



Press Release

SHKP seafront development[#] “Wings at Sea”

Offers diverse premium unit layouts for different buyers’ needs

(31 August 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) at MTR LOHAS Park Station, being Phase IVA (“the Phase”) of LOHAS Park (“the Development”), the premium seafront development “Wings at Sea” is the next brand new large-scale premium residence by SHKP in the district, following the success of “The Wings” series[^] in Tseung Kwan O. Situated near the coastline of Tseung Kwan O[‡], the Phase is adjacent to over a million square feet of open spaces^{*}, as well as excellent community planning and a complete transport network with close access to two CBDs, Island East and Kowloon East, presenting a brand new seafront metropolis. The developer released the flat mix of “Wings at Sea” for the first time today, offering a wide variety of options to meet the diverse needs of different buyers. It is expected that “Wings at Sea” will become a jewel in the market.

Under the Government’s careful planning, all saleable residential lands in Tseung Kwan O South have been sold out[△], and all residential developments on the respective lands have already been put on sale[✳], thus the market attention will be cast on the brand new residential development at MTR LOHAS Park Station. “Wings at Sea” is the brand new premium seafront development by SHKP at MTR LOHAS Park Station, and offers 1-bedroom units⁺⁺ and 2-bedroom units⁺⁺⁺, which are not available or with a limited supply in previous phases⁺ of the Development, and also a wide variety of 3-bedroom, 4-bedroom and special units for different buyers.

“Wings at Sea” comprises two high-rise residential towers and offers a total of 1,040 residential units in Tower 1 (1A & 1B) and Tower 2 (2A & 2B). The unit layouts of “Wings at Sea” come in a



great variety, including 174 1-bedroom + 1-bathroom (1 en-suite) (open kitchen) units (saleable area° from 337 to 340 square feet), 278 2-bedroom + 1-bathroom (open kitchen) units (saleable area° from 464 to 491 square feet), 167 2-bedroom + 1-bathroom units (saleable area° from 488 to 496 square feet), 158 3-bedroom + 1-bathroom (1 en-suite) (open kitchen) units (saleable area° from 618 to 625 square feet), 165 3-bedroom + 2-bathroom (1 en-suite) units (saleable area° from 658 to 708 square feet), 38 3-bedroom + 2-bathroom (1 en-suite) + 1-store room + 1-utility room with WC. units (saleable area° from 841 to 842 square feet), as well as 12 4-bedroom + 2-bathroom (1 en-suite) + 1-utility room with WC. units (saleable area° from 1,040 to 1,120 square feet). In addition, “Wings at Sea” also offers a precious supply of 40 special units with flat roof and 8 special units with roof. The diversity of unit layouts caters to the housing needs of different family sizes, presenting a carefree premium lifestyle to privileged residents.

“Wings at Sea” towers along the seafront[‡] with views of Island East across the sea[@]. The development possesses a superb modern appearance with large windows that capture natural sunlight and extensive outdoor views[@] to present comfortable premium lifestyle space for residents. In addition, “Wings at Sea” is privileged with the convenient MTR network offering direct access to Island East only 4 stations away^{**}, and quick access to Kowloon East only 5 stations away^{***}. The variety of facilities and amenities in the neighbourhood further guarantees that the Phase will become a jewel in the market, and a hot item for buyers within the district as well as areas like Island East and Kowloon East.



“Wings at Sea” Flat Mix Overview		
Unit Layouts	Saleable Area° (Square Feet)	No. of Units
1-bedroom + 1-bathroom (1 en-suite) (Open Kitchen)	337-340	174
2-bedroom + 1-bathroom (Open Kitchen)	464-491	278
2-bedroom + 1-bathroom	488-496	167
3-bedroom + 1-bathroom (1 en-suite) (Open Kitchen)	618-625	158
3-bedroom + 2-bathroom (1 en-suite)	658-708	165
3-bedroom + 2-bathroom (1 en-suite) + 1-store room + 1-utility room with WC.	841-842	38
4-bedroom + 2-bathroom (1 en-suite) + 1-utility room with WC.	1,040-1,120	12
Special Unit – with flat roof	318-1,060	40
Special Unit – with roof	787-1,132	8
	Total Units:	1,040

[^] “The Wings” series refers to the development(s) known respectively as “The Wings”, “The Wings II”, “The Wings IIIA”, “The Wings IIIB” and “Ocean Wings”. “The Wings”, “The Wings II”, “The Wings IIIA”, “The Wings IIIB” and “Ocean Wings” are five independent developments, each of which is governed by a separate set of land grant documents and terms and conditions of agreements for sale and purchase and are not relevant to the Development or the Phase of the Development.

* The over one million square feet of open spaces, including The Park and Activity Green with a total area over 200,000 square feet will be completed in phases. MTR Corporation Limited reserves the right to amend the name of the parks, the use of the area and its facilities. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

[△] Source: The Land Registry. All 12 lands in Tseung Kwan O South have been sold out. The information is for reference only. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

[※] Source: Register of transaction kept by the Land Registry. All residential developments in Tseung Kwan O South have been put on sale of residential units. The information is for reference only. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

⁺ Previous phases refers to Phase I, Phase IIA, Phase IIB, Phase IIC and Phase IIIA of the Development.

⁺⁺ Source: Sales brochures of the Development’s previous phases, including Phase I, Phase IIA, Phase IIB, Phase IIC and Phase IIIA, which indicate that 1-bedroom units have not been offered in any of the previous phases. The information



is for reference only. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

⁺⁺⁺ Source: Sales brochures of the Development's previous phases, including Phase I, Phase IIA, Phase IIB, Phase IIC and Phase IIIA. Only Phase I of the Development offers 362 2-bedroom units, which comprises less than 5% (rounded off to the nearest whole number) of the 8016 residential units offered by the previous phases of the Development. The information is for reference only. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

[#] It is only a brief description of the surrounding area of "Wings at Sea". It does not represent 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, facilities 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.

[Ⓒ] It is only a brief description of the view of "Wings at Sea". It does not represent 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, facilities 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.

[°] 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 in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

^{**} From MTR LOHAS Park Station to MTR Quarry Bay Station.

^{***} From MTR LOHAS Park Station to MTR Kwun Tong Station.

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Name of the Phase of the Development: Phase IVA of LOHAS Park ("the Phase") "Tower 1 (1A & 1B) and Tower 2 (2A & 2B) of and in the Phase are called "Wings at Sea" "

District: Tseung Kwan O

Name of the street and the street number of the Phase: 1 Lohas Park Road

The website address designated by the Vendor for the Phase:
www.wingsatsea.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: MTR Corporation Limited (as "Owner"), Globaluck 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): Not applicable

Holding companies of the Vendor (Person so engaged): Mount East Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Cheung Man Ching, Anthony

The firm or corporation of which the Authorized Person of 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: Yee Fai Construction Company Limited

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

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

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: 31 Oct 2019. ("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.)

As at the date of printing of this advertisement/promotional material, the sales brochure of the



Phase is not yet available.

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

Date of Printing: 31st August 2017