



Press Release

SHKP's "Cullinan West"

Reveals Unmodified Show Flat of 2-bedroom with Balcony

(27 March 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) atop MTR Nam Cheong Station, the brand new large-scale residential development "Cullinan West" is located at the heart of the city with complete community facilities and the transport hub advantages offered by the double railway lines. By facing the sea, the development captures stunning sea view[#]. In addition, the masterpiece design of the development ensures its remarkable stylishness. The developer has arranged a media preview today to introduce the unmodified show flats of Unit A on 38/F of Tower 1(1B) of the development.

The unit has 2 bedrooms (including one en-suite). The saleable area^o of the unit is 532 square feet, including a 21 square feet balcony and 16 square feet utility platform. The floor-to-floor height is 3.325 metres[^]. There are no bay windows in the entire unit, allowing full utilization of the unit. The main door is secured by a Samsung smart lock, and there is storage space next to the main door, with German-brand Siemens refrigerator built into the storage cabinet to keep the unit organized. The flooring of the living and dining room, corridor and bathroom consist of porcelain tiles, and the bedrooms are paved with engineered wood flooring, distinguishing the properties of different sections of the unit. Furthermore, stylish fabric curtains are thoughtfully pre-installed in the living and dining room and each bedroom.

The rectangular living and dining room is practical, each and every functional area is distinguished for optimal flexibility in the arrangements of all kinds of furniture. The living and dining room is connected to the balcony and has large windows that integrate outdoor and indoor space. Residents can enjoy the outdoor view at any time, and ample natural sunlight is brought into the unit to create a bright and warm environment. The other side of the living and dining room is connected to the utility platform, creating cross ventilation with continuous supply of



fresh air. Additionally, the living and dining room and all bedrooms are facing the same direction to share the same view.

The open kitchen is thoughtfully designed to visually connect the dining room and the kitchen, creating a comfortable atmosphere and enhancing the interaction between the dining room and kitchen. The open kitchen offers cornered bench top with ample working space that can further increase working surface and keep the kitchen stylistically consistent. The kitchen is equipped with Siemens appliances.

The en-suite features curtain wall through which a panoramic view[#] is visible, inviting ample light and scenery as well as offering a comfortable and ventilated bathing space. USB wall socket is installed near the bedside for convenience and practicality. The en-suite bathroom is complete with shower, basin and toilet, designed with privacy and residents' comfort in mind.

The bathroom is equipped with a shower and a ceiling-mounted dehumidifier to keep the bathroom dry and comfortable. The bedroom has a practical layout that can fit different renovation and design requirements. The large windows maximize natural sunlight and capture the open view.

[#] The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings, facilities and environment around may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the view and surrounding environment.

^o Saleable 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.

[^] Due to spatial constraints at the show flat, the actual effect of the floor-to-floor height of the actual unit cannot be demonstrated in its actuality.



Name of the Phase of the Development: Phase 2A (“the Phase”) of Cullinan West Development

(Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion, Ocean Sky Mansion of the residential development in the Phase is called “Cullinan West”)

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.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: Nam Cheong Property Development Limited (as “Owner”), Joinyield Limited (as “Person so engaged”) (Notes: “Owner” means the legal or beneficial owner of the Phase. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited

Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited



Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, Woo Kwan Lee & Lo, Wong & Poon

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

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

The estimated material date for the Phase to the best of the Vendor's knowledge: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

Prospective purchasers are advised to refer to the sales brochure for any information on the development or the Phase.

This advertisement is published by the Person so engaged with the consent of the Owner.

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