

SHKP



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Sun Hung Kai Properties

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

集團以地標綜合發展項目走進上海及長三角





The Group enters the Shanghai and Yangtze River Delta market with landmark integrated complexes 集團以地標綜合發展項目走進上海及長三角

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.

本文章內載列的相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或 / 及可能經過電腦圖像修飾處理。準買家如欲了解本發展項目的詳情，發展商建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。



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以心建家 Building Homes with Heart

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Editor's Note 編者按：

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.

本刊旨在為投資者提供集團業務的最新資訊，維持企業高透明度及良好的企業管治。本刊內容涵蓋集團業務的不同範疇，相關資料陳述並非用作宣傳推廣。

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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

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

上海國金中心為集團在滬首個綜合發展項目，屬市內重要地標

luxury clubhouse. Shanghai Cullinan faces Little Lujiazui to the east, the Xuhui commercial centre to the distant south, and Huai Hai Road and West 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 7.6 million square feet. The mega integrated project is being developed in three phases, comprising over four million square feet of top-grade offices, more than 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 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 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 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 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 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



Shanghai ICC is conveniently accessible in the heart of Huai Hai Middle Road, Puxi
上海環貿廣場位於浦西淮海中路心臟地帶·交通便捷

section will cover a gross floor area of over one 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 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 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 six million square feet in two phases, comprising residences, a grand shopping mall, offices, serviced apartments and the Park Hyatt Hangzhou.

集團以地標綜合發展項目走進上海及長三角

集團在本港多個交通便利的地點興建大型綜合發展項目，不僅照顧到項目用家的工作及生活需要，更往往帶動周邊經濟活動，令社區發展增添色彩。集團在投資上海及長江三角洲時，亦將此發展模式引進不同城市，在重要交通樞紐位置發展大型綜合項目，為當地引入優質商業及住宅項目，提升生活質素。當中已落成的綜合發展項目已成為市內地標項目，為集團在內地打亮優質品牌的稱譽。

上海國金中心

上海國金中心為集團在滬首個綜合發展項目，位於浦東陸家嘴金融貿易區核心地段，由兩座超甲級寫字樓、上海國金中心商場、服務式套房酒店國金匯及上海浦東麗思卡爾頓酒店組成，屬上海市重要地標。項目坐擁完善交通網絡，緊接延安東路隧道浦東首個出口，往返浦江兩岸十分便捷，而且商場底層接駁地鐵陸家嘴站。

上海國金中心寫字樓的設計參考香港國際金融中心的規格。集團在其所佔樓面平均出租率逾95%，租戶主要是知名金融機構、銀行及專業服務機構。

上海國金中心商場雲集逾260間國際頂級品牌及全球旗艦店，當中包括全球單層最大的路易威登旗艦店、全中國第一間蘋果旗艦店，以及逾30間世界級品牌旗艦店。商場不斷引進多元化商戶組合，如頂級國際鐘表及珠寶區、奢寵美容專區、奢華男士區、潮流時尚品牌及米芝蓮星級食府等，提升獨特性。商場

地面樓層早前完成品牌優化提升，並加入了高端品牌旗艦店。

國金匯提供五星級服務式套房，為高級行政人員及旅居當地的外籍人士，提供豪華居住空間、完善配套設施及細緻周到的服務，獲業界評選為最佳服務式公寓殊榮。

上海浦東麗思卡爾頓酒店備受追求生活品味的旅客歡迎，亦是市內的社交宴會及娛樂熱點。酒店食肆備受讚賞，其餐廳和酒吧均在國際旅遊評論網站獲選為「10大上海最佳美食餐廳」。

上海環貿廣場

上海環貿廣場由兩座超甲級寫字樓、環貿IAPM商場及豪華住宅上海天璽組成。項目位於浦西淮海中路的心臟地帶，可經由復興東路、人民路和延安東路三條隧道往來浦江兩岸，亦可經毗鄰高架道路，縱橫市內各區。項目更坐落於三條主要地鐵線的交匯處上蓋，現為浦西具代表性的綜合項目之一。

上海環貿廣場寫字樓部分由兩座超甲級寫字樓組成，設計時尚，配套先進。租戶包括來自多個行業的知名跨國公司及內地企業。

環貿IAPM商場為上海市首個糅合「品味生活雜誌」及「夜行消費購物模式」的商場。場內約有240個國際高端潮流品牌，其中一成商戶是首次進入內地市場，一成半為首度進駐上海，另有高級品牌的「期間限定」店，品牌種類豐富。商場更將科技應用到推廣活動上，為顧客提供具吸引力及互動性的消費體驗。環貿IAPM商場營業時間至晚上11時，餐飲食肆營業至凌晨，方便工作繁忙的白領及夜遊族不受時間束縛，盡情購物消閒。

豪華住宅上海天璽設有兩種標準四房單位、花園單位及連私家泳池的頂層複式單位，配備設施齊全的豪華會所。項目東望小陸家嘴，南眺徐匯區城市商業中心，北向淮海路、南京西路商圈，四周綠樹環繞，景緻優美，盡覽市中心全景，珍貴罕有。

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The ITC integrated development in the core of the Shanghai Xujiahui business hub spans a gross floor area of 7.6 million square feet
ITC綜合發展項目位於上海商業區徐家匯核心地段，總樓面積達760萬平方呎



Office tenants at Nanjing One IFC are gradually moving in
租戶現正陸續遷入南京國金中心一期寫字樓營運

ITC

ITC位於上海商業區徐家匯核心地段，總樓面面積達760萬平方呎，現正分三期興建為龐大的綜合發展項目，匯聚逾400萬平方呎頂級寫字樓、超過300萬平方呎優質零售樓面及一間豪華酒店。整個項目預計可於2023年底完成。

ITC綜合發展項目位置優越，毗鄰徐家匯地鐵站，該站為三條現有地鐵線及兩條擬建地鐵線的交匯處。項目亦將設有多條有蓋行人天橋，在「空中」連繫鄰近商業大廈，四通八達。

ITC一期和二期的寫字樓總樓面面積合共490,000平方呎，出租率約92%。一期寫字樓租戶包括著名酒店營運商等知名跨國企業，二期整幢由著名運動用品品牌Adidas承租，作為其亞太區總部。

