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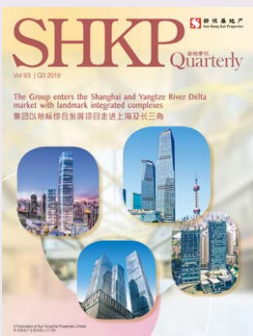
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Quarterly

Vol 93 | Q3 2019

The Group enters the Shanghai and Yangtze River Delta market with landmark integrated complexes

集团以地标综合发展项目走进上海及长三角





The Group enters the Shanghai and Yangtze River Delta market with landmark integrated complexes 集团以地标综合发展项目走进上海及长三角

The photographs, images, drawings or sketches shown in this article represent the artist's imaginative impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

本文章内载列的相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或 / 及可能经过电脑图像修饰处理。准买家如欲了解本发展项目的详情，发展商建议买方到该发展地盘作实地考察，以获取对该发展地盘以及其周围地区的公共设施及环境较佳的了解。



以心建家 Building Homes with Heart

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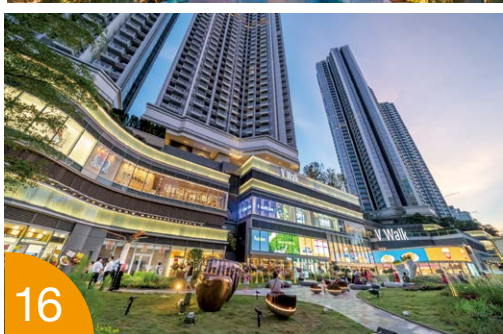
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Editor's Note 编者按 :

The *SHKP Quarterly* serves to provide updates on the Group's different businesses, with the aim of maintaining transparency and high standards of corporate governance. It is not intended as a promotional material.

本刊旨在为投资者提供集团业务的最新资讯，维持企业高透明度及良好的企业管治。本刊内容涵盖集团业务的不同范畴，相关资料陈述并非用作宣传推广。

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The Group enters the Shanghai and Yangtze River Delta market with landmark integrated complexes

The Group's major integrated developments in well-connected locations in Hong Kong serve users' business and lifestyles needs while enhancing economic activity in the area, adding spice to the community's development. In planning its investments in Shanghai and the Yangtze River Delta, the Group has introduced this development model in different cities. Large-scale integrated developments have been built in major transportation hubs, bringing premium commercial and residential projects to the cities and enhancing the living standard of people in the area. The completed integrated complexes have become city icons, helping the Group build up its premium brand in the mainland.

Shanghai IFC

Situated in a prime location in the Pudong Lujiazui Finance and Trade Zone, Shanghai IFC is the Group's debut integrated complex in the city, comprising two super grade-A office towers, the Shanghai IFC Mall, Shanghai IFC Residence serviced suites and The Ritz-Carlton Shanghai, Pudong. The complex is a major landmark in Shanghai, with excellent transport links. It is close to the first Pudong exit of the Yan'an East Road Tunnel, making it very convenient to cross the Huangpu River. Moreover, the mall's basement is connected direct to the Lujiazui metro station.

The Shanghai IFC offices were built based on the specifications of Hong Kong's IFC. In attributable terms, the Group's office space has achieved an average occupancy rate of over 95%. The tenants are mainly reputable financial institutions, banks and professional firms.

The Shanghai IFC Mall is home to over 260 top-tier international retailers and global flagship stores, including the world's largest single-floor Louis Vuitton flagship store, the first mainland Apple Store flagship store and more than 30 flagship stores of world-renowned labels. The tenant mix is broadened from time to time to provide a unique array of shop types, including those selling premium international watches and clocks and jewellery, deluxe skin care, high-end menswear and trendy fashion, as well as Michelin-starred restaurants. The mall recently completed a brand enhancement on the ground level, adding high-end brand flagship stores.

IFC Residence offers deluxe living space, comprehensive facilities and attentive service for senior executives and expatriates living in the city. The premium serviced suites were named the best serviced suites among its peers.

The Ritz-Carlton Shanghai, Pudong is popular among travellers with discerning lifestyle tastes. The hotel is also a social, dining and entertainment hub in the city. Its dining outlets have earned high praise, with its restaurants and bars ranked among the top ten in Shanghai by an international travel website.

Shanghai ICC

Shanghai ICC comprises two super grade-A office towers, the IAPM Mall and the deluxe Shanghai Cullinan residences. Located in the heart of Huai Hai Middle Road, Puxi, the project is easily accessible to Pudong through the Fuxing East Road, Renmin Road and Yan'an East Road tunnels. Alternatively, there are elevated roads nearby to other parts of the city. The project is also atop an interchange station of three major metro lines. Shanghai ICC is now one of the signature integrated projects in Puxi.

The office section of Shanghai ICC consists of two stylish, fully equipped, super grade-A office towers, attracting renowned multinationals from different industries and domestic corporations as tenants.

IAPM is an upscale, trendy mall, introducing an innovative lifestyle and late-night shopping concept to Shanghai. The mall presents a diverse brand mix, with some 240 international high-end, trendy retailers, of which 10% are new to the mainland and 15% new to Shanghai, as well as pop-up stores created by luxury retailers. Technology is deployed to bolster promotional campaigns and to provide an appealing, interactive shopping experience. IAPM closes at 11pm, and the restaurants are open until midnight, offering more shopping and leisure enjoyment for busy white collar workers and night owls.

The luxury residences in the Shanghai Cullinan include two types of standard four-bedroom units, special units featuring private gardens and duplex penthouses with private swimming pool, complemented by a comprehensive luxury clubhouse. Shanghai Cullinan faces Little Lujiazui to the east, the Xuhui commercial centre to the distant south, and Huai Hai Road and West



Shanghai IFC is the Group's first integrated complex in Shanghai and a major landmark in the city

上海国金中心为集团在沪首个综合发展项目·属市内重要地标

Nanjing Road commercial district to the north. Surrounded by greenery and scenic views, residents enjoy an exceptional panoramic view of Shanghai's city centre.

ITC

Located in the core of the Shanghai Xujiahui business hub, ITC spans a gross floor area of 706,100 square metres (7.6 million square feet). The mega integrated project is being developed in three phases, comprising over 371,600 square metres (four million square feet) of top-grade offices, more than 278,700 square metres (three million square feet) of prime retail space and a luxury hotel. Full completion is scheduled by late 2023.

The ITC integrated development is strategically located, adjacent to the Xujiahui metro station which is an interchange station for three existing and two planned metro lines. The project will also have covered footbridges connecting it to the surrounding commercial buildings for convenient access.

Offices at One ITC and Two ITC boast a combined gross floor area of 45,500 square metres (490,000 square feet), with an occupancy rate of about 92%. Tenants at One ITC include renowned multinationals, one of which is a reputable hospitality company. Two ITC offices have all been leased by the renowned sports brand Adidas, serving as its Asia-Pacific head office.

Opening in the fourth quarter this year, the grand luxury mall in One ITC will cover a gross floor area of about 32,000 square metres (340,000 square feet), spanning five levels. The retail space has now been fully taken up. To satisfy the needs of high-end millennials, the mall will offer trendy international brand flagship stores, all-day dining featuring a variety of cuisines, specialty outdoor dining, outdoor landscaped co-sharing spaces for leisure, and much more. Some of the tenants will be newcomers to Shanghai.

Construction work in ITC's third phase is progressing smoothly. The future 220-metre grade-A office building has now reached the ground floor. Phase 3 will comprise a world-class shopping mall, a luxury hotel and two grade-A office towers, including a 370-metre skyscraper which is set to become the tallest building in Puxi.

Nanjing IFC

Nanjing IFC is the Group's third IFC project and its first-ever investment in Nanjing. Boasting a gross floor area of 316,000 square metres (3.4 million square feet), the project will comprise super grade-A offices, a grand luxury shopping mall and a five-star hotel. The Hexi Central Business District project is one of the few integrated developments designed atop a Nanjing metro station.

Nanjing IFC will have two office towers. Nanjing One IFC, which offers a gross floor area of about 46,450 square metres (500,000 square feet), was completed in mid-2019, and tenants are gradually moving in. Major tenants include a US co-working space operator, a renowned bank and leading multinationals in industries ranging from logistics to oil and gas. The 290-metre tall Nanjing Two IFC will provide about 139,400 square metres (1.5 million square feet) of office space. The tower has been topped out, and interior decoration work is underway. It will be completed in mid-2020 and pre-leasing negotiations are underway.

The grand, luxury Nanjing IFC mall will house top-notch international brands, some of them newcomers to Nanjing, creating a brand-new one-stop shopping, entertainment and leisure destination. The retail section will cover a gross floor area of over 93,000 square metres (one



Shanghai ICC is conveniently accessible in the heart of Huai Hai Middle Road, Puxi
上海环贸广场位于浦西淮海中路中心地带·交通便捷

million square feet) on nine levels. There will be landscaped zones on the ground floor, podium and different levels. An alfresco dining zone will also be available to provide a fresh experience in the thriving business district. The mall is carrying out enhancement work, with expected completion in 2021. The team is in pre-leasing talks with top-tier international brands, and the response has been enthusiastic.

The Nanjing IFC integrated development will house the Andaz Nanjing, a five-star boutique hotel with 366 guest rooms and suites, coupled with comprehensive facilities, including a swimming pool, gymnasium, all-day dining restaurant, meeting venues and much more. The hotel is scheduled to open in 2021.

Other integrated developments

The Group is building three projects in Suzhou Yuanqu, consisting of the Suzhou ICC integrated complex on the east bank of Jinji Lake, the Four Seasons Hotel Suzhou and Lake Genève deluxe residences on two adjacent sites on the south bank of Jinji Lake. The Suzhou ICC will offer a gross floor area of about 185,800 square metres (two million square feet), comprising offices, a trendy shopping mall and residential space. The 298.5-metre tall complex will have 68 storeys, with levels 41 to 68 residences, providing 385 deluxe, super high-rise residential units in multiple layouts for local and expatriate elites. The Group holds a 90% stake in the overall project.

TODTOWN, in Minhang's Xinzhuang business hub, Shanghai, is a 35%-owned, large-scale integrated project which is also the first transit-oriented integrated complex in the mainland. Offering a gross floor area of over 371,600 square metres (four million square feet), the phased development is being built around a public transport node, featuring an integrated community with residences, offices, a hotel and a shopping mall.

The 40%-owned Hangzhou MIXC is the Group's first integrated development in Hangzhou. Located in the Qianjiang New City Central Business District, the complex provides a gross floor area of over 550,000 square metres (six million square feet) in two phases, comprising residences, a grand shopping mall, offices, serviced apartments and the Park Hyatt Hangzhou.

