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Vol 82 | Q4 2016

Location sets North Point developments
apart for quality living

北角綜合發展發揮地理優勢

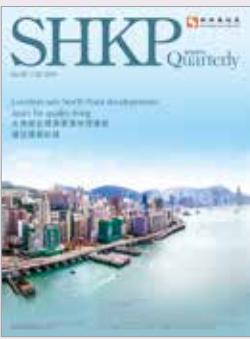
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Location sets North Point developments apart for quality living
北角綜合發展發揮地理優勢 建設優質社區

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以心建家 Building Homes with Heart

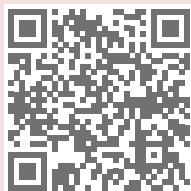
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Editor's Note 編者按：
This publication is issued to give investors updates on different aspects of the Group's business, with the aim to provide transparency and maintain high standards of corporate governance. It is not intended as a promotional material.

本刊旨在為投資者提供集團業務的最新資訊，維持企業高透明度及良好的企業管治。本刊內容涵蓋集團業務的不同範疇，相關資料陳述並非用作宣傳推廣。

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Location sets North Point developments apart for quality living

The Group acquired two sites on the North Point waterfront in 2012 and 2013 while land supply was restricted on Hong Kong Island. The market since then has paid close attention as they are being transformed into luxury residences, a premium shopping mall and an upmarket hotel – part of the Group's latest efforts to create liveable communities with quality developments.

Group Deputy Managing Director Victor Lui said: "The North Point developments will set new standards for the Victoria Harbour coast as the Group applies its experience drawn from its involvement in developing the iconic projects above Kowloon and Hong Kong Stations. The Group will take the needs of different stakeholders into account, anticipate future changes in the area and make adjustments accordingly as it normally does."

North Point is an established neighbourhood with extensive road connections carrying numerous bus and minibus routes, plus the

convergence of two MTR lines offering transport convenience along with the nearby Island Eastern Corridor and Eastern Harbour Crossing. The Transport and Housing Bureau's *Railway Development Strategy 2014* (September 2014) proposes a new North Island Line extending the Tung Chung and Tseung Kwan O Lines along the northern shore of the Hong Kong Island, giving North Point enhanced accessibility. The Central – Wan Chai Bypass and Island Eastern Corridor Link under construction should reduce time from Central to the Island Eastern Corridor in North Point to about five minutes¹. These infrastructure projects will make North Point a transport focal point on the Island.



The Planning Department's *Hong Kong Island East Harbour-front Study – Feasibility Study – Executive Summary* (March 2012) proposes enhancing the connectivity of the Island East waterfront. The proposal involves building a boardwalk of about two kilometres long underneath the Island Eastern Corridor. Earlier this year, the Civil Engineering and Development Department completed the Stage 1 Community Engagement for the *Boardwalk Underneath Island Eastern Corridor – Investigation*. The proposed enhancement project will give North Point residents more recreational spots and attract visitors from other districts and tourists.

Rare new Hong Kong Island waterfront residences

The North Point developments are in a superior area between Tong Shui Road and Tin Chiu Street, next to a relaxing waterfront promenade. The Victoria Harbour Development residences will comprise two phases offering about 578,000 square feet of gross floor area, with units in diverse layouts. Phase 1 called Victoria Harbour is about 318,000 square feet of gross floor area and will have 355 units in five towers, including a number of three and four-bedroom units facing the harbour. Construction is on schedule and the estimated material date is 30 June 2017². Work on the second phase foundation is underway.

Victoria Harbour will have extensive glass curtain walls and fine building materials for an elegant look that takes maximum advantage of the coastal site. **Sun Hung Kai Real Estate Agency General Manager Andy Chan** said: "With Victoria Harbour's peerless location, synergy with the nearby mall and hotel under development, and the Group's much acclaimed premium quality, we expect that buyers will be much assured." There will be ample landscaped greenery, public open space and community facilities in the Victoria Harbour Development to create a quality neighbourhood. Residents will benefit from the nearby MTR North Point Station and the public transport interchange that went into operation in May this year.

¹ Source: Highways Department website for the Central – Wan Chai Bypass and Island Eastern Corridor Link project

² The estimated material date for the Phase to the best of the Vendor's knowledge: 30th June 2017 ("material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)



The image was taken on 2 October 2016³
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北角綜合發展發揮地理優勢 建設優質社區

集團向來藉發展優質項目帶動社區發展，提升生活質素。近年港島區地皮供應稀少，集團分別在2012及2013年投得北角兩幅臨海用地，正綜合發展為豪華住宅、高級商場及優質酒店，自投地至今一直獲市場高度關注。

集團副董事總經理雷霆表示：「今次集團的北角項目，憑著過往參與發展九龍站及香港站上蓋地標物業的成功經驗，創造維港海濱的大型項目新典範。一直以來，集團規劃項目發展時，都會兼顧社區內不同持份者的需要，更預視區內變化以作相應配合。」

北角社區發展成熟，交通配套完善，不但是兩條港鐵線交匯處，更鄰近東區走廊和東區海底隧道，路面交通便捷，眾多巴士及小巴路線途經此處。運輸及房屋局在2014年9月發表的《鐵路發展策略2014》建議把東涌線和將軍澳線沿港島北岸延伸，形成北港島線，屆時北角的鐵路優勢將進一步增強。另外，當興建中的「中環及灣仔繞道和東區走廊連接路」通車後，由中環至北角東區走廊的車程將會縮減至約五分鐘¹。以上的交通基建將會令北角在港島區的樞紐角色更為顯著。

規劃署在2012年3月發表了《港島東海旁研究 — 可行性研究 — 行政摘要》，建議優化港島東海濱的連貫性，包括在東區走廊下興建約兩公里長的行人板道。土木工程拓展署已於今年完成《東區走廊下之行人板道研究》的第一階段社區參與。建議的海濱優化工程將為北角區居民帶來更多消閒去處，預料會吸引不少區外居民及旅客到訪。

臨海新住宅港島罕見

集團在北角發展的相連項目地理位置優越，皆位於糖水道及電照街之間，貼近海濱長廊，環境愜意。「海璇發展項目」的住宅部分共有兩期，總樓面面積約578,000平方呎，將提供多元化單位間隔。第一期命名為「海璇」，正按計劃施工，預計關鍵日期為2017年6月30日²，

總樓面面積約318,000平方呎，五座大樓共提供355個單位，包括不少面向維港的三至四房單位；第二期亦正進行地基工程。

海璇樓宇設計典雅，除了大量採用玻璃幕牆以善用臨海優勢，亦選用高級建材，外型時尚奪目。**新鴻基地產代理總經理陳漢麟**表示：「海璇坐擁非凡地理優勢，又能與毗鄰發展中的商場及酒店發揮協同效應，加上集團的優質品牌聲譽，買家自然有信心。」海璇發展項目將提供大片綠化園境，並設有公眾休憩用地及社區設施，建立優質社區。項目鄰近港鐵北角站，而且連接公共運輸交匯處，並已於今年5月啟用。

¹ 資料來源：路政署中環及灣仔繞道和東區走廊連接路工程網站

² 盡賣方所知的期數之預計關鍵日期：2017年6月30日（「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

Glass curtain walls giving Victoria Harbour an elegant appearance
海璇大量採用玻璃幕牆，設計典雅



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Name of the Phase of the Development: Phase 1 ("the Phase") of Victoria Harbour Development

(The residential development in the Phase is called "Victoria Harbour")
District: North Point

Name of the street and the street number of the Phase: 133 Java Road*
The website address designated by the Vendor for the Phase:
www.victoriaharbour.com.hk

*The provisional street number is subject to confirmation when the Phase is completed.

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Date of Printing: 18 November 2016

發展項目期數名稱：海璇發展項目的第一期（「期數」）
(期數中住宅發展項目稱為「海璇」)

區域：北角 期數的街道名稱及門牌號數：渣華道133號*

賣方就期數指定的互聯網網站的網址：

www.victoriaharbour.com.hk

*此臨時門牌號數有待期數建成時確認。

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印製日期：2016年11月18日



Computer rendering of Harbour North
北角匯電腦模擬圖

Harbour North mall with major shopping appeal to local residents and office workers in Island east
北角匯商場的顧客主要包括本區居民及港島東寫字樓的上班族

Full leisure and lifestyle offerings at Harbour North mall 北角匯商場全方位滿足生活消閒

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The Harbour North mall will have street-level shops in Phase 1 of the Victoria Harbour Development and a four-storey podium mall in the second phase, altogether covering about 145,000 square feet. There will additionally be five floors of retail and dining space of over 70,000 square feet in the hotel. Built along a waterfront promenade of about 420 metres, Harbour North will have about 150 to 160 outlets offering chic fashions, beauty products and service, international dining and lifestyle goods. Some 7,000 square feet of shops in Victoria Harbour on Java Road are scheduled to be the first section to open in the first quarter of 2018, introducing a refreshing change to the area along with the retail space in the second residential phase and hotel. The spectacular waterfront of Harbour North will be lined with al fresco dining choices and green space where visitors can relax.

Sun Hung Kai Real Estate Agency General Manager (Leasing) Fiona Chung said: "Harbour North will feature an attitude to life that values taste, art and energy as it presents a new consumer experience to the district, and the mall will be a driving force in the Group's retail portfolio." The mall will attract office workers in Island east as well as cater for residents in the neighbourhood, and it will draw more traffic from locals and tourists when the Group's hotel and nearby planned recreational facilities are complete.

The northern coast of Hong Kong Island is getting a new look as plans for North Point and neighbouring areas gradually materialize. The Group's North Point developments are extraordinary for Hong Kong Island and will take advantage of the prime location as well as improvements to the already extensive road and rail transport, using the Group's successful experience. The Group will continue offering the finest products and service for better customer satisfaction with promising long-term investment value.

項目的商場部分已命名為「北角匯」，包括位於海璇發展項目第一期的臨街商舖及位於住宅第二期的四層基座商場，合共約145,000平方呎。另外，商場亦包括位於酒店逾70,000平方呎的五層零售及餐飲樓面。整個北角匯約有150-160間商舖，貨品種類多元化，網羅潮流服飾、美容化妝、國際餐飲及生活百貨，臨海部分共長約420米。首階段位於海璇面向渣華道的商舖預計於2018年第一季開業，樓面面積約7,000平方呎，連同位於住宅第二期以及酒店零售及餐飲部分，將提供一站式時尚購物新體驗，令該處煥然一新。集團更發揮地理優勢，提供更多間海景露天餐廳及綠化休憩空間，環境舒適怡人。

新鴻基地產代理租務部總經理鍾秀蓮表示：「北角匯推崇的生活態度注重品味、藝術和活力，為區內帶來嶄新的消費體驗。商場亦將成為集團零售物業組合的增長動力。」北角匯不但照顧區內居民的日常所需，亦吸引港島東的上班族到來消閒，預計人流暢旺。當集團酒店及附近擬建的康樂設施落成後，相信會為商場帶來更多本地及旅客消費。

隨著北角及鄰近區域的規劃方向逐漸落實，港島北岸即將呈現新面貌。北角的路面及鐵路交通已經非常發達，未來更會進一步優化。集團善用過往經驗，進行港島罕有的大型綜合發展，除了把握項目地理優勢，亦會繼續致力確保產品及服務質素，令顧客滿意之餘，項目更可保持長遠投資價值。

New hotel, new brand 酒店以全新品牌營運

The Group's North Point developments will have a hotel operating under a new brand when it starts welcoming guests in the second quarter of 2018. The building's superstructure has already been topped out.

"We will announce the name of the new hotel early next year," said **Group Hotel Division Chief Executive Officer Ricco DeBlank**. He said it will maintain a customer focus like the Group's established hotels, but with a chic twist offering cosmopolitan leisure and convenience to seasoned travellers. The interior by renowned designers will appeal to young professionals and stylish urbanites, as well as welcome local residents and families looking to relax in casual luxury.