ITC一期的高端時尚商場將於今年第四季開業。商場總樓面面積約340,000平方呎，共分五層，現已全部租出。為迎合千禧一代的高端顧客需求，商場將帶來國際潮流品牌旗艦店、全天候環球食肆、特色戶外餐飲及戶外綠化休閒共享空間等，部分商戶更是首次進駐上海。

ITC三期的建築工程進展順利，建成後樓高將達220米的甲級寫字樓現已建至地面層。第三期將提供國際級商場、豪華酒店及兩幢甲級寫字樓，其中一幢大樓樓高達370米，有望成為浦西最高摩天大廈。

南京國金中心

南京國金中心為集團第三個興建的國金中心，亦是位於南京市的首個投資。項目總樓面面積達340萬平方呎，匯聚超甲級寫字樓、高尚購物商場及五星級酒店。項目座落河西中央商務區，為南京市少數的地鐵站上蓋綜合發展項目。

南京國金中心共有兩座寫字樓，一期的總樓面面積約500,000平方呎，剛於今年中竣工，租戶相繼遷入，主要租戶包括美國共享工作間營運商、知名銀行以及來自物流、石油和天然氣等行業的大型跨國企業。南京國金中心二期樓高達290米，提供約150萬平方呎寫字樓樓面。大樓已經平頂，現正進行室內裝修，預計可於2020年中落成，預租洽談已經展開。

南京國金中心商場將以高端時尚作定位，雲集國際頂級品牌，部分更是首次登陸南京，



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. 集團剛投得杭州市錢江新城中央商務區江河以東(右)及以西(左)的地皮，將合併發展為地標綜合項目。

提供一站式嶄新的購物、娛樂及消閒體驗。商場總樓面面積逾100萬平方呎，共分九層。項目首層、基座頂部及不同樓層將設有多個綠化空間，另設戶外餐飲區，為繁盛的商業區帶來新體驗。商場現正進行優化工程，預計可於2021年竣工。目前正與多個國際頂級品牌洽談預租事宜，市場反應熱烈。

南京國金中心綜合發展項目將設有五星級精品酒店南京安達仕。酒店將提供366間客房及套房，配套設施齊備，設有游泳池、健身房、全天候餐廳及會議活動場地等。酒店預計將在2021年開業。

其他綜合發展項目

集團現正於蘇州市園區發展三個項目，由坐落於金雞湖東岸的綜合發展項目蘇州環貿廣場，以及位於金雞湖南岸兩幅相鄰土地的蘇州四季酒店及豪華住宅湖濱四季組成。蘇州環貿廣場總樓面約200萬平方呎，提供寫字樓、時尚商場及住宅。大樓總高達298.5米，共68層，其中第41-68層將為住宅，提供385個頂級超高层住宅單位，間隔多元化，定可吸引大量國內外精英人士入住。集團於整個項目佔90%權益。

集團持有35%權益的上海閔行莘莊商業區大型綜合項目天薈，屬內地首個以公共交通為導向發展的綜合項目。項目總樓面面積逾400萬平方呎，以公共交通樞紐作為核心，現正分期發展為匯聚住宅、寫字樓、酒店及商場的綜合社區。

集團在杭州的首個綜合發展項目為杭州萬象城，於整個項目所佔權益為40%。項目位於錢江新城中央商務區，總樓面面積逾600萬平方呎，分二期發展，匯聚住宅、大型商場、寫字樓、服務式公寓及杭州柏悅酒店。

Addition of two sites in Hangzhou 新增兩幅杭州地皮

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 nine million square feet.

集團於今年八月透過政府招標，購入兩幅位於杭州市錢江新城中央商務區的臨江用地。集團在江河以東和以西的地皮分別持有45%和50%權益。該兩幅地皮位於錢塘江與京杭大運河的交匯處，地點優越，毗鄰兩個興建中的地鐵站，前往杭州火車東站約15分鐘車程。該兩幅地皮的地上總樓面面積約900萬平方呎，將合併發展為地標綜合項目，提供高級寫字樓、商場、住宅和酒店。



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

馬鞍山雲海落成交樓 盡享海景¹優勢

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.

集團位於馬鞍山的雲海發展項目第一期雲海早前落成，業主現正陸續收樓。發展項目規劃迎合天然地勢，屬兩面向海¹的低密度住宅，同時鄰近鐵路，加上精緻的住客會所連園藝花園，提供優質高尚的生活體驗。

規劃配合自然環境

雲海發展項目的規劃配合自然環境地勢起伏，階梯式的建築物佈局渾然天成。雲海距離港鐵烏溪沙站僅數分鐘步程²，發展項目同時毗鄰海星灣和渡頭灣，對岸則為大尾督船灣淡水湖堤壩，住客可兼享「西貢式悠閒生活」³和便捷的交通網絡。



頂級住客會所 設施齊備

雲海發展項目精心打造頂級住客會所⁴，締造度假式休閒享受。住客會所連戶外園林總面積約130,000平方呎，天台更設有園藝花園。住客會所設施多元化，設有長約50米室外游泳池⁴、長約25米室內游泳池⁴、兒童嬉水池及水療按摩室。健身室⁴全天候24小時開放，運動器材新穎，部分健身單車甚至配備虛擬實境遊戲。會所設有四個多功能宴會廳，部分配備廚具及日式鐵板燒吧枱，另有三個戶外燒烤區。

創新智能物業管理服務

雲海在物業管理服務上應用智能科技，提供方便優質的服務。住客只需安裝屋苑專屬的手機應用程式⁵，即可憑手機進出住宅大堂、住客會所和使用升降機，亦為訪客製造二維碼，方便核實身分。此外，住客可透過手機應用程式預約住客會所場地或家居服務⁵，服務費以至管理費均可透過手機應用程式繳付。智能化服務更延伸至停車場，住客駕駛已登記車輛出入時，無需拍卡即可出入，方便省時。

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.