集团以地标综合发展项目走进上海及长三角

集团在香港多个交通便利的位置兴建大型综合发展项目，不仅照顾到项目用户的工作及生活需要，更带动周边经济活动，为社区发展增添色彩。集团在投资上海及长江三角洲时，也将此发展模式引进不同城市，在重要交通枢纽位置发展大型综合项目，为当地引入优质商业及住宅项目，提升生活品质。其中已落成的综合发展项目已成为市内地标项目，为集团在内地打响优质品牌的称号。

上海国金中心

上海国金中心为集团在沪首个综合发展项目，位于浦东陆家嘴金融贸易区核心地段，由两座超甲级写字楼、上海国金中心商场、服务式公寓国金汇及上海浦东丽思卡尔顿酒店组成，属上海市重要地标。项目坐拥完善交通网络，紧接延安东路隧道浦东首个出口，往返浦江两岸十分便捷，而且商场底层接驳地铁陆家嘴站。

上海国金中心写字楼的设计参考香港国际金融中心的规格。集团在其所占楼面平均出租率逾95%，租户主要是知名金融机构、银行及专业服务机构。

上海国金中心商场云集逾260间国际顶级品牌及全球旗舰店，其中包括全球单层最大的路易威登旗舰店、全中国第一间苹果旗舰店以及逾30间世界级品牌旗舰店。商场不断引进多元化商户组合，如顶级国际钟表及珠宝区、奢宠美容专区、奢华男士区、潮流时尚品牌及米其林星级食府等，提升独特性。商场地面

楼层日前完成了品牌优化升级，并加入了高端品牌旗舰店。

国金汇提供五星级服务式套房，为高级管理人员及旅居当地的外籍人士，提供豪华居住空间、完善配套设施及细致周到的服务，在业界获最佳服务式公寓殊荣。

上海浦东丽思卡尔顿酒店备受追求生活品味的旅客欢迎，也是市内的社交宴会及娱乐热门场所。酒店餐饮备受赞赏，其餐厅和酒吧均在国际旅游评论网站获选为“上海10大最佳美食餐厅”。

上海环贸广场

上海环贸广场由两座超甲级写字楼、环贸IAPM商场及豪华住宅上海天玺组成。项目位于浦西淮海中路的核心地带，可经由复兴东路、人民路和延安东路三条隧道往来浦江两岸，毗邻高架道路，也可纵横市内各区。项目更坐落于三条主要地铁线的交汇处上盖，现为浦西具代表性的综合项目之一。

上海环贸广场写字楼部分由两座超甲级写字楼组成，设计时尚，配套先进。租户包括来自多个行业的知名跨国公司 & 内地企业。

环贸IAPM商场为上海市首个融合了“品味生活杂志”及“夜行消费购物模式”的商场。场内约有240个国际高端潮流品牌，其中一成商户是首次进入内地市场，一成半为首度进驻上海，另有高级品牌的“期间限定”店，品牌种类丰富。商场更将科技应用到推广活动上，为顾客提供具吸引力及互动性的消费体验。环贸IAPM商场营业时间至晚上11时，餐饮商户营业至凌晨，方便工作繁忙的白领及夜游族不受时间束缚，尽情购物休闲。

豪华住宅上海天玺设有两种标准四房户型、花园户型及带私家泳池的顶层复式户型，配备设施齐全的豪华会所。项目东望小陆家嘴，南眺徐汇区城市商业中心，北向淮海路、南京西路商圈，四周绿树环绕，景致优美，尽览市中心全景，珍贵罕有。

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Rendering效果图

The ITC integrated development in the core of the Shanghai Xujiahui business hub spans a gross floor area of 706,100 square metres (7.6 million square feet)
ITC综合发展项目位于上海商业区徐家汇核心地段，总楼面面积达706,100平方米（760万平方呎）



Office tenants at Nanjing One IFC are gradually moving in
租户现正陆续迁入南京国金中心一期写字楼

ITC

ITC位于上海商业区徐家汇核心地段，总楼面面积达706,100平方米（760万平方呎），现正分三期兴建为庞大的综合发展项目，汇聚逾371,600平方米（400万平方呎）顶级写字楼、超过278,700平方米（300万平方呎）优质零售楼面及一间豪华酒店。整个项目预计可于2023年底完成。

ITC综合发展项目位置优越，毗邻徐家汇地铁站，该站为三条现有地铁线及两条拟建地铁线的交汇处。项目还将设有多条带顶棚式行人天桥，在“空中”连接邻近商业大厦，四通八达。

ITC一期和二期的写字楼总楼面面积合共45,500平方米（490,000平方呎），出租率约92%。一期写字楼租户包括著名酒店营运商等知名跨国企业，二期整幢由著名运动用品品牌Adidas承租，作为其亚太区总部。

ITC一期的高端时尚商场将于今年第四季开业。商场总楼面面积约32,000平方米（340,000平方呎），共分五层，现已全部租出。为迎合千禧一代的高端顾客需求，商场将带来国际潮流品牌旗舰店、全天候环球餐饮、特色户外餐饮及户外绿化休闲共享空间等，部分商户更是首次进驻上海。

ITC三期的建筑工程进展顺利，建成后楼高将达220米的甲级写字楼现已建至地面层。第三期将提供国际级商场、豪华酒店及两幢甲级写字楼，其中一幢大楼楼高达370米，有望成为浦西最高摩天大厦。

南京国金中心

南京国金中心为集团第三个兴建的国金中心，也是位于南京市的首个投资。项目总楼面面积达316,000平方米（340万平方呎），汇聚超甲级写字楼、高尚购物商场及五星级酒店。项目座落于河西中央商务区，为南京市少有的地铁站上盖综合发展项目。

南京国金中心共有两座写字楼，一期的总楼面面积约46,450平方米（500,000平方呎），刚于今年中竣工，租户相继迁入，主要租户包括美国共享工作间营运商、知名银行以及来自物流、石油和天然气等行业的大型跨国企业。南京国金中心二期楼高达290米，提供约139,400平方米（150万平方呎）写字楼楼面。大楼已经平顶，现正进行室内装修，预计可于2020年中落成，预租洽谈已展开。

南京国金中心商场将以高端时尚作为定位，云集国际顶级品牌，部分更是首次登陆南京，提供一站式崭新的购物、娱乐及休闲体验。商场总楼面面积逾93,000平方米（100



Two riverside sites just acquired in Qianjiang New City Central Business District, Hangzhou. The eastern site (right) and the western site (left) will be jointly developed into a landmark integrated project. 集团刚投得杭州市钱江新城中央商务区江河以东(右)及以西(左)的地皮，将联合发展为地标综合项目。

万平方呎），共分九层。项目首层、基座顶部及不同楼层将设有多个绿化空间，另设户外餐饮区，为繁盛的商业区带来新体验。商场现正进行优化工程，预计可于2021年竣工。目前正与多个国际顶级品牌洽谈预租事宜，市场反应热烈。

南京国金中心综合发展项目将设有五星级精品酒店南京安达仕。酒店将提供366间客房及套房，配套设施齐备，设有游泳池、健身房、全天候餐厅及会议活动场地等。酒店预计将在2021年开业。

其他综合发展项目

集团现正于苏州市区发展三个项目，由坐落于金鸡湖东岸的综合发展项目苏州环贸广场，以及位于金鸡湖南岸两幅相邻土地的苏州四季酒店及豪华住宅湖滨四季组成。苏州环贸广场总楼面约185,800平方米（200万平方呎），提供写字楼、时尚商场及住宅。大楼总高达298.5米，共68层，其中第41-68层将为住宅，提供385个顶级超高层住宅单元，户型多元化，定可吸引大量国内外精英人士入住。集团于整个项目占90%权益。

集团持有35%权益的上海闵行莘庄商业区大型综合项目天荟，属内地首个以公共交通为导向发展的综合项目。项目总楼面面积逾371,600平方米（400万平方呎），以公共交通枢纽作为核心，现正分期发展为汇聚住宅、写字楼、酒店及商场的综合社区。

集团在杭州的首个综合发展项目为杭州万象城，于整个项目所占权益为40%。项目位于钱江新城中央商务区，总楼面面积逾550,000平方米（600万平方呎），分二期发展，汇聚住宅、大型商场、写字楼、服务式公寓及杭州柏悦酒店。

Addition of two sites in Hangzhou 新增两幅杭州地皮

In August this year, the Group acquired two riverside sites in Qianjiang New City Central Business District, Hangzhou, via government tenders, with a respective 45% and 50% stake in the east and west sites. Ideally located at the intersection of the Qiantang River and the Beijing-Hangzhou Grand Canal, the sites are adjacent to two metro stations under construction, about a 15-minute drive to the Hangzhou East Railway Station. The two sites will be jointly developed into a landmark integrated project with high-end offices, retail space, residences and hotels, providing a total above-ground gross floor area of about 836,000 square metres (nine million square feet).

集团于今年八月通过政府招标，购入两幅位于杭州市钱江新城中央商务区的临江用地。集团在江河以东和以西的地皮分别持有45%和50%权益。该两幅地皮位于钱塘江与京杭大运河的交汇处，地理位置优越，毗邻两个兴建中的地铁站，前往杭州火车东站约15分钟车程。该两幅地皮的地上总楼面面积约836,000平方米（900万平方呎），将联合发展为地标综合项目，提供高级写字楼、商场、住宅和酒店。

St. Barths sea view¹ residences in Ma On Shan now completed

马鞍山云海落成交付 尽享海景¹优势

St. Barths, Phase 1 of the St. Barths Development in Ma On Shan, has been completed with owners taking possession of their new homes. Taking advantage of the natural landscape, the low-density residential development has its both sides facing the sea¹ and near the MTR station. Its exquisite residents' clubhouse and landscaped garden spice up its premium, privileged lifestyle.

Designed to fit in with the natural environment

The St. Barths Development was well-planned to fit in with the natural environment with a stepped building design which was adopted to create a perfect match. St. Barths is only a few minutes' walk² to MTR Wu Kai Sha Station, yet close to Starfish Bay and To Tau Wan, while facing the Plover Cove Reservoir Dam in Tai Mei Tuk. Residents can enjoy both the leisurely Sai Kung lifestyle³ and the convenient transportation network.

All-round facilities at a top-notch residents' clubhouse

St. Barths Development offers a top-notch residents' clubhouse⁴ to complement the resort-style lifestyle. The residents' clubhouse and outdoor greenery span about 130,000 square feet, including a landscaped rooftop garden. The comprehensive facilities in the residents' clubhouse include an approximately

50-metre-long outdoor swimming pool⁴, an approximately 25-metre-long indoor swimming pool⁴, a children's pool and a spa. The all-weather, 24-hour gymnasium⁴ provides the latest fitness equipment. Some of the stationary bikes even offer virtual reality games. There are four multi-purpose banquet rooms, some with kitchenware and Japanese Teppanyaki grill tables. There are also three outdoor barbeque areas.

Innovative, smart property management service

St. Barths applies smart technology to deliver convenient, premium property management services. Residents can download the estate's exclusive mobile app⁵ and use a mobile pass to access the estate lobby, residents' clubhouse and lifts. And they can use the mobile app to generate visitor QR codes for identification. In addition, residents can book the residents' clubhouse venues or home convenience service⁵ via the mobile app. Service charges and even

management fees can be paid through the mobile app. The smart service has been extended to the carpark. Residents no longer have to tap a card to access the carpark when driving their registered vehicle for added convenience.

集团位于马鞍山的云海发展项目第一期云海日前落成，业主现正陆续收楼。发展项目规划迎合天然地势，属两面向海¹的低密度住宅。同时邻近铁路，加上精致的住户会所连带园艺花园，提供优质高尚的生活体验。

规划配合自然环境

云海发展项目的规划配合自然环境地势起伏，阶梯式的建筑物布局浑然天成。云海距离港铁乌溪沙站仅数分钟步程²，发展项目同时毗邻海星湾和渡头湾，对岸则为大尾督船湾淡水湖堤坝，住户可兼享“西贡式悠闲生活”³和便捷的交通网络。



顶级住户会所 设施齐备

云海发展项目精心打造顶级住户会所⁴，缔造度假式休闲享受。住户会所连带户外园林，总面积约130,000平方呎，天台更设有园艺花园。住户会所设施多元化，设有长约50米室外游泳池⁴、长约25米室内游泳池⁴、儿童嬉水池及水疗按摩室。健身房⁴全天候24小时开放，运动器材新颖，部分健身单车甚至配备虚拟现实游戏功能。会所设有四个多功能宴会厅，部分配备厨具及日式铁板烧吧台，另有三个户外烧烤区。

创新智能物业管理服务

云海在物业管理服务上运用智能科技，提供方便优质的服务。住户只需安装屋苑专属的手机应用程序⁵，即可凭手机进出住户大堂、住户会所和使用电梯，还可为访客生成二维码，方便核实身份。此外，住户可通过手机应用程序预约住户会所场地或家居服务⁵，服务费以至管理费均可通过手机应用程序缴付。智能化服务更延伸至停车场，住户驾驶已登记车辆出入时，无需拍卡即可出入，方便省时。

Notes

1. The said view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the view and surrounding environment.
2. Walking time is estimated using the shortest route. Actual walking route and time may differ.
3. Sai Kung-style leisurely living experience only refers to a leisure living style generally and does not indicate that the development is situated in Sai Kung. The development is actually situated in Ma On Shan.
4. All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouse and recreational facilities may not be operational at the time of handing over of the residential properties, subject to the approval by relevant Government authorities. The names of the sections and facilities of the clubhouse are marketing names only and will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title documents.
5. Owners are required to arrange their own network connection service. Note: The property management services and other abovementioned services will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party companies may determine the charges, terms of use, operation hours and service provision period of its management service or other abovementioned services at their own discretion, but subject to the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents. Catering service is subject to the issuance of relevant licenses. The mobile phone app's functions and coverage of service may be modified, expanded, reduced or adjusted from time to time without prior notice to purchasers. The app may not be available for immediate use at the time of handing over of the residential properties. The above information does not constitute and shall not be construed as constituting any offer, representation, undertaking or warranty (whether express or implied) by the Vendor in relation to the usage, operation and/or provision of any relevant facilities and/or services.
6. This photograph was taken at St. Barths on 27 June 2019. It has been edited and processed with computerized imaging technique and is for reference only.

