



恒基兆業地產有限公司  
HENDERSON LAND DEVELOPMENT COMPANY LIMITED



For Immediate Release  
July 6, 2009

## **Manulife Signs Lease with Henderson Land to Become Largest Tenant at Kwun Tong 223**

***Kowloon East's newest landmark welcomes anchor tenant with naming rights***

**Hong Kong** - Henderson Land Development Company Limited and Manulife (International) Limited announced today that the two companies have signed an anchor-tenant lease for 247,000 square feet at Kwun Tong 223. The 22-storey tower has a total gross floor area of 1.25M square feet and is Kowloon East's new landmark office building, jointly developed by Henderson Land and Sun Hung Kai Properties.

The agreement, which includes Manulife taking occupancy of eight floors in the building plus naming and signage rights, is the largest new lease at Kwun Tong 223 since its completion in 2008. Manulife will start occupancy early next year.

Kwun Tong 223 represents another major commercial development by Henderson Land. Combining magnificent harbour views with the largest floor plates in Kowloon East and high ceilings of up to 3.1 metres, this distinctive new international-grade commercial complex offers premium building amenities and facilities, supported by world-class management services.

Robert A. Cook, Manulife Financial's Senior Executive Vice President and General Manager for Asia, said: "Manulife has enjoyed more than 110 years of remarkable business success in Hong Kong, and Hong Kong will continue to be one of the most important markets in Asia for us, as well as being home to our Asia headquarters. The signing of this new lease is integral to our strategic growth plan for this market and is a clear reaffirmation of our long-term commitment to the territory."



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Michael Huddart, Executive Vice President and Chief Executive Officer of Manulife in Hong Kong, commented: "Manulife has seen substantial agency expansion over the past decade. Kwun Tong 223 stands out for its first-class office space, superior building systems and design flexibility, allowing our agency force to enjoy advanced facilities and support in a modern office setting. We are pleased with the state-of-the-art, yet prudent and cost-efficient options it offers."

Patrick Sit, General Manager, Portfolio Leasing Department, Henderson Land Development, added: "We are delighted to welcome our new anchor tenant, Manulife, to join the flourishing business community at Kwun Tong 223. The decision by a leading financial-services organisation to expand its office premises into Kwun Tong 223 is a vote of confidence in our new development, which is strategically located at the heart of Kowloon East, Hong Kong's next business hub."

Kwun Tong 223 will be the fourth building in Hong Kong to carry the Manulife brand name. The company already has signatory office premises in North Point, Causeway Bay and Jordan.

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#### **About Henderson Land**

Henderson Land Development Company Limited (SEHK:12) is a leading property group with a focus on Hong Kong and mainland China. Its core businesses comprise property development and property investment. In addition, it has direct equity interests in a listed subsidiary, Henderson Investment Limited, and three listed associates, The Hong Kong and China Gas Company Limited (which in turn has equity stakes in a listed associate, Towngas China Company Limited), Hong Kong Ferry (Holdings) Company Limited and Miramar Hotel and Investment Company, Limited. Henderson Land has been listed in Hong Kong since 1981.  
Henderson Land's website: [www.hld.com](http://www.hld.com)

#### **About Manulife (International) Limited**

Manulife (International) Limited is a member of the Manulife Financial group of companies. Manulife Financial is a leading Canadian-based financial services group serving millions of customers in 19 countries and territories worldwide. Operating as Manulife Financial in Canada and Asia, and primarily through John Hancock in the United States, the Company offers clients a diverse range of financial protection products and wealth management services through its extensive network of employees, agents and distribution partners. Funds under management by Manulife Financial and its subsidiaries were Cdn\$405 billion (approximately HK\$ 2,492.7 billion) as at March 31, 2009.



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Manulife Financial Corporation trades as 'MFC' on the TSX, NYSE and PSE, and under '945' on the SEHK. Manulife Financial can be found on the Internet at [www.manulife.com](http://www.manulife.com)

**About Kwun Tong 223**

(Please refer to enclosed fact sheet)

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