備註

1. 所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變，賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
2. 步行時間以最短路線估算，實際步行路程及時間因人而異。
3. 「西貢式悠閒生活」僅泛指悠閒生活方式，並不表示發展項目位處西貢，發展項目所實際位處之區域為馬鞍山。
4. 所有發展項目內的住宅物業的業主、住客及其賓客均可使用住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。會所各區域及設施的名稱為推廣名稱，將不會在公契、臨時買賣合約、買賣合約、轉讓契、或其他業權契據中顯示。
5. 業主須自行安排網絡連線服務。
註：管理服務及其他上述服務將由發展項目的管理人或其他合約聘用的第三者公司所提供。管理人或合約聘用的第三者公司可自行決定其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。餐飲服務須待取得有關牌照後方可提供。流動智能電話的應用程式的功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而無須事先通知買方。應用程式於入伙時可能未必能即時啟用。以上資料並不構成或不應被視為賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。
6. 此圖片於2019年6月27日拍攝於雲海，並經電腦修飾處理，僅供參考。

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 had 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

發展項目期數名稱：雲海發展項目（「發展項目」）的第一期（「第一期」）（第一期中住宅發展項目的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座稱為「雲海」）

雲海發展項目（「發展項目」）的第二期（「第二期」）（第二期中住宅發展項目的41座洋房及26座別墅稱為「雲海別墅」）

區域：馬鞍山

本發展項目第一期及第二期的街道名稱及門牌號數：耀沙路9號

賣方就本發展項目第一期指定的互聯網網站的網址：www.stbarths.com.hk/p1

賣方就本發展項目第二期指定的互聯網網站的網址：www.stbarths.com.hk/p2

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Good Assets Limited

賣方之控股公司：新鴻基地產發展有限公司、Time Effort Limited、華益控股有限公司

本發展項目第一期及第二期的認可人士：葉嘉偉

本發展項目第一期及第二期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司

本發展項目第一期及第二期的承建商：添輝建築有限公司

就本發展項目第一期及第二期的住宅物業的出售而代表擁有入行事的律師事務所：孖士打律師行、薛漢鵬律師行

已為本發展項目第一期及第二期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司

已為本發展項目第一期及第二期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方建議準買方參閱有關售樓說明書，以了解本發展項目第一期及第二期的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期：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會所設有長約50米的室外泳池³

集團現正在港鐵南昌站上蓋，發展全新大型住宅項目。項目第2A期匯璽及第3期匯璽II推出時，備受市場歡迎。承接優勢，項目第5期匯璽III於2019年9月中開售，反應熱烈。

迎海而建 雙會所設計

匯璽III由三座高座住宅大樓及兩座低密度住宅大樓組成，共提供1,172個住宅單位，實用面積由267至2,171平方呎。間隔由開放式至四房均有，當中的兩房或以下單位佔總數近85%。

匯璽III迎海而建，整體規劃採用橫排式設計，令大部分單位都可享開揚景觀¹。匯璽III特設雙會所²，分兩期發展。住客會所連同公用花園及遊樂地方總面積逾180,000平方呎，設有多元化康樂設施，包括長約50米室外泳池、長約25米兒童專用泳池及按摩池。健身室設有重量訓練區，並購置了大量新穎的健身器材，另有拳擊擂台及空中瑜伽設施。會所的多用途競技場可用作羽毛球場或籃球場。兒童區有兒童閱讀閣、兒童籃球場及連接管道滑梯的雙層玩樂設施。會所亦設有多用途宴會廳及私人影視廳等。

匯聚雙鐵路優勢 社區配套完善

匯璽III位處港鐵南昌站上蓋，屬於唯一貫穿西鐵綫及東涌綫的港鐵交匯點，坐享雙鐵路優勢。住客來往港九市中心、新界西北、香港國際機場，以至連繫內地高鐵網絡亦十分便捷。

匯璽III基座設有大型旗艦商場V Walk，商戶組合多元化。住客可由屋苑直達商場，衣食住行娛樂消閒近在咫尺。

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 cannot enjoy the said view. 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.

備註

西南九龍乃根據城市規劃委員會於2014年10月3日公布的西南九龍分區計劃大綱核准圖編號S/K20/30(www.ozp.tpb.gov.hk)定義。

1. 上述僅為匯璽III發展項目周邊環境的大概描述，並不代表其所有單位或單位所有部分同時享有上述景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位或其所有部分，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。

2. 會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。會所及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所不同設施之開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。會所/康樂設施於發展項目住宅物業入伙時未必能即時啟用。部分設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證或須額外付款。

3. 相片於2018年11月29日於發展項目內拍攝，並經電腦相片技術作修飾處理，僅供參考，並不構成亦不得詮釋作任何賣方就發展項目明示或隱含之合約條款、要約、承諾、陳述或保證。此相片並不構成或不應被視為任何有關會所及園景花園之實際設計、布局、間隔、建築、位置、裝置、裝修物料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施、樓宇或建築物不論明示或隱含之合約條款、要約、承諾、陳述或保證。賣方保留其修改及改變會所及園景花園任何部分及其所有設施之絕對權利，事先毋須通知任何買家。買家切勿依賴此相片作任何用途或目的。有關發展項目的詳細資料，請參考售樓說明書。

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"), Joinyland 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.

發展項目期數名稱：匯璽發展項目的第5期（「期數」）（期數中住宅發展項目的第6座、第7座、第8座、皇鑽匯及慧鑽匯稱為「匯璽III」）

區域：西南九龍

期數的街道名稱及門牌號數：深旺道28號

賣方就期數指定的互聯網網站的網址：

www.cullinanwest3.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：南昌物業發展有限公司（作為「擁有人」）、仲益有限公司（作為「如此聘用的人」）（備註：「擁有人」指期數的法律上的擁有人或實益擁有人。「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。）

擁有人之控股公司：西鐵物業發展有限公司

如此聘用的人之控股公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鴻基地產發展有限公司

期數的認可人士：陳顯明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：巴馬丹拿建築及工程師有限公司

期數的承建商：新輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所：的律律師行、司力達律師樓、孖士打律師行、胡關李羅律師行、王潘律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方所知的期數的預計關鍵日期：2020年7月10日。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。

詳情請參閱售樓說明書。

本廣告由如此聘用的人在擁有人的同意下發布。

印製日期：2019年10月25日



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

屯門御半山II期延續銷情理想

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.

相片於2018年9月4日在發展項目附近上空拍攝，並經電腦修飾處理，發展項目第1期及/或第2期之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目第1期及/或第2期大約之周邊環境、建築物及設施，並非作展示發展項目第1期及/或第2期或其任何部分最後完成之外觀或其景觀，僅供參考。拍攝時，發展項目第1期及/或第2期仍在興建中。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。賣方就發展項目第1期及/或第2期的周邊環境、建築物及設施不作出不論明示或隱含之要約、承諾、陳述或保證。

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.

