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CLPe Builds Advanced Cooling System for Manulife Financial Centre

Air conditioning accounts for around 45% of electricity consumption in commercial buildings, making energy-efficient cooling systems a critical factor to reducing carbon emissions. CLPe has teamed up with Henderson Land to implement an innovative Cooling as a Service (CaaS) solution at the Manulife Financial Centre, a landmark Grade A office tower strategically located in the heart of East Kowloon. The new system is expected to improve energy efficiency by over 60% and reduce annual electricity consumption by more than 30%, supporting Hong Kong's goal of achieving carbon neutrality by 2050.

Completed in 2008, Manulife Financial Centre is located in East Kowloon's central business district and was co-developed by Henderson Land and Sun Hung Kai Properties. The 21-story tower has a total gross floor area of more than 1.1 million square feet. As the current cooling system is aging, affecting efficiency and increasing energy consumption, CLPe will upgrade the system by redesigning the chiller plant configuration. The new system will fully adopt variable-speed functionality to enhance energy efficiency and reduce energy costs. In line with the Hong Kong SAR Government's 2024 Ozone Layer Protection (Amendment) Bill, the project also uses eco-friendly refrigerants, which aim to phase out conventional refrigerants and minimise greenhouse gas emissions, enhancing decarbonisation performance.

The new system incorporates an AI-powered management platform that continuously collects and analyses real-time operational data to optimise the chillers' performance and ensure consistent operation at peak efficiency. It is expected to enhance the system's energy efficiency by over 60% and reduce energy consumption by more than 30%, saving around 2.4GWh of electricity a year, equivalent to the annual electricity consumption of around 700 three-member households and a reduction of around 900 tonnes of carbon emissions.

The project is being implemented under a Build-Own-Operate-Transfer (BOOT) arrangement, with CLPe investing in, designing, operating and maintaining the cooling system while Manulife Financial Centre pays a monthly service fee, minimising

upfront capital expenditure. The system is scheduled to go into operation in the second quarter of 2026 under a 15-year service agreement.

CLPe Managing Director Mr Ringo Ng said, “CLPe is committed to providing integrated energy management solutions that drive sustainable growth. Building on our successful collaboration at Flora Plaza in Fanling, our expanded partnership with Henderson Land for a customised cooling system at the Manulife Financial Centre demonstrates the adaptability and effectiveness of our solutions across diverse building types.” He also mentioned that both parties are exploring opportunities to extend this solution to more commercial buildings and to work together on EV charging infrastructure, supporting Hong Kong’s carbon neutrality vision.

Henderson Land’s Group Consultant Dr Ball Wong said, “Henderson Land is pleased to collaborate with CLPe once again to expand the energy conservation initiatives to commercial project. As a leading property developer, Henderson Land is dedicated to advancing green and smart cities through innovative technologies and sustainable building practices. These principles are embedded throughout our diverse portfolio, underscoring our ongoing efforts to achieve the Group’s 2030 Sustainability Vision and to support the Hong Kong Government’s carbon neutrality goal by 2050. We look forward to continuing our partnership with CLPe and collectively strive to foster a sustainable future.”

The new cooling system installed by CLPe at Flora Plaza last year has yielded over 45% annual electricity savings. The current project will enhance the energy efficiency and operational cost-effectiveness of Manulife Financial Centre, providing tenants with a comfortable and environmentally friendly working environment while maintaining its competitive edge in Hong Kong’s green commercial building sector.

About CLPe

CLPe is a wholly-owned subsidiary of CLP Holdings Limited. The company provides a one-stop shop for customers, integrating products and services into value-added solution packages to support low-carbon and sustainable business development. As a trusted partner for energy and infrastructure solutions in Hong Kong and Mainland China, CLPe delivers urban and industrial energy infrastructure in power, heating, cooling, e-transportation, and data centres, comprehensive building energy management in cooling, solar energy, energy storage, EV charging, electrical and mechanical services, and smart solutions for industrial and commercial customers. For more details, please visit www.clpesolutions.com °

About Henderson Land Development Company Limited

Founded in 1976 and listed in Hong Kong since 1981, Henderson Land Development Company Limited (Stock code: 12) is a leading property group, focusing on Hong Kong and mainland China. Henderson Land is carrying on its legacy into the future, curating a property portfolio that grows from strength to strength and encompasses award-winning landmark projects such as the International Finance Centre complex and The Henderson. Henderson Land is dedicated to the long-term commitment of sustainability and is a pioneer in green building and sustainable practices, which harness innovation and technology to create new, smarter living. The Group is also a strong advocate of social responsibility and invests in a broad range of community causes and initiatives. For more information, please visit www.hld.com.

Photo Captions:

Photos 1 and 2



CLPe is installing a new advanced cooling system with an AI-powered management platform at Manulife Financial Centre. The new system is expected to improve energy efficiency by more than 60%, reduce energy consumption by over 30%, and cut carbon emissions by around 900 tonnes a year.

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