MTR North Point Station will be a short walk away and guests familiar with local transit will have a public transport interchange nearby. The two 23-storey towers will share an open courtyard lounge area above a retail section of Harbour North. The development will blend into the neighbourhood with an exterior resembling reflections in the harbour water and an unpretentious interior dominated by glass and stone. There will be 671 rooms and suites, virtually all of which will have scenic harbour views, plus facilities such as a 25-metre outdoor pool, jacuzzi and gym with the latest equipment. The hotel will offer flexible hot desks for people working on the road and a club floor with its own club lounge for both leisure and business travellers. There will also be a rooftop bar overlooking the harbour and an exciting mix of international restaurants. Ricco said: "The hotel will also be popular for weddings and events because of the excellent location, remarkable sea views and special hospitality."

集團正在北角發展相連項目，當中包括一間酒店，現時已經平頂，落成後將由集團以全新品牌營運，預計於2018年第二季開幕。

集團酒店業務部行政總裁鄧力高透露：「酒店的名稱將於明年初公布。」他續說，新酒店會秉承集團一貫以客為本的酒店經營理念，但亦會加入時尚創新元素，為旅客提供切合現今都會文化的休閒住宿和生活便利。項目出自國際級室內設計大師手筆，提供精緻型格的住宿體驗，特別吸引年輕專業人士和注重品味的顧客，對象亦包括家庭旅客和本地居民。

酒店距離港鐵北角站步程不遠，鄰近的公共運輸交匯處亦方便熟悉本地交通的客人。項目由兩座各23層的大樓組成，大樓之間設有露天茶座，基座商場是北角匯的一部分。為建立社區聯繫，酒店外觀以維港倒影作設計概念，大樓內部則大量採用玻璃和石材，觀感樸實自然。項目共有671間客房及套房，接近全部房間享有維港景致。設施包括25米室外泳池、按摩池、器材先進的健身室，更設有靈活共用的辦公桌，方便住客隨時隨地工作。旅客可選擇入住貴賓樓層，並享用樓層專屬休閒室。酒店提供國際餐飲，種類豐富，頂層酒吧更可俯瞰維港美景。鄧力高表示：「酒店不但位置理想，坐擁怡人海景，服務及設施亦饒富特色，將會成為熱門的婚禮及活動場地。」



Harbourfront hotel site offers the privilege of sea views from most rooms
酒店坐落維港岸邊，大部分房間享有海景



Grand YOHO in Yuen Long almost sold out

元朗Grand YOHO幾近售罄

Grand YOHO Development is the latest part of the Group's YOHO series in Yuen Long town centre. The Grand YOHO of the first phase has seen strong sales since it went on the market in this August, recording over 1,100 residential units or over 98% of all units in the first phase sold up to 14 November. Contracted sales were about HK\$9,400 million.



The photographs, images, drawings and/or sketches shown in this advertisement is/are not photograph(s) taken from the Phase of the Development but is/are the imagination of the developer or the artist. Such photographs, images, drawings and/or sketches are not meant to show the appearance or the view from the Phase of the Development when completed and has/have been edited and processed with computerized imaging techniques. The installations, finishing materials, facilities, decorations, plants, landscape and other objects and the view shown in the said photographs, images, drawings and /or sketches are for reference only and may not appear in the Phase of the Development or its vicinity. They do not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether expressed or implied, on the part of the vendor in respect of the Phase of the Development. The bridge(s) or footbridge(s) facilities shown in the photographs, images, drawings and /or sketches is/are only simulation and is/are not taken from the Phase of the Development, but is/are the imagination of the designer and has/have been simulated and processed with computerized imaging technique and is for reference only. They do not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether expressed or implied, on the part of the vendor. Such bridge(s) or footbridge(s) facilities when completed may be different from that/those shown on this photograph/image/drawing/sketch/advertisement/promotional material and it/they may not be immediately available for use when the residential units in the Phase in ready for occupation.

有關發展項目本期數的詳細資料，請參考售樓說明書。| 本廣告中之相片、圖像、素描及/或繪圖並非於本發展項目期數實景拍攝，純屬發展商或畫家之想像，亦並非說明本發展項目期數最後完後之外觀或其景觀。該些相片、圖像、素描及/或繪圖經電腦修飾處理，相片、圖像、素描及/或繪圖內的裝置、裝修物料、設備、裝飾物、植物、園景及其他物件等及其展示之景觀不一定會在本發展項目期數或其附近範圍出現，僅供參考，且不構成任何賣方就本發展項目期數不論明示或隱含之要約、承諾、陳述或保證。| 相片、圖像、素描及/或繪圖所展示所有天橋設施只為模擬效果，並非現場實景拍攝，屬設計師之想像，由電腦模擬及處理影像，僅供參考，不可作準，並不構成賣方任何明示或隱含之要約、陳述、承諾或保證。落成後之詳情亦可能與本相片/圖像/素描/繪圖/廣告/宣傳資料所述者不同。所有天橋設施於期數住宅物業入伙時未必能即時使用。

Core of YOHO metropolis

Grand YOHO Development and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and / or YOHO Mall¹ will form the YOHO metropolis with complete transport and lifestyle facilities. Among them, Grand YOHO is the most significant piece that connects the whole.

Grand YOHO Development will have nine residential blocks containing about 2,500 residential units in three phases. Grand YOHO of Phase 1 will have four residential blocks with 1,128 residential units in practical layouts of various combinations. Saleable areas of typical units will range from 498 to 798 square feet. Special units will be available to suit different buyers.

The Grand YOHO Development private clubhouse will be the largest in the YOHO series, with indoor area and outdoor landscaped gardens covering more than 170,000 square feet. There will be some 50 facilities including banquet halls, theme multi-purpose rooms, swimming pools, a jacuzzi, gym room, tennis court, mini football field, library, barbecue sites, weekend farm, outdoor children's playground and more².

Comprehensive transport and lifestyle facilities

Strategically located in the town centre, the development will have a direct link to West Rail Yuen Long Station through a retail podium³. The transport interchange at the podium is expected to offer various bus and cross-border

shuttle bus routes making it easy to get to Hong Kong Island, Kowloon and the New Territories, plus major mainland ports⁴.

The project will be connected to the 1.1-million-square-foot YOHO Mall, with YOHO Mall I accessible to residents through individual lift lobbies. YOHO Mall will house international restaurants, the latest fashions, Hong Kong's largest IMAX cinema, lifestyle superstores, a 30,000-square-foot outdoor dining promenade and 120,000 square feet of outdoor green area offering lifestyle facilities and a wide array of leisure to Grand YOHO residents.

集團現正在元朗市中心發展YOHO系列的最新項目Grand YOHO Development，其第一期之Grand YOHO，自今年八月開售以來，銷情暢旺。截至11月14日，已售出逾1,100個住宅單位，佔第一期全數單位逾98%，錄得合約銷售總額約94億港元。

YOHO都會圈核心

Grand YOHO Development與鄰近的YOHO Town、YOHO Midtown、新元朗中心及/或形點¹商場形成立交通方便兼配套完善的YOHO都會圈，而該項目更位處關鍵位置，連繫整個YOHO系列的發展範圍。

該項目分三期發展，由九座住宅大樓組成，共提供約2,500個住宅單位。第一期之Grand YOHO由四座住宅大樓組成，共提供1,128個住宅單位，單位間隔實用、多元化。標準單位實用面積由498至798平方呎，另設有特色單位，以配合不同買家的需要。

Grand YOHO Development的私人會所屬於YOHO系列中面積最大，會所連戶外園林面積逾170,000平方呎，提供約50項多元化設施，包括宴會廳、主題式多用途室、泳池、按摩池、健身房、網球場、小型足球場、圖書館、戶外燒烤區、休閒農莊及戶外兒童遊樂場等，照顧不同住客的喜好²。

坐擁完善交通網絡、生活配套

項目位處市中心優越地段，接鄰西鐵線元朗站，住客通過基座商場即可乘搭鐵路³。此外，項目基座更設有交通總匯，預計將有多條巴士及跨境巴士路線，方便住客前往港九新界及主要內地口岸⁴。

項目與佔地約110萬平方呎的大型商場形點相連，住客可透過獨立電梯大堂前往形點I。形點將雲集環球美食、潮流時裝、全港最大IMAX電影院及生活百貨等，並設有30,000平方呎戶外餐飲長廊，戶外綠化空間達120,000平方呎，為Grand YOHO住客帶來生活便利及多元化的消閒活動。

¹形點 (YOHO Mall形點means YOHO MALL I形點 I of YOHO Midtown, YOHO MALL II形點 II of Sun Yuen Long Centre and YOHO MALL I EXTENSION形點 I伸延部份 of Phase I of Grand Yoho Development)

²The private clubhouse of the Grand YOHO Development is located at Phase 1 and Phase 2, and the clubhouse/recreational facilities may not be immediately available for use when the residential units in the Phase is ready for occupation. The use or operation of some of the facilities and/or services may be subject to the issue of written consent or permission by relevant government departments or additional payment.

³The connection point and related facilities may not be immediately available for use when the residential units in the Phase is ready for occupation.

⁴The cross border shuttle bus services will be provided by a third party, who would decide the terms and conditions, charges, operation time and service period of such services.

¹YOHO MALL 形點即YOHO Midtown之YOHO MALL I形點 I, 新元朗中心之YOHO MALL II形點 II及Grand Yoho Development第一期之YOHO MALL I EXTENSION形點 I伸延部份

²Grand Yoho Development的住客會所專屬會所，其位置在發展項目的第一期及第二期內，會所/康樂設施於期數住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於有關部門發出之同意書或許可證或需額外付款。

³接駁點有關設施於期數住宅物業入伙時未必能即時使用

⁴跨境巴士服務由第三者提供，服務條件及條款、收費、營運時間及服務期限由第三者提供。

Name of the Phase of the Development: Phase 1 ("the Phase") of Grand YOHO Development ("the Development") (Towers 1, 2, 9 and 10 (Tower 4 is omitted, and Towers 3, 5, 6, 7 & 8 are not in the Phase) of the residential development in the Phase are called "Grand YOHO")

District: Yuen Long

Name of Street and Street Number of the Phase of the Development: No. 9 Long Yat Road

The website address designated by the vendor for the Phase of the Development: www.grandyoho.com.hk

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: City Success Limited

Holding companies of the vendor: Ximston Finance S.A., Sunrise Holdings Inc., Sun Hung Kai Properties Limited

Authorized person of the Phase of the Development: Ng Tze Kwan

Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Sun Hung Kai Architects and Engineers Limited

Building contractor of the Phase of the Development: Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Winston Chu & Co., Mayer Brown JSW, Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Phase of the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who had made a loan for the construction of the Phase of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase of the Development as provided by the authorized person of the Phase of the Development to the best of the vendor's knowledge: 15th March, 2017 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchaser is advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 18 November, 2016

發展項目期數名稱:Grand YOHO Development

(「發展項目」)的第一期(「期數」)(期數中住宅發展項目的第一、二、九及十座(不設第四座，及第三、五、六、七及八座不在本期數)稱為「Grand YOHO」)

區域:元朗

本發展項目期數的街道名稱及門牌號數:朗日路9號

賣方就本發展項目期數指定的互聯網網站的網址：www.grandyoho.com.hk

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賣方:兆盛有限公司

賣方之控權公司: Ximston Finance S.A.、Sunrise Holdings Inc.、新鴻基地產發展有限公司

本發展項目期數的認可人士:吳梓坤

本發展項目期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團:新鴻基建築設計有限公司

本發展項目期數的承建商:新輝城建工程有限公司

就本發展項目期數中的住宅物業的出售而代表擁有人行事的律師事務所:徐嘉慎律師事務所、孖士打律師行、王潘律師行

已為本發展項目期數的建造提供貸款或已承諾為該項建造提供融資的認可機構:香港上海滙豐銀行有限公司

已為本發展項目期數的建造提供貸款的任何其他人:Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由本發展項目期數的認可人士提供的本發展項目期數之預計關鍵日期:2017年3月15日(「關鍵日期」指批地文件的條件就本發展項目期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

賣方建議準買方參閱有關售樓說明書，以了解本發展項目期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期:2016年11月18日



Lime Gala in Shau Kei Wan well received by the market

筲箕灣形薈深受市場歡迎

Lime Gala is the Group's latest major development in Shau Kei Wan in Island East, served by a comprehensive transport network. Some residential units will even overlook the lush greenery of Mount Parker², adding a new dimension to premium residences in the area. A total of 460 residential units or more than 99% of residential units released had been sold between August and 14 November this year, generating total contracted sales of over HK\$3,800 million.



