



Press Release

PARK YOHO Genova backdropped by lush greenery and river views^ featuring resort-style pools and waterfalls

Diverse layouts including four-bedroom unit and duplex to meet different needs

(9 June 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) in Kam Tin North, Yuen Long, the brand new low-density Italian lifestyle landmark “PARK YOHO[#]” comes with a lush-green environment, while offering accessibility to the heart of the metropolis. Phase 2A “PARK YOHO Genova” is the brand new phase of development “PARK YOHO[#]”, with emerald landscaped gardens and pool views, as well as scenic sights of Tai Lam Country Park, Kam Tin River, Deep Bay and the prosperous urban views of Shenzhen in the distant[^]. SHKP today announced for the first time the flat mix of “PARK YOHO Genova”, which includes some unit layouts for typical and special units that are not offered in the previous phases*, guaranteed to fulfil the housing needs of different residents.

“PARK YOHO Genova” comprises 8 residential towers embracing the hotel resort-style landscape with pools and waterfalls, which is around 160 metres in length with a total area close to 130,000 square feet, approximately 1.26 times larger than the pitch area of Hong Kong Stadium[^]. The landscape zone demonstrates masterly designs, featuring the breath-taking Grand Waterfall, around 5.8 metres high and around 20 metres wide, majestically greeting the resort-style “Water World”⁺, which has a total surface area of water of over 16,000 square feet. The “Water World”⁺ is flanked by lush greenery, creating a poetic atmosphere with layers of dense green foliage reflected in serene waters, offering different scenic wonders at every step. The scenery is further enriched by the views of Kam Tin River and Tai Lam Country Park in the south, and Kam Tin River, Deep Bay and the prosperous Shenzhen in the North[^].

PARK YOHO *Genova*

“PARK YOHO Genova” offers 683 premium residential units in a variety of unit layouts, including 2-bedroom with store and 4-bedroom units that have never been offered in the typical units of previous phases, meeting the residential needs of even more types of families. Furthermore, the development is also presenting multifarious special units with flat roof and/or roof, including rare duplex units, granting residents an exclusively luxurious Italian lifestyle.

“PARK YOHO Genova” Flat Mix Overview		
Unit Layouts	Saleable Area (Square Feet) °	No. of Units
Studio	251	27
2-bedroom (with open kitchen)	486 to 493	54
2-bedroom	516 to 526	118
2-bedroom + store	572 to 587	150
3-bedroom	626 to 647	64
3-bedroom (1 en suite)	713 and 736	22
3-bedroom (1 en suite) + store	716 to 722	64
3-bedroom (1 en suite) + store + store with water closet	824 to 827	21
3-bedroom (1 en suite) + store with water closet	834	14
3-bedroom (1 en suite, closet in master bedroom) + store + store with water closet	925 to 936	48
4-bedroom (1 en suite) + store with water closet	1,061	10
4-bedroom (2 en suites) + store with water closet	1,174	11
Special Unit (with flat roof and/or roof)	229 to 1,873	80
Total Units:		683

“PARK YOHO” is a marketing name of “Park Vista Development” only and will not appear in any Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds relating to the Phase(s).

^ The above description serves only as a brief of the surrounding area of the Phase of the Development. Not all units enjoy all respective scenery. The scenery described might be affected by the floor, direction, surrounding buildings and environment of the units and is not applicable to all

PARK YOHO *Genova*

units. The neighbouring building, facilities and environment described is only for reference and might change from time to time. The vendor's description of the neighbouring environment or scenery of the Phase of the development does not constitute and shall not be construed as giving any offer, representation or warranty whether expressed or implied.

* The previous Phases refer to phases of the development known respectively as Phase 1A, Phase 1B, and Phase 1C. Phase 2 of the development includes Phase 2A.

^ The area of the central landscape of the Phase is approximately 12,097 square metres (approximately 160 metres in length, converted at a rate of 1 square metre = 10.764 square feet, the area equals to approximately 130,212 square feet). The area of the pitch area of Hong Kong Stadium is approximately 9,260 square metres (approximately 130 metres x 74 metres, source: <http://www.lcsd.gov.hk/en/stadium/hks/facilities.html>), in a comparison of the surface areas, the area of the central landscape of the Phase is approximately 1.257 times larger than that of the pitch area of Hong Kong Stadium.

+ The total surface area of water of 16,000 square feet in "Water World" includes 50m outdoor swimming pool, 26m children's pool and 3 temperatures massage pool.

° 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. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.

Remark: All owners of residential units in the development, residents and their guests may use the clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licences and regulations, and may be required to pay fees for the use. The clubhouse and its recreational facilities may not be operational when owners of the residential properties take possession, subject to relevant government approval. The names of clubhouse facilities are marketing names only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the residential properties.



District: Kam Tin North

Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi

Website address designated by the Vendor for the Phase:

www.parkyoho.com/genova

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: Bright Strong Limited | Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited | Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited | Building contractor for the Phase: Chun Fai Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: 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 (to be provided before commencement of sales) | Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited | Estimated material date for the Phase to the best of the Vendor's knowledge: 31 March 2018. ("material date" means the date on which the conditions of the land grant are compiled 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.) | Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. | This advertisement is published by or with the consent of the Vendor.

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