. Hysan Place
- 4. Lee Gardens
- 5. Times Square

Hotels

- 6. The Park Lane Hong Kong
- 7. Regal Hotel
- 8. Lanson Place

Clubs

- 9. The Hongkong Japanese Club
- 10. Royal Hong Kong Yacht Club



A 24/7 DISTRICT

As one of its most energetic urban areas, Causeway Bay is also the most quintessential Hong Kong district. The glamour and glitz of high-end shopping malls are found steps away from concept stores, while traditional street food stalls are neatly tucked in between fine dining establishments. A fusion of modernity and tradition and a unique blend of East and West, Causeway Bay is representative of a city of contrasts. It is an alluring enclave that is constantly in flux, yet still intimately connected to the city's fishing village past. With Central and the conferencing hub of Wan Chai just minutes away via MTR or the highways, switching gears from leisure to business is as easy as walking down the street.





LIFE ON THE GO

The neighbouring Victoria Park is the largest city park on Hong Kong island, offering 19 hectares of green space, jogging trails, and outdoor fitness facilities for a welcome respite from the concrete jungle. The new Hong Kong Promenade, which stretches 9 km along the harbourfront, is easily accessible via an underground tunnel right beside the building and provides a truly unique pedestrian experience along the northern side of Hong Kong island, connecting all the key districts from North Point to Kennedy Town.

RAISING THE BAR FOR WORKPLACE HOSPITALITY





A MODERN LIFESTYLE DESTINATION

In today's war for talent, you need to deliver a well-rounded workplace experience to keep your culture thriving. One Causeway Bay delivers the spaces, services and amenities that bring people together to work and collaborate but also to unwind, socialise and celebrate. Our 4 floors of modern retail space and the 35/F are designed to support a diverse range of experiences, such as shopping, services, and dining. The F&B will include an eclectic mix of offerings from the world's most innovative operators, delivering unique alfresco concepts that capitalises on our expansive harbourfront views.

SPACE TO CONNECT

You won't need to leave the building for culture-building occasions. Everything from power breakfasts to client lunches, casual drinks or milestone celebrations can happen right at One Causeway Bay.





IT'S A HEALTHY BUILDING

You work your best when you feel your best. We understand that wellness isn't just about being more productive - it is also about quality of life. One Causeway Bay is designed from the ground up to create healthy environments, with a uniquely designed façade system fully capturing natural daylight to enhance natural wellbeing. State-of-the-art air purification systems ensure that every breath is fresh and clean as you set out to work against a backdrop of majestic harbour views. With plenty of outdoor space and terrace opportunities, soothing and rejuvenating pockets of nature are seamlessly integrated into your workspace.

WE BELIEVE
IN DOING THE
RIGHT THING.

WE KNOW
YOU DO TOO.

One Causeway Bay has been created with a clear focus on design that will improve tenant quality of life, increase operational efficiency, and reduce its environmental impact. As a pre-certified LEED Platinum building, we are setting a high bar for sustainability and resilience: green concrete and steel, FSC-certified timber, and recycled materials are widely used throughout the building. We aim to maximise energy efficiency with our A.I. optimisation chiller plant control which reduces operating costs while providing better thermal comfort, and to improve the air quality by delivering more outside air directly to the occupant, based on new research suggesting that better ventilation positively impacts cognitive function.