备注

1. 所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
 2. 步行时间以最短路线估算，实际步行路程及时间因人而异。
 3. “西贡式悠闲生活”仅泛指悠闲生活方式，并不表示发展项目位处西贡，发展项目所实际位处之区域为马鞍山。
 4. 所有发展项目内的住宅物业的业主、住客及其宾客均可使用住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用，以相关部门批准为准。会所各区域及设施的名称为推广名称，将不会在公契、临时买卖合约、买卖合约、转让契、或其他业权契据中显示。
 5. 业主须自行安排网络连线服务。
- 注：管理服务及其他上述服务将由发展项目的管理人或其他合约聘用的第三者公司所提供。管理人或合约聘用的第三者公司可自行决定就其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规限。餐饮服务须待取得有关牌照后方可提供。流动智能电话的应用程序的功能及覆盖的服务可能不时作出修改、增加、删减或调整，而须事先通知买方。应用程序于入伙时可能未必能即时启用。以上资料并不构成或不应被视为对任何有关设施及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。
6. 此图片于2019年6月27日拍摄于云海，并经电脑修饰处理，仅供参考。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 - 3 Sandalwood Court, Towers 1 - 2 Cedar Court and Towers 1 - 2 Maple Court of the residential development in Phase 1 is called "St. Barths")

Name of the Phase of the Development:

Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths")

District: Ma On Shan

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road

The website address designated by the Vendor for Phase 1 of the Development: www.stbarths.com.hk/p1

The website address designated by the Vendor for Phase 2 of the Development: www.stbarths.com.hk/p2

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: Good Assets Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited

Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin

Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor of Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Mayer Brown, Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 25 October 2019

发展项目期数名称：云海发展项目（“发展项目”）的第一期（“第一期”）（第一期中住宅发展项目的Sandalwood Court第1座至第3座、Cedar Court第1座及第2座及Maple Court第1座及第2座称为“云海”）

云海发展项目（“发展项目”）的第二期（“第二期”）（第二期中住宅发展项目的41座洋房及26座别墅称为“云海别墅”）

区域：马鞍山

本发展项目第一期及第二期的街道名称及门牌号数：耀沙路9号

卖方就本发展项目第一期指定的互联网网站的网址：www.stbarths.com.hk/p1

卖方就本发展项目第二期指定的互联网网站的网址：www.stbarths.com.hk/p2

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：Good Assets Limited

卖方之控股公司：新鸿基地产发展有限公司、Time Effort Limited、华益控股有限公司

本发展项目第一期及第二期的认可人士：叶嘉伟

本发展项目第一期及第二期的认可人士以其专业身份担任经营人、董事或雇员的商号或法人：吕元祥建筑师事务所（香港）有限公司

本发展项目第一期及第二期的承建商：添辉建筑有限公司

就本发展项目第一期及第二期的住宅物业的出售而代表拥有入行事的律师事务所：孖士打律师行、薛冯岑律师行

已为本发展项目第一期及第二期的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司

已为本发展项目第一期及第二期的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

卖方建议准买方参阅有关售楼说明书，以了解本发展项目第一期及第二期的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期：2019年10月25日

Cullinan West III in South West Kowloon[#] now on the market

西南九龍[#]匯璽III現正發售

The Group is developing a major residential project above MTR Nam Cheong Station. Cullinan West, Phase 2A of the development, and Cullinan West II, Phase 3 of the development, attracted a favourable response at the sales launch. To continue the strong momentum, Cullinan West III, Phase 5 of the development, was released on the market in mid-September 2019 to an overwhelming response.

Facing the sea with twin clubhouses

Cullinan West III has three high-rise residential towers and two low-rise blocks, providing 1,172 residential units of 267 to 2,171 saleable square feet. The flat mix ranges from studios to four-bedroom units, with nearly 85% of the units being two-bedroom units or smaller flat mixes.

Cullinan West III was designed to spread out along the harbourfront to provide most units with extensive views¹. The twin clubhouses² of Cullinan West III were built in two phases. The clubhouses spans over 180,000 square feet, with communal gardens and leisure space. A wide range of recreational facilities are provided, including an approximately

50-metre outdoor swimming pool, an approximately 25-metre children's swimming pool and a jacuzzi. The gym has a weight-lifting zone with a large number of high-tech fitness equipment, as well as a boxing ring and aerial yoga facilities. Residents can play badminton or basketball in the multi-purpose sports hall. The children's area has a children's library, children's basketball court and double-decker playground with tunnel slides. There is also a multi-purpose function room, a private entertainment room and much more.

Convenience of double railway line access and comprehensive community facilities

Cullinan West III, atop MTR Nam Cheong Station, is set to benefit from its prime location as Nam

Cheong Station is the only MTR interchange station that connects to both the West Rail Line and Tung Chung Line. Residents can enjoy transport convenience travelling to various locations, including the city centres on Hong Kong Island and in Kowloon, northwest New Territories and Hong Kong International Airport, as well as excellent access to the mainland Express Rail Link.

Cullinan West III has a large flagship mall called V Walk at its podium, housing a variety of tenants. Residents can access it direct from the estate, putting enjoyable shopping and dining, as well as entertainment and leisure options, just a few steps away.

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Cullinan West III's clubhouse features an approximately 50-metre outdoor swimming pool³
匯璽III会所設有長約50米的室外泳池³

集团现正在港铁南昌站上盖，发展全新大型住宅项目。项目第2A期汇玺及第3期汇玺II推出时，备受市场欢迎。承接优势，项目第5期汇玺III于2019年9月中开售，反应热烈。

迎海而建 双会所设计

汇玺III由三座高座住宅大楼及两座低密度住宅大楼组成，共提供1,172个住宅单位，实用面积由267至2,171平方呎。间隔由开放式至四房均有，当中的两房或以下单位占总数近85%。

汇玺III迎海而建，整体规划采用横排式设计，令大部分单位都可享开扬景观¹。汇玺III特设双会所²，分两期发展。住客会所连同公用花园及游乐地方总面积逾180,000平方呎，设有多元化康乐设施，包括长约50米室外泳池、长约25米儿童专用泳池及按摩池。健身室设有重量训练区，并购置了大量新颖的健身器材，另有拳击擂台及空中瑜伽设施。会所的多用途竞技场可用作羽毛球场或篮球场。儿童区有儿童阅读阁、儿童篮球场及连接管道滑梯的双层玩乐设施。会所亦设有多用途宴会厅及私人影院厅等。

汇聚双铁路优势 社区配套完善

汇玺III位处港铁南昌站上盖，属于唯一贯穿西铁线及东涌线的港铁交汇点，坐享双铁路优势。住客来往港九市中心、新界西北、香港国际机场，以至连系内地高铁网络亦十分便捷。

汇玺III基座设有大型旗舰商场V Walk，商户组合多元化。住客可由屋苑直达商场，衣食住行娱乐消闲近在咫尺。

Notes

South West Kowloon is defined according to Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3 Oct 2014 by Town Planning Board (www.ozp.tpb.gov.hk).

1. The above serves only as a brief description of the surrounding area of Cullinan West III Development. It does not represent all units or all parts of the units and can only be used for reference only. The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units or all parts of the units. The surrounding buildings and environment may change from time to time. The Vendor does not make any contractual term, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.

2. Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names will not appear in the deed of mutual covenant, the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The facilities of the clubhouse and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of the various facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse regulations and the actual site conditions. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or may require additional payments.

3. The photo, taken on 29 November 2018 at the Development, has been processed with computerized imaging technique and is for reference only. It does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Development. This photo does not constitute or shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any Purchaser. The Purchaser must not rely on this photo for any use or purpose. For details of the Development, please refer to the sales brochure.

备注

西南九龙乃根据城市规划委员会于2014年10月3日公布的西南九龙分区计划大纲核准图编号S/K20/30(www.ozp.tpb.gov.hk)定义。

1. 上述仅为汇玺III发展项目周边环境的大概描述，并不代表其所有单位或单位所有部分同时享有上述景观。所述景观受单位所处楼层、座向及周边建筑物及环境影响，并非适用于所有单位或其所有部分，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之合约条款、要约、陈述、承诺或保证。

2. 会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在公契、临时买卖合约、买卖合约、转让契或其他业权契据中显示。会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所不同设施之开放时间及使用受相关法律、批地文件、公契条款、会所使用守则及现场环境状况限制。会所/康乐设施于发展项目住宅物业入住时未必能即时启用。部分设施及/或服务的使用或操作可能受制于政府有关部门发出之同意书或许可证或须额外付款。

3. 相片于2018年11月29日于发展项目内拍摄，并经电脑相片技术作修饰处理，仅供参考，并不构成亦不得诠释作任何卖方就发展项目明示或隐含之合约条款、要约、承诺、陈述或保证。此相片并不构成或不应被视为任何有关会所及/或康乐设施之实际设计、布局、间隔、建筑、位置、装置、装饰物、设备、家具、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑物任何明示或隐含之合约条款、要约、承诺、陈述或保证。卖方保留其修改及改变会所及/或康乐设施任何部分及其所有设施之绝对权利，事先毋须通知任何买家。买家切勿依赖此相片作任何用途或目的。有关发展项目的详细资料，请参考售楼说明书。

Name of the Phase of the Development: Phase 5 ("the Phase") of Cullinan West Development (Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the residential development in the Phase is called "Cullinan West III")

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.cullinanwest3.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"), Joynield 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 Owner: West Rail Property Development Limited

Holding companies of the 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, 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: 10 July 2020. 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.

Please refer to the sales brochure for details.

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

Date of Printing: 25 October 2019.

发展项目期数名称：汇玺发展项目的第5期（“期数”）（期数中住宅发展项目的第6座、第7座、第8座、皇钻汇及慧钻汇称为“汇玺III”）

区域：西南九龙

期数的街道名称及门牌号数：深旺道28号

卖方就期数指定的互联网网站的网址：

www.cullinanwest3.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：南昌物业发展有限公司（作为“拥有人”）、仲益有限公司（作为“如此聘用的人”）（备注：“拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监管期数的设计、规划、建造、装置、完成及销售的过程的人士。）

拥有人的控股公司：西铁物业发展有限公司

如此聘用的人的控股公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鸿基地产发展有限公司

期数的认可人士：陈韵明

期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法人：巴马丹拿建筑及工程有限公司

期数的承建商：新辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所：的近律师行、司力达律师楼、开士打律师行、胡关李罗律师行、王潘律师行

已为期数的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司

已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

尽卖方所知的期数的预计关键日期：2020年7月10日。预计关键日期是受到买卖合约所允许的任何延期所限制的。

卖方建议准买方参阅有关售楼说明书，以了解发展项目或期数的资料。

详情请参阅售楼说明书。

本广告由如此聘用的人在拥有人的同意下发布。

印制日期：2019年10月25日

Mount Regency Phase II in Tuen Mun continues to witness brisk sales

屯门御半山II期延续销情理想

Situated in a prestigious residential site in Tuen Mun, Mount Regency Development is a brand new signature residential development in the district, offering over 1,000 residential units. The strategic location is gifted with lush greenery¹ set against the backdrop of Tai Lam Country Park and served by a comprehensive transportation network. Following strong sales in Phase 1 of the development, Phase 2 was put on the market in late June. The strong momentum continued with 260 Mount Regency Phase II residential units sold by 20 October 2019. Total contracted sales exceeded HK\$1,600 million.



