



Cyberport 5

Harmonising Nature and the Digital Future

數碼港
Cyberport

Cyberport

Hong Kong's Digital Tech Hub and AI Accelerator

Cyberport is the cornerstone of Hong Kong's information and communications technology (ICT) industry. It is dedicated to fostering a robust innovation and technology (I&T) ecosystem with various initiatives, including enhancement of the city's technology infrastructure. Its latest infrastructural development is Cyberport 5.

Cyberport 5 is a new ten-storey office building with a gross floor area of approximately 66,000 square metres (including the rooftop). It features state-of-the-art office and retail spaces, a data services platform for cloud storage and servers, access to the city's largest AI Supercomputing Centre, waterfront park attractions, and a panoramic sea view.

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Strategic Positioning - Hong Kong's Top Global Rankings

Why is Hong Kong the ideal launchpad for your business?

Hong Kong tops global rankings across various sectors, showcasing its strengths in finance, innovation, and quality of life. This achievement highlights the city's dynamic growth and competitive edge on the world stage.



The International Innovation & Technology Centre Connecting Mainland China and Global Markets

Hong Kong is recognised as a leading international innovation and technology hub, uniquely situated to bridge Mainland China with global markets. This dynamic city serves as a strategic gateway, facilitating the influx of talent and innovation from the Mainland while providing access to international opportunities.

Hong Kong's Top Global Rankings

Economy and business

No. **5** Competitiveness

Top **10** Business environment

No. **2** Investment environment
(APAC No.2)

Finance

No. **3** Global financial centre
(APAC No.1)

Top **5** Leading investment hub for foreign direct investment

Top **4** for Initial Public Offering (IPO) funds raised in 2024

World's Largest offshore RMB hub with total deposits of RMB 1,100b+

Innovation & Technology

No. **7** Digital competitiveness

No. **2** Lowest tax data centre market (APAC No.1)

Talent

5 Universities in World Top 100

No. **9** Talent competitiveness (APAC No.2)

5 Universities in World Top 50 (APAC No.1) for data science and AI courses



Cyberport 5

How does Cyberport fuel your business success?

Established in 2003, Cyberport is Hong Kong's digital technology flagship and incubator for entrepreneurship. It is managed by Hong Kong Cyberport Management Company Limited, which is wholly owned by the Hong Kong SAR Government. With a vision to be the digital technology hub and artificial intelligent (AI) accelerator, thereby creating a new economic driver for Hong Kong, Cyberport is committed to nurturing a vibrant tech ecosystem by cultivating talent, promoting entrepreneurship among youth, supporting start-ups, fostering industry development by promoting strategic collaboration with local and international partners, and integrating new and traditional economies by accelerating digital transformation in public and private sectors.



Cyberport - Node of Innovation & Entrepreneurship

Cyberport is home to a dynamic community of start-ups and tech companies of varying scales from around the world, as well as a melting pot of entrepreneurial minds from around the world, engendering an interactive and stimulating environment for business pioneering and co-creation.

2,200+
Cyberport community companies

US\$ 5.5B+
Cumulative funds raised by start-ups

1,700+
Industry accolades

540+
Intellectual property rights achieved

280+
Global accelerator programme admissions

320+
Incubatees expanded to the Mainland China & 35 overseas markets (incl. the Middle East & ASEAN)

Powerhouse of Outstanding Start-ups

A plethora of outstanding start-ups have emerged from the Cyberport Community.





Listed on HKEX

Listed on Nasdaq




Listed Companies










Unicorns






Licensed Virtual Asset Trading Platforms






Licensed Virtual Insurers





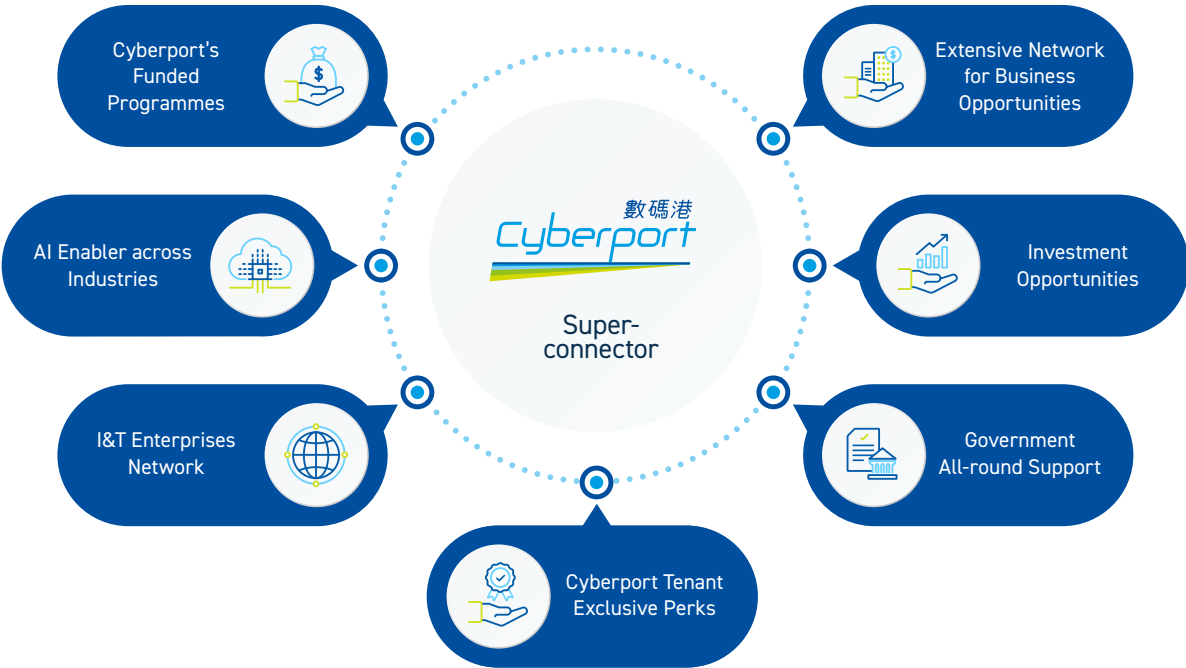
Licensed Digital Banks

Cluster Focus & AI Development

To fulfil its crucial role in Hong Kong's transformation into a Smart City, Cyberport continuously builds clusters of digital technology, namely AI, Data Science, Blockchain and Cybersecurity, and advance their applications in key industries across smart city and government, banking and finance, healthcare, education and training, green environment, digital entertainment, culture and tourism, property management, construction, transportation and logistics.



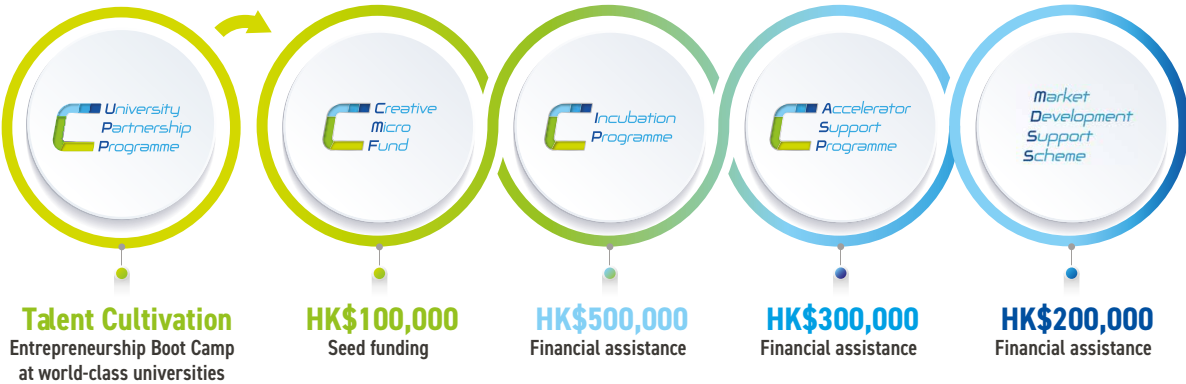
What does Cyberport offer?



Empowering start-ups to turn innovative ideas into tech solutions, Cyberport fosters entrepreneurial journeys through diverse programmes.