Carbon
Reduction

40% embodied
carbon reduction

Renewable energy
from PV panels



Water
Efficiency

Rainwater harvesting

Reuse of A/C
condensate water

A.I. optimisation chiller
plant control



Enhanced
Wellbeing

MERV 14 air filter used in
air-conditioning systems

Green spaces for relaxation
and air purification

Data-driven Indoor Air
Quality management



Green
Operation

Demand controlled
ventilation system based on
CO₂/CO level

Motion detection system for
LED lighting operation

Smart lift destination control
system



Recycling and food waste
decomposer

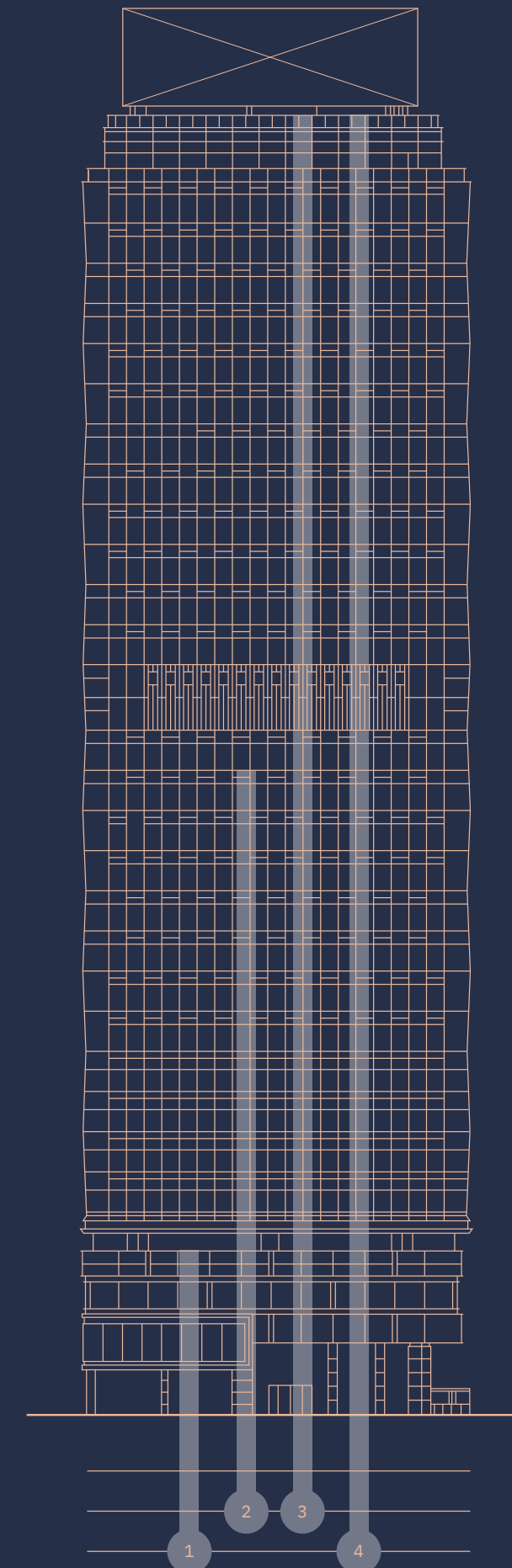
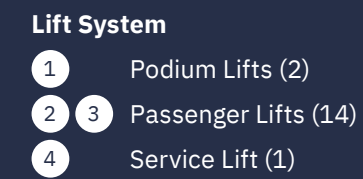
Green fit out policy

