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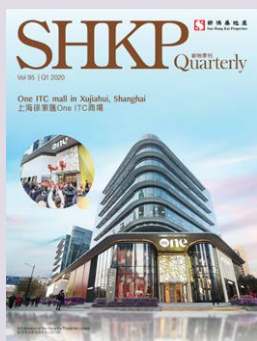
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One ITC mall in Xujiahui, Shanghai
上海徐家匯One ITC商場





One ITC mall in Xujiahui, Shanghai
上海徐家匯One ITC商場

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以 心 建 家 Building Homes with Heart

Contents

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PDF



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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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Feature Story

- 4 One ITC mall in Xujiahui, Shanghai
上海徐家匯One ITC商場

Business News - Hong Kong

- 8 Wetland Seasons Park in Tin Shui Wai features a stylish, smart lifestyle
天水圍Wetland Seasons Park締造品味智慧生活
- 11 The completed Phase 1 of St Martin, Pak Shek Kok, offers a chic, smart setting
白石角雲滙第一期落成交樓 盡享品味智慧生活
- 14 TOWNPLACE SOHO – a brand new residential leasing project in Central
中環全新住宅租賃項目TOWNPLACE SOHO

Business News - Mainland

- 16 The Woodland Phase 5A, Le Paradis, in Zhongshan appeals to Hong Kong buyers
中山奕翠園第5A期紫巒深受香港買家愛戴

Corporate News

- 18 Group announces 2019/20 interim results
集團公布2019/20年度中期業績
- 19 SUNeVision announces 2019/20 interim results
新意網公布2019/20年度中期業績
- SmarTone announces 2019/20 interim results
數碼通公布2019/20年度中期業績

Profile

- 20 Belinda Kuan: Establishing TOWNPLACE, a brand catering for millennials' living needs
官曉霓：迎合新世代對「家」的需求
創立「TOWNPLACE本舍」品牌

News in Brief

- 24 Coronavirus measures launched in SHKP malls and offices
集團強化商場及寫字樓的防疫工作

Sustainability

- 25 SHKP Sports-for-Charity Funded Projects continue to create positive vibes for children and young people
新地「運動行善」資助計劃繼續為兒童和青少年帶來正能量
- The Group donates hundreds of thousands of surgical masks to help fight the virus
集團捐贈數十萬個醫療口罩協助抗疫
- 26 The Group and Sheng Kung Hui Welfare Council join hands to develop United Court, a large transitional housing project
集團與聖公會福利協會攜手籌建大型過渡性房屋項目「同心村」
- 27 SHKP Volunteer Team helps low-income households in transition homes improve living environment
集團義工隊協助社會房屋低收入家庭提升居住環境
- SHKP-Kwoks' Foundation-sponsored students from across the country meet up
全國新地郭氏基金受助學生聚首
- 28 The Group's 2018/19 Sustainability Report released
集團出版2018/19年度《可持續發展報告》





One ITC mall in Xujiahui, Shanghai

ITC, the Group's integrated development in Shanghai Xujiahui's core commercial hub, has marked another milestone with the soft opening of the grand luxury One ITC mall in One ITC in mid-December 2019. The new mall has been well-received, especially with tenants who are new to the mainland market. One ITC mall has introduced top-notch international retailers, trendy luxury brands and restaurants to the Xujiahui business district, injecting youthful energy and up-and-coming fashion into the neighbourhood – providing an upgrade for the whole area. Nestled in a strategic location with a comprehensive transportation network, the grand luxury One ITC mall is poised to become a new commercial landmark for not only Shanghai but the entire mainland market.

A destination for luxury, trendy labels

Located on Huashan Road, one of the most vibrant thoroughfares in the district, One ITC mall boasts a gross floor area of about 340,000 square feet. Five retail and food and beverage floors house over 138 top international brands – 10% of which are new to the mainland or Shanghai, and over 50% of which are making their debut in the Xujiahui business district. This comprehensive tenant mix includes top international fashion brands, luxury jewellery brands, world-famous

beauty and skin-care labels, top-tier children's brands, and highly sought-after KOL restaurants. The portfolio has been designed to fully satisfy the shopping needs of millennials with global perspectives who are seeking the latest trends and lifestyle, providing a brand-new retail landscape with futuristic, youthful energy, brimming with variety and innovation.

One ITC mall houses many trendy luxury brands. The 180-metre long scenic street front showcases an array of international, industry-leading luxury brand flagship stores. Their sophisticated store designs are a testament to the mall's grand luxury positioning. Street-front shops include many exclusive and unique designs that are new to the mainland market.

One ITC mall has dedicated a sportswear, streetwear and KOL zone, setting a dynamic trend. The diverse tenant mix provides a premium, multi-dimensional shopping experience.

For food and beverages, One ITC mall has a variety of choices, including Chinese, Western, Japanese and South-east Asian cuisines, well-known, highly-rated restaurants, popular cafés, locally-beloved bubble tea shops and light-refreshment kiosks.

4



One ITC mall, the first retail component opening in the ITC integrated complex, is under the spotlight

One ITC商場為ITC綜合發展項目首個開業的零售部分，備受市場矚目



The street front of One ITC mall embraces world-leading premium brands, delivering an exceptional shopping experience in Xujiahui
One ITC商場沿街盡是世界頂級高端品牌商店，為徐家匯帶來超凡購物新體驗

For a number of specialty restaurants, this is their debut on the mainland or in Shanghai, presenting a brand-new gourmet experience to customers.

Apart from an integrated tenant mix, One ITC mall features open space with different themes for a dynamic leisure experience. The Co-Fun zone in the L1 and LG1 outdoor areas features art installations and high-tech facilities for fun interactive engagement. The Co-Garden on L3 presents a serene, relaxed leisure area amid the hustle and bustle of the integrated complex.

Engaging millennials via smart technology

One ITC mall leverages smart technology to provide a premium customer service experience. Advanced technology is applied in promotional campaigns, where customers can experience the latest, hottest interactive technology while shopping – appealing to the millennial culture and interests.

The facilities at One ITC mall are thoughtfully designed with high-tech interactive elements. Over 50,000 LED lights are deployed to stage light show zones. Digital mirrors create fun interactive experiences, while deluxe, stylish restrooms and baby-changing rooms ensure customer needs are satisfied in comfort.