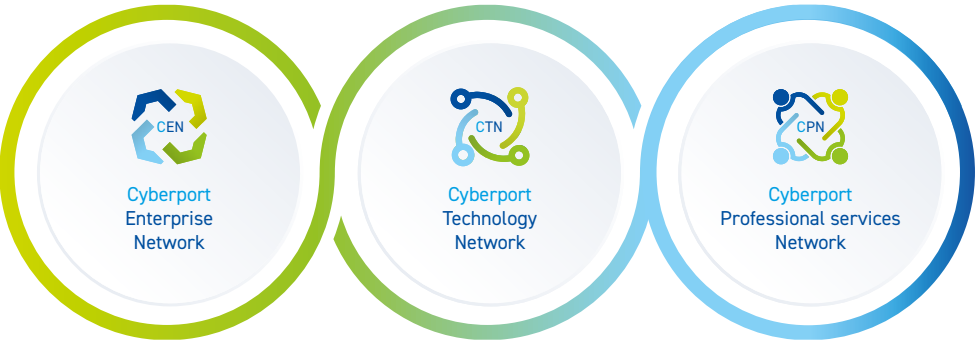
Cyberport's Funded Programmes

Cyberport fully backs enterprising talent throughout the entrepreneurial journey, from start-up nurturing, seed funding, to product commercialisation and business expansion.



Extensive Networks for Business Opportunities

Cyberport's diverse and extensive networks link up community members to highly sought-after opportunities for business, technologies and professional services for operation, facilitating start-ups' expansion to the Mainland Chinese and overseas markets, laying strong foundations for taking their enterprises to the next level.



 AI Enabler across Industries

With Hong Kong's largest AI Supercomputing Centre (AISC) as the engine, Cyberport is committed to creating a comprehensive AI ecosystem spanning computing power building, large language model construction, model risk assessment, industry application support, study of governance and ethics, while gathering local, Mainland and overseas talent and resources to support innovation, R&D and application of AI across various industries, and promote AI industry development.



AI Supercomputing Centre (AISC) and AI Lab Opening Ceremony



Chief Executive John Lee visited AISC and AI Lab to explore the latest advancements and accomplishments within Cyberport's AI ecosystem.





Investment Opportunities

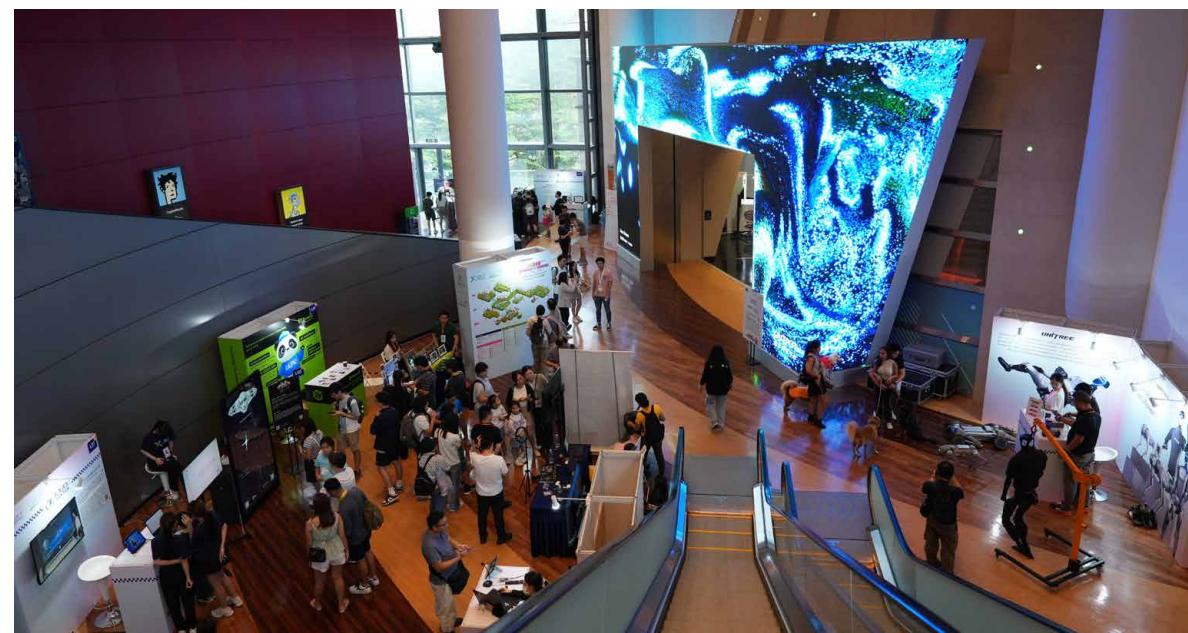
Cyberport links I&T start-ups and enterprises with our investors network and supports investment matching with a total size of up to HK\$400M investment fund.



HK\$400M
Total size of
investment fund



Cyberport Venture Capital Forum (CVCF)



Digital Entertainment Leadership Forum (DELF) Exhibition



I&T Enterprises Network

At Cyberport, we foster a vibrant community of over 2,200 start-ups and tech companies of all sizes, creating a melting pot of innovative thinkers from across the globe. This dynamic environment promotes entrepreneurial spirit and co-creation, enabling businesses to thrive. With a focus on collaboration and interaction, Cyberport is the ideal launchpad for aspiring entrepreneurs and established firms alike.





Government All-round Support

R&D

Enterprise Support Scheme (ESS)

Up to HK\$ **10M**

Dollar-for-dollar matching basis

Research, Academic and Industry Sectors One-plus Scheme (Raise+)

Up to HK\$ **100M**

Patent Application Grant (PAG)

Up to HK\$ **250K**

Research Talent Hub (RTH)

R&D Talent Salary Subsidy

HK\$ **20K**/month

For bachelor's degree

HK\$ **35K**/month

for doctoral degree

Hong Kong PhD Fellowship Scheme

Quota up to **400** places

a year for the 2025-2026 Budget

Research and Development Cash Rebate Scheme (CRS)

40% cash rebate

of enterprises' eligible expenditures

Technology Start-up Support Scheme for Universities (TSSSU)

Up to HK\$ **4.5M**

for 3 years

Partnership Research Programme (PRP)

Matching fund up to **50%**

project cost

HK\$ **23K**/month

for master's degree

HK\$ **10K**/month

+ living allowance

Research Matching Grant Scheme (RMGS)

HK\$ **1.5B**

Attract organisations to support institutions' research

Manufacturing & Technology Application

New Industrialisation Funding Scheme (NIFS)

Up to HK\$ **15M**

matching fund

Artificial Intelligence Subsidy Scheme (AISS)*

Up to **70% off**

of the list price

Digital Transformation Support Pilot Programme (DTSP)*

Up to HK\$ **50K**

Public Sector Trial Scheme for Incubatees & Graduate Tenants (PSTS-SPC)

Up to HK\$ **1M**

* For details, please visit: <https://dtspp.cyberport.hk/>

For details, please visit: <https://aisc.cyberport.hk/aiss/>

Promotion

Dedicated Fund on Branding, Upgrading and Domestic Sales (BUD Fund)

Up to HK\$ **7M**

per enterprise (cumulative)

Professional Services Advancement Support Scheme (PASS)

Up to HK\$ **3M**

SME Export Marketing Fund

Up to HK\$ **1M**

per enterprise (cumulative)

HK as Multinational Supply Chain Management Centre

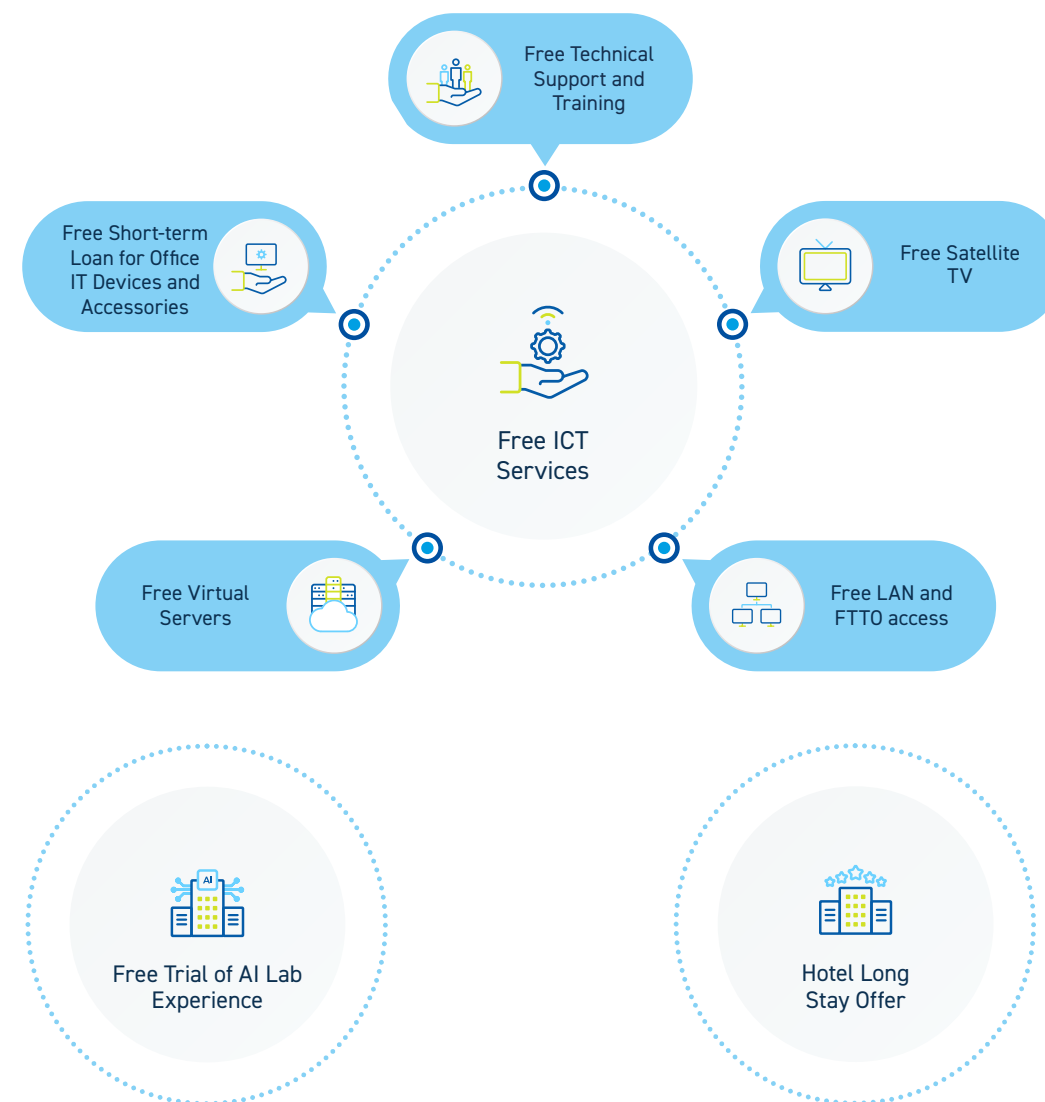
Provide one-stop professional consulting services to Mainland Enterprises to expand overseas markets