Rendering of the indoor and outdoor swimming pools in the Development
發展項目室內外泳池電腦模擬效果圖

¹Promotional names in the promotional materials will not appear in the preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title deeds of residential properties in the Development.

²The renderings contained in this advertisement/promotional material and the information contained therein are for reference only. They shall not constitute any express or implied offer, representation, undertaking or warranty on the actual design, layout, partitions, specifications, architecture, location, features, plans, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects of the club house or its surrounding areas, facilities or buildings. The Vendor does not give any undertaking or warranty whatsoever, whether express or implied, that the information contained in the renderings or any part thereof is produced according to the actual height, material, design, use, condition or architecture of the club house. Details after completion may be different from the information contained in this advertisement/ promotional material. The Vendor reserves the absolute right to amend or change the design, specifications, features, plans, materials and use of the club house/Development and all facilities, parts and areas thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Development, please refer to the sales brochure. Club house and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of different facilities of the club house are subject to the relevant laws, land grant, deed of mutual covenant, house rules of the club house and the actual site condition. Residents' club houses designated for the Development are located inside the Development. The facilities of the club house and/or recreational facilities may not be immediately available upon handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to consent or permit issued by the relevant government authorities and may be subject to additional charges.

The photos/images shown in this advertisement/ promotional material are not taken from the Development and do not illustrate the final appearance of or the view of or from the Development upon completion. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorative items and other objects and the views thereof may not appear in the Development or its surrounding area. They are for reference only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development.

³Lime series refers to the development(s) known respectively as Lime Habitat, Lime Stardom and Lime Gala. Lime Habitat, Lime Stardom and Lime Gala are three independent developments, each of which is governed by a separate set of land grant documents.

⁴It is only a brief description of the surrounding area of the Development. It does not represent that all units can enjoy the said view. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings and environment around the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Development.

⁵Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

⁶宣傳物品中出現的宣傳名稱，將不會在發展項目住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。

⁷本廣告/宣傳資料內載列的電腦模擬效果圖及其內的資料僅供參考，並不構成或不應被視為任何有關會所之實際設計、布局、間隔、規格、建築、位置、特色、圖則、裝置、裝修物料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施或樓宇之要約、陳述、承諾或保證（不論明示或暗示）。賣方並不承諾或保證（不論明示或暗示）以上所有電腦模擬圖的內容或其任何部份依據會所之實際高度、用料、設計、用途、狀況或建築所製造，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。賣方保留其修改及改變會所/發展項目之設計、規格、特徵、圖則、用料和用途及其所有設施、部份和區域之絕對權利；事先毋須通知任何買家。買家切勿依賴此電腦模擬圖作任何用途或目的。有關發展項目的詳細資料，請參考售樓說明書、會所及/或康樂設施及其落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所不同設施之開放時間及使用受相關法律、批地文件、公契、會所使用守則及現場環境狀況限制。發展項目的住客專屬會所，其位置在發展項目內，會所及/或康樂設施於發展項目住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可証或需額外收費。

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⁸「形品」系列泛指「形品」、「形品·星寓」及「形薈Lime Gala」的三個發展項目。「形品」、「形品·星寓」及「形薈Lime Gala」乃三個獨立的發展項目，各自受其批地文件管轄。

⁹上述僅為發展項目周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築及環境所影響，並不適用於所有單位，且周邊建築、設施及環境會不時改變，僅供參考。賣方對發展項目周邊環境或景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

¹⁰實用面積包括住宅物業的樓面面積及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8(1)條計算得出。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的每一項的面積。

Premium exclusivity

Following the sophisticated chic concept of the Lime series¹, Lime Gala is designed for people who want 'la dolce vita' as manifested in the architecture and amenities. There will be 650 residential units spread in two residential blocks. Typical units range from studio to three-bedroom (including one en suite) with saleable areas ranging from about 281 square feet³ to 889 square feet³. Special penthouse units with jacuzzi or swimming pool will be available to meet the needs of different buyers.

Created by a renowned Japanese chic interior designer, the exclusive deluxe twin clubhouses will have a healthy lifestyle theme. It will cover nearly 20,000 square feet equipped with facilities tailor-made for its residents including 20-metre and 25-metre long indoor and outdoor pools which are rarely found in the district, as well as a sky bar[#] and banquet room for gatherings.

Convenient and close to MTR station

Lime Gala in a prime part of Island East is just a few minutes' walk to MTR Shau Kei Wan Station, offering a convenient access to commercial districts like Central and Kowloon East. The area is also served by buses, mini-buses and trams.

The project will have a retail podium, along with lifestyle facilities like eateries and retail shops conveniently situated in the traditional residential neighbourhood.

集團在港島東的最新大型發展項目形薈，位處交通網絡完善的筲箕灣，部分住宅單位可遠眺柏架山翠綠山景²，勢將成為區內優質住宅新地標。項目於今年八月開售，截至11月14日，已售出460個住宅單位，佔全部已推售住宅單位逾99%，錄得合約銷售總額逾38億港元。

獨特品味及質素

延續「形品」系列¹的優越型格主題，形薈的建築外型以至各項設施，都是為追求品味生活的業主度身訂造。項目由兩座住宅大樓組成，共有650個住宅單位。標準單位提供開放式至三房(連一套房)選擇，實用面積由約281平方呎³至889平方呎³，另有附設按摩池或泳池的頂層特色單位，以配合不同置業人士的需要。

住客會所由日本著名型格設計師設計，以健康生活為主題，為住客帶來個性獨特的星級住客會所。項目採雙會所設計，總面積近20,000平方呎，設施專為住客度身訂造，提供分別長達20米及長達25米的室內外雙泳池，屬區內罕見；另設有空中消閒吧[#]及宴會廳，方便住客與親友聚會。

鄰近港鐵站 交通方便

形薈位處港島東市中心地段，信步即達港鐵筲箕灣站，往返中環及九龍東等各大商業區十分方便。加上區內有多條巴士、小巴及電車線接駁各區，盡享便捷的交通網絡。

項目基座設有商舖，加上筲箕灣屬傳統住宅區，各式食肆及民生商店近在咫尺，生活便利。

Name of the Development: Lime Gala ("the Development")

District: Shau Kei Wan

Name of the street and the street number of the Development: 393 Shau Kei Wan Road*

The website address designated by the vendor for the Development: www.limegala.hk

The photographs, images, drawings or sketches shown in this advertisement/ promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Wealth Power International Enterprise Limited

Holding companies of the Vendor: Federica Investments Limited, Assets Garden Holdings Limited and Sun Hung Kai Properties Limited

Authorized person of the Development: Lee Kar Yan Douglas

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Ltd.

Building contractor for the Development: Teamfield Building Contractors Ltd.

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Vincent T.K. Cheung, Yap & Co. and Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Development as provided by the authorized person of the Development to the best of the vendor's knowledge: 15th August 2018 ("material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchaser is advised to refer to the sales brochure for any information on the Development. This advertisement is published by the vendor or by another person with the consent of the vendor.

*The above provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 18 November, 2016

發展項目名稱：形薈（「發展項目」）

區域：筲箕灣

**本發展項目的街道名稱及門牌號數：
筲箕灣道393號***

**賣方就本發展項目指定的互聯網網站的網址：
www.limegala.hk**

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：寶威國際企業有限公司

賣方的控權公司：Federica Investments Limited、Assets Garden Holdings Limited及新鴻基地產發展有限公司

本發展項目的認可人士：李嘉胤

本發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：李景勳、雷煥庭建築師有限公司

本發展項目的承建商：添輝建築有限公司

就本發展項目中的住宅物業的出售而代表賣方的律師事務所：胡蘭李羅律師行、張葉司徒陳律師事務所、薛馮鄭岑律師行

已為本發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用

已為本發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由本發展項目的認可人士提供的本發展項目之預計關鍵日期：2018年8月15日（「關鍵日期」指本發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

賣方建議準買方參閱有關售樓說明書，以了解本發展項目的資料。

本廣告由賣方發布，或在賣方的同意下由另一人發布。

*此臨時門牌號數有待本發展項目建成時確認。

印製日期：2016年11月18日



This photograph was taken at the Development on 29 June 2016. It has been processed with computerized imaging techniques and is for reference only.
以上圖片於2016年6月29日於發展項目現場實景拍攝，並經電腦修飾處理，僅供參考。

Construction of Ultima in Ho Man Tin is completed with premium quality 何文田天鑄落成 彰顯超卓質素

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The Group recently completed its large-scale Ultima residential development in Ho Man Tin and began to hand over units already sold to buyers. Buyers will benefit from the Group's three-year maintenance guarantee on new residential projects, which shows its confidence in the premium quality.

Luxury towers set in a line

The Group applied its extensive experience in developing the deluxe Ultima, with distinctive architecture to stand out as a new exemplar of residences in Ho Man Tin. The Ultima towers are lined up in a row with glass curtain walls and stone and aluminium alloy finishes for a grand, modern appearance. The remarkable architecture and craftsmanship can be seen on the podium, which has almost 60 rectangular pillars with streamlined round corners of solid Oro Brazil granite (at a 30%-40% premium in construction cost) characteristic of exceptional luxury. The residential units and clubhouse follow the same aesthetics for added appeal and harmony within the Development.

Ultima has seven residential towers and seven houses, offering a total of 527 residential units. Typical residential units in towers have two to four bedrooms, but there are special units like garden duplexes, units with flat roofs and high-floor or penthouse duplexes to meet all needs for comfortable living.

Caring concierge service[®]

Ultima is run by the Group's Supreme Management Services Limited, which provides premium concierge service including housekeeping[®]. Residents will be able to get clubhouse information, make bookings of clubhouse facilities and order meals through the "Live e-easy" mobile app, which will track users' dining habits so that management personnel can provide the options residents want most.

集團旗下坐落何文田的大型住宅發展項目天鑄已於最近落成及陸續交樓。發展項目與集團其他新落成物業一樣，享有三年維修保證，充分彰顯集團對優質品牌的信心。

橫排式豪宅氣派

集團發揮累積多年的優質項目發展經驗，於天鑄呈現獨一無二的建築美學，使發展項目每個細節均成就極致水準。天鑄採用橫排式設計，外牆採用玻璃幕牆、石材以及鋁合金結構，外型高貴時尚。為突顯天鑄的非凡氣派，發展項目將「90度圓角」美學融入每一細節，細

緻的圓角建築風格極考功夫。屋苑平台近60條大支柱的四角採用實心「巴西金Oro Brazil」花崗石而建，以精巧方式切割做出90度圓角的流線效果，匠心獨運，比一般做法建築費貴30%至40%。同一美學風格亦見於住宅單位及會所各處，精心塑造和諧統一的華麗格調。

天鑄整個項目由七座住宅大樓及七幢獨立屋組成，合共提供527伙住宅單位。住宅大樓的住宅單位間隔包括兩房至四房及特色單位，包括花園複式、平台特色單位、高層複式及頂層複式，迎合不同家庭及買家的居住需要，為住客提供愜意舒適的生活。

鑽級禮賓服務貼心周到[®]

天鑄由集團旗下超卓管理服務有限公司負責物業管理，提供星級家居打理等鑽級禮賓服務，讓住戶體驗頂級優越的尊尚禮待[®]。同時，超卓亦引入智能手機應用程式「Live e-easy」，讓住戶能即時訂餐，以及查閱和預約會所設施等，程式更附有追蹤喜好功能，讓物管團隊充分了解住戶的各種用餐習慣，提供稱心滿意的服務。

^a The property management services and other above-mentioned services of Ultima will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company may determine the charges, terms of use, operation hours and service provision period of its management service or other above-mentioned services at their own discretion, but such arrangements shall be bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents.

