Press Release

**Premium Residential Development neighbouring West Rail Line**

Grand Yoho offers Exceptional Property Management for Prestigious Lifestyle

【Hong Kong, 12 August 2016】Developed by Sun Hung Kai Properties Limited (“SHKP”) in a privileged location neighbouring West Rail Line Yuen Long Station, Grand YOHO, Phase 1 of the brand new Grand YOHO development, enjoys the proximity of neighbouring transportation interchange, 1,100,000 square feet YOHO MALL※ and the largest private clubhouse in YOHO series▲, fashioning an outstanding luxurious lifestyle for all residents. The property management company will also offer novel and comprehensive services to bring classiness to a brand new level.

Sun Hung Kai Real Estate Agency Assistant General Manager Allen Woo said, “Grand YOHO Development is the masterpiece of the Grand Yoho Metropolis※. To create premium experience for residents of Grand YOHO, the property management company has designed numerous innovative services to bring extreme enjoyment in all areas of life. The management company of Grand YOHO will offer original services to take care of every detail of all residents. With advanced technology and a genuine heart to serve, Grand YOHO’s management service is determined to create a hassle-free life for its prestigious residents.

Grand YOHO’s management service is designed to take care of residents’ needs in all areas of life, for instance, the innovative mobile apps Live E-asy App provides real-time notifications on the most up-to-date information. It will also allow residents to reserve clubhouse facilities and other services via the app and will be arranged to provide KMB bus schedule and routes of the substructure, residents of Grand YOHO will no doubt enjoy exceptional convenience and ease in everyday life. To meet various needs of Grand YOHO residents, the management company will provide tools and small electrical appliances rental services, allowing our residents to handle different domestic needs in the most flexible way possible.”
Kai Shing Management Services Ltd General Manager (Property Management) Chan Shing Wai pointed out that, “Grand YOHO will provide numerous groundbreaking management services, including multi-functional management mobile app, space optimization via rental of tools and small electrical appliances and domestic services package and more. In order to enhance the level of security of the building, intelligent gate will be installed at the lift lobby on podium level; while the electronic interactive screen in the lift lobbies will offer the most updated information to our residents.”

Apple Kong, Group Director of Sunshine Laundry Group, mentioned that, “It will be the first time for our subsidiary, Super eLocker Ltd, to collaborate with Kai Shing. eLocker will be launched to provide Grand YOHO residents one-stop domestic services, offering pioneering concept of a multi-purpose space – user of the eLocker may enjoy a number of functions and support, ranging from laundry, delivery and courier pick-up etc. With such comprehensive services, residents are able to manage domestic matters without hassles.”

A series of concierge services will also be arranged by the management company at Grand YOHO which will include, food express delivery, gift purchase and wrapping, color copying or fax, professional shoeshine, limousine arrangement and taxi calling service, organic food delivery, umbrella lending, night guarding, arrangement of postnatal service, pest control, domestic helper management support, home surveillance support, special event planning etc. From personal services, entertainment to domestic support, Grand YOHO’s management service is designed to cater for all that our residents need.

Remarks: The management services and other aforementioned services will be provided by the management company or a third party company under contractual or other arrangement of the Development. The management company and the third party company under contractual or other arrangement may determine the charges, terms and conditions, operation hours and service periods of such management and other support services, yet such terms and conditions shall be bound by the terms of the Deed of Mutual Covenant, service contract and other relevant legal documents.
About Grand YOHO:

Grand YOHO, Phase 1 of Grand YOHO Development is located in Yuen Long town center and will be connected to West Rail Line Yuen Long Station. Grand YOHO comprises 4 residential towers and offers a total of 1,128 quality residential units with practical and diverse layouts for different buyers. Grand YOHO will enjoy convenient transport network and lifestyle facilities, as well as the conveniences offered by the largest shopping centre along West Rail Line with superstructure residential towers # YOHO MALL* and the largest top-notch private clubhouse in YOHO series^ Grand YOHO Club^.

^ 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 is the clubhouse designated for the residents of Grand YOHO Development. Located in Phases 1 and 2 of the Development, the clubhouse/ its recreational facilities may not be immediately available when such phases are ready for occupation. The use or operation of certain facilities and/or services may be bound by the letter of consent or permit of relevant government authorities or require additional payments.

The simulated images of the clubhouse, leisure and other common facilities only represent the imagination of the designer to the clubhouse, leisure and other common facilities of the Development and are not shot on-site. The computer simulated and processed images are for reference only and shall not constitute or be construed as the giving of any offer, representation, undertaking or warranty whether express or implied by the Vendor. The detailed condition of the Development upon condition may differ from the images/photos/advertisements/promotional materials and is subject to the final plans approved by the relevant Government department. The Vendor reserves the right to amend and alter the facilities, partitions, materials, furniture, designs, layouts, functions, specifications and features of the clubhouse without further notice. The clubhouse facilities may not be
immediately available for use at the time of occupation. Some clubhouse facilities belong to or locate at other phases of the Development and shall not be in service before the completion of such other phases.

* Grand YOHO Metropolis shown or referred to herein or its related areas includes and means Grand YOHO Development, and the neighboring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO MALL 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 Grand YOHO), which are not entirely located within the Development.

^YOHO series refers to the developments known as YOHO Town, YOHO Midtown and Grand YOHO Development.

# According to the report of JLL in June 2016 (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 Grand YOHO).

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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

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 (to be provided before commencement of sales)

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.)

Date of Printing of this advertisement: 12th August, 2016