The mall distributes the latest news and offers on social media and mobile apps. A

VIC Club loyalty programme has been set up to better serve the younger generation. By following the One ITC mall WeChat official account, customers have access to services like one-stop navigation and a store locator on their mobile phones. Customers can enjoy comprehensive rewards and privileges when they register as One ITC VIC Club members for free. Members can also easily self-register to get online bonus points that can be redeemed for gifts, free parking vouchers, and shopping and dining vouchers. VIC Club members also enjoy priority access to the mall's art exhibitions and events hosted by popular celebrities, as well as exclusive offers and VIP privileges from selected tenants. Even parking is modernized and simplified for One ITC mall customers. They can simply tap the mall's Smart Parking system on their smart phones to locate their car among the 250-plus parking bays.

Part of the mega integrated complex in Puxi

One ITC mall is part of ITC, the Group's mega integrated development in the core of the Xujiahui commercial hub. The three-phase ITC project spans a gross floor area of 7.6 million square feet, including over four million square feet of top-grade offices, more than three million square feet of prime retail space and a luxury hotel. Strategically located on Huashan Road, One ITC mall is well-connected by a comprehensive transportation network. The

mall is adjacent to Xujiahui metro station, which is an interchange station for Lines 1, 9 and 11, and two more planned metro lines. Travel to Shanghai Hongqiao International Airport and Shanghai Pudong International Airport is fast and convenient. The ITC covered footbridges are connected to the surrounding commercial buildings and historical landmarks for easy access.

One ITC comprises two grade-A office towers and a grand luxury mall. The offices have been taken up by renowned multinational tenants since their completion in 2017. Two ITC includes a grade-A office tower and some 43,000 square feet of retail space along Gongcheng Road. The office tower was fully leased by a famous sports brand upon completion in 2018. The restaurants in Two ITC mall are scheduled to open in this year. The remaining phase of ITC, on Hongqiao Road at North Yishan Road, will consist of a world-class shopping mall, a luxury hotel and two grade-A office towers. The 220-metre grade-A office building is slated for completion by the end of 2021. The 370-metre skyscraper is likely to become the tallest building in Puxi.

Upon full completion, scheduled for late 2023, the ITC development is set to become one of the most sought-after landmarks in Shanghai, fuelling business activity and further strengthening the overall competitive edge of Xujiahui.

上海徐家匯One ITC商場

集團位於上海徐家匯商業區核心地段的ITC綜合發展項目，最近邁進另一新里程，ITC一期的高端時尚One ITC商場於2019年12月中旬開始試業。市場反應熱烈，尤其是首次進駐內地市場的商戶。奢華時尚的One ITC商場把世界級高端零售商戶、奢華時尚品牌及餐飲品牌引入徐家匯商業區，為區內注入年輕活力及時尚潮流，引領整個區域迭代升級，加上位置優越及坐享完善交通網絡，勢必成為上海以至整個內地市場矚目嶄新的商業地標。

超奢華時尚品牌集中地

One ITC商場坐落區內其中一條最繁盛的幹道華山路，總樓面面積約340,000平方呎，共有五層零售餐飲樓層，匯聚逾138個國際高端品牌，其中一成品牌為首次進駐內地或上海，逾五成品牌為首度進駐徐家匯商業區。商場引入多元化商戶，集合高端國際級時尚服飾品牌、奢華珠寶首飾品牌、環球化妝及護膚品牌、一線童裝品牌及人氣網紅特色餐飲等，全方位滿足獨具國際視野、追求潮流和品味生活的千禧世代的專屬購物需求，打造獨具未來感、年輕活力，展現多元化及極富創新的全新零售格局。

One ITC商場匯聚不少超奢華時尚品牌，沿街180米風景線雲集一系列國際一線奢華品牌旗艦店，其精致的店鋪設計，充分顯現商場的奢華時尚定位。當中包括多個首次進駐內地市場的尊貴品牌及設計獨特的品牌。

One ITC商場亦特別打造運動及潮牌網紅專區，引領動感潮流風。多元化商戶組合提供高品質、多維度購物體驗。

食肆方面，One ITC商場集結中、西、日及東南亞名菜、著名高評分餐廳、熱門咖啡店、當地人喜愛的茶飲店及輕食店等。多間特色餐飲店更是首次登陸內地或上海，為顧客提供別具新鮮感的美食體驗。

除多元化的商戶組合外，One ITC商場還設有不同主題的休閒空間，提供多姿多采的消閒體驗。L1及LG1戶外設有Co-Fun區，展示藝術主題裝置，並設有高科技設施，為顧客帶來好玩互動的體驗。L3則有Co-Garden露天花園，為繁盛的綜合發展項目帶來一分恬靜愜意的休閒空間。

運用智慧科技 與千禧世代連繫

One ITC商場致力應用智慧科技，為顧客提供優質服務。商場將新興科技應用於推廣活動中，讓顧客一邊購物，一邊體驗最新、最潮的互動科技，融入千禧世代的文化及潮流。

One ITC商場內設施不僅匠心獨運，更融入高科技互動元素。當中包括運用逾50,000顆LED燈打造多個燈光匯演區域、趣味互動電子鏡面，以及體貼顧客需要的超豪華型格洗手間及育嬰室。

6



The five retail and food and beverage floors are virtually fully let
五層零售餐飲樓層，商舖接近全部租出





商場透過社交網絡及手機應用程式發放最新商場資訊及優惠，並為顧客設立會員計劃，緊貼新世代的需要。顧客關注「One ITC」商場官方微信服務號，即可透過智能電話，使用一站式導航及店鋪搜索等服務。顧客可免費註冊成為One ITC會員，享受多元化的獎賞及優惠。會員甚至可在網上自助登記積分，輕鬆方便，更可憑積分換領禮品、免費泊車券以及購物和餐飲優惠券，亦可優先參與商場舉辦的各類藝術展覽及明星活動，甚至專享個別商戶提供的專屬禮遇及貴賓服務等，盡享消費便利。One ITC商場顧客更可享受現代化的簡便泊車服務，只需透過商場的智能泊車系統，在智能電話上一鍵尋車，即可輕易在250多個停車位中找回座駕。

浦西大型綜合發展項目一員

One ITC商場為集團在徐家匯商業區核心地段發展的龐大綜合發展項目ITC的一部分。ITC項目總樓面面積達760萬平方呎，分三期發展，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。One ITC商場坐落華山路，位置優越，坐享完善交通網絡。商場毗鄰徐家匯地鐵站，該站為地鐵1號線、9號線、11號線及兩條擬建地鐵線的交匯站。由商場前往上海虹橋國際機場及上海浦東國際機場瞬間即達，交通便捷。ITC亦設有多條有蓋行人天橋，連繫鄰近商業大廈及歷史地標，出入方便。