Discover more

Please visit:
<https://www.startmeup.hk/startup-resources/government-funding-scheme-and-support/>

Cyberport Tenant Exclusive Perks

Unlock exclusive advantages as a tenant at Cyberport! Enjoy priority access to networking events, tailored resources for start-ups, and expert mentorship programmes. Benefit from state-of-the-art facilities, free ICT services, and a free trial of our AI Lab experience. Additionally, take advantage of our hotel long-stay offer for a comfortable living arrangement. Connect with a dynamic community of innovative enterprises and elevate your business in the digital landscape with Cyberport Tenant Exclusive Perks!



To use and experience various brands of GPUs (with low FLOPS), AI models and ecosystems

Cyberport AI Supercomputing Centre (AISC) NVIDIA H800 GPU subscription from HK\$1,800 per month (terms and conditions apply).

- Open to all Hong Kong-registered companies
- Usage: 1 GPU core to 1 GPU card
- Duration: 1-3 months

Scan QR code for details.



Including complimentary WIFI and house-keeping services, access to gym and shuttle bus services to/from Central, and other destinations

Scan QR code for details of hotel long-stay offer (terms & conditions apply)





CONNECT

The brand new I&T landmark of Cyberport



Top tech campus & facilities

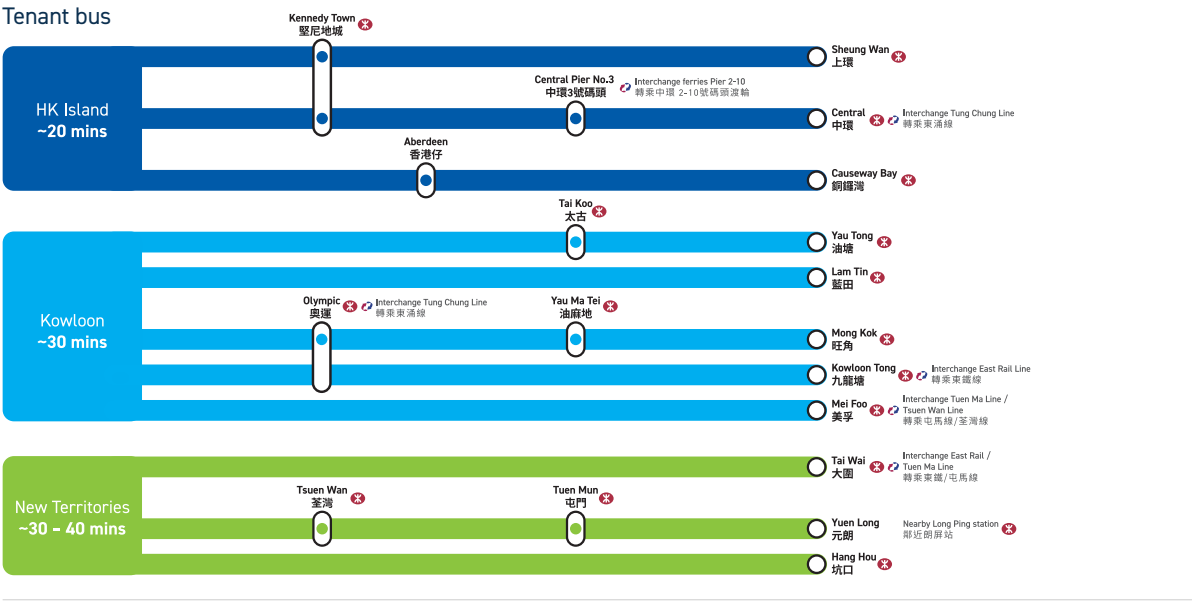
- 1 Cyberport 1
- 2 Cyberport 2
- 3 Cyberport 3
- 4 Cyberport 4
- 5 Le Meridien Hotel
- 6 Arcade

New developments

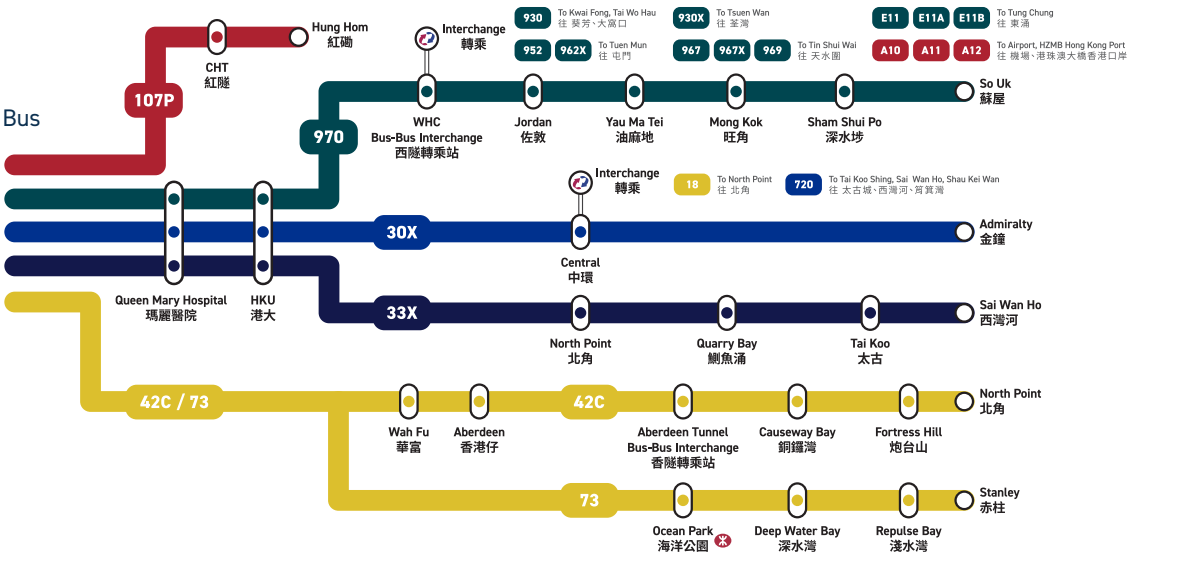
- 7 Cyberport 5
- 8 Waterfront Park

Convenient Transport Network

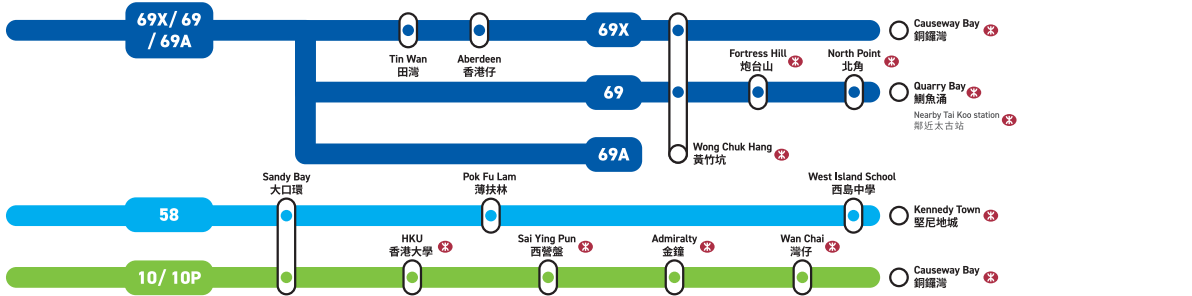
Tenant bus



Bus



Minibus





BUILDING

Architecture for Innovators

Digital Tech Space

Designing Flexibility for the Future

**ICT Infrastructure**

Dedicated fibre connectivity,
Dual 10G fibre-to-the-office broadband,
Comprehensive 5G mobile network
coverage, Wi-Fi 7 hotspot coverage