This image was taken from some height above the Development on 4 September 2018 and has been processed with computerized imaging techniques. The general appearance of Phase 1 and/or Phase 2 of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding Phase 1 and/or Phase 2 of the Development. The image does not illustrate the final appearance or view of or from Phase 1 and/or Phase 2 of the Development or any part thereof and is for reference only. Phase 1 and/or Phase 2 of the Development were still under construction when the image was taken. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the environment, structures and facilities surrounding Phase 1 and/or Phase 2 of the Development.

相片于2018年9月4日在发展项目附近上空拍摄，并经电脑修饰处理，发展项目第1期及/或第2期之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目第1期及/或第2期大约之周边环境、建筑物及设施，并非作展示发展项目第1期及/或第2期或其任何部分最后完成之外观或其景观，仅供参考。拍摄时，发展项目第1期及/或第2期仍在兴建中。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展项目地盘、其周边地区环境及附近公共设施有较佳了解。卖方就发展项目第1期及/或第2期的周边环境、建筑物及设施不作出任何明示或隐含之要约、承诺、陈述或保证。

A new standard for chic living

The design and facilities of Mount Regency Phase II have been thoughtfully planned to set a new standard for chic living in the neighbourhood. Phase 2 will provide 495 residential units, with typical units ranging from 250 to 591 saleable square feet², from studios to three-bedroom units, offering many more choices than Phase 1. Most of the units will have one or two bedrooms. Special units will also be available to suit the needs of different buyers.

The residents' clubhouse will be designed by an internationally renowned interior designer. The clubhouse and communal gardens will span more than 75,000 square feet with all-round facilities, including a 24-hour gym, an indoor heated swimming pool, a multi-purpose sports hall, a children's area, a banquet room with a Japanese Teppanyaki grill table and more^{3,4}. Introducing the co-sharing concept, the residents' clubhouse will be equipped with WiFi, USB sockets for electronic devices, locker service, a 24-hour online shopping self-pickup service, a laundry and dry cleaning service with self-pickup service at lockers and more⁴.

Comprehensive transportation network; set to enjoy the opportunities in the Greater Bay Area

Mount Regency Phase II is well-served by a comprehensive transportation network. Different modes of public transport, such as bus, minibus and railway, provide residents with direct access to the core business districts on Hong Kong Island and Kowloon, such as Tsim Sha Tsui, Kowloon Station, Central and Wan Chai North^{5,6,9}.

The Development is only about a three-minute walk⁷ away from the nearby Light Rail Prime View Stop. Taking Light Rail from there, it takes approximately seven minutes⁸ to connect to West Rail Line. From West Rail Siu Hong Station, it is about 11 minutes⁹ to Yuen Long Station, about 37 minutes⁹ to Kowloon Station and about 40 minutes⁹ to Hong Kong Station. The Development is only about a half-minute walk⁷ to the green minibus 46A terminus⁵ for speedy transport to Tuen Mun's flagship mall V City. It is approximately a 2.5-minute⁷ walk to the Prime View bus stop, which offers multiple routes connecting to the core of Hong Kong Island and Kowloon^{5,6}. Alternatively, it takes only a few minutes walk⁷ to Hung Kiu where there are about 20 bus⁶ and minibus routes^{5,10}.

The district is also supported by major infrastructure that links it to key economic and trade zones in the Greater Bay Area. Tuen Mun is therefore considered to be the centre of the Guangdong-Hong Kong-Macao economic integration area, indicating its vast development potential.

御半山发展项目位于屯门尊尚住宅地段，是区内过千伙的全新地标式住宅发展项目，拥有策略性的地理优势，背靠大榄郊野公园，饱览秀丽翠绿景致¹，同时可享完善交通配套设施。承接发展项目第1期的强劲销情，集团于6月底开售第2期。延续旺势，截止2019年10月20日，御半山II期已售出260个住宅单元，合约销售总额逾16亿港元。

时尚生活新指标

御半山II期建筑设计及配套规划别出心裁，势将成为区内时尚生活的新指标。第2期提供495个住宅单元，标准单元实用面积²由250至591平方呎。户型比第1期更多元化，由开放式至三房单元均有，主打一房至两房单元，另设特色单元，配合不同买家的居住需要。

住客会所由国际著名室内设计师精心打造，会所连园林面积逾75,000平方呎，设施多元化，包括24小时健身室、室内恒温游泳池、多用途室内运动场、儿童休憩空间及附设日式铁板烧吧台的宴会厅等^{3,4}。住客会所特别引入“共享空间”概念，提供无线网络、电子产品USB插头、储物柜服务、24小时网购自提服务、洗衣及乾洗服务，并由专人送回储物柜供住客自行领取等⁴。

完善交通网络 坐拥大湾区机遇

御半山II期坐拥四通八达的交通网络，多元化交通如巴士、小巴及铁路接连港九核心商业区如尖沙咀、九龙站、中环及湾仔北^{5,6,9}。

发展项目与邻近的轻铁景峰站仅需约三分分钟步程⁷；由轻铁景峰站乘搭轻铁，约七分钟⁸即可连接西铁线。由西铁兆康站往元朗站只需约11分钟⁹、九龙站约需37分钟⁹，至香港站只需约40分钟⁹。发展项目与46A专线小巴总站⁵仅距约半分钟步程⁷，迅速往返屯门旗舰商场V City。步行约2.5分钟⁷即抵达景峰巴士站，多线迅速连接港九核心区域^{5,6}。另只需短短数分钟⁷，即可步行至红桥搭乘位于红桥约20条巴士⁶及小巴路线^{5,10}。

区内更有多项大型基建贯通大湾区经贸重地，可算是粤港澳经济融合的中心区域，发展潜力尽显。

Notes

1. Phase 1 and/or Phase 2 of the Development and its surrounding environment, buildings and facilities may change from time to time. The view of the completed units will be affected by the unit's orientation, floor level, surrounding environment, buildings and facilities. The Vendor does not make any offer, undertaking, representation or warranty, whether express or implied.

2. Saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas 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.

3. The clubhouse and/or recreational facilities may not be available for immediate use at the time of handover of Phase 1 and/or Phase 2 of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government departments or additional payments. The Vendor reserves the right to amend the aforesaid and all those facilities, design, fees and usage not listed.

4. The services stated in this advertisement/promotional material are provided by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may from time to time amend, revise, insert/delete the terms and conditions for the provision of the related service including and not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services may not be available for immediate use at the time of hand over of the residential properties in Phase 1 and/or Phase 2 of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.

5. Source: Transport Department – Hong Kong eTransport: <http://hketransport.gov.hk/?routetype=2003&f=2&l=0> (Date of reference: 22 October 2018)

6. Source: KMB website: <http://www.kmb.hk/tc/> (Date of reference: 14 March 2018); Citybus website: <http://www.nwstbus.com.hk/home/default.aspx?IntLangID=2> (Date of reference: 14 March 2018)

7. The walking times above are measured by the staff during the on-site trial on 26 February 2018. They are for reference only and are subject to the actual road conditions.

8. 7 minutes is the approximate travelling time from Light Rail Prime View Stop to Light Rail Siu Hong Stop. Source: MTR Light Rail Trip Planner website: http://www.mtr.com.hk/ch/customer/lr_jp/index.php?sid=1330&eid=1100 (Date of reference: 22 October 2018). According to MTR website, Light Rail Siu Hong Stop is about a 2 minutes' walk away from West Rail Siu Hong Station. The walking times or journey times stated in this advertisement/promotional material are for reference only. The actual time needed is subject to the actual traffic and road conditions and may be different.

9. Source: MTR website: <http://www.mtr.com.hk/> (Date of reference: 22 October 2018)

10. Source: 16seats.net website: http://www.16seats.net/chi/gmb/gn_44.html (Date of reference: 14 March 2018). The staff made site inspection and rechecking of the minibus stop location of green minibus 44 at Hung Kiu on 15 March 2018.

Note: The transport routes, surrounding environment, buildings and facilities stated in this article may change from time to time and are for reference only. The transport services referred to in this article are provided by third parties. The Vendor does not give any undertaking, warranty or guarantee regarding the provision of such transport services, their details and the routes. The walking times or journey times stated in this article are for reference only. The actual time needed is subject to the actual traffic and road conditions and may be different.



备注

- 发展项目第1期及/或第2期及其周边环境、建筑物及设施可能不时改变，落成后的单位所享有之景观受其座向、楼层、周边环境、建筑物及设施所影响，卖方并不作出任何明示或隐含之要约、承诺、陈述或保证。
 - 实用面积是按照《一手住宅物业销售条例》第8条计算得出，以平方米表述的实用面积由平方米的面积以1平方米=10.764平方呎换算，并四舍五入至整数，以平方米表述的面积可能有些微差异。
 - 会所及/或康乐设施于发展项目第1期及/或第2期入伙时未必即时启用。部份设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。卖方保留一切修改以上及一切未列之设施、设计、收费及用途权利。
 - 本广告/宣传资料载列的服务将由发展项目的管理人或其他合约聘用的第三方公司所提供，详情受制于条款及细则，管理人或合约聘用的第三方公司可自行就有关服务之服务条款及细则作出修订、更改或增减，包括但不限于收费、营运时间及服务期限，而不作另行通知，惟服务须受公契、服务合约或其他相关法律文件所订立的条款限制。服务于发展项目第1期及/或第2期住宅物业入伙时未必能即时启用。如有任何争议，管理人或合约聘用的第三方公司保留最终决定权。
 - 资料来源：运输署 - 香港乘车易网站：<http://hktransport.gov.hk/?routetype=2003&f=2&i=0> (参考日期：2018年10月22日)
 - 资料来源：九巴网站：<http://www.kmb.hk/tc/> (参考日期：2018年3月14日)；城巴网站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (参考日期：2018年3月14日)
 - 以上步行时间由工作人员于2018年2月26日实地步行测试得出，相关资料仅供参考，并受实际路面状况限制。
 - 7分钟为景峰轻铁站至兆康轻铁站所需大约时间。资料来源：港铁公司轻铁行程指南网站：http://www.mtr.com.hk/ch/customer/lr_ip/index.php?sid=1330&eid=1100 (参考日期：2018年10月22日) 根据港铁网站，从兆康轻铁站步行约2分钟可抵兆康西铁站。本广告/宣传资料内所述步行时间或行车时间仅供参考，实际所需时间可能受交通及路面情况限制而有所不同。
 - 资料来源：港铁公司网站：<http://www.mtr.com.hk/> (参考日期：2018年10月22日)
 - 资料来源：《16Seats.net》网站：http://www.16seats.net/chi/gmb/gn_44.html (参考日期：2018年3月14日)；该专线小巴44号位于红桥的分站位置亦由工作人员于2018年3月15日到现场视察及覆核。
- 注：本文内载列的交通路线、周边环境、建筑物及设施等可能不时改变，仅供参考。本文内提及之交通运输服务由第三者提供，卖方对服务提供与否、详情或路线均不作任何承诺或保证。本文内所述步行时间或行车时间仅供参考，实际所需时间可能受交通及路面情况限制而有所不同。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of Mount Regency Development ("the Development") Tower 1A and 1B of the Phase is called "Mount Regency"

Phase 2 ("Phase 2") of Mount Regency Development ("the Development") Tower 2A and 2B of the Phase is called "Mount Regency Phase II"

District: Tuen Mun

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 8 King Sau Lane*

Website address designated by the vendor for Phase 1 of the Development: www.mountregency.com.hk

Website address designated by the vendor for Phase 2 of the Development: www.mountregency2.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: Great Alliance Limited

Holding Companies of the Vendor: Hanpalava Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for Phase 1 and Phase 2 of the Development: Wong Ka Man Carmen

The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited

Building Contractor for Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Woo Kwan Lee & Lo

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 of the Development: The Hongkong and Shanghai Banking Corporation Limited (the undertaking has been cancelled).

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sale).

Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited

The Estimated Material Date for Phase 1 and Phase 2 of the Development as provided by the Authorized Person for Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 31 July 2020 (Phase 1) and 31 August 2020 (Phase 2) ("Material Date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. 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 Phase 1 and Phase 2 of the Development.

This advertisement is published by or with the consent of the Vendor.

Date of Printing: 25 October 2019

*The provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development is completed.