御半山發展項目位於屯門尊尚住宅地段，是區內過千伙的全新地標式住宅發展項目，擁有策略性的地理優勢，背靠大欖郊野公園，飽覽秀麗翠綠景致¹，同時可享完善交通配套設施。承接發展項目第1期的強勁銷情，集團於6月底開售第2期。延續旺勢，截止2019年10月20日，御半山II期已售出260個住宅單位，合約銷售總額逾16億港元。

時尚生活新指標

御半山II期建築設計及配套規劃別出心裁，勢將成為區內時尚生活的新指標。第2期提供495個住宅單位，標準單位實用面積²由250至591平方呎。戶型比第1期更多元化，由開放式至三房單位均有，主打一房至兩房單位，另設特色單位，配合不同買家的居住需要。

住客會所由國際著名室內設計師精心打造，會所連園林面積逾75,000平方呎，設施多元化，包括24小時健身室、室內恆溫游泳池、多用途室內運動場、兒童休憩空間及附設日式鐵板燒吧台的宴會廳等^{3,4}。住客會所特別引入「共享空間」概念，提供無線網絡、電子產品USB插頭、儲物櫃服務、24小時網購自提服務、磅洗及乾洗服務，並由專人送回儲物櫃供住客自行領取等⁴。

完善交通網絡 坐擁大灣區機遇

御半山II期坐擁四通八達的交通網絡，多元化交通如巴士、小巴及鐵路接連港九核心商業區如尖沙咀、九龍站、中環及灣仔北^{5,6,9}。

發展項目與鄰近的輕鐵景峰站僅需約三分鐘步程⁷；由輕鐵景峰站乘搭輕鐵，約七分鐘⁸即可連接西鐵線。由西鐵兆康站往元朗站只需約11分鐘⁹、九龍站約需37分鐘⁹，至香港站只需約40分鐘⁹。發展項目與46A專線小巴總站⁵僅距約半分鐘步程⁷，迅速往返屯門旗艦商場V City。步行約2.5分鐘⁷即抵達景峰巴士站，多線迅速連繫港九核心區域^{5,6}。另只需短短數分鐘⁷，即可步行至紅橋乘搭位於紅橋約20條巴士⁶及小巴路線^{5,10}。

區內更有多項大型基建貫通大灣區經貿重地，可算是粵港澳經濟融合的中心區域，發展潛力盡顯。

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_ip/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.

備註

- 發展項目第1期及/或第2期及其周邊環境、建築物及設施可能不時改變，落成後的單位所享有之景觀受其座向、樓層、周邊環境、建築物及設施所影響，賣方並不作出不論明示或隱含之要約、承諾、陳述或保證。
 - 實用面積是按照《一手住宅物業銷售條例》第8條計算得出，以平方米表示的實用面積由平方米的面積以1平方米=10.764平方呎換算，並四捨五入至整數，與以平方米表示之面積可能有些微差異。
 - 會所及/或康樂設施於發展項目第1期及/或第2期入伙時未必即時啟用。部份設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權利。
 - 本廣告/宣傳資料載列的服務將由發展項目的管理人或其他合約聘用的第三方公司所提供，詳情受制於條款及細則，管理人或合約聘用的第三方公司可自行就有關服務之服務條款及細則作出修訂、更改或增減，包括但不限於收費、營運時間及服務期限，而不作另行通知，惟服務須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目第1期及/或第2期住宅物業入伙時未必能即時啟用。如有任何爭議，管理人或合約聘用的第三方公司保留最終決定權。
 - 資料來源：運輸署 - 香港乘車易網站：<http://hketransport.gov.hk/?routetype=2003&f=2&t=0> (參考日期：2018年10月22日)
 - 資料來源：九巴網站：<http://www.kmb.hk/tc/> (參考日期：2018年3月14日)；城巴網站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (參考日期：2018年3月14日)
 - 以上步行時間由工作人員於2018年2月26日實地步行測試得出，相關資料僅供參考，並受實際路面狀況限制。
 - 7分鐘為景峰輕鐵站至兆康輕鐵站所需大約時間。資料來源：港鐵公司輕鐵行程指南網站：http://www.mtr.com.hk/ch/customer/tr_ip/index.php?sid=l330&eid=l100 (參考日期：2018年10月22日) 根據港鐵網站，從兆康輕鐵站步行約2分鐘可抵兆康西鐵站。本廣告/宣傳資料內所述步行時間或行車時間僅供參考，實際所需時間可能受交通及路面情況限制而有所不同。
 - 資料來源：港鐵公司網站：<http://www.mtr.com.hk/> (參考日期：2018年10月22日)
 - 資料來源：《16seats.net》網站：http://www.16seats.net/chi/gmb/gn_44.html (參考日期：2018年3月14日)；該專線小巴44號位於紅橋的分站位置亦由工作人員於2018年3月15日到現場視察及覆核。
- 註：本文內載列的交通路線、周邊環境、建築物及設施等可能不時改變，僅供參考。本文內提及之交通運輸服務由第三者提供，賣方對服務提供與否、詳情或路線均不作任何承諾或保證。本文內所述步行時間或行車時間僅供參考，實際所需時間可能受交通及路面情況限制而有所不同。

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.

發展項目期數名稱：

御半山發展項目（「發展項目」）的第1期（「第1期」）期數中的第1A及1B座稱為「御半山」

御半山發展項目（「發展項目」）的第2期（「第2期」）期數中的第2A及2B座稱為「御半山II期」

區域：屯門

本發展項目第1期及第2期的街道名稱及門牌號數：景秀里8號*

賣方就本發展項目第1期指定的互聯網網站的網址：www.mountregency.com.hk

賣方就本發展項目第2期指定的互聯網網站的網址：www.mountregency2.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：建良有限公司

賣方的控股公司：Hanpalava Limited、Time Effort Limited、新鴻基地產發展有限公司

本發展項目第1期及第2期的認可人士：黃嘉雯

本發展項目第1期及第2期的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：新鴻基建築設計有限公司

本發展項目第1期及第2期的承建商：添輝建築有限公司

就本發展項目第1期及第2期的住宅物業的出售而代表擁有入行事的律師事務所：胡關李羅律師行

已為本發展項目第1期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（有關承諾書已取銷）。

已為本發展項目第2期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（於開售前提供）。

已為本發展項目第1期及第2期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由本發展項目第1期及第2期的認可人士提供的本發展項目第1期及第2期的預計關鍵日期：2020年7月31日（第1期）及2020年8月31日（第2期）。（「關鍵日期」指批地文件的條件就本發展項目第1期或第2期（視乎情況而言）而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

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本廣告由賣方或在賣方的同意下發布。

印刷日期：2019年10月25日

*此臨時門牌號數有待本發展項目第1期及第2期建成時確認



Hotel VIC has been rebranded as the Hyatt Centric Victoria Harbour Hong Kong
海匯酒店已重新命名為香港維港凱悅尚萃酒店

Hyatt Centric Victoria Harbour Hong Kong takes on a new identity

香港維港凱悅尚萃酒店以全新形象登場

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.