**Flexible Space**

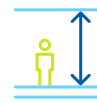
Division suites for all
businesses

**Atrium Skylight**

Bringing in natural lighting to
workspace

**Outdoor Terrace**

Exclusive for tenants'
enjoyment

**Raised Floor**
180 mm (H)**Clear Ceiling Height**
2.7 – 3 m**VAV System**

Variable Air Volume (VAV) system
for dynamic AC control on demand to
minimise energy use

**Smart Office**

Smart IoT and sensor control
on lighting, temperature,
security and access control



Cyberport 5

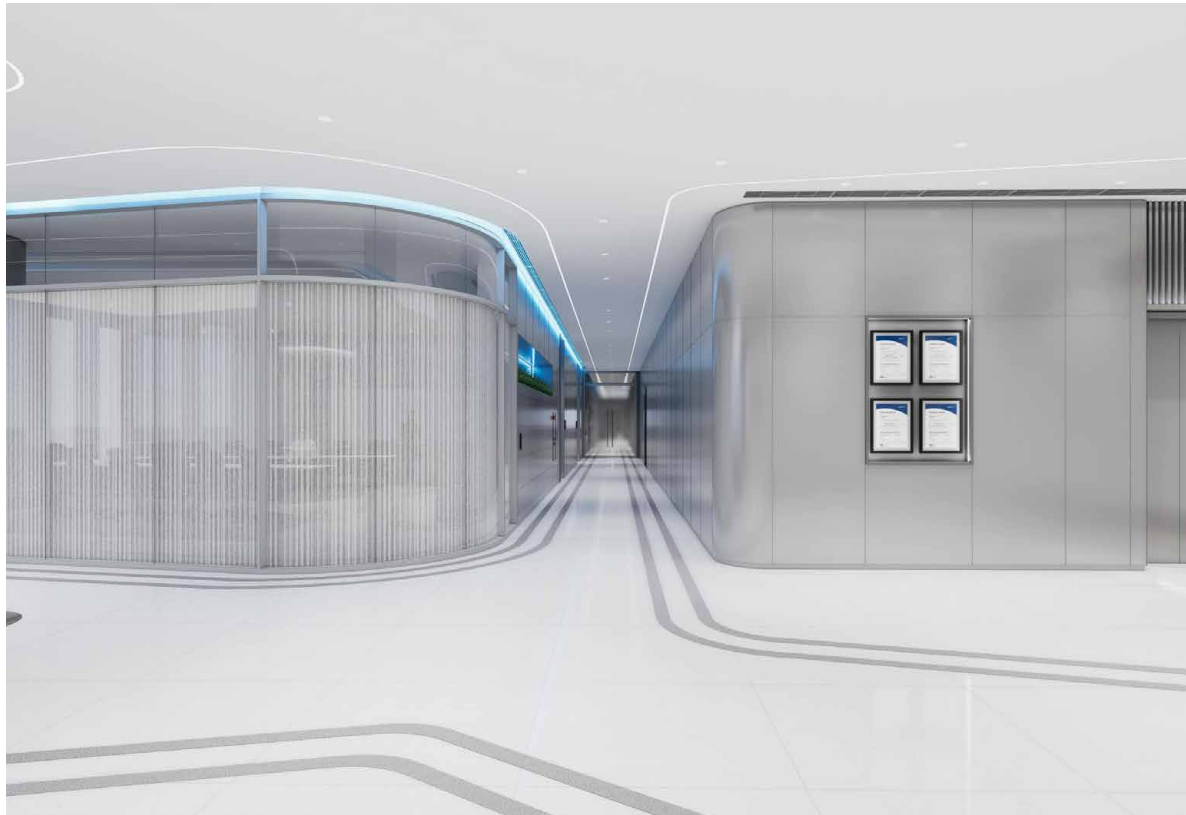
World-class Facilities Transforming R&D into High Impact

Data Services Platform (DSP) and AI Supercomputing Centre (AISC)

The ideal data hub for digital tech businesses

A Tier III+ purpose-built sustainable data centre

- High power density
- High energy efficiency
- High reliability and proximity to AISC and HKIX core site



Power Up Your Business Cutting-edge Facilities

Dedicated dark fibre

Offering a super motorway with unlimited speed connection from office to DSP and AISC

Multi-cloud platform

Supporting tenants' product/solution development in new technology realm of blockchain, Machine Learning (ML)/AI and Internet of Things (IoT)

10G broadband service

Providing a foundation for high-bandwidth and low-latency applications

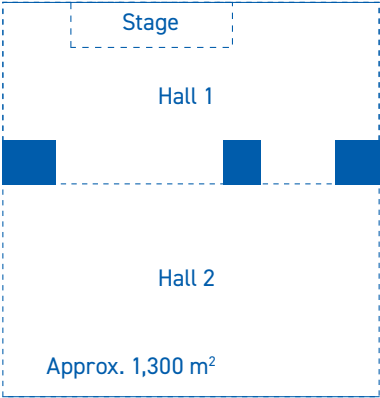


Transformable Multi-Function Hall

The Multi-Function Hall, formulated with maximum flexibility and spatial quality, is a new conference hall and destination for events of all types and scales.

Designed with engineered foldable partitions and automatic fold-down seating system, the hall can accommodate up to 800 people, furnished with comprehensive facilities and advanced audio & visual equipment, such as videoconferencing, live broadcasting and ICT facilities.

Hall	Conference (pax)	Banquet (Round Table)
1	300	13
2	500	24
1+2	800	37



Designed for optimal adaptability and flexibility

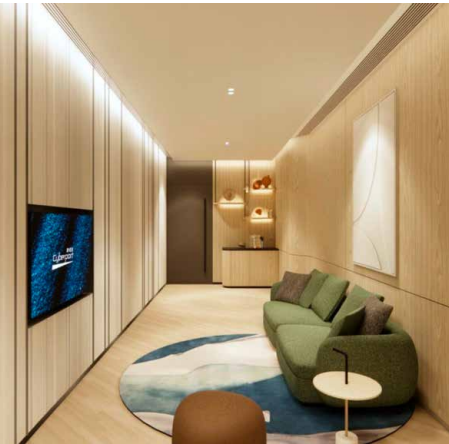


Supporting Facilities

The Multi-Function Hall features a VIP Lounge and Wedding Dressing Room, each designed to enhance your event experience. The VIP Lounge offers an exclusive space for relaxation and networking, while the Wedding Dressing Room provides a beautifully appointed area for marriers and their parties. Both facilities reflect our commitment to excellence and sophistication.