New technology is applied to make promotions fun and attract customer interaction
推廣活動應用新興科技，吸引顧客參與互動，增添趣味

ITC一期由兩座甲級寫字樓及奢華時尚的商場組成。寫字樓於2017年落成，獲不少知名跨國企業遷入。ITC二期位於恭城路，包括一座甲級寫字樓及約43,000平方呎零售樓面。寫字樓於2018年落成，整幢由著名運動用品品牌承租；而ITC二期商場餐飲部分即將於今年開業。ITC的餘下期數位處虹橋路及宜山北路，將提供國際級商場、豪華酒店及兩幢甲級寫字樓。當中，樓高220米的甲級寫字樓預計於2021年底落成，而樓高達370米的大樓更有望成為浦西最高摩天大廈。

ITC整個項目預計在2023年底前全面完成，屆時勢將成為上海市深受追捧的地標物業之一，同時帶動經濟活動，進一步提升整個徐家匯的競爭力。



One ITC mall has introduced various specialty restaurants that are check-in hotspots
One ITC 商場引入多間特色餐廳，不少均為熱門打卡點



Art installations in the Co-Fun zone in the L1 outdoor area
位於L1戶外的Co-Fun區，設有藝術主題裝置



8

The sky clubhouse³ at the Development (computer rendering photo)⁶
發展項目的空中會所³ (電腦模擬效果圖)⁶

Wetland Seasons Park in Tin Shui Wai features a stylish, smart lifestyle

天水圍Wetland Seasons Park締造品味智慧生活

The Group is developing the Wetland Lot No.34 Development ("the Development"), which is a low-density residential project with retail shops in Tin Shui Wai. In close proximity to Wetland Park, the Development is blessed with green, natural wetland views¹, while overlooking Shenzhen Bay and Nanshan¹. The living environment provide a high level of privacy, supported by comprehensive facilities². Phase 1 Wetland Seasons Park has seen strong sales since its debut in early January this year.

The Development has a stepped building layout, coupled with a well-planned orientation and low-density complex, offering scenic, seasonal views of Wetland Park¹. The three-phase development will provide a total of 1,727 residential units. Phase 1 will have 710 residential units, comprising eight blocks of 10-storey low-density residential towers, four blocks of five-storey villas and 10 houses. The units will be available in various practical layouts. Typical floor units range from one-bedroom to three-bedroom with one en-suite,

a storeroom and a utility room. Special units and houses will also be available to suit the needs of different buyers.

The one and only sky clubhouse in Tin Shui Wai

The private residents' clubhouse³ and outdoor communal gardens in the Development will span more than 210,000 square feet, with comprehensive indoor and outdoor facilities. The residents' clubhouse will feature the one and only sky clubhouse³ in the district,

offering scenic views of Wetland Park and the movements of migratory birds¹. The sky clubhouse will introduce a smart community concept, with indoor and outdoor co-sharing spaces available for gatherings of family and friends, as well as small meetings.

The residents' clubhouse³ will have an approximately 25-metre-long indoor heated swimming pool, an approximately 50-metre-long outdoor swimming pool, a Jacuzzi, sauna rooms and steam rooms. The 24-hour



集團現正在天水圍發展低密度住宅連商場項目Wetland Lot No.34 Development發展項目（「發展項目」）。發展項目貼近濕地公園，擁綠意盎然的自然濕地景觀¹，亦可遠眺深圳灣及南山¹；同時享有高私隱居住環境及完善社區配套²。第一期Wetland Seasons Park於今年一月初開售，市場反應熱烈。

發展項目採用階梯式的佈局，座向悉心設計，配以低密度建築羣，盡享濕地公園四季景致¹。整個發展項目分三期發展，共提供1,727個住宅單位。第一期由八座10層高的低密度住宅大樓、四幢五層高的別墅及10座洋房組成，合共提供710個住宅單位。單位間隔實用兼多樣化，標準分層單位的戶型涵蓋一房至三房一套連儲物房及工作間，另設特色單位及洋房，貼心照顧不同買家需要。

天水圍唯一空中會所

發展項目的私人住客會所³連戶外園林總面積逾210,000平方呎，具備完善室內外設施。住客會所設有區內唯一的空中會所³，可俯瞰濕地公園景致及季候鳥的動態景觀¹。空中會所注入智慧社區概念，室內外的共享空間讓住戶可與親友暢談之餘，亦可舉辦小型會議。

住客會所³設有約25米長室內恆溫游泳池、約50米長室外游泳池、按摩池、桑拿室及蒸氣室。24小時健身室設置完善的健身器材和重量訓練區，沿著濕地公園外圍則設有戶外瑜伽平台。會所亦有各類型共享空間，包括遊戲室、鋼琴室、兒童專屬戶外遊樂場、不同主題的宴會廳及戶外燒烤區。

智慧社區生活

發展項目引入智慧社區生活概念，為住戶設計獨有的手機應用程式「Smart Community App」⁴，並推行無卡化、無現金化、無線化及創新的智能機械人送貨服務，讓住戶輕鬆處理生活繁瑣細節。手機應用程式加入支援大廈傳統對講機功能；住戶亦可利用手機進出屋苑範圍，並於手機應用程式內發放二維碼給訪客，省卻繁複的探訪手續。發展項目也提供全面電子化交易服務，無論是會所設施、餐飲服務、繳交管理費或其他服務等⁵，輕鬆方便。

gym will be filled with comprehensive fitness equipment and a weight-training zone. Along the boundary of the Wetland Park will be outdoor yoga platforms. The clubhouse will also have various co-sharing spaces, including a game room, a piano room, a children's outdoor playground, themed banquet rooms and an outdoor BBQ area.

Smart community living

Introducing the Smart Community Living concept, the Development will offer a unique mobile Smart Community App⁴ to its residents. The management office will also provide cardless, cashless and wireless service, as well as an innovative smart robot delivery service, for a hassle-free lifestyle. The mobile app will support the traditional building intercom function. Residents can also access the estate with their mobile phones and send visitor QR codes through the mobile app to replace the complicated visitor registration system. The Development will also provide comprehensive e-transactions, covering clubhouse facilities, catering, payment of management fees and other services⁵ for the convenience of residents.