^b 天鑄的管理服務及其他上述服務將由發展項目的管理人或其他合約聘用的第三者公司所提供之。管理人或合約聘用的第三者公司可自行決定就其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受發展項目的公契、服務合約或其他相關法律文件所訂立的條款規限。

Name of the Phase of the Development: Phase 1 ("Phase 1") of Ultima Development ("the Development") (Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in Phase 1 are called "Ultima")

District: Ho Man Tin Name of Street and Street Number of Phase 1 of the Development: 23 Fat Kwong Street

The website address designated by the vendor for Phase 1 of the Development: www.ultima.com.hk/p1

The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Phase of the Development: Phase 2 ("Phase 2") of Ultima Development ("the Development")

(Towers 1, 2, 3 and 5 (with Tower 4 omitted) of the residential development in Phase 2 are called "Ultima")

District: Ho Man Tin Name of Street and Street Number of Phase 2 of the Development: 23 Fat Kwong Street

The website address designated by the vendor for Phase 2 of the Development: www.ultima.com.hk/p2

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Polarland Limited Holding companies of the vendor: Inkatha Investments Limited, Kingbond Holdings Ltd, Sun Hung Kai Properties Limited Authorized person of Phase 1 and Phase 2 of the Development: Henry Chi Leung Lai Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Archiplus International Limited Building contractor of Phase 1 and Phase 2 of the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Woo Kwan Lee & Lo; Mayer Brown JSM; Clifford Chance Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled) Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. This advertisement is published by the vendor or with the consent of the vendor. Date of printing: 18 November 2016

發展項目期數名稱：天鑄發展項目（「發展項目」）的第一期（「第一期」）

（第一期中住宅發展項目的第六、七及八座及第一至八號獨立屋（不設四號獨立屋）稱為「天鑄」）

區域：何文田 本發展項目第一期的街道名稱及門牌號數：佛光街23號

賣方就本發展項目第一期指定的互聯網網站的網址：www.ultima.com.hk/p1

本廣告 / 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及 / 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

發展項目期數名稱：天鑄發展項目（「發展項目」）的第二期（「二期」）

（第二期中住宅發展項目的第一、二、三及五座（不設第四座）稱為「天鑄」）

區域：何文田 本發展項目第二期的街道名稱及門牌號數：佛光街23號

賣方就本發展項目第二期指定的互聯網網站的網址：www.ultima.com.hk/p2

本廣告 / 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及 / 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：寶嵒有限公司 賣方之控權公司：Inkatha Investments Limited、Kingbond Holdings Ltd.、新鴻基地產發展有限公司 本發展項目第一期及第二期的認可人士：賴志良 本發展項目第一期及第二期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：亞設貝佳國際有限公司 本發展項目第一期及第二期的承建商：駿輝建築有限公司 就本發展項目第一期及第二期中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、孖士打律師行、高偉納律師行 已為本發展項目第一期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（有關承諾書已經取消） 已為本發展項目第二期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司 已為本發展項目第一期及第二期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited 賣方建議準買方參閱有關售樓說明書，以了解本發展項目第一期及第二期的資料。 本廣告由賣方發布或在賣方的同意下發布。 印製日期：2016年11月18日



Soft opening for Guangzhou IGC mall

廣州全新購物中心IGC現正試業

Tianhui Plaza IGC mall in the central business district of Zhujiang New Town in Guangzhou had a soft opening in October. The mall is part of the large-scale integrated development Tianhui Plaza with the twin grade-A office towers Top Plaza, the first Conrad Hotel in southern China and luxury serviced apartments The Riviera. The Group has a 33.3% interest in the project.

New spot for shopping, entertainment and leisure

IGC stands for International Grand City. It was designed to be a 'diamond on Zhujiang River' with multi-faceted glass curtain walls to have the appeal of a large, sparkling jewel.

The trendy mall is a brand new spot for premium shopping, entertainment and leisure for affluent consumers in Guangzhou and the Pearl River Delta. There will be some 160 retailers over eight floors. The diverse shop mix appeals to different customer segments with clothing and leather goods, jewellery and watches, cosmetics, housewares, a gym, children's theme park and an IMAX cinema with over 1,000 seats. The mall is over 80% full and tenants are gradually moving in.

There are also dozens of renowned restaurants and specialty delicacies from Michelin-starred establishments to popular eateries: 90%

international brands or flagship stores open for the first time in Guangzhou or on the mainland. At the sky high restaurants on the top floor, customers can enjoy fine dining and take in stunning views of the Zhujiang River and Canton Tower.

The mall has a vast outdoor area in addition to shopping and entertainment so people can enjoy nature. The ground floor is linked to a 54,000-square-foot urban art park with large sculptures by well-known artists providing respite from the hustle and bustle.

Professional, caring customer service

The attractive IGC tenant mix is supported by professional, caring customer service. There is a traditional customer service centre, but shoppers can also use e-directories on different levels to find shops easily or go to e-table booking to queue for restaurants and get to know the expected queue time, leaving more time to shop. The mall also has a smartphone app with services like e-table booking, e-car search, e-coupons and more.

Prime location with convenient access

Tianhui Plaza is in the central business district of Zhujiang New Town surrounded by premium offices, five-star hotels and tourist attractions. The complex is at a major transportation hub for the Pearl River Delta served by a number of major routes offering easy access. Visitors can also take the metro to Liede station and exit to the IGC basement.



IGC — part of the integrated Tianhui Plaza project in the central business district of Zhujiang New Town
IGC位於珠江新城中央商務區，屬天匯廣場綜合發展項目的一部分



IGC is in soft opening now
IGC現正試業



e-directories and e-table booking systems for customer convenience
場內設有購物指南電子系統及餐飲指南訂座系統，體貼顧客需要

集團位於廣州市珠江新城中央商務區的天匯廣場IGC商場已於10月開始試業。商場屬於天匯廣場的一部分，與甲級雙子塔寫字樓天盈廣場、華南區首間康萊德酒店、豪華服務式公寓天鑾共同組成大型綜合發展項目。集團在項目持有33.3%權益。

購物、娛樂、消閒新體驗

商場名稱IGC為英文International Grand City的簡稱。項目的設計靈感源於「江畔鑽石」，項目選用玻璃外牆，再配以多維切割面的造型，猶如晶瑩剔透的大鑽石一樣，華麗奪目。

項目以精品購物中心作定位，為廣州以至珠三角的高消費人士帶來優質購物、娛樂、消閒新享受。商場共有八個樓層，雲集160多個品牌。商戶組合多元化，全面滿足不同年齡層的顧客需要，包括服飾皮具、珠寶手錶、化妝品、家

居用品、健身中心、兒童主題樂園以及可容納過千位觀眾的IMAX電影城等。現時逾八成商舖已經租出，商戶亦已陸續投入服務。

場內設有數十間知名餐飲及特色食肆，由米芝蓮星級餐廳以至大眾化餐飲選擇俱備，當中九成屬首次進駐廣州或內地市場的國際品牌或旗艦店。商場頂層設有臨江天際餐廳，顧客可以一邊品嚐佳餚，一邊欣賞珠江畔及廣州塔的迷人景致，享受非凡體驗。

在提供購物娛樂空間之餘，商場更預留大量戶外空間，讓遊人感受大自然。商場地面連接佔地近54,000平方呎的城市藝術公園，內裡擺放國際知名藝術家的大型雕塑作品，在繁華鬧市中注入藝術氣息。

顧客服務專業細心

IGC不但商戶組合吸引，顧客服務亦盡顯專業細心。除傳統的顧客服務中心外，場內多個樓層設有購物指南電子系統，方便顧客快速找到心儀品牌的所在位置。顧客亦可透過場內的餐飲指南訂座系統，即時遙距領取餐廳的輪候票號以及得悉所需輪候時間，輕鬆安排購物時間。商場更設有智能手機程式以供下載，顧客可透過智能手機程式在場內餐廳訂座、搜尋車輛位置及使用電子優惠券等。

地段優越 交通便捷

天匯廣場位於珠江新城中央商務區，鄰近高級商廈、五星級酒店及多個旅遊景點。項目位處珠江三角洲的重要交通樞紐，連接多條主要幹道，四通八達。購物人士亦可乘搭地鐵前往獵德站，直達IGC地下層，交通方便。



Group Chairman & Managing Director Raymond Kwok (right) with eight awards from *Euromoney* Chairman Andrew Rashbass
集團主席兼董事總經理郭炳聯(右)接受《Euromoney》主席Andrew Rashbass頒發八大獎項

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Exceptional performance wins investor recognition 表現卓越 備受投資界肯定

The Group has long been praised for quality residential and commercial developments with professional, caring after-sale service. Recent accolades from leading magazines *Euromoney* and *FinanceAsia* are further acknowledgement by international investors of the Group's stellar performance.

Best Developers – Mixed, Global

The Group won honours in the 2016 global real estate survey by *Euromoney*, with top spots for Best Developers – Mixed, Global; Best Developers – Mixed, Asia; Best Developers – Mixed, China and Best Developers – Mixed, Hong Kong. Additionally, the Group was named Best Developers – Overall, Hong Kong for a tenth year for its outstanding overall performance. It was also named Best Developers – Residential, Hong Kong; Best Developers – Retail, Hong Kong and Best Developers – Office / Business, Hong Kong.

Euromoney conducts global real estate surveys annually. This year, about 2,200 real estate advisers, developers, investment managers, corporate end-users and banks in different countries voted for their favourite developers. The awards won after a major international survey testify to the Group's solid performance.

Platinum Awards – Asia's Best Property Company

The Platinum Awards given by *FinanceAsia* honoured the Group as Asia's Best Property

Company and Best Company in Hong Kong, and it was the only local developer to receive the latter.

FinanceAsia reviewed the standings in its Asia's Best Companies polls over the past 20 years and gave Platinum Awards to those that consistently showed quality and innovation over the period. The titles for the Group show that its sound management and business strategy have been roundly praised by the investment community for many years.



City landmark International Commerce Centre is one of the major integrated developments from the Group
環球貿易廣場為集團其中一個主要綜合發展項目，亦為香港地標

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集團憑著多年來發展優質住宅及商業項目，並為客戶提供專業細心的售後服務，深受市場讚譽。早前獲權威雜誌《Euromoney》及《FinanceAsia》頒發獎項，印證集團的優質品牌再獲國際投資界肯定。

榮獲「環球最佳綜合項目發展商」稱譽

在《Euromoney》發表的2016全球房地產選舉結果中，集團成為「環球最佳綜合項目發展商」、「亞洲最佳綜合項目發展商」、「中國最佳綜合項目發展商」及「香港最佳綜合項目發展商」。此外，集團更憑著整體卓越表現，第十年獲選為「香港最佳地產公司」，同時獲頒「香港最佳住宅項目發展商」、「香港最佳零售發展商」及「香港最佳寫字樓/商業項目發展商」。

在《Euromoney》一年一度的全球房地產選舉中，今年約有2,200名來自不同國家的房地產顧問、發展商、投資經理、企業用戶及銀行選出心目中的最佳地產公司。集團能在該舉足輕重的環球評選中勇奪多個獎項，進一步彰顯集團的雄厚實力。

獲頒「亞洲最佳地產公司」白金獎

與此同時，集團在《FinanceAsia》舉辦的「白金獎」中，獲頒發「亞洲最佳地產公司」及「香港最佳公司」獎項，亦是唯一一本港地產發展商獲頒「香港最佳公司」殊榮。

主辦單位今年總結過去20年「亞洲最佳公司選舉」的得獎機構表現，能夠在長達20年時間內，持續為客戶提供優質產品及服務，兼且不斷創優增值的企業，方可獲頒「白金獎」。是次獲獎反映出集團的優質管理及業務策略一直以來獲投資界認同。



FinanceAsia Platinum Awards for Asia's Best Property Company and Best Company in Hong Kong
集團在《FinanceAsia》舉辦的「白金獎」中，取得「亞洲最佳地產公司」及「香港最佳公司」殊榮



Friedrich Lung 龍甫鈞

Chief Financial Officer - Mainland China
集團中國首席財務總監



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Friedrich Lung: Financial prudence behind mainland business strategy

龍甫鈞：配合集團內地業務策略 穩健財務發揮優勢

A focus on stable growth defines the Group's mainland business strategy, which is built on a solid financial foundation. Chief Financial Officer – Mainland China Friedrich Lung oversees the Group's financial management in the fast-growing mainland market to ensure proper support for business development.