Wedding Dressing Room



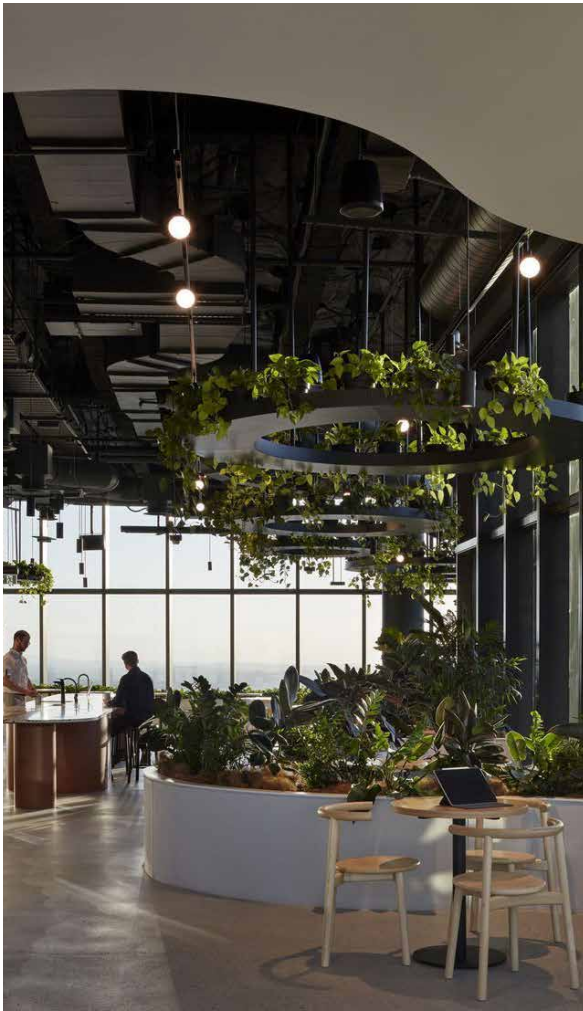
VIP Lounge



*Images for reference only

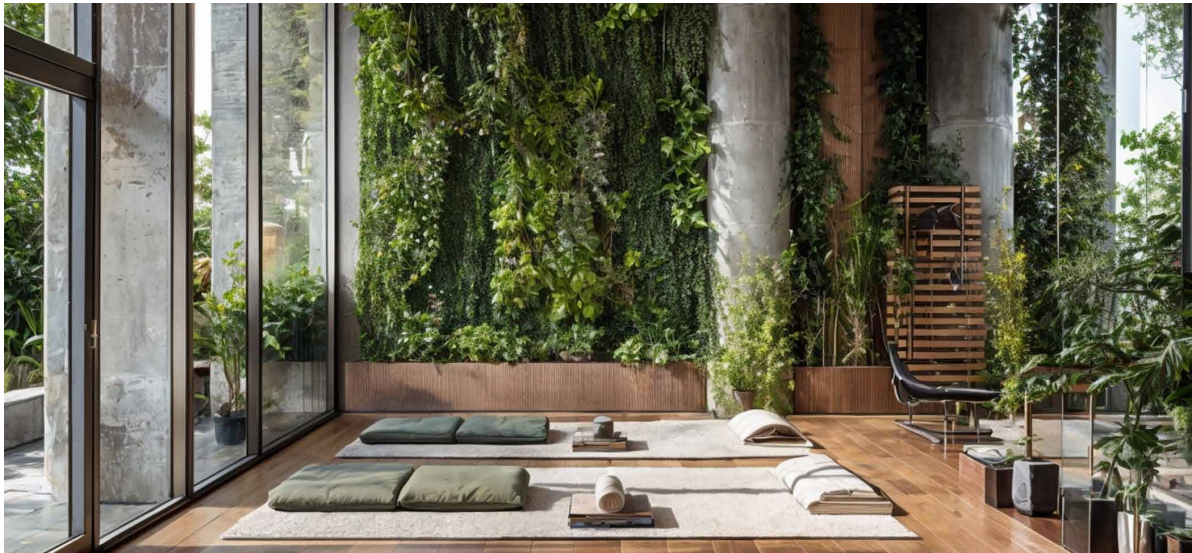
Smart-Space

Discover the future of innovation at Smart-Space, Cyberport 5's cutting-edge hub designed for tech enthusiasts and entrepreneurs. Here, creativity meets technology in a collaborative environment that fosters growth and inspiration. With state-of-the-art facilities, flexible workspaces, and access to a vibrant community of like-minded individuals, Smart-Space is the ideal setting to turn your ideas into reality. Embark on an exploration of the cutting-edge digital technology, participate in enriching workshops, and connect with industry leaders. Join us now!



Gym and Wellness Facilities

Cyberport 5 offers premier Gym and Wellness Facilities designed to support your health and fitness objectives. Our fully equipped gym features advanced exercise technology, complemented by a range of wellness programmes, including yoga and personalised training. Experience a professional environment that promotes holistic well-being and encourages a balanced lifestyle for all members.



*Images for reference only

Cyberport 5: A Lifestyle Destination Awaits

Building on the vibrant foundation of Arcade@Cyberport, Cyberport 5 introduces over 15 new retail and dining shops, seamlessly integrated with our existing community hub. Together with Arcade@Cyberport, we will offer a total of over 60 shops and facilities spanning dining, innovation, wellness, entertainment, STEAM education, daily essentials and pet care - all designed to empower your lifestyle with creativity, convenience and connectivity.

To explore the latest offerings at Arcade@Cyberport, please scan the QR code:



Waterfront Park and Landing Deck

Experiencing the harmonious blend of nature and technology at the refreshed waterfront park.

As Cyberport evolves with the emergence of new businesses, the waterfront stands as a symbol of the ultimate objective of technological progress: fostering improved urban ecology, enhancing quality of life, and fortifying community bonds to drive collective advancement.



The waterfront park and landing deck will provide flexible and diverse opportunity to embrace the new and exciting Government policies in the up-and-coming low-attitude economy, yacht tourism and ocean economy.

Sustainable and Tech Initiatives

Striving for a Green & Smart Future

Green Initiatives

>30%

Greenery Coverage

4.8_{ha}

Waterfront Park Carbon Sink

>33%

Annual energy savings exceeding BEAM Plus baseline performance

>37%

Freshwater savings exceeding BEAM Plus baseline performance

>60%

Construction waste recycled



EV Charger Enabling

At Cyberport, we are committed to fostering a smarter and more sustainable future. Cyberport 5 has successfully implemented countless innovative solutions during the life-cycle of the building.



Building Integrated Photovoltaics (BIPV)



Regenerated Power Technology from Lift System



Green Roof System



Highly Insulated Building Envelope Design



AUTO
Automatic Guided Vehicular Parking (AGV)



Smart Building and Technology



Smart Irrigation



Smart Toilet System



AI for Chiller Plant Optimisation



Rainwater recycling for irrigating gardens and planters



Highly efficient lighting fixture with daylight sensor to minimise energy use



Smart Building Platform with tenant portal to support ESG performance reporting



Multi-cloud Platform, a secured, adaptable and self-service private cloud infrastructure over a high-speed internet backbone exclusive for tenant use

Green and Tech Certificates



BEAM Plus New Buildings 1.2 Targeted Platinum Rating



BEAM Plus New Data Centre 1.0 Targeted Platinum Rating



WiredScore Targeted Platinum Rating



SmartScore Targeted Platinum Rating



CIC Sustainable Construction Award 2023 Merit Award in Organisation Category



CIC Common Data Environment (CDE) Award 2023 Gold Award in Project Category

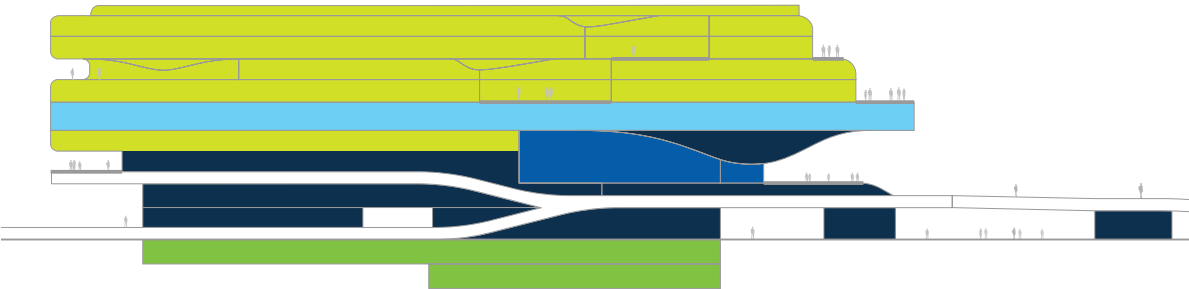


Green Building Award 2023 Merit Award in New Buildings Category



Zero-carbon Ready Building Certification Targeted Level 3 Improvement

Building Parameters



● 3, 5 – 8/F	Digital Tech Space (Office)
● 4/F	Data Services Platform
● 2/F	Multi-function Hall
● G – 2/F	Retail/F&B
● B1 – B2	Carpark & Loading/Unloading

Digital Tech Space (Office) Specifications

Number of Floors (Office)	5 [3/F, 5/F, 6/F, 7/F, 8/F]
Leasable Office Units	65 – 8,925 m²
Floor to Floor Ceiling Height	4.5 m
Ceiling Height with Integrated Ceiling System	2.7 - 3 m
Raised Floor of Office Floor	180 mm (H)
Floor Loading	3 kPa
Power Provision	Dedicated Electricity of 80 VA/m² Essential Power of 20 VA/m²
Number of Passenger Lifts	13
Number of Service Lifts	3