发展项目期数名称:

御半山发展项目("发展项目")的第1期("第1期")期数中的第1A及1B座称为"御半山"

御半山发展项目("发展项目")的第2期("第2期")期数中的第2A及2B座称为"御半山II期"

区域: 屯门

本发展项目第1期及第2期的街道名称及门牌号数: 景秀里8号*

卖方就本发展项目第1期指定的互联网网站的网址: www.mountregency.com.hk

卖方就本发展项目第2期指定的互联网网站的网址: www.mountregency2.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 建良有限公司

卖方的控股公司: Hanpalava Limited, Time Effort Limited, 新鸿基地产发展有限公司

本发展项目第1期及第2期的认可人士: 黄嘉雯

本发展项目第1期及第2期的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 新鸿基建筑设计有限公司

本发展项目第1期及第2期的承建商: 添辉建筑有限公司

就本发展项目第1期及第2期的住宅物业的出售而代表拥有入行事的律师事务所: 胡关李罗律师行

已为本发展项目第1期的建造提供贷款或已承诺为该建造提供融资的认可机构: 香港上海汇丰银行有限公司 (有关承诺已经取消)。

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已为本发展项目第1期及第2期的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知，由本发展项目第1期及第2期的认可人士提供的本发展项目第1期及第2期的预计关键日期: 2020年7月31日(第1期)及2020年8月31日(第2期)。(“关键日期”指批地文件的条件就本发展项目第1期或第2期(视乎情况而言)而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。)

卖方建议准买方参阅有关售楼说明书，以了解本发展项目或本发展项目第1期及第2期的资料。

本广告由卖方或在卖方的同意下发布。

印刷日期: 2019年10月25日

*此临时门牌号有待本发展项目第1期及第2期建成时确认



Hotel VIC has been rebranded as the Hyatt Centric Victoria Harbour Hong Kong
海汇酒店已重新命名为香港维港凯悦尚萃酒店

Hyatt Centric Victoria Harbour Hong Kong takes on a new identity

香港维港凯悦尚萃酒店以全新形象登场

The Group's Hotel VIC on the North Point harbourfront has been rebranded as the Hyatt Centric Victoria Harbour Hong Kong, marking the Hyatt Centric brand's entry into the Greater China region. The rebranded hotel offers comfortable, premium service to those who love exploring, discovering and sharing happy moments.

Stunning harbour views

The Hyatt Centric Victoria Harbour Hong Kong features 665 stylish guest rooms and suites, all boasting magnificent harbour views. A series of quality ancillary facilities are reserved for checked-in guests, including the rooftop outdoor infinity harbour-view pool, sauna and steam rooms, and VR flying machines in the 24-hour fitness centre.

The hotel has three eateries serving food and beverages. Cruise, on the hotel's rooftop, was inspired by the busy cruise ports in Southeast and Northeast Asia. Guests can enjoy Asian delicacies and cocktails while overlooking the panoramic view of the harbour either indoors or outdoors in this sky restaurant and bar. The Farmhouse café on level two delivers a farm-to-table international buffet with indoor and outdoor seating. The Farmhouse Deli provides delicious refreshments.

Easy access with full facilities

The Hyatt Centric Victoria Harbour Hong Kong is part of the Group's grand integrated North Point harbourfront landmark, supported by a comprehensive transportation network. The hotel is only about two minutes' walk from MTR North Point Station. Also close by are the North Point Ferry Pier, tram station and other public transportation. Travelling via the Central-Wan Chai Bypass, guests can go to Central conveniently in less than 10 minutes.

There is also a vast array of shopping, dining and leisure options available for hotel guests at Harbour North, which is the retail portion of the Victoria Harbour Development.

集团位于北角海滨地段的海汇酒店，早前重新命名为香港维港凯悦尚萃酒店，成为大中华区首间凯悦尚萃酒店，为热爱探索、发掘及分享快乐时刻的宾客提供舒适优质的服务。

维港醉人景致

香港维港凯悦尚萃酒店提供665间客房及套房，设计时尚，均坐拥维港璀璨景致。酒店设有一系列优质配套设施供住客享用，包括户外顶楼无边际海景游泳

池、桑拿及蒸汽浴室，以及设有虚拟现实飞行健身体验的全天候健身中心。

餐饮方面，酒店共有三间餐厅。位于酒店顶楼的Cruise空中餐厅及酒吧以东南亚及东北亚繁忙的邮轮港口为主题，设有室内雅座和户外露台，方便宾客一边品尝亚洲佳肴和鸡尾酒，一边无遮挡地欣赏维港景色。The Farmhouse咖啡厅位于二楼，设有室内及室外座位，提供由“农场直送”到餐桌的国际自助餐。The Farmhouse Deli饼店则提供各式美味轻食。

交通方便 配套齐全

香港维港凯悦尚萃酒店为集团在北角维港临海大型综合地标的一部分，坐享完善交通网络。酒店距离港铁北角站仅约两分钟步程，而北角渡轮码头、电车站和其他公共交通工具也近在咫尺。经中环及湾仔绕道行驶，10分钟内即可抵达中环，出入方便。

酒店宾客更可在海璇发展项目的零售部分北角汇，享受多元化的购物、餐饮及休闲体验。

V Walk mall in southwest Kowloon soft opening

西南九龙V Walk商场现已试营业

V Walk, the Group's latest flagship mall in the heart of the southwest Kowloon transportation hub, had a soft opening in late July, offering an exquisite, comfortable shopping environment to young families. Sitting atop MTR Nam Cheong Station, the first major flagship mall in the district is set to benefit from this interchange station for West Rail Line and Tung Chung Line. Indoor walkways and bridges connect the mall to nearby major residential developments for added convenience.

A star destination for dining, shopping and fun

The two-storey V Walk houses a variety of tenants, with trendy fashion, skin care and cosmetics, watches and jewellery, specialty restaurants, a cinema, a supermarket and much more. Over 50% of the shops are new to southwest Kowloon, with some making their debut in Hong Kong or in Hong Kong shopping malls.

V Walk offers over 35 highly sought-after eateries, featuring Chinese, Western, Japanese and southeast Asian cuisines, a popular ice-

cream store, family restaurants, 'Instagrammable' Taiwanese tea shops, popular refreshment kiosks and more. Nearly 60% of the specialty restaurants are their first stores in southwest Kowloon, providing broader food and beverage choices to the neighbourhood. As for trendy labels, there are over 30 trendy fashion stars, popular shoe brands, and optical and accessory names. The new mall is set to become a trendy fashion zone.

V Walk has also introduced a new cinema with state-of-the-art audio and visual facilities, offering a classy, tasteful movie experience to residents in the district.

Comfortable shopping and leisure experience

Cladded with glass curtain walls, the new mall presents an unrivalled panoramic view. Plenty of natural light helps create a comfortable environment. V Walk also shares the latest trends and news to customers on the SHKP Malls App. This convenient shopping experience will definitely draw more young people to the mall for shopping, leisure and fun.



Sitting above MTR Nam Cheong Station, V Walk is the retail section of the Cullinan West Development
V Walk位于港铁南昌站上盖·属于汇玺发展项目的商场部分

集团座落于西南九龙核心交通枢纽的全新旗舰商场V Walk，已于七月底开始试营业，属于区内首个大型旗舰商场，为年轻家庭带来别致舒适的购物空间。项目位于港铁南昌站上盖，汇聚西铁线与东涌线的两铁优势，同时设有室内行人通道及天桥，连接附近多个大型住宅项目，四通八达。

星级“食买玩”集中地

V Walk共分两层，商户组合多元化，覆盖潮流服装、美容及化妆品、钟表珠宝、特色餐饮、电影院及超市等，当中逾五成商户属首次进驻西南九龙，部分甚至为全港首店或全港首间商场店铺。

V Walk云集逾35间潮流人气餐厅，包罗中、西、日及东南亚各地名菜、人气雪糕店、亲子餐厅、打卡台式饮品店及热门轻食店等，其中近六成为首次落户西南九龙的特色餐饮，为区内居民提供更多元化的餐饮选择。潮流服饰方面，星级时尚服装、潮流鞋履及眼镜配件等品牌逾30个，势将成为时装潮流集中地。

V Walk还为区内引入全新电影院，配备顶尖影音系统，为居民提供有格调品味的观影享受。

购物休闲舒适惬意

商场采用玻璃幕墙设计，让顾客可以欣赏开阔怡人景观，同时引入大量自然光，环境舒适惬意。V Walk更通过新地商场App向顾客发放最新潮流信息，带来方便极致的购物体验，定可吸引更多年轻人来购物、休闲及娱乐。



Busy scenes at the soft opening of V Walk
V Walk开始试营业·人流畅旺



The mall has introduced a brand new cinema to the neighbourhood
商场为区内引入全新电影院



V Walk is conveniently connected to major residential developments through indoor footbridges
V Walk设有室内行人天桥连接多个大型住宅项目，出入方便



V Walk is the first major flagship mall in the southwest Kowloon
V Walk为西南九龙区首个大型旗舰商场



Trendy fashion brands attract many young people to the mall
多间时尚服装品牌进驻，吸引大批年轻人来“潮圣”



New Town Plaza in Beijing celebrates its grand opening in this July
北京NTP新城广场于今年七月隆重开幕

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New Town Plaza in Beijing grand opening 北京NTP新城广场隆重开幕

New Town Plaza in Beijing, wholly owned by the Group, opened in early July, representing the Group's second commercial project in Beijing. The mall integrates urban living, nature and urban art under the theme 'Enjoy • Nature • Lifestyle Matters' to form the first one-stop premium shopping mall in the district, delivering a brand new shopping and entertainment experience for young, stylish families.

New shopping and leisure destination in Fangzhuang

New Town Plaza in Beijing is located in the core business district of Fangzhuang on South Second Ring Road, which is one of the most densely populated areas in south Beijing. The mall is next to Beijing Metro Lines 5 and 14 and is easily accessed by over 20 nearby bus routes.

New Town Plaza in Beijing boasts a gross floor area of over 20,900 square metres (225,000 square feet). Occupancy is standing at 100%. The five-storey mall houses more than 100 premium brands, covering trendy fashion, sports apparel, digital technology, restaurants and much more, with some international labels

making their debut presence in Fangzhuang. The mall has nearly 40 highly sought-after eateries, including Chinese cuisines from across the country, trendy tea shops, dessert shops, cafés and popular refreshment kiosks.

Featuring a design concept of nature and arts, the mall invited a botanical painter to create nature-themed artistic illustrations to bring seasonal flowers indoors. There are also fresh seasonal flowers blooming in the sky garden at the north and south ends of the roof top.

Experience convenient shopping

The Group's shopping malls have been applying smart technology to deliver premium customer

service, and New Town Plaza in Beijing is no exception. Using the NTP新城广场 WeChat mini-programme, customers can save time queuing for restaurants in the mall by making convenient e-table bookings, pre-orders and e-payment. A quality dining experience is just a tap away on their mobile phones. Customers can earn bonus points right after each purchase, and can redeem their bonus points anytime for free parking, food and beverage cash coupons, shopping mall cash coupons, etc. The bonus points can even be used interchangeably with those of Beijing APM for greater flexibility.

