

SHKP's Grand YOHO in Phase 1 of Grand YOHO Development ready for handover with upgraded design and clubhouse

Third generation of milestone YOHO series^ spanning two decades

Hong Kong, 28 March 2017: Sun Hung Kai Properties Limited (SHKP) recently finished the residential part in Phase 1 of its Grand YOHO Development (such part is hereinafter called “Grand YOHO”) and is handing the units over to owners, marking a milestone in the YOHO series^ that has spanned over two decades. Grand YOHO is connected to MTR Yuen Long Station on the West Rail Line* and residents will have direct access to a shopping mall as part of the comprehensive facilities of the YOHO series^ offering total convenience. SHKP’s extensive development experience has produced enhanced planning, design, material sourcing and management for Grand YOHO. Covering over 170,000 square feet, the clubhouse^ and its landscaped gardens will be one of the largest in northwest New Territories. All in all, Grand YOHO is expected to set a new standard for premium living in Yuen Long.

YOHO series^ forming a vibrant community

SHKP Senior Project Manager Gary Seto said: “The YOHO series^ (hereinafter called “YOHO”) is one of SHKP’s most carefully planned large-scale projects in years. It is also among the projects that we took a long time to develop. The concept for the project is an integrated city hub with residential units and shopping mall linked by footbridges and supported by a range of community and commercial facilities, creating an energetic, self-contained neighbourhood. Many people aspire to be a member of the YOHO community, and some residents will again choose in the YOHO series^ if they want to upgrade or move to accommodate a larger family. This shows their affinity for the YOHO community and confidence in SHKP developments.” SHKP’s inter-departmental property handover team has checked over a hundred items in each unit before buyers take possession, and Grand YOHO owners, like buyers of other SHKP newly sold residential units, will have the benefit of a three-year warranty.

Diverse layouts and practical designs

Grand YOHO offers practical layouts with segmentation of the living room and bedrooms to suit different families. With a clear ceiling height ranging from about 9.5 feet to 11 feet, the units let in abundant natural light as residents look out over enchanting views of the estate garden or lush greenery of Kam Tin in the distance. SHKP designed Grand YOHO in the spirit of Building Homes with Heart and paid close attention to every detail. Windows have insulated glass unit (IGU) glazing and balconies feature lift-and-slide doors for maximum convenience. The units have separate kitchens, with walls and floors clad in easy-to-clean Italian tiles for a stylish image and wall cabinets for extra storage space accessible by folding ladders for high places. The bathrooms have mirrored cabinets embellished with string lights for added flair.

170,000 square feet of clubhouse^ and garden with lots in store

The GRAND Yoho Club^ and garden will be among the largest in northwest New Territories covering more than 170,000 square feet, with over 50 installations for people of all ages including a 50-metre outdoor pool and a 30-metre indoor heated one. The outdoor pool is

accompanied by a family water play zone with colourful slides, a massive trick bucket that surprises people with sudden soakings and more for maximum summer fun! Parents will appreciate the different facilities like separate playrooms for toddlers and older children, and the first kids' gym in the YOHO series^ with eight workout stations ordered from the United States to make exercise fun for young residents.

Residents planning marriage will have the option of a function hall inspired by gothic churches and a team to take care of everything from planning to celebrant service, photography and banquet#. The pointed entrance arch is finely crafted from Greece Ajax White Marble to welcome guests to a majestic hall and outdoor terrace garden where the bride and groom can take their vows in the ultimate romantic setting. The clubhouse^ introduces the first triathlon training room for swimming, cycling and running in one station, with adjustable currents in the pool for swimmers at different levels making it ideal for ultra-fit residents who want to upgrade their performance or compete with friends!

First YOHO concierge

As the YOHO series^ evolves, so does the management and service. Grand YOHO is the first with a concierge service# caring for all residents' needs. Noteworthy features include the rental of window-cleaning robots and specialty kitchen appliances such as electronic barbecues, bread makers and halogen ovens so residents need not buy extra equipment to enjoy cooking. Busy urbanites will have the benefit of Super eLocker's one-stop laundry and parcel pickup services# to make life more convenient, plus a mobile app for information on the estate and smart security as part of a premium lifestyle.

Captions:

	<p>i. Grand YOHO residents will benefit from the comprehensive facilities of the YOHO community and enjoy direct access to a mall and MTR Yuen Long Station on West Rail Line*</p>
	<p>ii. Separate kitchen with walls and floors in stylish, easy-to-clean Italian tiles</p>
	<p>iii. Grand Ballroom with echoes of gothic churches^</p>

 <p>1</p>	<p>iv. Golden football room in the centre of clubhouse where fans can watch great games[△]</p>
 <p>2</p>	<p>v. Eight machines from the US let kids workout in the first junior gym[△] in the YOHO series[△]</p>
 <p>2</p>	<p>vi. 50-metre outdoor pool and family play zone with colourful slides and other installations[△]</p>
 <p>1</p>	<p>vii. Art and Wine zone for sampling favourite vintages or making drawings amid lighting inspired by copper pipes in a retro industrial distillery setting[△]</p>

[△]YOHO series refers to the developments known as YOHO Town, YOHO Midtown and Grand YOHO Development.

[△] Promotional name(s) appearing in advertisements/promotional materials only, the same will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or other title documents of the residential properties of the Development. GRAND Yoho Club will be a clubhouse exclusively for residents of Grand YOHO Development, its location will be at Phase 1 and Phase 2 of the development, the clubhouse/recreational facilities may not be ready for use upon handing over of residential units in the phase of the development. some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparation works. The facilities and the date of completion of the clubhouse and/or the various recreational facilities are subject to the final approval by the Buildings Department, Lands Department and/or other relevant government authorities. Uses and opening hours of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and deed of mutual covenant, clubhouse rules as well as actual site

constraints. The clubhouse / recreational facilities may not be available for immediate use at the time of handing over of the residential properties in the Development.

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

^{*}The connection points and other in and out facilities may not be ready for use upon handing over of units.

¹ This photograph was taken at Grand YOHO on 21 March 2017. It has been edited and processed with computerized imaging technique and is for reference only.

² This photograph was taken at Grand YOHO on 18 March 2017. It has been edited and processed with computerized imaging technique and is for reference only.

³ This photograph was taken at Grand YOHO on 11 March 2017. It has been edited and processed with computerized imaging technique and is for reference only.

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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

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.

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 JSM, 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

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