Notes

1. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units of the Phase of the Development and the surrounding structures and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

2. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty, whether express or implied, regarding the surrounding environment, buildings and facilities of the Phase of the Development. The Vendor advises prospective purchasers to conduct on-site visits for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3. The residents' clubhouses of the Development and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out. Some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before construction of such Phase(s) and all the necessary preparations for such use have been completed.

4. The "Smart Community App" is a smartphone application in the course of development; its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The "Smart Community App" may not be ready for immediate use when the owners of the Phase move in. The abovementioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

5. Management services and other services mentioned above will be provided by the manager of the Development or other contract-engaged third party companies. The manager or contract-engaged third party companies has/have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned management services and other services without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contracts or any other relevant legal documents. Catering services will only be provided after issue of the relevant licences.

6. The above computer rendering photo of the clubhouse, recreational facility and other common facilities is not taken from the Phase of the Development and does not illustrate the final appearance of or the view of or from the Phase upon completion. It has been processed with computerized imaging techniques. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from the Phase or its surrounding area. It is for reference purpose only and does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the vendor regarding the Phase or any part thereof. Please refer to the Sales Brochure for details of the Phase. All the above computerized rendering and the information relating to the Development/clubhouse are for reference only and does not constitute or shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, specification, construction, location, features, plans, installations, finishing materials, appliances, furniture, decoration, plants, landscaping and other items or the areas nearby, facilities, buildings or construction. The Vendor does not undertake or guarantee (whether express or implied) that the content of the computerized rendering or any part thereof is prepared in accordance with the actual height, materials, design, usage, condition or construction of the Development/clubhouse, and may be different from the description in this advertisement/promotional material upon completion. The Vendor reserves its absolute right to amend or change the design, specifications, characteristics, plans, materials and usage as well as any other facilities, parts and regions thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Phase, please refer to the sales brochure. Clubhouse and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase. Furthermore, some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before construction of such Phase(s) and all the necessary preparations for such use have been completed. 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 payment of additional fees.

Notes: The above services and/or facilities referred to in this advertisement/promotional material are provided or managed 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 amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including but not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of hand over of the residential properties in the Phase of the Development. Some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparations for such use. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.

備註

1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。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，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. 發展項目期數的周邊環境、建築物及設施可能不時改變，賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方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。
3. 發展項目的住客會所及/或康樂設施於發展項目期數入伙時未必即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或需另外繳費。本廣告/宣傳資料內出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。本廣告/宣傳資料內所述之設施名稱待定，所有名稱未必與會所日後啟用時的設施名稱相同。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。部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。
4. [Smart Community App] 為流動智能電話的應用程式，仍處於開發階段，其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。[Smart Community App] 應用程式於期數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）。
5. 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。
6. 以上為會所、休憩及其他公用設施的電腦模擬效果圖，並非現場實景拍攝，亦並非說明期數最後完成之外觀或其景觀。該些相片及繪圖經電腦修飾處理，相片及繪圖內的裝置、裝修物料、設備、裝置物及其他物件等及其展示之景觀不一定會在期數或其附近範圍出現，僅供參考，且不構成任何賣方就期數或其任何部分不論明示或隱含之任何要約、承諾、陳述或保證。有關期數的詳細資料，請參閱售樓說明書。以上所有電腦模擬圖及電腦模擬圖內的資料僅供參考，並不構成或不應被視為任何有關發展項目/會所之實際設計、布局、間隔、規格、建築、位置、特色、圖則、裝置、裝修材料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施、樓宇或建築之要約、陳述、承諾或保證（不論明示或暗示）。賣方並不承諾或保證（不論明示或暗示）以上所有電腦模擬圖內的內容或其任何部分依據發展項目/會所之實際高度、用料、設計、用途、狀況或建築製造，落成後之詳情亦可能與本廣告/宣傳資料所述者有所不同。賣方保留其修改及改變會所/期數之設計、規格、特徵、圖則、用料和用途及其他設施、部分和區域之絕對權利，事先毋須通知任何買家。買家切勿依賴此電腦模擬圖作任何用途或目的。有關期數的詳細資料，請參閱售樓說明書。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/康樂設施於期數住宅物業入伙時未必能即時啟用。再者，部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部分設施及/或服務的使用或操作可能受制於有關部門發出之同意書或許可證或需額外付款。

註：本廣告/宣傳資料載列的服務及/或設施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或管理，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及/或設施之服務/使用條款及細則作出修訂、更改或增減，包括及不限於收費、營運時間及服務期限，而不另行通知，惟服務及/或設施須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務及/或設施於發展項目期數住宅物業入伙時未必能即時啟用。部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。如有任何爭議，管理公司或合約聘用的第三方公司保留最終決定權。

Name of the Phase of the Development: Phase 1 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 6, Tower 10, Tower 16, Tower 17, Tower 20 to Tower 23, Villa 8 to Villa 11 and House 1 to House 3, House 5 to House 11 of the residential development in the Phase are called "Wetland Seasons Park")

District: Tin Shui Wai

Name of Street and Street Number of the Phase: 9 Wetland Park Road[#]

The website address designated by the Vendor for the Phase: www.wetlandseasonspark.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: Pacific Gold Limited

Holding companies of the Vendor: Newray Ventures Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase: Ronald P.C. Liang

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited

Building contractor for the Phase: Chun Fai Construction Company Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum, Mayer Brown

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 as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31st March 2021 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

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

[#]The provisional street number is subject to confirmation when the Phase is completed.

Date of Printing: 27 March 2020

發展項目期數名稱: Wetland Lot No.34 Development發展項目（「發展項目」）的第1期（「期數」）（期數中住宅發展項目的第6座、第10座、第16座、第17座、第20座至第23座、別墅8至別墅11及洋房1至洋房3、洋房5至洋房11稱為「Wetland Seasons Park」）

區域: 天水圍

期數的街道名稱及門牌號數: 濕地公園路9號[#]

賣方就期數指定的互聯網網站的網址: www.wetlandseasonspark.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: Pacific Gold Limited

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

期數的認可人士: 梁鵬程

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: 梁黃顯建築師(香港)事務所有限公司

期數的承建商: 駿輝建築有限公司

就期數中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、薛馬鄭考律師行、孖士打律師行

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: 香港上海匯豐銀行有限公司

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

盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期: 2021年3月31日（「關鍵日期」指批地文件的條件就期數而獲符合的日期。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。）

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

[#]此臨時門牌號數有待期數建成時確認

印製日期: 2020年3月27日

The completed Phase 1 of St Martin, Pak Shek Kok, offers a chic, smart setting

白石角雲滙第一期落成交樓 盡享品味智慧生活

Phase 1 of the St Martin Development in Pak Shek Kok, Tai Po, has been completed, with owners taking possession of their new homes. Situated near the Tolo Harbour waterfront, the Development provides natural sea and mountain views¹. Along with its full clubhouse facilities and vast landscaped gardens, St Martin offers a chic, smart neighbourhood.