集團位於北角海濱地段的海匯酒店，早前重新命名為香港維港凱悅尚萃酒店，成為大中華區首間凱悅尚萃酒店，為熱愛探索、發掘及分享快樂時刻的賓客提供舒適優質的服務。

維港醉人景致

香港維港凱悅尚萃酒店提供665間客房及套房，設計時尚，全部坐擁維港璀璨景致。酒店設有一系列優質配套設施供住客享用，包括戶外頂樓無邊際海景游

泳池、桑拿及蒸汽浴室，以及設有虛擬現實飛行健身體驗的全天候健身中心。

餐飲方面，酒店共有三間食肆。位於酒店頂樓的Cruise空中餐廳及酒吧以東南亞及東北亞繁忙的郵輪港口為主題，設有室內雅座和戶外露台，方便賓客一邊品嚐亞洲佳餚和雞尾酒，一邊無遮擋地欣賞維港景色。The Farmhouse咖啡廳位於二樓，設有室內及室外座位，提供由農場到餐桌的國際自助餐。The Farmhouse Deli餅店則提供各式美味輕食。

交通方便 配套齊全

香港維港凱悅尚萃酒店為集團在北角維港臨海大型綜合地標的一部分，坐享完善交通網絡。酒店距離港鐵北角站僅約兩分鐘步程，而北角渡輪碼頭、電車站和其他公共交通工具亦近在咫尺。乘車選用中環及灣仔繞道，10分鐘內即可抵達中環，出入方便。

酒店賓客更可在海璇發展項目的零售部分北角匯，享受多元化的購物、餐飲及消閒體驗。

V Walk mall in southwest Kowloon soft opening 西南九龍V Walk商場現已試業

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位於港鐵南昌站上蓋，屬於匯璽發展項目的商場部分

集團座落於西南九龍核心交通樞紐的全新旗艦商場 V Walk，已於七月底開始試業，屬於區內首個大型旗艦商場，為年輕家庭帶來別緻舒適的購物空間。項目位於港鐵南昌站上蓋，匯聚西鐵綫與東涌綫的兩鐵優勢，同時設有室內行人通道及天橋，連接附近多個大型住宅項目，四通八達。

星級「食買玩」集中地

V Walk共分兩層，商戶組合多元化，覆蓋潮流服裝、美容及化妝品、鐘錶珠寶、特色餐飲、戲院及超市等，當中逾五成商戶屬首次進駐西南九龍，部分甚至為全港首店或全港首間商場店舖。

V Walk雲集逾35間潮流人氣食肆，包羅中、西、日及東南亞各地名菜、人氣雪糕店、親子餐廳、打卡台式飲品店及熱門輕食店等，當中近六成為首次落戶西南九龍的特色食肆，為區內居民提供更多元的餐飲選擇。潮流服飾方面，星級時尚服裝、潮流鞋履及眼鏡配件等品牌逾30個，勢將成為時裝潮流集中地。

V Walk亦為區內引入全新戲院，配備頂尖影音系統，為居民提供有格調品味的觀影享受。

購物消閒舒適愜意

商場採用玻璃幕牆設計，讓顧客可以欣賞開闊怡人景觀，同時引入大量自然光，環境舒適愜意。V Walk更透過新地商場App向顧客發放最新潮流資訊，帶來方便極致的購物體驗，定可吸引更多年輕人來購物、消閒及玩樂。



Busy scenes at the soft opening of V Walk
V Walk開始試業，人流暢旺



The mall has introduced a brand new cinema to the neighbourhood
商場為區內引入全新戲院



V Walk is conveniently connected to major residential developments through indoor footbridges
V Walk設有室內行人天橋連接多個大型住宅項目，出入方便



V Walk is the first major flagship mall in the southwest Kowloon
V Walk為西南九龍區首個大型旗艦商場



Trendy fashion brands attract many young people to the mall
多間時尚服裝品牌進駐，吸引大批年輕人來「潮聖」



New Town Plaza in Beijing celebrates its grand opening in this July
北京NTP新城廣場於今年七月隆重開幕

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New Town Plaza in Beijing grand opening 北京NTP新城廣場隆重開幕

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 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新城廣場 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新城廣場由集團全資擁有，於七月初開業，為集團在京城第二個商業項目。商場以「樂享●自然●生活至上」為定位，結合都市生活、自然生態和潮流藝術元素，屬於區內首間一站式優質生活購物商業項目，為年輕時尚家庭帶來全新購物娛樂體驗。

方莊購物消閒新熱點

北京NTP新城廣場位於南二環方莊商業圈核心地帶，是京城南部人口最密集的地區之一。項目毗鄰北京地鐵5號及14號線，附近有超過20條公交線貫穿，交通便捷。

北京NTP新城廣場總樓面積逾225,000平方呎，出租率達100%。商場分五層，匯聚超過100個優質品牌，雲集時尚潮流、運動服裝、數碼科技及餐飲美食等，當中包括多個首次進駐方莊的國際品牌。食肆方面，有近40家人氣餐飲品牌，包羅各省市地道名菜、潮流茶飲店、甜品店、咖啡店及熱門輕食店。

商場以大自然及藝術為設計元素，邀請了植物手繪藝術家以大自然為主題，創作藝術插畫，將四季花卉融入室內空間。項目頂層南北兩側設置空中花園，花卉植物四季更替，令休憩空間滿載清新氣息。

便捷購物新體驗

集團旗下商場致力應用智能科技，為顧客送上優質服務，北京NTP新城廣場亦不例外。顧客透過手機上的「NTP新城廣場」微信小程序，即可省卻排隊候場內餐廳的時間，輕鬆預約訂座、點菜及付款，享受優質餐飲體驗。消費完成後，顧客可即時賺取獎賞積分，隨時換取泊車優惠、餐飲現金券及商場現金券等優惠，甚至與北京APM的獎賞積分互通使用，增添靈活性。



New Town Plaza in Beijing features over 100 brands to attract young people
北京NTP新城廣場雲集超過100個品牌，備受年輕人歡迎



Group Chairman & Managing Director Raymond Kwok (fourth right) with top management at the 2018/19 full year results announcement
集團主席兼董事總經理郭炳聯 (右四) 聯同管理團隊公布 2018/19 全年業績

The Group announces 2018/19 full year results 集團公布2018/19全年業績

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 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.