北京NTP新城广场由集团全资拥有，于七月初开业，为集团在京城第二个商业项目。商场以“乐享●自然●生活至上”为定位，结合都市生活、自然生态和潮流艺术元素，属于区内首间一站式优质生活购物商业项目，为年轻时尚家庭带来全新购物娱乐体验。

方庄购物休闲新热点

北京NTP新城广场位于南二环方庄商业圈核心地带，是京城南部人口最密集的地区之一。项目毗邻北京地铁5号及14号线，附近有超过20条公交线贯穿，交通便捷。

北京NTP新城广场总楼面面积逾20,900平方米（225,000平方呎），出租率达100%。商场分五层，汇聚超过100个优质品牌，云集时尚潮流、运动服装、数码科技及餐饮美食等，其中包括多个首次进驻方庄的国际品牌。餐饮方面，有近40家人气餐饮品牌，包罗各省市地道名菜、潮流茶饮店、甜品店、咖啡店及热门轻食店。

商场以大自然及艺术为设计元素，邀请了植物手绘艺术家以大自然为主题，创作艺术插画，将四季花卉融入室内空间。项目顶层南北两侧设置空中花园，花卉植物四季更替，令休憩空间满载清新气息。

便捷购物新体验

集团旗下商场致力应用智能科技，为顾客送上优质服务，北京NTP新城广场也不例外。顾客通过手机上的“NTP新城广场”微信小程序，即可省却排队等位的时间，轻松预约订座、点菜及付款，享受优质餐饮体验。消费完成后，顾客可实时赚取奖赏积分，随时换取泊车优惠、餐饮现金券及商场现金券等优惠，甚至与北京APM的奖赏积分互通使用，增添灵活性。



New Town Plaza in Beijing features over 100 brands to attract young people
北京NTP新城广场云集超过100个品牌，备受年轻人欢迎



Group Chairman & Managing Director Raymond Kwok (fourth right) with top management at the 2018/19 full year results announcement
集团主席兼董事总经理郭炳联(右四)联同管理团队公布2018/19全年业绩

The Group announces 2018/19 full year results

集团公布2018/19全年业绩

The Group's underlying profit attributable to the company's shareholders for the year ended 30 June 2019, excluding the effect of fair-value changes on investment properties, amounted to HK\$32,398 million. Underlying earnings per share were HK\$11.18. The directors have recommended the payment of a final dividend of HK\$3.7 per share. Together with the interim dividend of HK\$1.25 per share, the dividend for the full year will be HK\$4.95 per share, an increase of 6.5% from last year.

Revenue from property sales for the year under review as recorded in the financial statements, including revenue from joint-venture projects, amounted to HK\$41,313 million. Effective from 1 July 2018, the Group has adopted the new accounting standard HKFRS 15 for recognition of property sales. Profit generated from property sales was HK\$18,697 million. The Group achieved contracted sales of about HK\$65,000 million in attributable terms for the year. During the year, the Group's gross rental income, including contributions from joint-venture projects, rose 6% year-on-year to HK\$25,077 million, and net rental income increased by 6% year-on-year to HK\$19,678 million. The growth is mainly attributable to the positive rental reversions both in Hong Kong and on the mainland, as well as the contributions from new properties on the mainland.

Looking forward, the Group will continue to use diversified channels to replenish its land bank, including active land use conversions of its agricultural land in Hong Kong. For property sales, the Group has presold about 70% of 288,000 square metres (3.1 million square feet)

of gross floor area planned for sale in Hong Kong, which is scheduled for completion in the coming financial year. As for the property investment portfolio, despite market uncertainties, there will be extra contributions to the Group's recurring income from newly opened or future premises. In the coming financial year, new contributors will include Hong Kong's V Walk, Harbour North and ALVA Hotel by Royal. On the mainland, there will be the reconfigured New Town Plaza in Beijing, Nanjing One IFC and the shopping mall in One ITC.

集团公布截至2019年6月30日止年度，在撇除投资物业公允价值变动的影响后，可拨归公司股东基础溢利为323.98亿港元；每股基础溢利为11.18港元。董事局决议派发末期股息每股3.7港元，连同中期股息每股1.25港元，全年每股派息4.95港元，较上年增加6.5%。

回顾年内，连同合作项目的收入，财务报表录得的物业销售收入为413.13亿港元。自2018年7月1日起，集团对物业销售收益已采纳新的会计准则《香港财务报告准则第15号》入账。来自物业销售的溢利为186.97亿港元。按所占权益计算，集团在年内录得的合约销售额约达650亿港元。连同合作项目租金收入计算，集团年内的总租金收入按年上升6%至250.77亿港元，净租金收入按年上升6%至196.78亿港元。租金收入增长，主要是由于香港和内地续租租金上升，以及在内地新收租物业带来收益。

展望未来，集团将继续利用多元化途径补充土地储备，包括积极将本港农地转换土地用途。在物业销售方面，集团预计在香港于下一个财政年度，落成作出售用途的楼面面积达288,000平方米（310万平方呎），其中约70%已经预售。在物业投资组合方面，尽管市况不明朗，但新开业或于未来落成的物业将为集团的经常性收入带来额外收益。在下一个财政年度，新收租物业包括香港V Walk、北角汇及帝逸酒店；内地则有经重新间隔的北京NTP新城广场、南京国金中心一期及上海ITC第一期商场。

Changes of Directors and Alternate Director 董事及替代董事的变更

The directors appointed Wu Xiangdong as an Independent Non-Executive Director of the company with effect from 1 September 2019. His extensive experience in the real estate sector on the mainland and in Hong Kong will be beneficial to the Group's long-term business development. In addition, Woo Po-shing resigned as a Non-Executive Director of the company and Jackson Woo ceased to be his Alternate Director, both with effect from 31 August 2019.

董事局委任吴向东为公司的独立非执行董事，自2019年9月1日起生效。吴先生在内地及香港房地产业界拥有丰富经验，对集团长远业务发展将有莫大裨益。另外，胡宝星已辞任为公司的非执行董事，胡家骅也终止出任其替代董事，两者均自2019年8月31日起生效。

SUNeVision announces 2018/19 full year results

新意网公布2018/19全年业绩

SUNeVision Holdings Ltd. achieved solid results for the financial year ended 30 June 2019, with a profit attributable to the owners of the company amounted to HK\$865.2 million for the year, representing an increase of 11%. The underlying profit attributable to the owners of the company (excluding the effect of other gains) was HK\$670.2 million, with an increase of 10%, while EBITDA amounted to HK\$1,056.4 million, rising 20% year on year. Revenue for the year increased 19% to HK\$1,625.1 million, driven mainly by revenue growth from the data centre operations.

SUNeVision is committed to continued investment in existing as well as new infrastructure for business development. The acquisition of the land parcel in Tseung Kwan O, which sits adjacent to MEGA Plus, was completed in January 2019. The new data centre planned for this site is now under preliminary design and construction works. The other site acquired back in January 2018 in Tsuen Wan is now under construction. Upon

completion of the two new data centres, SUNeVision's total portfolio gross floor area will increase to approximately 260,100 square metres (2.8 million square feet).

There have been some major macro uncertainties both globally and in Hong Kong. But data centres are a long-term business, and the demand for data will only become stronger. SUNeVision aspires to capture the opportunity by providing the best infrastructure, connectivity and service possible.

新意网集团有限公司于截至2019年6月30日止的财政年度业绩表现理想，年内公司股东应占溢利为8.652亿港元，增加11%。公司股东应占基础溢利（撇除其他收益的影响）上升10%至6.702亿港元，而EBITDA则按年上升20%至10.564亿港元。年内收入上升19%至16.251亿港元，主要受惠于数据中心业务的收入增长。



新意网致力于持续投资现有及新基础设施，于2019年1月，购入将军澳一幅毗邻MEGA Plus的地皮，预备兴建为全新数据中心，现正进行前期建筑设计工程。至于在2018年1月购入的荃湾地皮，则正在进行施工。待该两个全新数据中心落成后，新意网的物业组合总楼面面积将扩展至约260,100平方米（280万平方呎）。

尽管全球和香港均出现一些重大的宏观不明朗因素，但数据中心是长远业务，市场对数据的需求只会越趋殷切。新意网将提供最好的基础设施、网络连接及服务，望能把握机遇。

SmarTone announces 2018/19 full year results

数码通公布2018/19全年业绩

SmarTone Telecommunications Holdings Limited reported results for the year ended 30 June 2019. During the year under review, the mobile market remained intensely competitive. SmarTone maintained its focus on building a strong brand, strengthening its customer segmentation and enhancing customer experience supported by an excellent network. Customer numbers increased 7% to 2.55 million and postpaid churn rate was at an industry-low of 0.8%.

During the year under review, SmarTone adopted the new accounting standard HKFRS 15. Group service revenue was restated to HK\$4,634 million as part of the revenue in handset-bundled plans was reallocated to handset and accessories sales. Group EBITDA was restated to HK\$1,842 million as handset cost was reflected upfront above EBITDA while net profit was restated to HK\$632 million. Excluding a one-off cost adjustment, underlying net profit would have been HK\$581 million.

The company continued to invest in the latest technologies to deliver excellent network performance. SmarTone was the first operator in Hong Kong to launch Licensed Assisted Access (LAA) to achieve download speed from 600Mbps to 1Gbps. This, in combination with the installation of small cells at selected hotspots, have significantly improved network performance in those high traffic areas. In addition, SmarTone has been investing in preparation for 5G. In March 2019, the company pioneered Hong Kong's first simultaneous 5G live trial in the 3.5GHz and 28GHz bands, which laid the foundation for SmarTone to deliver cutting-edge 5G network performance in the future.

数码通电讯集团有限公司公布截至2019年6月30日止年度的业绩。于回顾年度内，流动通讯市场竞争持续激烈。数码通继续专注于建立强大品牌，加强针对不同客户群的市场策略，并以超卓的网络提升客户体验。客户人数增长

7%至255万人，而月费计划的客户流失率为0.8%，处业界低位。

在回顾年度内，数码通采纳新会计准则《香港财务报告准则》第15号。由于手机月费计划的部份收入被调拨至手机及配件销售，集团服务收入重述为46.34亿港元。故此，手机成本也已直接反映在EBITDA上，令集团的EBITDA重述为18.42亿港元，而净溢利重述至6.32亿港元。剔除一次性成本调整后，基本净溢利为5.81亿港元。

公司通过持续投资最新科技，带来出色的网络表现。数码通是全港首个推出授权辅助接取（LAA）技术的网络商，将下载速度由600Mbps提升至1Gbps，加上在指定热点安装小型基站，大幅提升繁忙地区的网络表现。此外，数码通一直为5G网络积极准备，在2019年3月率先进行香港首个同步使用3.5GHz和28GHz频段的5G网络测试，为数码通未来推出尖端的5G网络服务奠定基础。



CH Tang: Management Trainee Programmes give the Group a youthful impetus

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邓卓轩：管理培训生计划 为集团注入新世代动力

"The Group actively invests in cultivating young talent, which results in a three-way win situation, as it is beneficial for the young people, the company and Hong Kong," said C H Tang, Group Head - Internal Affairs. SHKP's Management Trainee Programmes reflect SHKP's dedication to nurturing promising young people to help them reach their full potential in the future, he added. The Group's comprehensive talent development system has been a crucial cornerstone of the Group's robust growth for more than 40 years.

Continuously improving the Management Trainee Programmes

In the 70s, the Group started recruiting Management Trainees, many of whom subsequently moved into management roles in the Group. "In view of its business development needs, the Group resumed its systematic Management Trainee Programmes in Hong Kong and on the mainland in 2002. The programmes have been in operation since then," he said. According to CH, following a prudent approach, the Group has long established a positive reputation in the market, which is highly appealing to young talent. To help satisfy young people's career aspirations, the Group continues to optimize its programmes to enhance their attractiveness. For example, the Group officially put in place a 'career path' last year. "Generally, as long as their work performance is satisfactory and they meet the evaluation criteria, the Management Trainees can take on a supervisory role after three years, a senior supervisory role after five

years, and a managerial role after eight years, becoming junior managers," said CH. A clear progression path gives Management Trainees greater motivation to work hard to achieve their career goals.

During the three-year programme, Management Trainees who opt for the property businesses stream work in two to three departments in the first year, so that they become familiar with a variety of the Group's businesses. Then they continue their development in a business function of their choice. Management Trainees who opt for a non-property portfolio businesses stream work on research, financial analysis and market study projects at headquarters for the first six months and then work in subsidiaries, where they handle different functions. "The focus of the programmes is to expose Management Trainees to as many businesses and roles of the Group as possible. We also recognize the fact that young people enjoy taking on new

challenges, so during the three years, the Group sends them to various departments or subsidiaries for on-the-job training and work, giving them the kind of freshness that switching jobs can provide," said CH.

Selecting elite candidates from over a thousand applicants every year

According to CH, the Group receives nearly 2,000 application letters every year for SHKP Management Trainees. After a rigorous selection process with different assessment exercises, the Group chooses about ten applicants. "Cultivating talent requires a lot of resources and effort, so we put strong emphasis on the quality of the applicants. The young people who are enrolled in our programmes are definitely the elite," said CH.