Outdoor swimming pool⁵
室外游泳池⁵



24-hour gymnasium⁶
24小時健身室⁶

12

Stunning scenery

Spectacularly situated near the Pak Shek Kok Promenade, St Martin faces the beautiful Tolo Harbour¹ and overlooks the emerald range of Pat Sin Leng on one side and out as far as Ma On Shan on the other side¹, all set against the backdrop of the Kau To Shan hills¹. The overall layout of the buildings forms a U-shape, with the direction of each tower brilliantly designed to provide wide views.

Comprehensive recreational facilities

St Martin's residents' clubhouse² and outdoor landscaped gardens, covering more than 140,000 square feet, provide ample space for a wide range of activities. The comprehensive facilities include a director's house, an outdoor swimming pool, an indoor swimming pool and jacuzzi, a 24-hour gymnasium, an indoor sports field, spa rooms, banquet rooms, an outdoor barbeque area, and more. There is also a co-sharing concept, made up of co-sharing spaces and game rooms, serving as an exchange platform for residents to fully enjoy a co-sharing lifestyle.

Chic, smart living

To help provide the ultimate smart living convenience, St Martin has designed an Intelligent Living App³, which is a dedicated mobile app that provides residents with access to the lift lobby, lifts and the clubhouse. Visitors can be given QR codes to ensure

enhanced security. Its Chatbot smart assistant feature provides 24-hour enquiry on property management.

Booking of clubhouse facilities and other services⁴, including bike-sharing, food ordering and deliveries, and dry cleaning services can be done through the app. Owners can even lease their residential units and parking spaces through a one-stop leasing management function on the app³.

St Martin has a complete e-payment transaction service. Residents can make e-payments for clubhouse venue booking, catering, property management fees and other home convenience services via the app³, enjoying a smart lifestyle through the use of technology.

集團位於大埔白石角的雲滙發展項目第一期早前落成，業主現正陸續收樓。發展項目座落吐露港臨海地段，盡享大自然山海景觀¹，配合會所完善的設施及廣闊的園林休憩空間，為住客提供一個品味智慧社區。

景觀優美

雲滙傲據臨近白石角海濱長廊的沿海地利，前臨吐露港美景¹，遠眺八仙嶺等翠綠山巒至對岸馬鞍山¹，後擁九肚羣山景致¹。發展項目以U形排列，每座座向悉心佈局，令視野更開闊。

多元化消閒設施

雲滙的私人住客會所²連戶外綠化園林總面積逾140,000平方呎，活動空間寬敞。配套設施多元化，設有董事屋、室外游泳池、室內游泳池連按摩池、24小時健身室、室內運動場、水療按摩室、宴會廳及戶外燒烤區等。會所引入共享元素，更設有共享空間及遊戲室，為住戶提供交流平台，全方位享受共享生活。

品味智慧生活

雲滙設有專屬手機應用程式Intelligent Living App³，全面推行智慧生活。住戶憑應用程式即可進出住宅大堂、使用升降機及進出會所。訪客可憑專屬QR code進入，提升屋苑保安。應用程式引入Chatbot智慧助手，24小時為住戶解答有關屋苑管理的問題。

住戶可透過應用程式預訂會所設施及其他服務⁴，包括租用共享單車、訂購點餐及送餐以及衣物乾洗服務等。業主甚至可以使用應用程式³內的一站式租賃管理服務，放租住宅單位及車位。

雲滙實行全方位電子化交易服務，無論是會所場地租賃、餐飲服務、繳交管理費或其他家居服務，住戶均可在應用程式³內以電子方式付款，以科技成就智慧生活。



Notes

1. The 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. All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties, subject to the approval by the relevant Government departments.
3. "Intelligent Living App" is an intelligent mobile phone App which is still under the development stage. Its functions and service coverage may be revised, inserted, deleted or adjusted from time to time without the need to give prior notice to purchasers. The Intelligent Living App may not be available for immediate use at the time of handover of the residential properties in the Phase. The above information do not constitute or shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the use, operation and/or provision of any relevant facilities and/or service.
4. Property management service and other above-mentioned service will be provided by the manager of the Phase or other contract engaged third-party companies. The manager or contract engaged third-party companies may determine the fees, terms of use, operation hours and service period of its property management service or the above-mentioned service, subject to the terms in the Deed of Mutual Covenant, service agreement or other relevant legal documents. Catering service will be subject to the issuance of relevant licenses.
5. This photo was taken at the Development on 26 February 2020. It has been edited and processed with computerized imaging technique and is for reference only.
6. This photo was taken at the Development on 2 March 2020. 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. 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。
3. 「Intelligent Living App」為流動智能電話的應用程式，仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而毋須事先通知買方。「Intelligent Living App」應用程式於期數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）。
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5. 以上圖片於2020年2月26日拍攝於發展項目，並經電腦修飾處理，僅供參考。
6. 以上圖片於2020年3月2日拍攝於發展項目，並經電腦修飾處理，僅供參考。

Name of the Phase of the Development: Phase 1 ("the Phase") of St Martin Development ("the Development") (Tower 1 to Tower 7 (Tower 4 is omitted) of the residential development in the Phase are called "St Martin")

District: Pak Shek Kok (East)

Name of Street and Street Number of the Phase: 12 Fo Chun Road

The website address designated by the Vendor for the Phase: www.stmartin.com.hk/p1

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: Superwick Limited

Holding companies of the Vendor: Value Day Holdings Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited

Authorized person of the Phase: Lu Yuen Cheung Ronald

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

Building contractor of the Phase: Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown, Sit, Fung, Kwong & Shum, Woo Kwan Lee & Lo

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 (Note: The relevant undertaking has been cancelled.)

Any other person who had made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

Prospective purchaser is advised to refer to the sales brochure for any information on the Phase.