集團公布截至2019年6月30日止年度，在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為323.98億港元；每股基礎溢利為11.18港元。董事局議決派發末期股息每股3.7港元，連同中期股息每股1.25港元，全年每股派息4.95港元，較上年增加6.5%。

回顧年內，連同合作項目的收入，財務報表錄得的物業銷售收入為413.13億港元。自2018年7月1日起，集團對物業銷售收益已採納新的會計準則《香港財務報告準則第15號》入賬。來自物業銷售的溢利為186.97億港元。按所佔權益計算，集團在年內錄得的合約銷售額約達650億港元。連同合作項目租金收入計算，集團年內的總租金收入按年上升6%至250.77億港元，淨租金收入按年上升6%至196.78億港元。租金收入增長，主要是由於香港和內地續租租金上升，以及在內地的新收租物業帶來收益。

展望未來，集團將繼續利用多元化途徑補充土地儲備，包括積極將本港農地轉換土地用途。在物業銷售方面，集團預計在香港於下一個財政年度落成作出售用途的樓面面積達310萬平方呎，其中約70%已經預售。在物業投資組合方面，儘管市況不明朗，但新開業或於未來落成的物業將為集團的經常性收入帶來額外收益。在下一個財政年度，新收租物業包括香港V Walk、北角匯及帝逸酒店；內地則有經重新間隔的北京NTP新城廣場、南京國金中心一期及上海ITC第一期商場。

Changes of Directors and Alternate Director 董事及替代董事的變更

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.

董事局委任吳向東為公司的獨立非執行董事，自2019年9月1日起生效。吳先生在內地及香港房地產業界擁有豐富經驗，對集團長遠業務發展將有莫大裨益。另外，胡寶星已辭任為公司的非執行董事，胡家驊亦終止出任其替代董事，兩者均自2019年8月31日起生效。

SUNeVision announces 2018/19 full year results

新意網公布2018/19全年業績

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 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.

新意網集團有限公司於截至2019年6月30日止的財政年度業績表現理想，年內公司股東應佔溢利為8.652億港元，增加11%。公司股東應佔基礎溢利（撇除其他收益的影響）上升10%至6.702億港元，而EBITDA則按年上升20%至10.564億港元。年內收入上升19%至16.251億港元，主要受惠於數據中心業務的收入增長。



新意網致力於持續投資現有及新基礎設施，於2019年1月，購入將軍澳一幅毗鄰MEGA Plus的地皮，預備興建為全新數據中心，現正進行前期建築設計工程。至於在2018年1月購入的荃灣地皮，則正在進行施工。待該兩個全新數據中心落成後，新意網的物業組合總樓面面積將擴展至約280萬平方呎。

儘管全球和香港均出現一些重大的宏觀不明朗因素，但數據中心是長遠業務，市場對數據的需求只會越趨殷切。新意網將提供最好的基礎設施、網絡連接及服務，望能把握機遇。

SmarTone announces 2018/19 full year results

數碼通公布2018/19全年業績

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.

數碼通電訊集團有限公司公布截至2019年6月30日止年度的業績。於回顧年度內，流動通訊市場競爭持續激烈。數碼通繼續專注於建立強大品牌，加強針對不同客戶群的市場策略，並以超卓的網絡提升客戶體驗。客戶人數增長

7%至255萬人，而月費計劃的客戶流失率為0.8%，處業界低位。

在回顧年度內，數碼通採納新會計準則《香港財務報告準則》第15號。由於手機月費計劃的部份收入被調撥至手機及配件銷售，集團服務收入重述為46.34億港元。故此，手機成本亦已直接反映在EBITDA上，令集團的EBITDA重述為18.42億港元，而淨溢利重述至6.32億港元。剔除一次性成本調整後，基本淨溢利為5.81億港元。

公司透過持續投資最新科技，帶來出色的網絡表現。數碼通是全港首個推出授權輔助接取（LAA）技術的網絡商，將下載速度由600Mbps提升至1Gbps，加上在指定熱點安裝小型基站，大幅提升繁忙地區的網絡表現。此外，數碼通一直為5G網絡積極準備，在2019年3月率先進行香港首個同步使用3.5GHz和28GHz頻段的5G網絡測試，為數碼通未來推出尖端的5G網絡服務奠定基礎。



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

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鄧卓軒：管理培訓生計劃 為集團注入新世代動力

"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

集團為處於不同起點的年輕人·提供培訓和實習機會



CH is pleased to see children of staff who received sponsorships from the Group to study overseas return with new knowledge

集團資助員工子女往海外交流·看見年輕人學成歸來·鄧卓軒亦感到欣慰

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."

「集團積極投放資源培育年輕人，這不僅令青年人得益，對公司和香港亦有好處，能創造『三贏』局面。」內務部集團主管鄧卓軒表示，新地透過管理培訓生計劃，致力培育有潛質的年輕人，讓他們日後盡展所長。完善的人才發展制度，正是集團在四十多年來穩健發展的重要基石。

不斷完善「管理培訓生」計劃

集團於七十年代已開始招募管理培訓生，當中不少已成為集團的管理層。「從2002年開始，集團因應業務持續發展需要，重新在香港和內地有系統地招募『管理培訓生』，計劃推行至今。」鄧卓軒表示，集團作風穩健，在市場上早已建立良好聲譽，對吸引年輕人才大有幫助。另一方面，為滿足年輕人對事業發展的期望，集團亦不斷優化計劃，增強吸引力。如去年正式訂立「晉升階梯」：「一般來說，只要工作表現理想和通過考核，經過三年後，管理培訓生就可以擔任主管級別職位；五年後晉升