Fast/medium electric vehicle
chargers for all private car
parking spaces



THE FUNDAMENTALS

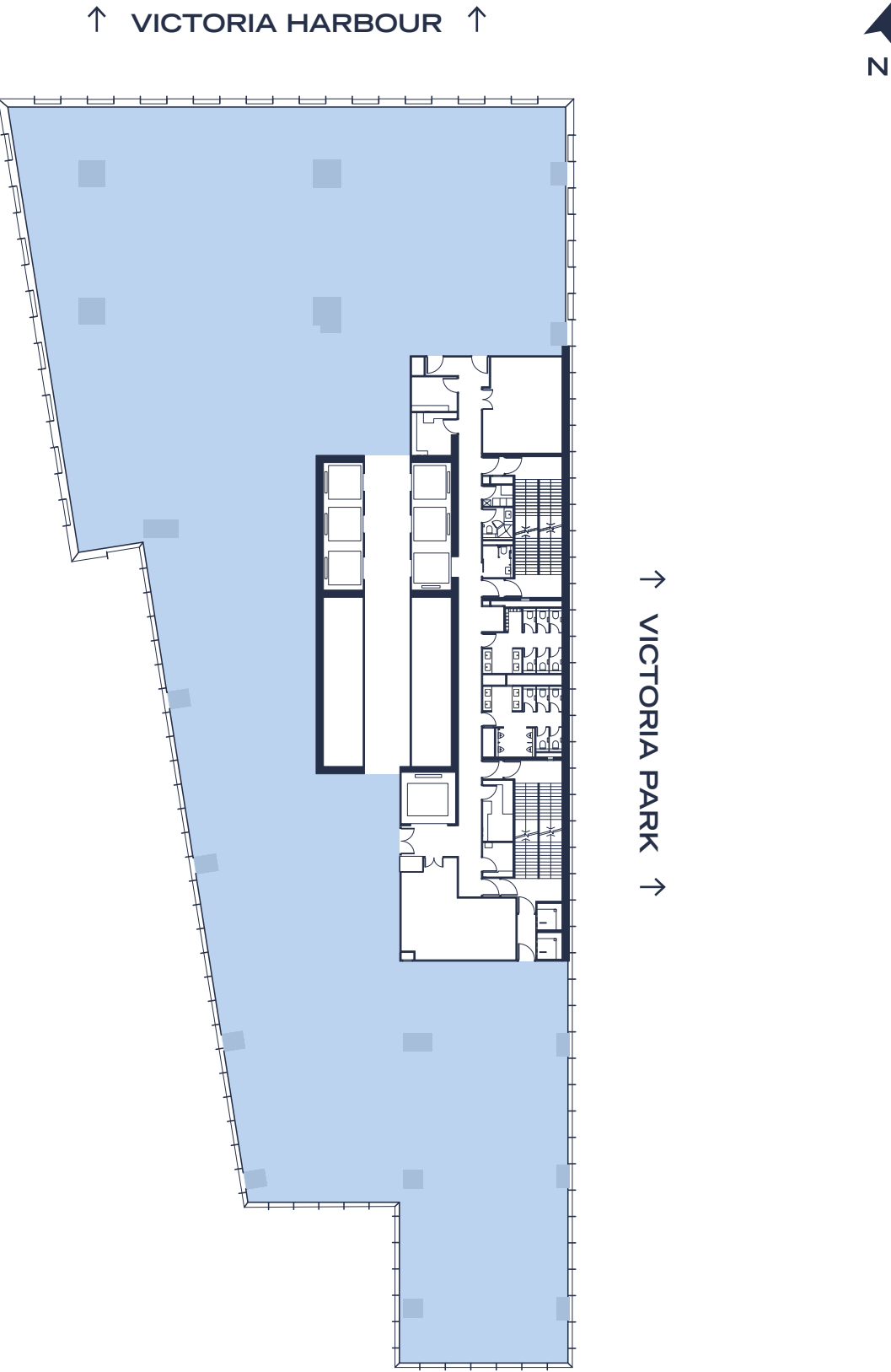
Building Highlights	Lettable Area	
	Office Lettable Area	Approx. 500,000 sqft
	Retail Lettable Area	Approx. 55,000 sqft
	Number of Floors	
	Total	31
	Clear Ceiling Height	2.9m
	Raised floor system	150mm
	Office	24 (5/F to 18/F, 21F to 33/F) *No designation of 4/F, 13/F, 14/F, 24/F, 34/F
	Refuge Floor	1 (20/F)
	MEP Floor	1 (19/F)
	Retail	5 (G/F, 1/F, 2/F, 3/F and 35/F)
	Carpark Spaces	
	Carpark	143 (B1/F - B3/F)
	Motorcycles	16 (B2/F & B3/F)
	Loading Spaces	10 (B1/F & G/F)
Lift System	Passenger Lifts	16
	Service Lifts	1 - 3 interchangeable
Provisions and Zoning		
<ul style="list-style-type: none">14 high speed passenger lifts for 2 office zones2 passenger lifts for podium floorsDesigned average waiting time within 25 seconds		
	Lift number	Serve
Office Low Zone	L3 - L8	L3, L4, L6 to L8, serve G/F, 5/F to 18/F L5, serve B2/F, G/F, 5/F to 18/F
Office High Zone	L9 - L16	L9 to L11, L13 to L15, serve G/F, 21/F to 35/F L12, serve B2/F, G/F, 21/F to 35/F, R/F L16, serve G/F, 21/F to 35/F, R/F
Podium Lifts	L1 - L2	L1 - L2, serve B3/F to 3/F



35F	Restaurant
21 - 33F	High Zone
19 - 20F	M&E & Refuge
5 - 18F	Low Zone
1 - 3F	Retail
GF	Main Office Lobby and Drop-off / Retail
B1F	Car Park & Loading
B2F	Car Park
B3F	Car Park