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

Date of Printing: 27 March 2020

發展項目期數名稱：雲滙發展項目（「發展項目」）的第一期（「期數」）（期數中住宅發展項目的第1座至第7座（不設第4座）稱為「雲滙」）

區域：白石角（東部）

期數的街道名稱及門牌號數：科進路12號

賣方就期數指定的互聯網網站的網址：

www.stmartin.com.hk/p1

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賣方：瑞域有限公司

賣方控股公司：Value Day Holdings Limited、Total Corporate Holdings Limited、新鴻基地產發展有限公司

期數的認可人士：呂元祥

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：呂元祥建築師事務所（香港）有限公司

期數的承建商：新輝城建工程有限公司

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：孖士打律師行、薛馮鄭岑律師行、胡關李羅律師行

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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：2020年3月27日



TOWNPLACE SOHO – a brand new residential leasing project in Central

中環全新住宅租賃項目TOWNPLACE SOHO

TOWNPLACE, the Group's new residential leasing brand, offers projects in prime locations, with inviting designs, flexible leasing options, comprehensive Duo Social Space with amenities and the latest smart home technology. All of these features appeal to the lifestyle preferences of millennials – addressing their needs for building highly personalized homes and communities. The portfolio includes TOWNPLACE KENNEDY TOWN in Kennedy Town (previously called The Kennedy on Belcher's) which was well received at its recent launch, and the latest project, TOWNPLACE SOHO, on Caine Road, Central.



Flexible leasing options and Duo Social Space

TOWNPLACE has introduced comprehensive, flexible leasing options, covering leasing terms, furnishings and hospitality services. Leasing terms can be as short as one month or as long as several years. There are three leasing options and two branded furniture styles to accommodate the diverse preferences of residents. Serviced Apartments provide complete hotel-style furnishings and services. There are also Furnished Apartments and Unfurnished Apartments. Residents may even opt to include individual home or hospitality services to personalize their living space.

TOWNPLACE residents can access the nearly 30,000 square feet of Duo Social Space across both projects and enjoy their comprehensive facilities. TOWNPLACE SOHO, for instance, has a three-storey communal space for leisure and work, including a swimming pool, gym, sky garden and landscaped garden. The brand features a Community Team, which organizes a variety of exciting events for residents to help build a privileged community for millennials.

New smart home system to create hassle-free living

Technology is applied in various ways to enhance the residents' overall quality of life. For instance, all TOWNPLACE SOHO apartments are equipped with a smart home system. Through a dedicated mobile app or the pre-set Google Home Mini smart speaker in the living room, residents can control the lighting, air-conditioning and television at home anytime, anywhere. Scene modes are also supported for energy-saving purposes. All apartments are secured with hotel-class

electronic locks, which can be controlled via the mobile app and unlocked using the verification function on the resident's smart phone for enhanced security. Each apartment also has a built-in wireless mobile phone charger. High-speed Wi-Fi covers all apartments, as well as the communal space for leisure and work. Residents can arrange hospitality services and book facilities via the mobile app for added convenience.

TOWNPLACE SOHO in a prime location features exquisite apartments

TOWNPLACE SOHO on Caine Road, Central, is just a few minutes' walk to major shopping malls and small specialty shops. Lan Kwai Fong is about a three-minute walk away. The project is next to arts and cultural destinations, like Tai Kwun and PMQ, and also close to transport connections.

TOWNPLACE SOHO provides 293 apartments, ranging from 286 to 1,092 square feet saleable, and from studios to four-bedroom apartments. Studios and one-bedroom apartments make up about 60% of the total. Special units are also available to suit the different needs of individuals and families. All apartments have a balcony and floor-to-ceiling windows providing wide views, some with a harbour view and some with a city view of Central.

Leasing of TOWNPLACE SOHO started in phases in the first quarter, with an encouraging response expected from millennials.

TOWNPLACE, a brand new residential leasing brand, has two projects in its portfolio, TOWNPLACE KENNEDY TOWN in Kennedy Town (see above) and TOWNPLACE SOHO on Caine Road, Central

全新住宅租賃品牌TOWNPLACE本舍共有兩個項目：位於堅尼地城的TOWNPLACE KENNEDY TOWN（見上圖）和位於中環堅道的TOWNPLACE SOHO



TOWNPLACE SOHO provides inviting designs and flexible leasing options to fit the lifestyle and preferences of millennials
TOWNPLACE SOHO提供別緻設計及多元化租賃模式，迎合新世代的生活模式及喜好

集團早前推出全新住宅租賃品牌——「TOWNPLACE本舍」。品牌透過選址、別緻設計、多元化租賃模式、具備完善設施的共享空間以及嶄新智能家居科技等，全方位迎合新世代對自主生活模式的追求，讓他們構建出高度個人化的家居及社區。項目包括早前推出並備受市場歡迎，位於堅尼地城的TOWNPLACE KENNEDY TOWN（前稱雋庭），以及最新位於中環堅道的TOWNPLACE SOHO。

多元化租賃模式 通行兩大據點共享空間

TOWNPLACE本舍引入多元化彈性自選租賃模式，在租期、傢俬配套及酒店式服務方面提供選項。租期短至一個月至以年計，更有三種租賃方案及配置兩大品牌傢俬風格供選擇，迎合住客不同喜好。其中「服務式住宅」單位配備完善酒店式設備及服務；另有「附設傢俬單位」及「自置傢俬單位」，住客亦可按需要自選各項家居或酒店式服務，打造自主生活空間。

TOWNPLACE本舍住客可通行兩個項目近30,000平方呎的共享空間，享用多元化的設施。當中TOWNPLACE SOHO共有三層共享休憩及工作空間，設有游泳池、健身室、空中花園及庭園等。品牌更設有Community Team，按住客需要安排多元化的精彩活動，構建一個新世代的專屬社區。

嶄新智能家居系統 全面提升生活質素

項目在多個細節位引入應用科技，全面提升住客的生活質素。以TOWNPLACE SOHO為例，所有單位均設置智能家居系統，住客只需透過專屬手機應用程式，或客廳預置的Google Home Mini智能揚聲器，即可隨時隨地控制單位內的燈光、冷氣機及電視等，亦可預設不同情景模式，節省能源。所有單位配備酒店式電子門鎖，住客可透過手機應用程式，再配合其智能手機上的認證技術解鎖，提高保安度。另外，單位備有嵌入式手機無線充電座，高速Wi-Fi網絡覆蓋所有單位以及共享休憩及工作空間。住客可透過手機應用程式，安排家居服務及預約設施，輕鬆方便。