Financial prudence in line with corporate strategy

Friedrich, a corporate finance and investment management veteran, says a company's financial management should always follow the overall business development strategy, but it's important to stay alert to market trends and make timely adjustments. He says the Group is prudent about capital management: "Our mainland business is still at a stage of development and there is a high demand for operating capital. So even though our completed investment properties generate recurrent cash flows, the objective of treasury management is not capital appreciation. Rather it focuses on capital preservation so that free cash flow can be readily available for projects under development." He added that the Group

keeps monitoring changes in policies and the market closely in order to respond quickly and mitigate any financial risks.

Low cost-of-capital pivotal to building a long-term portfolio of investment properties

Domestic real estate companies on the mainland are expanding very quickly amid a burgeoning market and they have many comparative advantages, resulting in vigorous competition. The Group, however, leverages its strengths, and its high-end residential projects and integrated commercial developments have earned an excellent reputation for quality. Large-scale complexes require huge capital and have long payback periods, so they need detailed financial planning and cost control.

Friedrich said: "A project that has high funding costs may not produce the desired income and cash flow when it's complete, even if rents meet expectations." Prudent financial policies coupled with a good reputation in Hong Kong and on the mainland have helped the Group build strong relationships with many domestic and foreign banks, which ensure favourable terms for funding.

Issuing bonds, in addition to getting loans from banks, is a relatively new way of funding that is encouraged by mainland authorities. Although bonds are gaining popularity, Friedrich is cautious and said the Group will continue to treat bank borrowing as the main source of external finance for the time being because of uncertainties with government



Friedrich works to understand his team and has developed a keen sense for collaboration
龍甫鈞用心了解同事的特質，並對團隊精神有獨特見解

policies for the bond market. "The regulatory authorities are promoting development of the onshore RMB bond market," said Friedrich, "But Hong Kong companies are still on the learning curve on the mainland. The Group has done considerable research to build a solid foundation for diversifying our funding sources in the future."

Friedrich goes to the mainland often and part of his job is interacting with local banks and financial institutions. He says mainland creditors have different standards of assessing a company's financial strength. They tend to focus on asset size and sales, but pay lesser attention to criteria like asset quality, financial positions and corporate governance that are essential to a comprehensive evaluation. He said: "We define corporate creditworthiness differently, so part of my work is explaining our financial policy to external parties and getting them to appreciate our healthy finances and credit quality."

Friedrich previously lived and worked in Shanghai for over ten years and he attributes the Group's progress in the city to its similar market environment to Hong Kong. He went on to explain the different conditions in some other parts of the mainland: "In Beijing, both state-owned and private enterprises are keen to maintain a presence – after all it's the capital – so competition is fierce. The challenge in Shenzhen is significant barriers

to non-local companies entering the market." The mainland's vast size means that there are geographical disparities, therefore posing different challenges to investors. Friedrich thinks Hong Kong companies can only capitalize on the opportunities offered by the vast Chinese market if they understand their own comparative advantages well.

Defining the ethos of teamwork

Every manager has a philosophy. Friedrich believes in knowing his team and putting people's strengths to good use. Comparing young people on the mainland and in Hong Kong offices, Friedrich thinks the main difference is that Hong Kong colleagues show more respect for professionalism and procedure, while on the mainland they are more creative and efficient in execution, but not always playing by the rules. His verdict: "There are always pros and cons with different personalities, but the key to management is exerting just enough control, as too much can cramp initiative." Friedrich believes that instead of trying to change how staff think, managers can do more about improving the work environment to facilitate job performance. He said: "We may not be able to change a person's character, but we can work on the combination of collaborators and their skill sets, removing obstacles that impede performance and adjusting the way efficacy is assessed to enhance motivation. Communication is also vital – everyone has to know what the others

think and needs to act in harmony for better performance."

Friedrich explains his understanding of teamwork with reference to the shape of the Chinese character for 'integrate' (合). He says: "The 'A' at the top is like a curve on a graph with the ends representing the initial positions of people working together. The ideal is when both parties are collaborating; moving closer towards each other during the process to finally reach the point of optimal performance. If one party dominates, the other will have compromised too much, such that the result is determined by how well the weaker or disadvantaged party performs. These are represented by the lower points along both sides of the 'A'. Mutual accommodation brings compromise to an optimum and is therefore at the heart of team spirit."

Running out of the box

Friedrich loves to run in his spare time as a major change from the dense figures that fill his work. Running shoes are always part of his packing for business trips as he finds running a great way to let his brain unwind. He said: "I like jogging; ideally in the day when you can see how things change along the route. It gives your mind visual stimulation and nudges it. Over half of my solutions to work problems came to me when I was running."



“ Mainland creditors define corporate creditworthiness differently, so my work is getting external parties to appreciate the Group's healthy finances and credit quality.

兩地衡量企業信用的標準不同，我的工作便是要讓內地市場認識集團的穩健財務狀況和企業信譽價值。

”

隨著內地經濟發展迅速，集團在內地投資亦緊隨發展步伐，並堅持穩中求進的策略。集團中國首席財務總監龍甫鈞負責集團在內地發展的財務監管及策劃的工作，為業務長遠發展提供穩固基礎。

穩健財務管理配合企業發展策略

龍甫鈞擁有豐富企業財務及投資管理的經驗，他認為一家企業的財務管理，必須配合公司整體的業務發展，同時認清市場趨勢，適時調整管理策略。他表示，集團現時的財務政策以穩健管理為主。「公司在內地的業務發展仍處於投資期，對營運資金的需求殷切，故即使公司內地已落成的投資物業已能產生經常性現金流，在現階段也不會作出進取的資本增值投資，而是做好現金管理工作，讓資金能隨時投放至其他在建項目的發展中。」他補充，集團亦會時刻留意市場及政策的變化，迅速作出調整，以減低集團的財務風險。

發展投資性物業業務有賴低融資成本

近年內地的房地產市道發展蓬勃，內資房地產企業增長迅速，並在銷售物業市場上佔有不少優勢，故市場競爭非常激烈。然而，集團充分利用既有優勢，在高端住宅物業和綜合商業項目等領域取得佳績，並在市場上建立了優質品牌。然而發展大型綜合項目的回本週期長，資金需求龐大，需要在財務管理及融資成本上有更詳細的測算和控制方法。「事實上，若果融資成本過高，即使物業落成後的租金表現符合市場預期，該項目也不一定能產生理想的收益和現金流。」憑藉審慎財務政策，加之在中港兩地已建立的優良商譽，集團與內地的中、外資銀行皆保持良好合作關係，令集團得以理想的條件進行融資。

除透過銀行借貸外，近期國內也開始鼓勵企業發行債券融資。龍甫鈞坦言，儘管內地債券市場增長迅速，但政策依然存在眾多不確定性，所以現階段集團的融資渠道仍然以銀行貸款為主。「監管機構近年積極推動債券市場發展，但港資企業在內地發債仍處於起步階段。然而，集團已做了不少研究工作，為將來利用多元化的融資渠道打好基礎。」

龍甫鈞經常往返國內工作，並不時與當地銀行和金融機構接觸。他坦言國內債權人對企業實力的判斷標準與我們的標準很不一樣，一般的國內機構會較重視企業的資產和銷售規模，而非從資產質素、財務狀況和企業管治等多方面綜合評估。「由於兩地衡量企業信用的標



Friedrich and colleagues on executive training at Harvard
龍甫鈞與同事赴哈佛大學修讀行政人員課程



準有所不同，我其中一項工作，便是要宣傳集團的企業財務政策，讓內地市場認識我們的穩健財務狀況和企業信譽價值。」

曾在上海生活和工作逾十年的龍甫鈞，表示上海的市場環境跟香港較為接近，故集團在上海的發展也較為成熟。至於內地其他省份或地區，市場環境各有差異：「例如北京為國家首府，無論國企還是民企都積極在當地尋找投資機會，所以競爭十分激烈；至於深圳，非本地企業的進入門檻頗高，進入其市場有一定難度。」他直言內地幅員廣闊，地區差異大，面對的挑戰亦有不同。龍甫鈞更認為，港資企業在內地發展，必須認清自身的優勢，才能把握國內龐大的市場發展機遇。

建立團隊 詮釋合作精神

每個資深管理人員都有一套管理哲學，龍甫鈞也不例外，他認為要建立一支成功的團隊，關鍵在於「知人善用」這四字。他笑言在中港生活多年，覺得兩地的年輕人確實有不同的特質。他指出，香港的同事較為專業和重視規則，而內地的同事比較有創意和執行能力較強，但有時會忽略一些規條。「他們各有優點和缺點，管理的關鍵就是鬆緊適宜，因為工作上太多掣肘，只會磨蝕他們對工作的積極性。」龍甫鈞笑言，做管理層不要期望可以改變下屬的思維，相反應該要創造一個能幫助同事發揮的工作環境：「我們不一定可以改變人的性格，卻可以改變團隊成員的組合、或利用某些制約條件和績效評估方法等，提升他們工作的主動性。另外，與同事溝

通亦十分重要，當大家也清楚知道各成員的想法和要求，自然更易於配合，令工作更暢順。」

對於團隊精神，龍甫鈞亦有一番見解，「合作中的『合』字，頂部就像一個中式建築的屋頂（或『倒V』型）走勢，左右兩極代表兩個合作者的起始點，雙方合作辦事便需要互相配合並願意往對方的方向靠攏，才能到達中間的最高點，令合作取得最好效果。然而，若其中一方太強勢，便會逼使另外一方過分遷就才能勉強完成工作，合作的績效水平便會大打折扣，移至頂部兩旁較低的位置，因為合作的成果，往往並不是合作雙方工作績效的平均數，而是由相對弱勢一方的績效所決定。故合作雙方強

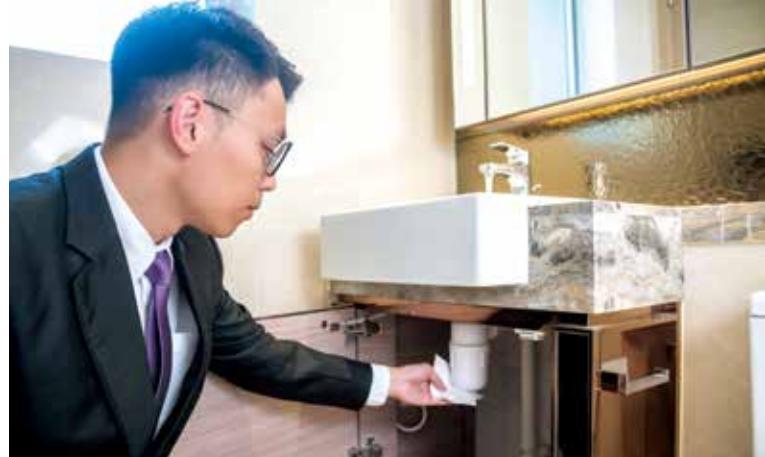
弱勢差異愈少，願意互相遷就和妥協的機會成本便愈低，這才是合作精神的根本。」

「跑」出思考框框

日常的工作經常與金錢和數字掛勾，龍甫鈞笑言公餘時喜歡跑步，出差時更必定帶一雙跑鞋。可能是因為平日工作太繃緊，跑步令腦袋可以稍稍放鬆。「我喜歡緩步跑，最理想是日間在路上跑，集中注視不同景物的變化，給視覺神經帶來新鮮刺激，思維狀態便會發生質的變化。我在工作上碰到的難題，有超過一半的解決方法，是在跑步時間突然想出來的。」



An outdoor run gives Friedrich the ideal time to think
龍甫鈞認為在戶外跑步是思考問題的黃金時間



Property handover teams run checklists on every unit three times
交樓小組詳細檢查每個單位的大小項目達三次

Heartfelt dedication to quality developments earns deep customer trust

用心建造優質物業 品牌深受顧客信賴

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Putting the Building Homes with Heart belief into practice, the Group builds premium projects which earn customer recognition. The Group's developments are known for top notch materials, fine detail and final inspections by professional property handover teams. Buyers can move in these worry-free units soon after taking possession. The Group also provides caring after-sale service including a three-year guarantee. Just in case any defects are found after moving in, they can still be remedied free of charge. The warranty shows the Group's commitment to quality.