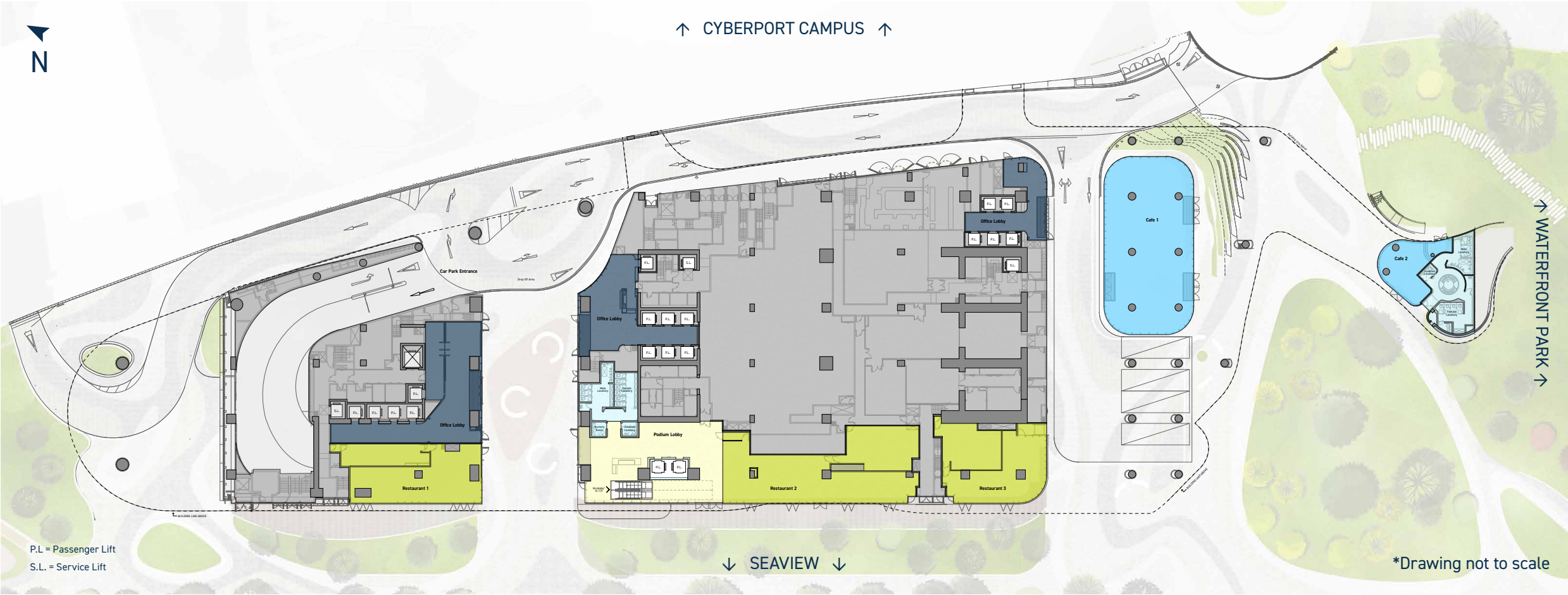
Building Specifications

Total GFA	66,000 m²
Total Number of Floors	9
Digital Tech Space (Office)	36,000 m²
Retail / F&B / Ancillary Area	Approx. 5900 m² [G/F – 2/F]
Multi-function Hall	Approx. 1300 m² [2/F]
No. of Carpark Spaces	184
EV Charging	Yes
Loading / Unloading Bays	Yes
Number of Passenger Lifts to Carpark	5



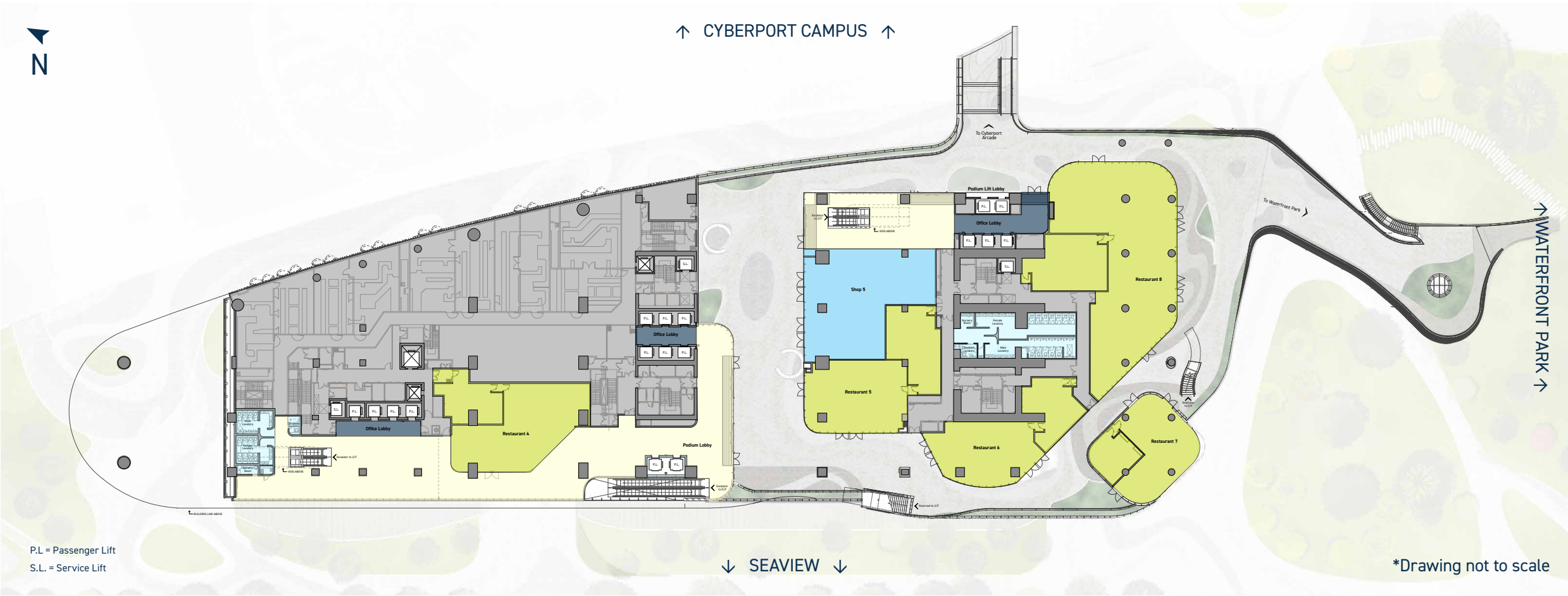
Retail Arcade Layout - G/F

● Shop with Restaurant Provision	~749 m ²
● Café/Shop	~477 m ²
● Podium Lobby & Circulation	
● Podium Lavatories	
● Lobby to Digital Tech Space (Office)	



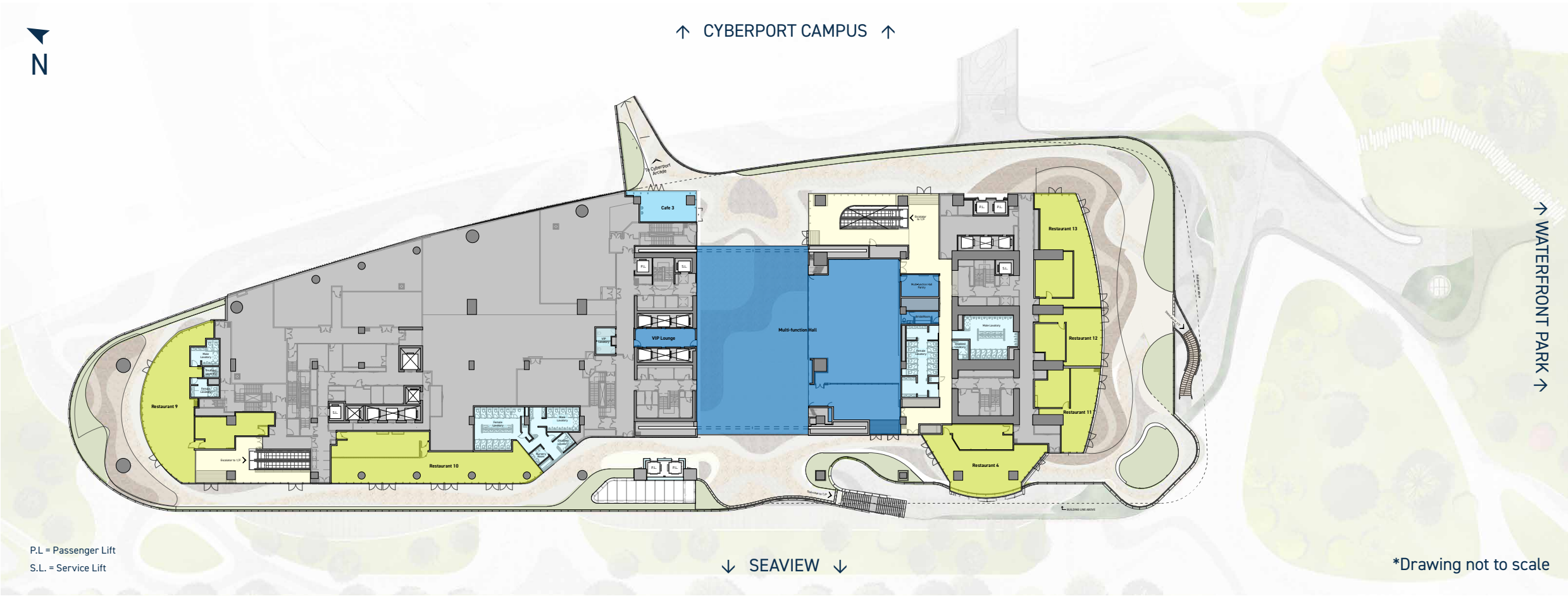
Retail Arcade Layout - 1/F

● Shop with Restaurant Provision	~1755 m ²
● Café/Shop	~321 m ²
● Podium Lobby & Circulation	
● Podium Lavatories	
● Lobby to Digital Tech Space (Office)	