TOWNPLACE SOHO位處優越地段 主打精巧單位

TOWNPLACE SOHO位於中環堅道，大型商場及特色小店僅在數分鐘路程之內。步行約三分鐘即可抵達蘭桂坊，毗鄰大館、PMQ元創方等藝術及文化地標，各項交通設施亦近在咫尺。

TOWNPLACE SOHO提供293個單位，實用面積介乎286至1,092平方呎，由開放式至四房均有；開放式及一房單位合共佔總數約60%。另設特色單位照顧個別人士或家庭住客的需要。所有單位設有景觀開揚的露台及落地玻璃，部分單位更可眺望維港海景及中區一帶城市景致。

TOWNPLACE SOHO已於第一季開始分期招租，定可吸引新一代年輕客群。



The Woodland Phase 5A, Le Paradis, in Zhongshan appeals to Hong Kong buyers

中山奕翠園第5A期紫巒深受香港買家愛戴

The Woodland, the Group's signature residential development in Zhongshan city, is a multi-phase project which spans over five million square feet of gross floor area. The project's Phase 5A, Le Paradis, has attracted many Hong Kong buyers, driven by the 16 policy measures for the Greater Bay Area promulgated by the Central Government in last November, which will benefit Hong Kong people. Almost 400 Le Paradis residential units, or about 85% of the released residential units, were sold by 22 March.



The units in The Woodland's Phase 5A, Le Paradis, enjoy a view of the lush greenery in neighbouring Zimaling Park
奕翠園第5A期紫巒毗鄰紫馬嶺公園，可享開揚翠綠景致

Lush green view of neighbouring Zimaling Park

Phases 1, 2, 3, 4A, 4B and 4C of The Woodland have all been completed. The Phase 4A villas won the 2011 World Association of Chinese Architects Design Award, setting a new benchmark for luxury residences in town. The latest Phase 5A, Le Paradis, will provide six blocks of residential towers and about a 300-metre-long block of street-front shops. The 464 residential units will range from 1,130 to 2,561 square feet with practical designs and various layouts, featuring three- to five-bedroom options to suit the needs of different families. All units will include a big balcony offering wide views and more natural light and ventilation. Some residential units will have indoor gardens for a sophisticated look. Residents with south-facing units will even enjoy the approximately 90 hectares of lush greenery in neighbouring Zimaling Park.

The landscape design at Le Paradis was inspired by the wineries in suburban France. The main entrance to the development, the piazza and community square were all designed with reference to the iconic landmarks in France. The waterscapes, greenery and plenty of sunshine add to the strong French style romance. The Woodland's private residents' clubhouse is divided into five zones – a gym, banquet rooms, a French wine-tasting area, a children's entertainment area and a leisure area – along with a variety of other facilities.

Prime location in the city centre with a full range of facilities

Situated in a prime location in the heart of Zhongshan city, The Woodland has been built phase by phase for over a decade in a well-developed community. The neighbourhood provides a wide range of facilities offering daily necessities and services, including major shopping malls, restaurants, starred hotels, the

Sun Yat-sen Memorial Library and famous primary and secondary schools.

Zhongshan is a key location with excellent transport connections, including strategic routes, railways and a port. The cross-border bridge in Zhuhai serves as an alternative for Zhongshan to link up with major cities in the Greater Bay Area. The Woodland is only about a 20-minute drive to Zhongshan North Railway Station and Zhongshan Railway Station. It takes about 30 minutes by rail to reach the High Speed Rail Guangzhou South Station, which connects to Hong Kong West Kowloon Station in about 60 minutes. Zhongshan is also only about two and a half hours from Hong Kong's urban districts by cross-border bus via the Hong Kong-Zhuhai-Macao Bridge. Alternatively, residents can take the ferry from Zhongshan Port to the China Hong Kong Ferry Terminal in Tsim Sha Tsui, Hong Kong, which takes about 90 minutes.

奕翠園為集團在中山市具代表性的住宅發展項目，總樓面面積逾500萬平方呎，分多期發展。受惠於中央政府於去年11月發布的粵港澳大灣區16條惠港措施，項目第5A期紫巒備受香港買家歡迎。截至3月22日，紫巒已售出近400個住宅單位，佔已推出發售的住宅單位約85%。

毗鄰紫馬嶺公園 景致翠綠

奕翠園第1期、第2期、第3期及第4A、4B和4C期均已落成，其中第4A期別墅更獲頒「2011世界華人建築師協會設計獎」，為市內的豪華生活奠下新標準。全新推出的第5A期紫巒，由六幢住宅大樓及沿街長約300米的零售商舖組成。住宅單位共464個，單位面積介乎1,130至2,561平方呎，方正實用，間隔多元化，提供三房至五房單位，切合不

同家庭的需要。戶戶均有大露台，視野開揚，同時可提高室內的採光度及通風效果。部分住宅單位設有入戶花園，格外雅緻。單位向南的住客更可享相鄰紫馬嶺公園約90公頃的翠綠景致，環境優美。

紫巒的園林設計以法國近郊酒莊為設計靈感。整個項目入口，以至圓形廣場及社區廣場的設計都參考了法國著名地標，佈滿水景、翠綠植物及陽光，散發著濃濃的法國浪漫情調。此外，奕翠園設有私人住客會所，共分五個主題區：健身區、會客廳、法式品酒區、兒童娛樂區及休閒區，提供多元化設施。

市中心黃金地段 配套成熟

奕翠園位於中山市中心黃金地段，至今已分期發展超過10年，社區配套成熟。

區內設有大型商場、食肆、星級酒店、中山紀念圖書館及著名中小學等，生活配套一應俱全。

中山市地理位置優越，擁有主要幹道、鐵路及碼頭等交通網絡，亦可經珠海的跨境大橋，緊密連接大灣區各個主要城市。由奕翠園出發，前往中山北站或中山站僅約20分鐘車程，乘搭鐵路前往高鐵廣州南站約30分鐘，再轉往香港西九龍站約60分鐘。由中山乘搭跨境直通巴士，經港珠澳大橋，只需約兩個半小時便可抵達香港市區。住客亦可經中山港碼頭乘搭客運航線，只需約90分鐘即可抵達香港尖沙咀中港碼頭。

Backed by comprehensive facilities, Le Paradis has attracted Hong Kong buyers to invest in Zhongshan
紫巒配套成熟，吸引香港人在中山置業

Rendering 效果圖



Group announces 2019/20 interim results 集團公布2019/20年度中期業績



Group Chairman & Managing Director Raymond Kwok (centre) and top management respond to questions from analysts

集團主席兼董事總經理郭炳聯(中)連同管理團隊解答分析員提問

The Group reported underlying profit attributable to the Company's shareholders for the six months ended 31 December 2019, excluding the effect of fair-value changes on investment properties, amounted to HK\$13,422 million. Underlying earnings per share were HK\$4.63. The directors have declared an interim dividend payment of HK\$1.25 per share, the same as the corresponding period last year.