CH gave some 'tips' to young people who are interested in applying to become Management Trainees. In addition to outstanding academic performance, they



The Group provides training and internship opportunities for young people with different starting points
集团为处于不同起点的年轻人·提供培训和实习机会



CH is pleased to see children of staff who received sponsorships from the Group to study overseas return with new knowledge
集团资助员工子女到海外交流·看见年轻人学成归来·邓卓轩感到欣慰

should be humble, and have team spirit, excellent numeracy skills and resilience. These attributes will give them a better chance of being hired. He said that the company places a lot of emphasis on an applicant's learning capacity, which is not just an individual quality, but also an attitude. "Those who are humble are more likely to learn with an open mind and value team spirit," he said. The company also assigns Management Trainees projects that involve data analysis, so those with good numeracy skills have an edge. "As future management personnel, they are of course expected to be resilient, so that they can lead a team to face different challenges," said CH.

Emphasizing a strong mentor-mentee relationship

In addition to actual work exposure, the Management Trainees participate in training programmes on diverse topics, such as time management and social etiquette, and language proficiency courses, such as Putonghua, to nourish their growth in a wide range of areas. Another feature of the programme is the assignment of a senior staff member other than the trainee's supervisor as a mentor so that they can gain valuable work and life experience from their mentors, and experience the company's caring culture through their relationship. "This arrangement benefits both sides. The trainees can broaden their horizons with the help of their mentors, while the mentors have an opportunity to better understand the young generation. I found that many mentors and mentees have established a cordial relationship. Quite a number of mentors are even willing to

share past failures with their mentees, so that the trainees can learn from them, which shows their strong mutual trust," said CH. 'Friendships across generations' are prevalent in the Group, he smiled.

Helping young people with different starting points to succeed

The Group is committed to nurturing young talent in all areas through different programmes to support its business growth. The Group has Management Trainee Programmes, and also recruits 'Graduate Engineers – Structural' and construction apprentices, so that it can provide training and relevant professional examination support to those young people. The Group also supports and guides young people to broaden their perspectives and succeed through the SHKP Group Undergraduate Scholarship (for employees' children), the SHKP-AFS Intercultural Exchanges scholarship, and the Modern Apprenticeship Programme, which is co-hosted by Breakthrough.

Learning is certainly not limited to young people. Our management proactively encourages life-long learning for all staff. For example, the Group offers a range of training resources through the SHKP Quality Academy, and provides sponsorships to staff for learning programmes offered by external institutions, including bachelor's and master's degree courses. "The company motivates staff to continuously improve. In recent years, we have strived to elevate our staff's technology application capability to support our business growth. We hope that each member of our staff can keep their curiosity alive and enjoy learning for life," said CH.

A life lesson from long-distance running

A long-distance running enthusiast, CH runs every morning before work, regardless of the weather. Like long-distance runners, Management Trainees need to be able to endure hardships, he smiled. "Long-distance running training must be done step-by-step, gradually adding to the intensity. Rushing can result in injuries, which adversely affect performance. Similarly, the company nurtures its Management Trainees by progressively strengthening their knowledge and experience, which is advantageous to the young people's development in the long-run," he said. While the company hopes the Management Trainees can make their best efforts and deliver outstanding performance, the company is also particular about their establishing a healthy work-life balance. So the company arranges a number of charity events for these young people. "For example, they participate in the SHKP Vertical Run for Charity, organized by the Group, and the Sun Hung Kai Properties Hong Kong Cyclothon, which is sponsored by the Group. They also perform at the company's annual dinner. These activities are not only fun, but also create a better sense of belonging at work," he said.

CH concluded, "Training for long-distance running is actually rather tough, but as long as you are patient and keep it up, your stride will become steadier, and you will be able to run further. The same principle applies to cultivating Management Trainees."

“集团积极投放资源培育年轻人，这不仅令青年人得益，对公司和香港也有好处，能创造‘三赢’局面。”内务部集团主管邓卓轩表示，新地通过管理培训生计划，致力培育有潜质的年轻人，让他们日后尽展所长。完善的人才发展制度，正是集团在四十多年来稳健发展的重要基石。

不断完善“管理培训生”计划

集团于七十年代已开始招募管理培训生，当中不少已成为集团的管理层。

“从2002年开始，集团因应业务持续发展需要，重新在香港和内地有系统地招募‘管理培训生’，计划推行至今。”邓卓轩表示，集团作风稳健，在市场上早已建立良好声誉，对吸引年轻人才大有帮助。另一方面，为满足年轻人对事业发展的期望，集团也不断优化计划，增强吸引力。如去年正式设立“晋升阶梯”：“一般来说，只要工作表现理想和通过考核，经过三年后，管理培训生就可以担任主管级别职位；五年后晋升

到资深主管；八年后达到经理级，成为初级管理人员。”清晰的发展前景，让管理培训生有更大的动力，为目标而努力奋进。

在为期三年的计划中，选择地产业务相关的管理培训生，首年会被安排到两至三个部门实习，熟悉集团不同业务，之后会让他们自行选择到心仪部门继续发展；至于非地产业务的管理培训生，首半年会先在总部参与资料搜集、财务分析和市场研究等工作，之后会安排到附属公司负责各项职能工作。“计划的重点是希望培训生能够尽量接触集团不同业务和岗位。同时考虑到年轻人喜欢接受新挑战，在三年内，集团会安排管理培训生到其他部门以至附属公司实习和工作，让他们体会到不同岗位、不同工作之间转换的新鲜感。”

每年从逾千申请者选出精英

邓卓轩表示，集团每年都会收到千多二千封信，申请加入成为新地管理培

训生。经过多轮不同测试后，集团会严格挑选出约十人成为管理培训生。

“始终栽培一个人，需要很多资源和心力，所以我们很重视申请人的素质。能够加入这个计划的年轻人，绝对是精英分子。”

邓卓轩向有意申请管理培训生的年轻人提供“贴士”：除了学业成绩优秀之外，如果拥有虚心、团队精神、出色数理能力，以及抗压力这四项特质，有助提升获得录取机会。他表示，公司重视培训生的学习能力，学习能力除了指个人资质，也关乎心态。“个性谦卑的人，不仅较愿意虚心学习，同时也会重视团队精神。”另外，由于公司会要求管理培训生参与研究分析工作，因此数据处理能力较强的人自然具有优势。“当然作为未来的管理人员，他们一定要有足够的抗压力，才能带领团队面对不同挑战。”



“Training for long-distance running is actually rather tough, but as long as you are patient and keep it up, your stride will become steadier, and you will be able to run further. The same principle applies to cultivating Management Trainees.

练习长跑其实颇为辛苦，但只要保持耐心，坚持练习，你的步伐会更加稳定，也能够跑更远的路。其实栽培一个管理培训生，道理也是差不多。

”



The Group encourages a healthy work-life balance and organizes diverse activities for staff
集团为员工举办多元化活动，鼓励工作生活平衡



重视建立师徒关系

除了实际工作历练外，管理培训生也会参加多元化的培训课程，如时间管理、社交礼仪，以及增强他们语言能力等（如普通话），协助管理培训生及早成长。计划另有一个特色，是集团会为每位管理培训生，安排一名非上司的资深同事作为导师，目的是希望他们可从“前辈”身上，获得宝贵的职场和人生经验，并且从这段师徒关系中，感受到公司的关怀。“这安排对双方也有好处，年轻人可以从‘前辈’身上开拓自己的视野；作为导师的同事也可借此机会了解新一代的想法。我发觉很多师徒的关系融洽，不少导师连过往自己挫败的经验也乐于跟对方分享，让培训生汲取其中的教训。能够做到这一点，证明他们是互相信任。”邓卓轩笑言，在集团之内，这种“忘年友谊”可谓比比皆是。

助不同起点年轻人成才

集团积极从不同计划，为各层面培育年轻人才，以配合业务持续发展。除了管理培训生计划外，集团也设有“见习结构工程师”，以及建筑学徒制度，尽早按不同年轻人的专业和能力，提供培训和报考所属专业考试支持。另一方面，集团也通过“新鸿基地产集团员工子女本科奖学金”计划、“新鸿基地产—AFS国际文化交流奖学金”计划及与突破机构合办的“师徒创路学堂”，扶持年轻人成才，开拓视野。

当然，学习不是年轻人的“专利”，管理层也积极鼓励员工终身学习。例如通过“新地优质学堂”，整合不同类型的培训资源。同时也资助同事修读公司外部的课程，包括攻读学士及硕士课程。“公司鼓励同事与时俱进，近年我们致力提升大家在科技应用方面的能力，以积极配合业务发展所需。我们希望每一位同事，都可以保持一份好奇心，终身学习而乐在其中。”

成长“长跑课”

邓卓轩热爱长跑运动，每天上班前，他都会坚持长跑练习，风雨不改。他笑言长跑选手跟管理培训生一样，都要能吃苦：“练长跑一定要循序渐进，逐步增强训练量，操之过急会容易受伤，反过来影响表现；同样公司培育管理培训生，也会逐步有序地强化他的知识和经验，从而帮助年轻人长远发展。”公司固然希望管理培训生有出色表现，力争上游，也注重他们能否平衡工作与生活，因此安排这批年轻人参与不少公益活动。“例如他们会参加集团主办的‘新地公益垂直跑’和赞助项目‘新鸿基地产香港单车节’，同时参与公司年会晚宴的表演活动。他们除享受活动带来的乐趣，也建立起对公司的归属感。”

邓卓轩总结：“练习长跑其实颇为辛苦，但只要保持耐性，坚持练习，你的步伐会更加稳定，也能够跑更远的路。其实栽培一个管理培训生，道理也是差不多。”



CH, a long-distance running enthusiast, is committed to stepping out of his comfort zone and training daily
热爱长跑的邓卓轩，怀有一颗突破自我的决心，坚持每日练习

Modern Apprenticeship Programme supports young people for 17 years

“师徒创路学堂”计划与青年同行17载

The Group has sponsored the Modern Apprenticeship Programme for 17 straight years. Co-organized with Breakthrough, the programme is offering four-month internships and life-planning activities for about 20 young people this year. Meanwhile, SHKP staff mentors from various business units provide one-on-one workplace guidance and experience sharing to help the participants explore their future direction and potential.

The interns work in the Group's construction, project monitoring, property management, shopping mall promotion, hotel or clubhouse businesses. In addition to getting work knowledge and developing skillsets, the participants learn workplace soft skills from their mentors. This year, the internships include placements in non-governmental organizations and visits to social enterprises to broaden the young people's horizons. The interns will also participate in a series of personal growth workshops and camps, where they will set personal goals and work to achieve them under the assistance of tutors and industry experts in a bid to develop their self-identity and self-learning.

集团连续第17年赞助并与突破机构合办“师徒创路学堂”计划。今年约有20位



Group Executive Director Adam Kwok (front, right), Breakthrough General Secretary Joyce Man (front, left) with this year's Modern Apprenticeship Programme participants and mentors at the kick-off ceremony
集团执行董事郭基輝(前排·右)、突破总干事万乐人(前排·左)连同本届“师徒创路学堂”计划学员及师傅出席启航礼

青少年参与为期四个月的工作实习及生涯规划活动，而来自不同业务的新地员工则担任师傅与学员一对一同行，在职场上引领指导及分享经验，让青年探索未来的方向和成长。

学员在集团旗下建筑业务、工程监察、物业管理、商场推广、酒店及会所实习，学习工作知识及提升技能，并且从师傅身上学习职场上的软技巧。今年，学员更会前往非政府组织实习并参观社会企业，开阔眼界。学员也会参加一系列个人成长工作坊和训练营，订立个人目标，在导师及行业专才的协助下将之实践，建立自我认同和自主学习。

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SHKP Reading Club promotes reading among young people

新阅会推广青少年阅读



SHKP volunteers accompany students to visit the book fair and select their favourite books
新地义工带领学童畅游书展·挑选心爱书籍

The SHKP Reading Club has sponsored underprivileged students from different districts to participate in reading activities under the Read to Dream programme for 12 straight years. More than 28,000 students have benefitted from the programme since 2008. This year, over 1,100 underprivileged students visited the Hong Kong Book Fair under the programme. They were given cash allowances provided by the Group to buy their favourite books, accompanied by SHKP volunteers. The students also attended celebrity sharing sessions and a creative workshop to enhance their knowledge and broaden their horizons through interesting activities.