到資深主管；八年後達到經理級，成為初級管理人員。」清晰的發展前景，讓管理培訓生有更大的動力，為目標而努力奮進。

在為期三年的計劃中，選擇地產業務相關的管理培訓生，首年會被安排到兩至三個部門實習，熟悉集團不同業務，之後會讓他們自行選擇到心儀部門繼續發展；至於非地產業務的管理培訓生，首半年會先在總部參與資料搜集、財務分析和市場研究等工作，之後會安排到附屬公司負責各項職能工作。「計劃的重點，是希望培訓生能夠盡量接觸集團不同業務和崗位。同時考慮到年輕人喜歡接受新挑戰，在三年內，集團會安排管理培訓生到其他部門以至附屬公司實習和工作，讓他們有仿如轉工的新鮮感。」

每年從逾千申請者選出精英

鄧卓軒表示，集團每年都會收到千多二千封信，申請加入成為新地管理培

訓生。經過多輪不同測試後，集團會嚴格挑選出約十人成為管理培訓生。

「始終栽培一個人，需要很多資源和心力，所以我們很重視申請人的質素。能夠加入這個計劃的年輕人，絕對是精英分子。」

鄧卓軒向有意申請管理培訓生的年輕人提供「貼士」：除了學業成績優秀之外，如果擁有虛心、團隊精神、出色數理能力，以及抗逆力這四項特質，有助提升獲得取錄機會。他表示，公司重視培訓生的學習能力，學習能力除了指個人資質，亦關乎心態。「個性謙卑的人，不僅較願意虛心學習，同時亦會重視團隊精神。」另外，由於公司會要求管理培訓生參與研究分析工作，故此數據處理能力較強的人自然具有優勢。「當然作為未來的管理人員，他們一定要有足夠的抗逆力，才能帶領團隊面對不同挑戰。」



“ 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.

練習長跑其實頗為辛苦，但只要保持耐力，堅持練習，你的步伐會更加穩定，亦能夠跑更遠的路。其實栽培一個管理培訓生，道理也是差不多。

”



The Group encourages a healthy work-life balance and organizes diverse activities for staff
集團為員工舉辦多元化活動，鼓勵工作生活平衡



重視建立師徒關係

除了實際工作歷練外，管理培訓生亦會參加多元化的培訓課程，如時間管理、社交禮儀，以及增強他們語言能力等（如普通話），協助管理培訓生及早成長。計劃另有一個特色，是集團會為每位管理培訓生，安排一名非上司的資深同事作為導師，目的是希望他們可從「前輩」身上，獲得寶貴的職場和人生經驗，並且從這段師徒關係中，感受到公司的關顧。「這安排對雙方也有好處，年輕人可以從『前輩』身上拓闊自己的視野；作為導師的同事亦可借此機會了解新一代的想法。我發覺很多師徒的關係融洽，不少導師連過往自己挫敗的經驗也樂於跟對方分享，讓培訓生汲取箇中教訓。能夠做到這一點，證明他們是互相信任。」鄧卓軒笑言，在集團之內，這種「忘年友誼」可謂比比皆是。

助不同起點年輕人成才

集團積極從不同計劃，為各層面培育年輕人才，以配合業務持續發展。除了管理培訓生計劃外，集團亦設有「見習結構工程師」，以及建築學徒制度，儘早按不同年輕人的專業和能力，提供培訓和報考所屬專業考試支援。另一方面，集團亦透過「新鴻基地產集團員工子女本科獎學金」計劃、「新鴻基地產－AFS國際文化交流獎學金」計劃及與突破機構合辦的「師徒創路學堂」，扶掖年輕人成才，拓闊視野。

當然，學習不是年輕人的「專利」，管理層亦積極鼓勵員工終身學習。例如透過「新地優質學堂」，整合不同類型的培訓資源。同時亦資助同事修讀外間課程，包括攻讀學士及碩士課程。「公司鼓勵同事與時並進，近年我們致力提升大家在科技應用方面的能力，以積極配合業務發展所需。我們希望每一位同事，都可以保持一份好奇心，終身學習而樂在其中。」

成長「長跑課」

鄧卓軒熱愛長跑運動，每天上班前，他都會堅持一課長跑練習，風雨不改。他笑言長跑選手跟管理培訓生一樣，都要吃得苦：「練長跑一定要循序漸進，逐步增強訓練量，操之過急會容易受傷，反過來影響表現；同樣公司培育管理培訓生，亦會逐步有序地強化他的知識和經驗，從而幫助年輕人長遠發展。」公司固然希望管理培訓生有出色表現，力爭上游，亦注重他們能否平衡工作與生活，因此安排這班年輕人參與不少公益活動。「例如他們會參加集團主辦的『新地公益垂直跑』和贊助項目『新鴻基地產香港單車節』，同時參與公司團年晚宴的表演活動。他們除享受活動帶來的樂趣，亦建立起對公司的歸屬感。」

鄧卓軒總結：「練習長跑其實頗為辛苦，但只要保持耐性，堅持練習，你的步伐會更加穩定，亦能夠跑更遠的路。其實栽培一個管理培訓生，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
熱愛長跑的鄧卓軒，懷有一顆突破自我的決心，堅持每日練習

Modern Apprenticeship Programme supports young people for 17 years

「師徒創路學堂」計劃與青年同行17載

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.

集團連續第17年贊助並與突破機構合辦「師徒創路學堂」計劃。今年約有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
集團執行董事郭基輝（前排·右）、突破總幹事萬樂人（前排·左）連同今屆「師徒創路學堂」計劃學員及師傅出席啟航禮

青少年參與為期四個月的工作實習及生涯規劃活動，而來自不同業務的新地員工則擔任師傅與學員一對一同行，在職場上引領指導及分享經驗，讓青年探索未來的方向和成長。

學員在集團旗下建築業務、工程監察、物業管理、商場推廣、酒店及會所實習，學習工作知識及提升技能，並且由師傅身上學習職場上的軟技巧。今年，學員更會前往非政府組織實習並參觀社企，擴闊眼界。學員亦會參加一系列個人成長工作坊和營會，訂立個人目標，在導師及行業專才的協助下將之實踐，建立自我認同和自主學習。

SHKP Reading Club promotes reading among young people

新閱會推廣青少年閱讀



SHKP volunteers accompany students to visit the book fair and select their favourite books
新地義工帶領學童暢遊書展，挑選心愛書籍

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.