Retail Arcade Layout - 2/F

● Shop with Restaurant Provision	~1,076 m ²
● Café/Shop	~50 m ²
● Podium Lobby & Circulation	
● Podium Lavatories	
● Multi-function Hall	







Office Layout - 3/F

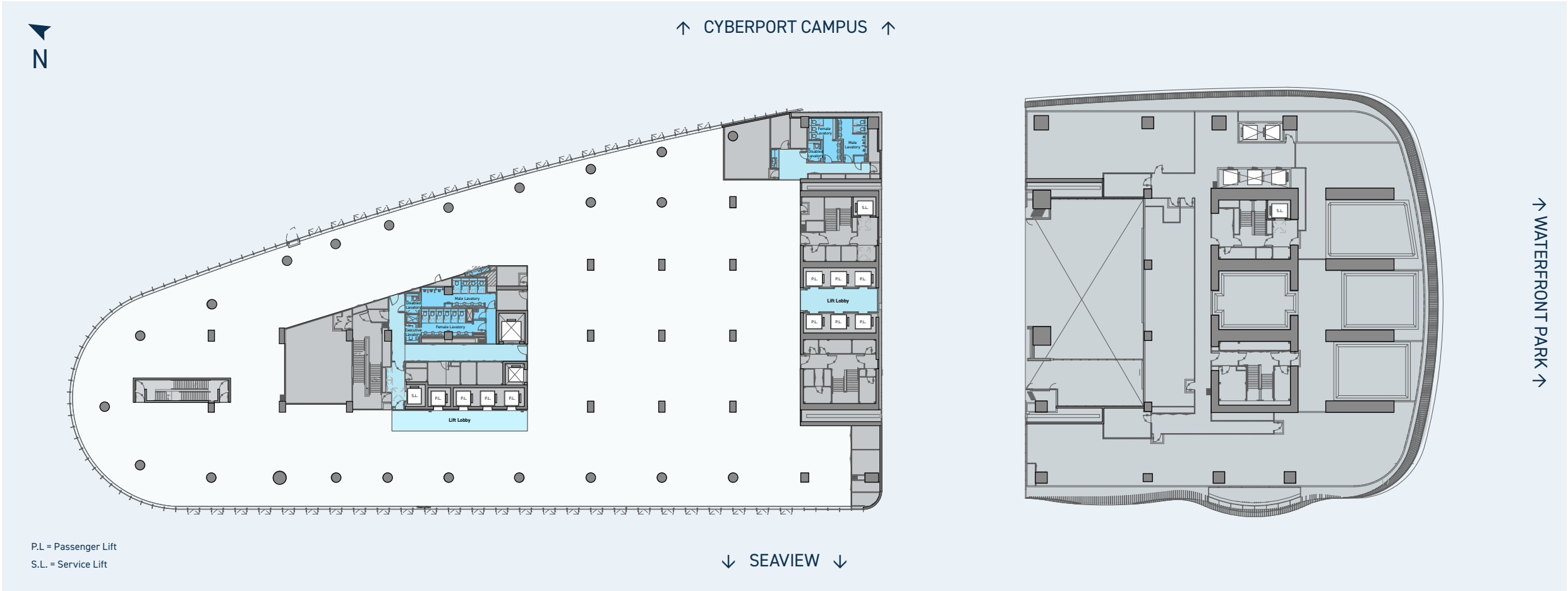
Office

Lobbies

Lavatories / Common Amenities

Lettable Area Total

~3,327 m² (35,812 sq.ft.)



Office Layout - 5/F

Office

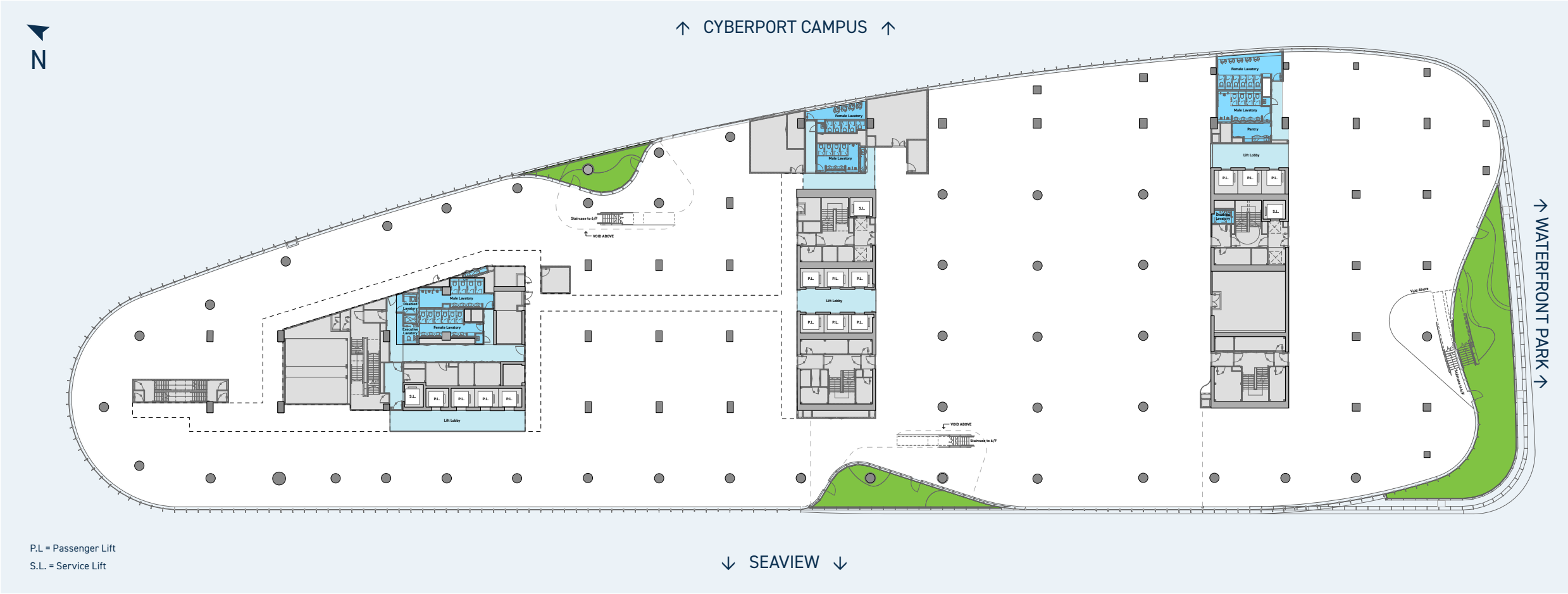
Lobbies

Lavatories / Common Amenities

Terraces

Lettable Area Total

~7,418 m² (79,847 sq.ft.)