新阅会连续12年举办“新地齐读好书”计划，赞助来自不同区域的基层学童参与阅读活动。自2008年至今，已惠及超过28,000名学生。今年该计划继续赞助逾1,100名基层学童畅游香港书展，并在新地义工陪同下，通过集团赞助的现金津贴选购心爱书籍。学童还参加了名人分享会及创意工作坊，通过有趣活动，增进知识及开阔视野。

Building Homes with Heart Caring Initiative spreads love in the Mid-Autumn Festival

“以心建家送暖行动”中秋献爱心



Group volunteers learn the characteristics of children with special needs and the relevant communication skills from the social worker before the activity
集团义工在活动前，先向社工了解有特殊需要儿童的特质及所需的沟通技巧

The Group spreads love and care in the community through its Building Homes with Heart Caring Initiative, with festive events held regularly for underprivileged families as part of its community care programme. The Building Homes with Heart Caring Initiative recently held a Happy Mid-Autumn Festival event, in which Group volunteers played games with children with special needs and their parents at the Heep Hong Society Chun Shek Centre. The volunteers also distributed mooncakes and stationery packs to the children to spread the festive cheer.

集团通过“以心建家送暖行动”关怀社会，每逢佳节均为基层家庭举办节庆活动，让他们感受到社区的关爱。早前，“以心建家送暖行动”举办了“中秋送暖传万家”活动。集团义工队前往协康会秦石中心，与有特殊需要的儿童及其家长一起玩游戏，并送上中秋月饼及文具礼物包，与小朋友欢度中秋佳节。

SHKP-Kwoks' Foundation supports scholarships and anti-poverty work

新地郭氏基金助学及扶贫不遗余力

The SHKP-Kwoks' Foundation set up a scholarship programme at Nanjing University in 2006 to help bright students from underprivileged families complete their undergraduate studies. The third phase of scholarship programme was recently signed, bringing the total number of beneficiaries to 3,000 and total donations to nearly HK\$16 million.

Separately, Group Independent Non-Executive Director Dr Norman Leung and Foundation Associate Director Terry Li visited Dingxi, Gansu to review another scholarship programme and an anti-poverty project. A scholarship programme for Lintao Middle School was established in 2015 to support promising students from disadvantaged families. Dr Norman Leung met the students and encouraged them to get well prepared for the National University Entrance Examination. The delegation then visited Da'an Village, Weiyuan to check on the drinking water supply project. A total of 154 very underprivileged families now have access to safe drinking water. Since 2015, the project has provided safe drinking water to over 1,100 very underprivileged families in more than 10 Dingxi villages.

新地郭氏基金自2006年起，在南京大学设立助学金，协助优秀但清贫的学生完成本科课程。基金早前与大学签署第三期合作，标志着受惠学生总人次将达3,000人，捐助金额总计近1,600万港元。

另外，集团独立非执行董事梁乃鹏博士和基金助理总监李家华早前到甘肃省定西市考察助学、扶贫的成果。基金自2015年颁发临洮中学助学金，资助来自贫困家庭但成绩优异的学生。梁博士与学生会面，勉励他们全力准备高考，争取佳绩。一行人其后到达渭源县大安乡，验收农村饮用水引水入户工程，目前已有154户深度贫困户喝到安全饮用水。该项目自2015年起，先后在定西市逾10个村落，为超过1,100户深度贫困家庭解决饮用水问题。



SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, right) and Nanjing University Party Committee Secretary Hu Jinbo (front, left) sign the third phase of scholarship programme
新地郭氏基金执行董事郭婉仪（前排·右）与南京大学党委书记胡金波（前排·左）签订第三期助学金协议书



Beneficiaries in Da'an Village, Weiyuan, Dingxi set up a monument to express their heartfelt thanks to SHKP-Kwoks' Foundation for sponsoring the drinking water supply project
定西市渭源县大安乡受惠村民感谢新地郭氏基金资助饮用水引水入户工程，立碑致谢

ICC applies innovation for energy-saving optimization and carbon-footprint reduction

环球贸易广场善用创新技术 提升节能减碳效果



ICC receives the Hanson I&T Outstanding Award for its Smart Optimal Control of Central Cooling and Air Conditioning System project

环球贸易广场凭着“智能优化空调控制系统”项目夺得“卓越创科悭神奖”

28 The Group's property management subsidiaries have been actively promoting energy saving. In recent years, they have worked with the I&T teams to introduce innovation in their energy saving initiatives to sustain energy-saving efforts and reduce carbon footprint. In the Energy Saving Championship 2018 co-organized by the Environment Bureau and Electrical and Mechanical Services Department, Hong Yip and Kai Shing received seven honours, including the Hanson I&T Outstanding Award for International Commerce Centre (ICC).

ICC was designed as an intelligent green building and certified by professional bodies. The property management team collaborated with academic experts on the Smart Optimal Control of Central Cooling and Air Conditioning System project, for which it received the Hanson I&T Outstanding Award. The project used artificial intelligence to perform big data analysis, which was then used for the building's full life-cycle testing and commissioning, as well as a series of optimization strategies for the air-conditioning system, with the eventual aim of enhancing system efficiency and saving energy. The team also partnered with an I&T

company on the Internet of Things: Real Time Monitoring of Air Handling Units for Indoor Air Quality Enhancement and Energy Optimization project, which won a Hanson I&T Merit Award. The project performed on-going commissioning using Internet of Things (IoT) technology with sensors added to the air handling unit (AHU) to monitor the quality of the indoor environment. The operating data of the machines was also collected and analyzed to optimize the system's operation.

Tsuen Wan Plaza (Shopping Arcade) was awarded a Hanson I&T Merit for its Heat Map project, which was technically supported by the Group's subsidiary Lik On Technology. The project used heat mapping technology to analyze energy consumption at different times and on different days. This data, along with IoT thermometers throughout the mall and a monitoring system in the central air conditioning system, were used to calculate the optimum cooling capacity for each location by adjusting the chilled water temperature, the air volume of the coil fan/AHU and the water volume of each cold water valve. This ensures the most comfortable temperature in each part of the mall in the energy-saving mode.

Separately, Landmark North won two Hanson I&T Merit Awards. Hong Yip and Landmark North were presented with the Outstanding Participation Organization Awards.

集团旗下物业管理公司致力推动节约能源，近年更积极携手科研团队，在节能工作中加入创新科技，以达到持续节能、减少碳排放。在环境局及机电工程署合办的“悭神创科大比拼2018”中，康业和启胜共获得七个奖项。其中，环球贸易广场更勇夺“卓越创科悭神奖”。

环球贸易广场的设计属绿色智能建筑，早年已获业界认证。管理团队早前与学界合作，凭着“智能优化空调控制系统”项目，夺得“卓越创科悭神奖”。项目通过人工智能技术，进行大数据分析，实行建筑物全生命周期测试和校验以及一系列优化空调系统策略，以提升系统效能，达到节能效果。管理团队还凭着与技术伙伴合作的“物联网应用：实时监控送风系统以提升空气质量及能源效益”项目，获颁“优异创科悭神奖”。项目以物联网科技进行持续性校验工作，在鲜风柜加装传感器监察室内环境质量，同时收集和分析机组的运行数据，以优化系统运作。

荃湾广场（商场）则以“调温系统”项目获颁“优异创科悭神奖”，项目由集团附属公司力安科技担任技术支持。项目运用热图科技，分析场内不同日期、时间的用电数据，再配合分布场内各处的物联网温度计及中央冷气系统内的监察器，计算出各位置所需的制冷能力，从而调节总冷冻水的出水温度、盘管风机/鲜风柜的风量以及各冷水闸掣的水量，使场内各位置均得到最舒适的温度，同时善用能源。

另外，上水广场获得两个“优异创科悭神奖”，康业和上水广场则同时获“积极参与团体奖”。



Tsuen Wan Plaza (Shopping Arcade) wins a Hanson I&T Merit for its Heat Map project

荃湾广场（商场）以“调温系统”项目获颁“优异创科悭神奖”

SHKP Sports for Charity Carnival 2019 creates positive vibes

“新地运动行善嘉年华2019” 实践运动行善 带出正能量



Commissioner for Sports for the Home Affairs Bureau Yeung Tak-keung (left), Group Executive Director Adam Kwok (centre) and renowned cycling athlete Wong Kam-po (right) lead 100 little balance bikers on a lap around the track

民政事务局体育专员杨德强(左)、集团执行董事郭基辉(中)及星级单车运动员黄金宝(右)带领100位小朋友以平衡车绕圈一周

To encourage the spread of positive vibes in sports activities, the Group organized the SHKP Sports for Charity Carnival 2019 in the Hong Kong Velodrome. Over 1,000 people became Sports for Charity Pros and participated in various sports games to burn calories. The Group then converted the calories into donations for underprivileged children and youth services.

There were 16 sports activities at the carnival, including the Show Your Power World Championship (VR world cycling championship), Reaching New Heights experiential vertical run, the SHKP Cycling Academy 4km ride challenge, the SHKP Balance Bike Race, the SHKP Track Cycling Race, the SHKP Joint-School Stationary Bike Race, and sharing by renowned cycling athletes Wong Kam-po and Chan Ka-ho. The participants burnt almost 60,000 calories in total, which were converted into donations worth HK\$3 million for six children and youth programmes among six charitable organizations.

为鼓励市民发挥运动正能量，集团最近在香港单车馆举办“新地运动行善嘉年华2019”，吸引了逾1,000名市民化身为“运动行善达人”，参与多个运动游戏，并由集团将市民燃烧的卡路里转化为善款，资助基层儿童及青少年服务。

嘉年华共提供16项运动，包括“力”游世界赛虚拟世界单车比赛、垂直跑体验“挑战新高峰”、“新地单车学院”四公里骑乘挑战、“新地平衡车赛”、“新地场地单车赛”、“新地联校室内单车机比赛”及星级单车运动员黄金宝和陈家豪的分享等。参与者总共燃烧了近60,000卡路里，转化成300万港元善款，拨捐予六个慈善团体，资助六个儿童及青少年项目。

The third SmarTone Hackathon encourages innovation for a smart city

第三届“SmarTone Hackathon” 鼓励创意 迈向智慧城市

The Group's telecom service provider, SmarTone, is committed to nurturing technology and innovation talent to pave way for the 5G era and Smart City development. SmarTone is organizing the cross-industry SmarTone Hackathon for the third consecutive year. The 24-hour coding competition is now open for registration for talents and start-up entrepreneurs from Hong Kong and around the world.

With the theme 5G & Smart City, the hackathon will be held on 26–27 October. Technology innovators are encouraged to create and develop ideas for Smart Living, Smart Transportation, Smart Shopping or Smart Internet of Things, so that the general public can see the infinite possibilities of 5G and Smart City. The winning teams may have a chance to receive seed funding from the Cyberport Creative Micro Fund and become entrepreneurs. The winners may receive internship opportunities in the SHKP Group or its subsidiaries, and even have the chance to further develop their winning ideas for deployment in SHKP Group projects.

集团旗下通讯服务供应商SmarTone致力培育科创人才，为迈向5G世代及智慧城市的发展作好准备。SmarTone连续第三年举办跨界“SmarTone Hackathon”24小时程序设计马拉松比赛，现正接受报名，欢迎本地以至世界各地具潜质的人才及初创企业参加。

比赛将于10月26至27日举办，以“5G及智能城市”为主题，鼓励科创人才发挥创意在智慧生活、智慧出行、智慧消费或智慧物联网上，让大家



The third SmarTone Hackathon encourages technology-savvy talent to bring innovative 5G ideas into everyday life
第三届“SmarTone Hackathon”鼓励科创人才发挥创意，将5G应用到日常生活上

看到5G及智慧城市的无限潜能。胜出队伍有机会获得数码港创意微型基金的创业资助，实现创业梦。胜出者更有机会进入新地集团或其附属公司实习，甚至将得奖创意进一步开发，应用到新地集团项目上。