新閱會連續12年舉辦「新地齊讀好書」計劃，贊助來自不同社區的基層學童參與閱讀活動。自2008年至今，已惠及超過28,000名學生。今年該計劃繼續贊助逾1,100名基層學童暢遊香港書展，並在新地義工陪同下，善用集團贊助的現金津貼選購心愛書籍。學童亦參加了名人分享會及創意工作坊，透過有趣活動，增進知識及擴闊視野。

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

「以心建家送暖行動」中秋獻愛心



Group volunteers learn the characteristics of children with special needs and the relevant communication skills from the social worker before the activity
集團義工在活動前，先向社工了解有特殊需要兒童的特質及所需的溝通技巧

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.

集團透過「以心建家送暖行動」關懷社會，每逢佳節均為基層家庭舉辦節慶活動，讓他們感受到社區的關愛。早前，「以心建家送暖行動」舉辦了「中秋送暖傳萬家」活動。集團義工隊前往協康會秦石中心，與有特殊需要的兒童及其家長一起玩遊戲，並送上應節月餅及文具禮物包，與小朋友歡度中秋佳節。

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

新地郭氏基金助學、扶貧不遺餘力

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，於南京大學設立助學金，協助優秀但清貧的學生完成本科課程。基金早前與大學簽署第三期合作，標誌著受惠學生總人次將達3,000，捐助金額合共近1,600萬港元。

另外，集團獨立非執行董事梁乃鵬博士連同基金助理總監李家華早前到甘肅省定西市考察助學、扶貧的成果。基金自2015年頒發臨洮中學獎助學金，資助來自貧困家庭但成績優異的學生。梁博士與學生會面，勉勵他們全力準備高考，爭取佳績。一行人其後到達渭源縣大安鄉，驗收農村飲用水引水入戶工程，目前已有154戶深度貧困戶喝到安全飲用水。該項目由2015年起，先後在定西市逾10個農村，為超過1,100戶深度貧困家庭解決飲用水問題。



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
新地郭氏基金執行董事郭婉儀（前排·右）與南京大學黨委書記胡金波（前排·左）簽訂第三期助學金協議書



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
定西市渭源縣大安鄉受惠村民感謝新地郭氏基金資助飲用水引水入戶工程，立碑致謝

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

環球貿易廣場善用創新技術 提升節能減碳效果



ICC receives the Hanson I&T Outstanding Award for its Smart Optimal Control of Central Cooling and Air Conditioning System project
環球貿易廣場憑著「智慧優化空調控制系統」項目奪得「卓越創科恆神獎」

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.

集團旗下物業管理公司致力推動節約能源，近年更積極夥拍科研團隊，在節能工作中加入創新科技，以達致持續節能、減少碳排放。在環境局及機電工程署合辦的「恆神創科大比拼2018」中，康業和啟勝合共獲得七個獎項。當中，環球貿易廣場更勇奪「卓越創科恆神獎」。

環球貿易廣場的設計屬綠色智能建築，早年已獲業界認證。管理團隊早前與學界合作，憑著「智慧優化空調控制系統」項目，奪得「卓越創科恆神獎」。項目透過人工智能技術，進行大數據分析，實行建築物全生命周期測試和校驗以及一系列優化空調系統策略，以提升系統效能，達致節能效果。管理團隊另憑著與技術夥伴合作的「物聯網應用：實時監察送風系統以提升空氣質素及能源效益」項目，獲頒「優異創科恆神獎」。項目以物聯網科技進行持續性校驗工作，於鮮風櫃加裝感應器監察室內環境質素，同時收集及分析機組的運行數據，以優化系統運作。

荃灣廣場（商場）則以「調溫系統」項目獲頒「優異創科恆神獎」，項目由集團附屬公司力安科技擔任技術支援。項目運用熱圖科技，分析場內不同日子、時間的用電資料，再配合分布場內各處的物聯網溫度計及中央冷氣系統內的監察器，計算出各位置所需的製冷能力，從而調節總冷凍水的出水溫度、盤管風機/鮮風櫃的風量以及各冷水閘掣的水量，使場內各位置均得到最舒適的溫度，同時善用能源。

另外，上水廣場獲得兩個「優異創科恆神獎」，康業和上水廣場則同時獲「積極參與團體獎」。



Tsuen Wan Plaza (Shopping Arcade) wins a Hanson I&T Merit for its Heat Map project
荃灣廣場（商場）以「調溫系統」項目獲頒「優異創科恆神獎」

SHKP Sports for Charity Carnival 2019 creates positive vibes

「新地運動行善嘉年華2019」實踐運動行善 帶出正能量



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

民政事務局體育專員楊德強(左)、集團執行董事郭基輝(中)及星級單車運動員黃金寶(右)帶領100位小朋友以平衡車繞圈一周

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.

為鼓勵市民發揮運動正能量，集團最近在香港單車館舉辦「新地運動行善嘉年華2019」，吸引了逾1,000名市民化身為「運動行善達人」，參與多個運動遊戲，並由集團將市民燃燒的卡路里轉化為善款，資助基層兒童及青少年服務。

嘉年華共提供16項運動，包括「力」遊世界賽虛擬世界單車比賽、垂直跑體驗「挑戰新高峰」、「新地單車學院」四公里騎乘挑戰、「新地平衡車賽」、「新地場地單車賽」、「新地聯校室內單車機比賽」及星級單車運動員黃金寶和陳家豪的分享等。參與者合共燃燒了近60,000卡路里，轉化成300萬港元善款，撥捐予六個慈善團體，資助六個兒童及青少年項目。

The third SmarTone Hackathon encourages innovation for a smart city

第三屆「SmarTone Hackathon」鼓勵創意 邁向智慧城市

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.

集團旗下通訊服務供應商SmarTone致力培育創科人才，為邁向5G世代及智慧城市的發展作好準備。SmarTone連續第三年舉辦跨業界「SmarTone Hackathon」24小時程式設計馬拉松比賽，現正接受報名，歡迎本地以至世界各地具潛質的人才及初創企業參加。

比賽將於10月26至27日舉辦，以「5G及智慧城市」為主題，鼓勵創科人才發揮創意在智慧生活、智慧出行、智慧消費或智慧物聯網上，讓大眾



The third SmarTone Hackathon encourages technology-savvy talent to bring innovative 5G ideas into everyday life. 第三屆「SmarTone Hackathon」鼓勵創科人才發揮創意，將5G應用到日常生活上。

看到5G及智慧城市的無限潛能。勝出隊伍有機會獲得數碼港創意微型基金的創業資助，實現創業夢。勝出者更有機會進入新地集團或其附屬公司實習，甚至將得獎意念進一步開發，應用到新地集團項目上。