Office Layout - 6/F

Office

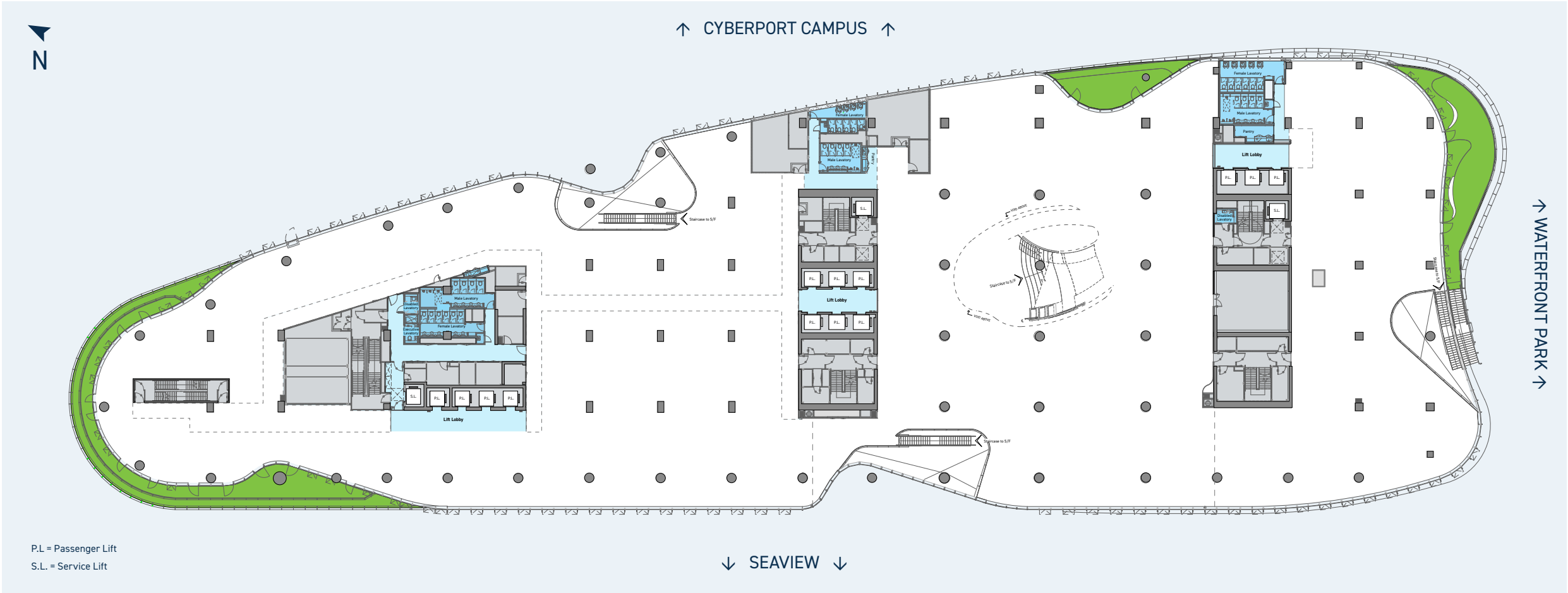
Lobbies

Lavatories / Common Amenities

Terraces

Lettable Area Total

~6,484 m² (69,793 sq.ft.)



Office Layout - 7/F

Office

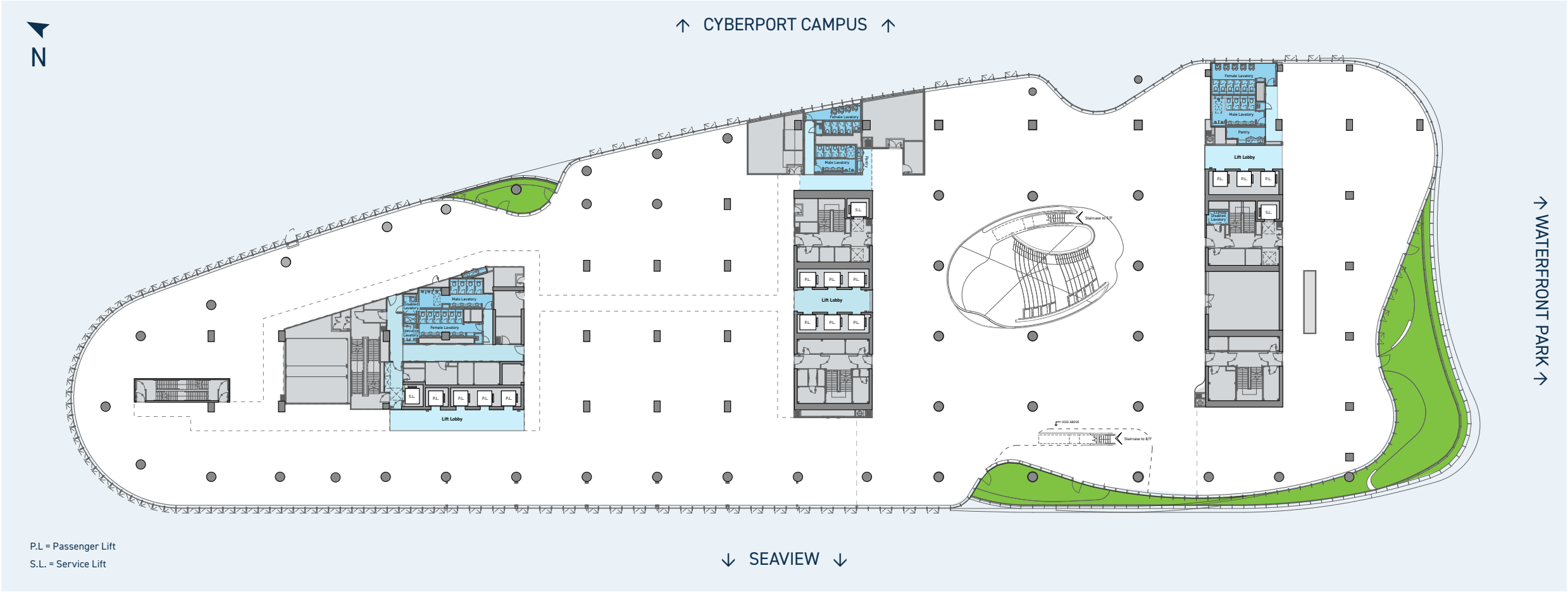
Lobbies

Lavatories / Common Amenities

Terraces

Lettable Area Total

~6,402 m² (68,911 sq.ft.)



Office Layout - 8/F

Office

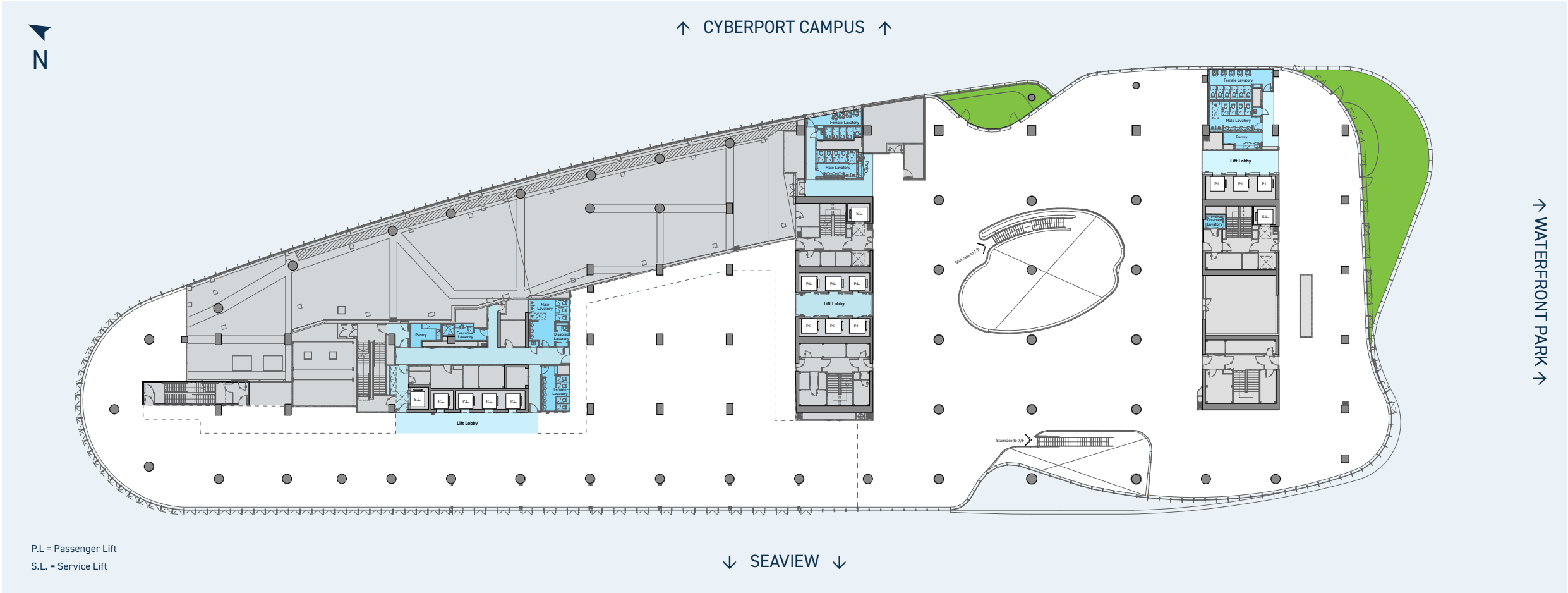
Lobbies

Lavatories / Common Amenities

Terraces

Lettable Area Total

~4,980 m² (53,604 sq.ft.)











Cyberport Leasing Enquiry

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leasing@cyberport.hk

Disclaimer: While great care was taken in preparing this brochure, neither the landlord nor its agents take responsibility for its content. The information contained herein was compiled in good faith, but it should not be construed as forming part of any contract or any pre-contractual representation of fact or otherwise and would-be tenants and readers are responsible for satisfying themselves, whether by inspection or other means, as to the accuracy of any specification given.
The developer reserves all rights to make modifications of and changes to the overall design, elevation, layout, construction materials or colour scheme of this development project. All the building plans and elevation plans relating to this development project are subject to the final approval by the relevant Government authorities.

 *Your Springboard to Success*

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www.cyberport.hk

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Cyberport 5 &
Expansion Project



Hong Kong Cyberport