Check, check, check

Inter-departmental property handover teams ensure that projects are in top condition when buyers take possession. The teams have experts from construction, project monitoring, sales, corporate communications and property management to formulate stringent handover standards for quality and unit fixtures, and follow up the handover and repairs with buyers.

The teams start inspections six months before a project is handed over. About 120 items in every unit, including wooden doors, basins, electrical appliances, kitchen cabinets, toilets and marble, are checked three times to ensure they are perfect. Any defects found when customer takes possession are fixed immediately and then checked by different departments. Most items are fixed within two weeks so buyers can move in as soon as possible.

Professional, systematic quality assurance

The Group gains a competitive edge from vertical integration in the development process – with in-house experts looking after every stage of a project from land acquisition, project planning, project management, material sourcing and construction through to sales and marketing and property management. There is also a strict check point system to ensure each construction job is finished to the required standard before the next contractor takes over, to achieve high standards all round.

The independent Project Monitoring department sees to the overall quality. It checks building material standards, workers quality and interior and exterior components. For instance, building material

inspections are based on specific characteristics of the materials using technical tools at times to enhance efficacy. Staff also visit suppliers' factories and closely monitor the production of individual parts to ensure quality.

Three-year guarantee

The Group backs up its premium developments with professional, caring after-sale service. A one-year guarantee on new flats was introduced in 1996, making the Group the first Hong Kong developer to do so. This was extended to two years in 2007 and with the SHKP Quality Campaign in late 2013 extended to three years for new flats in Hong Kong. This is longer than any other developer and promises greater protection to buyers.



Property handover teams ensure projects are in the best condition when buyers take possession
交樓小組確保物業以最佳狀態交到業主手上

集團秉持「以心建家」的理念，用心發展優質物業，品牌深受顧客信賴。「新地樓」用料優質，手工精細，更由專業交樓小組檢驗，讓業主無後顧之憂，可儘快遷入新居。集團亦提供貼心售後服務，包括長達三年的維修保證，即使業主入住後才發現有問題，集團亦會提供維修，印證集團對優質物業的堅持和承擔。

檢查、檢查、檢查

為確保物業以最佳狀態交到業主手上，集團特設跨部門交樓小組，集合建築、工程監察、業務、公司傳訊及物業管理等多個部門專員，負責為施工質素及單位內所有設備制訂嚴謹的交樓標準，並且與業主跟進交樓及執修工作。

在物業交樓前六個月，交樓小組開始詳細檢查每個單位三次，檢驗120多個

大小項目，包括木門、鋅盆、電器、廚櫃、座廁及雲石等，確保交樓質素盡善盡美。業主在收樓時，如果發現有瑕疵，交樓小組會馬上執修，再交予多個部門聯合檢驗，確保執修妥善。一般項目會於兩星期內完成，以便業主可以儘快入住。

專業、系統化監察品質

集團擁有「一條龍」垂直管理模式的優勢，由土地收購、項目規劃、項目管理、物料採購、工程建設、市場營銷以至物業管理都由集團的專業團隊負責。在建築過程中，各工序更奉行「一行交一行」的制度，確保工作水平符合既定標準才交予下一環節，務求每個建築細節都達到優質水準。

此外，集團設有工程監察部，以獨立運作的形式，全面監察項目品質，由建築

物料規格、建築工人的施工水平，以至物業內外不同部分都列入檢驗清單。以建築材料為例，部門會就不同材料的特性，制訂系統化的檢驗方法，有需要時更採用科技儀器提升測試效能。部門甚至會派員到供應商廠房，嚴密監控個別組件的生產過程，確保物料質素上乘。

三年維修保證

集團不但為業主提供優質物業，更有專業細心的售後服務，讓置業人士加倍安心。於1996年，集團開創業界先河，為物業買家提供一年維修保證，成為全香港首個提供此項保證的地產發展商；隨後於2007年，將維修保證延長至兩年。至2013年底，集團推出「新·繫·品質」計劃，為所有在本港新出售的住宅物業提供長達三年的維修保證，年期較其他地產發展商為長，為業主帶來更大保障。

The Group launched an all-round promotional campaign on property quality this year including TV interviews with three experts from its property handover teams. There were five episodes covering what the Group does at pre-handover checks and what owners should look for when they take possession of the property, reinforcing the Group's commitment to quality.

今年，集團全方位推行物業質素宣傳。早前，三位交樓小組驗樓員獲邀在電視節目介紹實際驗樓過程。在五集節目內，他們更分享各項驗樓貼士，令觀眾認識到集團對優質物業的堅持。





Financial Secretary John Tsang (middle), Secretary for Commerce and Economic Development Gregory So (second left), Hong Kong Tourism Board Chairman Peter Lam (third left), Commissioner for Tourism Cathy Chu (second right), Group Deputy Managing Director Victor Lui (third right) and other officiating guests at the opening ceremony for the Sun Hung Kai Properties Hong Kong Cyclothon 財政司司長曾俊華(中)、聯同商務及經濟發展局局長蘇錦樑(左二)、旅發局主席林建岳(左三)、旅遊事務專員朱曼鈴(右二)、集團副董事總經理雷霆(右三)及其他主禮嘉賓出席「新鴻基地產香港單車節」起步禮



Promoting sport for charity with two mega annual events 透過兩大年度體育活動推廣運動行善

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The Group stages and sponsors different sporting events encouraging people to exercise for healthy and sustainable living. The Shanghai stop of the SHKP Vertical Run for Charity and the Sun Hung Kai Properties Hong Kong Cyclothon concluded with success. Meanwhile, the SHKP Vertical Run for Charity – Race to Hong Kong ICC will be held in early December. Both events aim to benefit worthy charitable causes.

SHKP Vertical Run for Charity

The latest SHKP Vertical Run for Charity Shanghai stop Race to Shanghai IFC was a great success with 1,700 runners climbing the 1,460 stairs in Shanghai IFC Tower 2. The race was also the eighth stop on the 2016 Vertical World Circuit. The elite field will compete in the grand finale at the SHKP Vertical Run for Charity – Race to Hong Kong ICC on 4 December.

Sun Hung Kai Properties Hong Kong Cyclothon

The Group continues to be the title and charity sponsors of the Sun Hung Kai Properties Hong Kong Cyclothon, which is the biggest cycling event in the city with over 4,600 local and international riders this year. There were four races and five cycling activities: the International Criterium, Men's and Women's Open, Team

Time Trial, Challenge Ride, Community Ride, CEO Charity & Celebrity Rides, Kids & Youth Rides and Family Fun Ride. The routes were extended to cover three tunnels and three bridges for the first time, adding to the fun with scenic views and iconic structures along the way.

Additionally, the Group staged a Bike Challenge for Charity with HK\$50 donation for every kilometre participants clocked up.

All donations from Sun Hung Kai Properties Hong Kong Cyclothon and Bike Challenge for Charity will benefit J Life Foundation, The Boys' & Girls' Clubs Association of Hong Kong, The Hong Kong Federation of Youth Groups and The Community Chest for development of programmes to support local children and youth.



Group Executive Director Adam Kwok (fifth right) and representatives of the beneficiaries of Bike Challenge for Charity
集團執行董事郭基輝(右五)與「六人二轉同行善」活動的受惠機構代表合照



Some 1,700 vertical run enthusiasts in this year's Race to Shanghai IFC
今年共有1,700名垂直跑爱好者參與「勇闖上海IFC」



Group Deputy Managing Director Mike Wong (front, right standing) and Executive Director Christopher Kwok (front, left standing) in the Sun Hung Kai Properties Hong Kong Cyclothon with staff and their relatives

集團副董事總經理黃植榮（前排站立右）及執行董事郭基泓（前排站立左）連同同事及家屬參與「新鴻基地產香港單車節」

集團致力推廣健康及可持續的生活模式，透過主辦及贊助不同類型體育項目，鼓勵市民多做運動。「新地公益垂直跑」上海賽站及「新鴻基地產香港單車節」早前結束，而「新地公益垂直跑－勇闖香港ICC」將於12月初舉行。兩項賽事均結合「體育」及「慈善」元素，別具意義。

新地公益垂直跑

由集團主辦的「新地公益垂直跑」其上海賽站「勇闖上海IFC」反應熱烈，今年共有1,700名垂直跑好手挑戰上海國金中心二期的1,460級樓梯。比賽同時為2016垂直馬拉松世界巡迴賽的第八站。精英跑手將在12月4日舉行的「新地公益垂直跑－勇闖香港ICC」中，競逐世界冠軍殊榮。

新鴻基地產香港單車節

由集團冠名及慈善贊助的「新鴻基地產香港單車節」為本港歷來最大規模的單車活動，吸引了逾4,600名海外及本地單車愛好者參加。單車節共有四項比賽及五個活動，包括國際專業公路繞圈賽、男女子公路繞圈賽、隊制計時賽、挑戰組、悠遊組、總裁及名人慈善單車遊、兒童及少年單車樂以及家庭單車樂。今年路線延長並首度覆蓋「三隧三橋」，參加者享受破風樂之餘，亦可沿途欣賞美景及多個標誌性建築。

另外，集團早前主辦「六人二轆同行善」單車接力慈善賽。凡參加者在活動中完成的每一公里，集團將額外撥捐50港元善款。

「新鴻基地產香港單車節」及「六人二轆同行善」活動所得善款將撥捐啟愛共融基金、香港小童群益會、香港青年協會及香港公益金，用於開拓和發展本港基層兒童及青少年服務。

Fifth year for SHKP Love Nature Campaign 「新地齊心愛自然」計劃推廣環保五周年

The SHKP Love Nature Campaign run by Green Power with the Group's support is entering its fifth year. The campaign combines education with appreciation and outdoor exploration so children learn to love nature and pass the idea on to their families. A full range of initiatives have spread the green message to kindergarten and primary school students since 2011, including coastal and terrestrial clean-ups, school visits, eco-tours, drawing competitions and exhibitions, along with training workshops and materials for teachers. Nearly 30,000 students have learned to love nature through interesting campaign activities over the years.

由集團全力支持，綠色力量舉辦的「新地齊心愛自然」計劃今年邁進五周年。活動結合學習與欣賞、戶外探索等不同元素，旨在培育學生愛護自然，鼓勵他們與家人攜手愛護環境。該計劃自2011年展開以來，舉辦了不同活動，包括海岸及郊外清潔、訪校、生態學習之旅、繪畫比賽及展覽等，將保育訊息帶到小學及幼稚園，並為教師提供培訓及教材。五年來，共有近三萬名學童透過該計劃的生動有趣活動，認識愛護自然的重要性。



Dr Nature On-The-Go kindergarten visit for children
特別為幼童而設的「自然博士進校園」計劃訪校活動



Group Deputy Managing Director Mike Wong (second row, fifth left), former Director of Welfare, Secretary for Health and Welfare, writer and English teacher Elizabeth Wong Chien Chi-lien (second row, sixth right), Chairman of the Hong Kong Aided Primary School Heads Association Lai Tsz-man (second row, fifth right), Publisher & CEO of Master Insight Media Man Cheuk-fei (second row, fourth left) and 'A Letter to My Family' SHKP Book Review Competition winners
集團副董事總經理黃植榮（第二排，左五）、前福利署署長及衛生福利司、作家及英語老師黃錢其濂太平紳士（第二排，右六）、香港資助小學校長會主席賴子文校長（第二排，右五），以及灼見名家傳媒社長及行政總裁灼非（第二排，左四）頒獎予一眾「濃情·家書」新地閱讀寫作比賽得獎者

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Popular SHKP Reading Club activities

新閱會活動多元化 深受歡迎

The SHKP Reading Club's 'A Letter to My Family' SHKP Book Review Competition proved very popular, drawing thousands of entries expressing feelings of family love. Other recent activities like talks and cultural tours also attracted interest from the public.