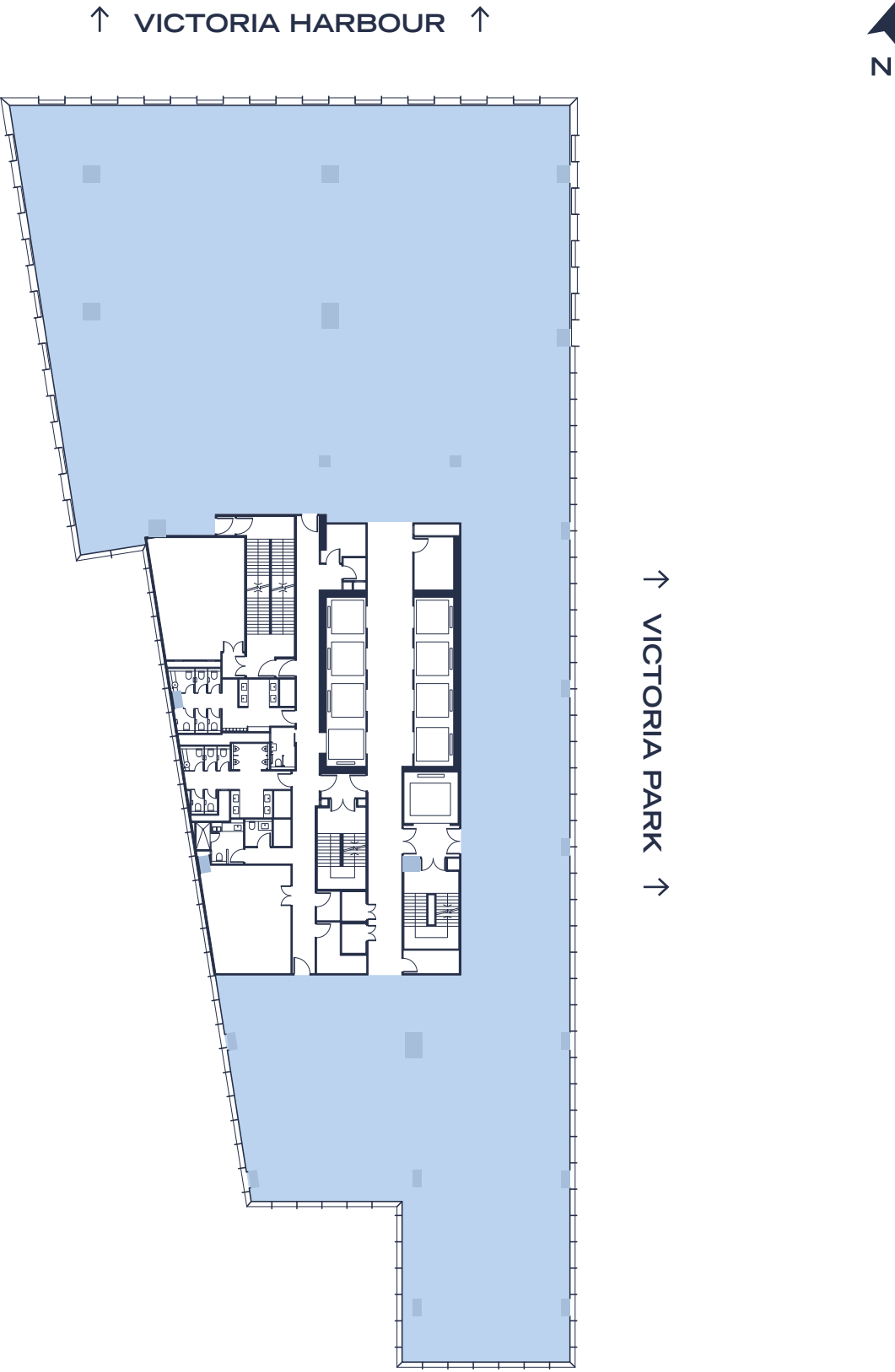
TYPICAL OFFICE - LOW ZONE

Area: 20,000 - 21,000 sqft Lettable (All subject to confirmation)



TYPICAL OFFICE - HIGH ZONE

Area: 20,000 - 21,000 sqft Lettable (All subject to confirmation)



A WORLD-CLASS TEAM



PROJECT DEVELOPER

Mandarin Oriental Hotel Group is internationally recognised for owning and operating a collection of award-winning, luxurious hotels, resorts, and residences. With a rich Asian heritage that has expanded into a global brand, each of their properties are meticulously crafted to embody the Group’s oriental heritage, celebrate local culture, and showcase exceptional design.



ASSET MANAGER

Hongkong Land is a prominent and listed property investment, management, and development group that owns and manages an impressive portfolio of over 850,000 sq. m. of prime office and luxury retail assets across key Asian cities including Hong Kong, Singapore, Beijing, and Jakarta. Their properties boast industry-leading green building certifications and are sought-after by renowned companies and luxury brands.



Kohn Pedersen Fox Associates PC
Façade and Interior Design Architect



Ronald Lu & Partners (Hong Kong) Limited
Lead Architect and, A.P. and Executive Interior Designer



Meinhardt (C&S) Limited
Structural and Geotechnical Engineer



WSP (Asia) Limited
MEP, Fire Engineering and ICT/DST Consultant



WT Partnership (HK) LTD.
Quantity Surveyor



Allied Environmental Consultants Limited
Environmental Consultant



Gammon Engineering and Construction Company Limited
Main Contractor



Schindler Lifts (Hong Kong) Limited
Lifts and Escalators Named Subcontractor

THE NEW ICON OF CAUSEWAY BAY



ENQUIRIES

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ENQUIRY@ONECWB.COM

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