'A Letter to My Family' SHKP Book Review Competition

The 2016 'A Letter to My Family' SHKP Book Review Competition was a success with over 6,600 entries. The top entries were well written and touching. Many of the winners brought relatives or friends to share their success at the award presentation as the best in each category told their touching stories of gratitude to family. Most winning letters were to family members on topics like getting along with family, childhood memories, challenges and problems in life, career and future.

The biennial 'A Letter to My Family' SHKP Book Review Competition began in 2012 to bridge reading and writing by encouraging people, especially the young, to write letters strengthening relationships with family or friends.

Exploring the World of Creativity talks

The Reading Club and Joint Publishing (Hong Kong) staged a series of Exploring the World of Creativity talks with talented individuals sharing their experience and thoughts. Audiences appreciated the six inspiring talks with judges and past winners of Young Writer's Debut Competition delving into various aspects of the creative process like cross-

media creation, nurturing inspiration, satisfaction from creative work and sustaining creative expertise.

Read On, Move On series

The Reading Club's Read On, Move On programme encourages people to read and exercise more. Participants rode bikes and climbed stairs at locales featured in books to learn about the culture and history of Hong Kong. Another talk by a sports scientist and a psychologist on how exercise benefits children's growth advised parents about introducing children to reading and fitness.



Lawrence Pun (second left), Rainbow Leung (second right) and Brown White (first left) at the last Exploring the World of Creativity talk
創作人潘國靈(左二)、李香蘭(右二)及咁白(左一)在「開啟創作世界」講座系列中壓軸出場



Sports scientist Dr Lobo Louie (left) and educational psychologist Dr Raymond Tang (centre) encourage parents to give children balanced lives
運動科學專家雷雄德博士(左)及教育心理學家鄧澔明博士(中)在親子講座中，鼓勵家長為小朋友建立動靜相宜的生活模式



Reading Club tour of special stairways in Central and Sheung Wan where participants soaked up the history and culture all around
新閱會帶領參加者遊走中、上環各條街道，並隨著樓梯拾級而上，感受濃厚的文化及歷史氛圍

新閱會舉辦的「濃情·家書」新地閱讀寫作比賽圓滿結束，活動吸引了數以千計的參加者憑書寄意，向身邊的親友訴說心裡話及表達關懷。新閱會最近的一系列活動，包括講座及文化導賞團，亦深受大眾支持。

「濃情·家書」新地閱讀寫作比賽

2016「濃情·家書」新地閱讀寫作比賽反應熱烈，共收到超過6,600份參賽作品，得獎作品文筆細膩，感情真摯。在頒獎禮上，不少得獎者與收信的家人或朋友一起出席，分享獲獎的喜悅。各組別冠軍得主更即場分享感受，親述對家人的深厚情懷及謝意，令人感動。大部分得獎書信都是以身邊至親為對象，內容則圍繞與家人相處、童年時光、生活問題及職業路向等。

兩年一度的「濃情·家書」新地閱讀寫作比賽自2012年起舉辦，活動結合閱讀及創作，鼓勵參加者尤其是年輕人藉著書信拉近與親友的距離。

「開啟創作世界」講座系列

新閱會與香港三聯書店聯合舉辦「開啟創作世界」講座系列，邀請了多位優秀創作人出席，分享創作心得及感受，內容精彩，深受公眾歡迎。講座共有六場，每場都有「年輕作家創作比賽」評審及得獎者從多方面探討有關創作的各種議題，包括多媒體的創作形式、靈感創意的由來及培養、創作路上的喜樂、創作作為事業的持續發展等。

「悅動·閱樂」系列

新閱會的「悅動·閱樂」系列，鼓勵大眾齊閱讀、常運動。活動讓參加者透過踏單車及行樓梯，走入書中場景，從動與靜的對比中了解香港文化及歷史。新閱會亦邀請了兩位運動及心理專家，為家長解說運動對兒童身心發展的重要，並且教授實用貼士，讓家長協助孩子寓運動於學習，感受書本及運動的樂趣。

Spreading community care and festive spirit 關懷社群 節日送暖

The Building Homes with Heart Caring Initiative spread more warmth in the community for Mid-Autumn Festival. Group volunteers visited singleton elderly and senior couples at home and in elderly care centre in Sham Shui Po, Kowloon City and Mui Wo, distributing moon cakes and talking to seniors in the festive spirit.

The Group extended its support for The Community Chest Dress Casual Day this year with staff across the company helping with donations to dress casual for the occasion.

「以心建家送暖行動」繼續關懷社區，早前藉著中秋佳節，舉辦了「中秋送暖傳萬家」活動。集團義工走訪深水埗、九龍城及梅窩，為區內獨居及雙老長者以及護老中心的長者送上月餅，與他們閒話家常，分享節日喜悅。

另外，集團今年繼續參與一年一度的「公益金便服日」，各部門同事以實際行動踴躍支持，為社會上有需要的人士帶來更多協助。



Building Homes with Heart Caring Initiative volunteers cheer the elderly at Mid-Autumn Festival

「以心建家送暖行動」義工在中秋佳節為長者送上祝福



Staff dress casual for The Community Chest 同事開心參與「公益金便服日」

SHKP-Kwoks' Foundation broadens young perspectives 新地郭氏基金協助青年人開拓視野

The SHKP-Kwoks' Foundation brought eight students to Hong Kong for the 2016 Asia Conference held by the Harvard Project for Asian and International Relations with The Chinese University of Hong Kong.

The event was Harvard's largest student conference in the region, bringing over 500 university students from more than 50 countries and cities together for discussions. Academics and business and political leaders spoke on economic, social, political, humanitarian and other important international issues in Asia to inspire exchange across cultures and territories from different perspectives. This was the first time that the eight students the Foundation sponsored had ever attended an international conference

of this scale. They were pleased to hear distinguished scholars and leaders including 2011 Nobel Peace Prize winner Tawakkol Karman offering their experience and insight, and to add their views to the discussion.

新地郭氏基金、哈佛亞洲暨國際關係計劃及香港中文大學早前合作，安排八名新地郭氏基金受助生來港，參加2016年度哈佛亞洲暨國際關係計劃亞洲會議。

會議是哈佛大學在區內舉行的最大型學生會議，匯聚500多名來自50多個國家和城市的大學生，讓他們透過學界、商界和政界領袖的演說，了解亞洲地區在經濟、民生、政治、人道等範疇的重要國際議題，進行跨地域及多角度的文化互動和交流。與會的



SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fourth left), teachers and students after the sharing session
新地郭氏基金執行董事郭婉儀(前排左四)於分享會後與一眾師生合照留念

八名受助生都是首次出席大規模的國際會議，對於有機會聽到2011年諾貝爾和平獎得主塔瓦庫·卡曼等出色學者和領袖的分享和見解，以及有機會參與討論和發表意見，感到眼界大開，獲益良多。



Group announces full year results and new high in contracted sales

集團公布全年業績 合約銷售總額破紀錄



Group Chairman & Managing Director Raymond Kwok (fourth right) with top management at the results announcement
集團主席兼董事總經理郭炳聯(右四)聯同管理團隊公布年度業績

The Group's underlying profit attributable to the company's shareholders for the year ended 30 June 2016, excluding the effect of fair value changes on investment properties, amounted to HK\$24,170 million. Underlying earnings per share were HK\$8.37. The directors have recommended the payment of a final dividend of HK\$2.80 per share, which together with the interim dividend of HK\$1.05 per share, the dividend for the full year will be HK\$3.85 per share, an increase of 14.9% from last year.

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Property development

Revenue from property sales for the year under review as recorded in the financial statements, including revenue from joint-venture projects, amounted to HK\$43,356 million. Profit generated from property sales was HK\$11,701 million. The Group achieved record contracted sales of about HK\$40,700 million for the year in attributable terms. Contracted sales since July 2016 has reached about HK\$25,000 million.

Property investment

The Group's rental income grew steadily during the year. Gross rental income, including contributions from joint-venture projects, rose 7% year-on-year to HK\$21,036 million, and net rental income increased 7% year-on-year to HK\$16,481 million. This healthy performance was attributable to continuing positive rental reversions and contributions from new investment properties, both in Hong Kong and on the mainland.

Positive outlook

With a land bank sufficient for development needs of over five years, the Group will have more than three million square feet of residential gross floor area, mostly small-to medium-sized units, to be completed annually in Hong Kong over the next three financial years. It will continue offering new projects for sale when ready. The Group will additionally continue pursuing land acquisition opportunities in order to sustain its high volume of completion in the long term.

The Group will continue to bolster the competitiveness of its investment property portfolio. It will achieve this objective not only through implementing asset enhancement initiatives but also carrying out trade- and tenant-mix refinement to strengthen its premium brand. The Group's investment properties coming on stream will further strengthen its total rental income over the next one to two years.

集團公布截至2016年6月30日止年度，在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為241.7億港元；每股基礎盈利為8.37港元。董事局議決派發末期股息每股2.8港元，連同中期股息每股1.05港元，全年每股派息3.85港元，較上年增加14.9%。

地產發展

連同合作項目的收益，回顧年內財務報表錄得的物業銷售收益為433.56億港元，為集團帶來117.01億港元溢利。在年內，合約銷售總額創下新高，按所佔權益計算約達407億港元；而自2016年7月至今，合約銷售總額約達250億港元。

投資物業

集團的租金收入在年內穩定增長，連同合作項目租金計算，總租金收入按年上升7%至210.36億港元，淨租金收入亦按年上升7%至164.81億港元。租金收入表現穩健是由於香港和內地物業的續租租金持續上升，以及新投資物業帶來的收益。

對前景充滿信心

集團的土地儲備足以應付五年以上的發展需要；而在未來三個財政年度，集團每年落成的香港住宅總樓面面積將超過300萬平方呎，以中小型單位為主。一如以往，新項目會在準備就緒後開售。集團亦會繼續物色購買土地的機會，長遠保持物業落成量在高水平。

集團將繼續提高投資物業組合的競爭力，除了提升物業資產質素外，亦會調整行業及租戶組合以加強集團的優質品牌。在未來一、兩年間，隨著新投資物業落成，總租金收入將進一步加強。



SUNeVision reports 2015/16 full year results 新意網公布2015/16全年業績

SUNeVision Holdings Ltd. achieved satisfactory performance for the financial year ended 30 June 2016, with a profit attributable to owners of the company of HK\$549 million. Underlying profit attributable to owners of the company (excluding the effect of fair value change on investment properties) was HK\$510 million; a year-on-year growth of 3%. Revenue for the year was HK\$999 million; an improvement of 9% over the previous financial year largely arising from its data centre operations. Gross profit for the year rose to HK\$638.4 million, with gross margin at 64%. Profit from operations for the year was HK\$608.5 million.

Subsidiary iAdvantage continued working on a number of major expansion and enhancement projects during the year to maintain its position as a major carrier-neutral data centre service operator in Hong Kong. Construction of the new MEGA Plus flagship facility in Tseung Kwan O is moving into the final stage and solidly on track for completion in 2017. It will be the only data centre in Tseung Kwan O built on dedicated land, and facing no subletting restrictions. The transformation of the entire MEGA Two facility in Sha Tin into a dedicated data centre building is moving to the final stage. Upgrade plans and capacity expansion in the current flagship MEGA facility began during the year. Investments were also made to further enhance direct fibre connectivity between data centre sites.

新意網集團有限公司在截至2016年6月30日止的年度表現理想，公司股東應佔溢利為5.49億港元；撇除投資物業公平值變動的影響，公司股東應佔基礎溢利為5.1億港元，按年增加3%。主要受惠於旗下數據中心業務的增長，年內收益為9.99億港元，較上個財政年度上升9%。年內毛利上升至6.384億港元，毛利率為64%。本財政年度營運溢利增加至6.085億港元。

新意網旗下互聯優勢在年內繼續進行多個主要擴展及提升項目，以鞏固其作為香港中立數據中心服務主要營運者的市場地位。將軍澳全新旗艦設施MEGA Plus的興建工程已進入最後階段，將如期於2017年落成。該項目設於將軍澳地區唯一的數據中心專屬用地，且不受分租限制。改造整幢沙田MEGA Two為專用數據中心的項目正進入最後階段；旗艦數據中心MEGA的升級及擴大容量計劃於年內展開。此外，互聯優勢亦繼續強化各數據中心之間直接的光纖網絡連接。

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SmarTone delivers 2015/16 annual results 數碼通公布2015/16全年業績



SmarTone Telecommunications Holdings Limited announced its results for the year ended 30 June 2016. Total revenue for the year was HK\$18,356 million. Service revenue decreased 2% over the previous year, driven largely by the customers' continued migration from handset-bundled plans to SIM-only plans, as well as declines in roaming and prepaid revenue.

Nevertheless, service revenue net of handset subsidy amortization remained steady at HK\$4,795 million as the underlying local postpaid business continued to grow. Service EBIT increased 18% to HK\$1,014 million, reflecting a 4% improvement in the operating margin of the core service business. Net profit was HK\$797 million. Hong Kong customer number increased marginally from 1.96 million to 1.97 million in the year under review.

SmarTone continues to invest in spectrum, technology and know-how. To enhance network capacity and user experience, the Company will continue its implementation of multi-band carrier aggregation as well as other LTE-Advanced Pro features and has a roadmap for rolling out key pre-5G technologies. Importantly, SmarTone has engaged its equipment vendor on a five-year evolution plan to uplift capacity by multiple times and to bring superior connectivity with a faster, more consistent experience to its customers. Additionally, a number

of products and services were unveiled during the year to encourage responses. SmarTone will continue to innovate on customer experiences, products and service to deliver outstanding customer care.

數碼通電訊集團有限公司公布截至2016年6月30日止年度的業績。年內，總收入為183.56億港元。服務收入較去年減少2%，主要由於客戶從手機月費計劃轉用SIM-only月費計劃的情況持續，以及漫遊及預付收入下跌。儘管如此，由於相關本地月費計劃業務持續增長，經扣除手機補貼攤銷後的服務收入保持平穩，維持於47.95億港元。服務相關EBIT增加18%至10.14億港元，反映核心服務業務的利潤率上升4%；淨溢利為7.97億港元。年內，香港客戶人數由196萬略增至197萬。

數碼通繼續投資於頻譜、技術與專業知識。為提升網絡容量及客戶體驗，公司將繼續採用多頻載波聚合技術，以及其他LTE-Advanced Pro功能，而且已就推出主要準5G技術制定時間表。更重要的是，數碼通已與設備供應商制定為期五年的發展計劃，增加網絡容量，致力為客戶提供更快、更一致的超卓網絡體驗。另外，數碼通於年內推出了多項新產品及服務，市場反應理想，未來亦會繼續提供與別不同的體驗及創新的產品和服務，以滿足客戶需要。

ICC Light and Music Show presents *Imaginary Journey* 「ICC聲光耀維港」上演夢幻之旅

The ICC Light and Music Show is running the latest episode: *Imaginary Journey*. The story on the facades of ICC features a little girl's journey in the ocean and through the sky, offering viewers a delightful night of love. There will also be Christmas animations and New Year countdown in late December for locals and visitors to celebrate the festive season.

The ICC Light and Music Show plays twice everyday at 7:45pm and 9:00pm. Spectators can view it from the P3 and P4 public terraces of IFC Mall in Central. They can also download its smartphone app to get the soundtrack while watching the show along the Victoria Harbour waterfront.

「ICC聲光耀維港」現正上演最新一季燈光匯演：夢幻之旅。在ICC幕牆上，觀眾可與故事中的小女孩一起探索海洋世界，漫遊天際，渡過一個奇妙且充滿愛的晚上。另外，「ICC聲光耀維港」將於12月下旬，帶來聖誕燈光動畫及除夕倒數環節，與市民及遊客普天同慶，開心迎接佳節。

「ICC聲光耀維港」每晚演出兩場，分別於7時45分及9時正上演，遊人可於中環國際金融中心商場三樓及四樓公眾露天平台欣賞，亦可下載同名的智能手機應用程式，於維港沿岸聲光同步觀賞。



More praise for property management energy-saving efforts 物業管理團隊再獲環保節能嘉許

The Group's property management teams make strong efforts on energy saving with recognitions received over the years. Most recently, Kai Shing, Mikiki and Valais beat some 6,000 competitors to win CLP GREEN PLUS Awards.

Kai Shing has introduced energy saving measures with many major awards won under the programme. The latest was a 5th Anniversary Special Award – Sustainable Energy Saving. The company adopts green ideas in planning, design and daily operations, and supports green purchasing through an eco-friendly supply chain. The team is keen on trying new energy-saving measures such as modifying installations and machinery for greater efficiency. A top down green culture helps drive its achievements.

Mikiki mall won a silver Energy Saving Inspector Award for green innovation initiated by its staff. The team noticed the hot and stuffy atmosphere in the car park and started to think of green ways to tackle it. They recycled condensate water from the mall's air-conditioning system to provide cooling to the car park.

Valais in Sheung Shui took silver in the Property Management – Residential sector with green operations and promoting energy saving to residents. The team installed solar panels on the clubhouse roof and flowerbeds to generate electricity with a battery system for lighting. It also encouraged residents to live green with activities like rooftop farming workshops, recycling food waste into fertilizer and giving residents free energy-saving lights.

集團的物業管理團隊致力參與環保節能工作，表現優秀，屢獲業界嘉許。早前，啟勝、Mikiki及天巒在中電舉辦的「環保節能機構」嘉許計劃中，在超過6,000份申請中勝出。

啟勝積極引入節能措施，多年來在該嘉許計劃中獲得多個大獎，現時更獲頒「五周年特別大獎－持續節能大獎」。啟勝不但將環保理念應用於規劃、設計及日常管理上，更重視綠色採購，鼓勵綠色供應鏈。團隊勇於嚐試創新節能措施，甚至會改良硬件機組以提升能源效益，從上而下帶動公司的環保節能文化。

Mikiki商場憑著員工主動提出節能建議，在「節能星探大獎」組別獲銀獎。團隊留意到停車場溫度較高，令人感到悶熱，經多番研究後，發揮創意，透過收集商場冷氣系統的冷凝水，再配合通風系統，自製成冷風裝置，在節能原則下，成功將停車場降溫。

位於上水的天巒將環保理念應用於管理服務，積極向住戶推廣節能訊息，在「物業管理－住宅」組別獲銀獎。團隊於會所天台及花圃安裝太陽能光伏板及儲電系統來提供照明；亦鼓勵住戶投入綠色生活，舉辦天台自耕種植工作坊、廚餘回收再造肥料等不同活動，更免費為住戶更換節能照明系統。



Innovation won Mikiki a silver Energy Saving Inspector Award
Mikiki團隊發揮環保創意，獲「節能星探大獎」組別銀獎



The Valais team with silver in the Property Management – Residential sector for adopting green ideas in operations and conveying green messages to residents
天巒團隊將環保理念應用於日常管理，並積極向住戶推廣節能訊息，獲「物業管理－住宅」組別銀獎



The Group named a Top 10 Company

集團榮登十大最受歡迎僱主



SHKP Group Undergraduate Scholarships provide financial assistance to children of staff for pursuing full-time undergraduate degrees

集團特設「新地集團員工子女本科獎學金」，資助基層員工子女修讀大學全日制學士學位課程

Job seekers named the Group a Top 10 Company in a jobsDB survey, citing its esteemed reputation, good career prospects and attractive staff benefits. Nearly 44,000 people across Asia responded to the survey.

The Group has high regard for talent and provides a friendly work environment to foster long-term relationships with employees. The Group supplements its competitive salaries and benefits with caring touches like setting aside comfortable spaces for new mothers to express breast milk and providing scholarships or overseas exchange opportunities for children of staff with financial needs. The Group

creates a healthy, friendly work environment by sponsoring staff to take part in the SHKP Vertical Run for Charity, Sun Hung Kai Properties Hong Kong Cyclothon and other charity sporting events. Apart from putting up interest classes and workshops to maintain staff well-being, the Group encourages learning and development by providing a library and abundant online learning resources to staff. Other initiatives include professional development courses and the inter-disciplinary SHKP Quality Academy with experts in different fields inspiring broader thinking and new perspectives to develop talent.

集團於jobsDB舉辦的《2016年十大企業調查報告》中，憑藉超卓的企業聲譽、良好的就業前景及優越的整體員工待遇，榮膺最求職者歡迎的十大企業之一。調查範圍遍及亞洲多個地區，有近44,000人參與。

集團重視人才，致力為員工創造理想的工作環境，與他們建立長遠關係。集團除提供具競爭力的薪酬和福利之外，更貼心關懷員工，例如為有需要餵哺母乳的員工提供「友善空間」；資助有經濟需要的員工子女升讀大學或到海外交流。此外，集團為員工打造健康和友善的工作環境，包括資助他們參與「新地公益垂直跑」及「新鴻基地產香港單車節」等慈善體育活動。除了安排不同種類的興趣班及工作坊，讓員工舒展身心之外，集團亦提供圖書室及多類型網上學習資源，鼓勵員工不斷學習及發展，其他培訓支援包括開設專業範疇的相關課程，以及建立「新地優質學堂」，邀請不同領域的專才分享知識，擴闊員工的思維和視野。

Hong Yip and Kai Shing receive accolades in Quality Property & Facility Management Award

康業及啟勝獲頒「優質物業設施管理大獎」多個殊榮

Group developments offer comfortable, safe living and working environments with premium management that is recognized by the industry. In the biennial Quality Property & Facility Management Award jointly organized by the Hong Kong Association of Property Management Companies and the Hong Kong Institute of Surveyors, 11 Group developments received awards and two of which were Grand Awards. The honours are further tribute to the comprehensive, professional service by Hong Yip and Kai Shing.

The Latitude and The Leighton Hill clinched Grand Awards under the medium-scale residential property management category. Excellence Awards went to residential projects Aria, i·UniQ Residence and Valais, and shopping malls APM and WTC More plus the Metroplaza offices. Grand Century Place, MOKO and New Town Tower received Certificates of Merit.

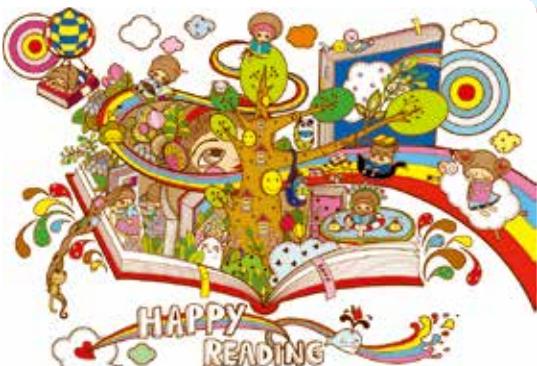
集團的發展項目管理完善，為客戶帶來舒適安全的居住及工作環境，深受業界認同。在香港物業管理公司協會及香港測量師學會聯合主辦，兩年一度的「優質物業設施管理大獎」中，集團共有11個項目獲獎，當中包括兩個大獎，再次證明康業及啟勝服務專業全面，表現出色。



Kai Shing receives honours in the Quality Property & Facility Management Award for professional service
啟勝團隊服務專業，在「優質物業設施管理大獎」中獲取佳績

譽·港灣及禮頓山在中型住宅物業管理組別獲頒大獎。住宅項目峻弦、譽都及天巒，購物中心APM及WTC More以及商業大廈新都會廣場獲卓越獎。新世紀廣場辦公大樓、新世紀廣場及新城市商業大廈則獲發優異獎狀。

齊享閱讀樂趣 投入喜「閱」之旅



新鴻基地產發展有限公司於2013年底成立新閱會，歡迎任何人士加入，一起探索閱讀的樂趣，費用全免。會員有機會參加多元化文化活動，包括名人講座及文化導賞團等，展開喜「閱」之旅，培養輕鬆、愉快的閱讀習慣。

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