Revenue from property sales for the period under review as recorded in the financial statements, including revenue from joint-venture projects, was HK\$16,208 million. Profit generated from property sales was HK\$6,850 million, as compared to HK\$6,694 million for the corresponding period last year. Contracted sales during the period reached an approximate HK\$21,600 million in attributable terms.

Gross rental income, including contributions from joint-venture projects, registered an increase of 3% year-on-year to HK\$12,713 million and net rental income increased by 2% year-on-year to HK\$9,669 million during the period under review. The increase was mainly driven by new rental properties, both in Hong Kong and on the mainland.

However, the operating environment in Hong Kong, in particular retail leasing and hotel operations, has weakened since mid 2019 impacted by local social incidents. In the short term, it will be further hit by the outbreak of a novel coronavirus early this year.

In late 2019, the Group successfully acquired through a government tender a large-scale commercial site on and adjoining the High Speed Rail West Kowloon Terminus with a developable gross floor area of 3.16 million square feet. The site will be developed into an office-cum-retail landmark of international standards. Upon completion, this mega landmark project, together with the neighbouring ICC, will raise West Kowloon's status as a major office and commercial hub while bolstering the Group's leading position in the leasing markets in Hong Kong. During the period under review, the Group also added a joint-venture project in Qianjiang New City CBD in Hangzhou. The project will be developed into an integrated landmark, providing premium offices and retail areas as well as residential and hotel space.

External economic uncertainties, coupled with the latest epidemic outbreak and local social incidents, will pose greater downside risks to the territory's economy, particularly retail leasing and hotel operations. Despite this, as in the past, the Group is dedicated to supporting Hong Kong by developing landmark projects in difficult times. This can be exemplified by the commitment and development of Two IFC during the Asian financial crisis and the ICC project following the tech bubble burst in 2000. With a commitment to the long-term development of Hong Kong and a firm belief that the city will eventually get back on track, the Group will continue to invest in Hong Kong and on the mainland.

集團公布截至2019年12月31日止六個月，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134.22億港元；每股基礎溢利為4.63港元。董事局宣布派發中期股息每股1.25港元，與去年同期相同。

連同合作項目的收益，回顧期內財務報表錄得的物業銷售收益為162.08億港元。來自物業銷售的溢利為68.5億港元，去年同期為66.94億港元。按所佔權益計算，集團在期內錄得的合約銷售額約216億港元。

回顧期內，連同合作項目租金收入計算，總租金收入按年上升3%至127.13億港元，淨租金收入按年上升2%至96.69億港元。租金收入增長主要來自香港及內地的新收租物業。

然而，自2019年中起，本地社會事件導致香港經營環境轉差，特別是在零售租務及酒店業務，而今年初新冠病毒出現亦令短期市況進一步受打擊。

於2019年底，集團透過政府招標成功購入坐落及毗鄰高鐵西九龍總站的大型商業用地，其可發展的總樓面面積達316萬平方呎，將發展為國際級寫字樓兼零售地標。項目落成後，連同毗鄰的環球貿易廣場，將提升西九龍作為主要辦公及商業樞紐的地位，同時亦鞏固集團在香港租務市場的領導地位。回顧期內，集團亦新增了一個位於杭州錢江新城中央商務區的合作發展項目。該項目將發展為一個綜合地標，提供優質寫字樓、商場、住宅和酒店。

雖然外圍經濟仍存有不少隱憂，加上最近疫情持續及本地社會事件，令香港經濟面對更大的下行風險，特別是在零售租務及酒店業務。不過集團會一如過往，在艱難時期透過發展地標項目以支持香港，正如集團在亞洲金融風暴時承諾並發展國際金融中心二期，以及於2000年科技泡沫爆破後發展環球貿易廣場。集團對香港的長遠發展有承擔，並確信香港最終能重回正軌，將繼續在香港和內地投資。

SUNeVision announces 2019/20 interim results

新意網公布2019/20年度中期業績

SUNeVision Holdings Ltd. achieved successful results for the six months ended 31 December 2019, with growth in revenue, EBITDA and underlying profit.

Revenue for the period increased 12% to HK\$818.6 million, driven mainly by revenue growth from the data centre operations. The revenue increase was mainly attributable to new customer contracts as well as revenue growth from existing customers. EBITDA increased to HK\$565.2 million. Excluding the impact on the adoption of HKFRS 16 "Leases", EBITDA increased 16% to HK\$537.3 million. Underlying profit attributable to owners of the company increased to HK\$335.5 million.

During the period, SUNeVision acquired the MEGA Two facility, which will improve operations support flexibility for high-growth customers. The commissioning of major new customers continued at its flagship data centre in Tseung Kwan O,

MEGA Plus, whilst good progress was achieved on the development of the two new sites. TWTL 428, the new site in Tsuen Wan, has its foundation piling work underway. TKOTL 131, the new site adjacent to MEGA Plus in Tseung Kwan O, is in the final stages of design and the preliminary construction works have begun. Both projects will be opened by phases starting in 2022. The two sites will add approximately 1.4 million square feet of gross floor area space to the data centre portfolio upon project completion. In addition, infrastructure facility improvements have been continuing in the existing data centres. The revitalization work at MEGA-i is scheduled for completion before the end of 2020. This upgrade will increase power capacity, by up to 40%, to the whole building.

新意網集團有限公司在截至2019年12月31日止六個月，表現優異，收入、EBITDA及基礎溢利均獲得增長。

期內收入上升12%至8.186億港元，主要受惠於數據中心業務的收入增長，收入增加主

要由新客戶合約和現有客戶的收入增長所帶動。EBITDA上升至5.652億港元，撇除應用香港財務報告準則第16號「租賃」所產生的影響，EBITDA上升16%至5.373億港元。公司股東應佔基礎溢利則上升至3.355億港元。

期內，新意網購入數據中心設施MEGA Two，有助為高增長客戶提供更為靈活的營運支援。將軍澳旗艦數據中心MEGA Plus持續有新客戶進駐，而兩個新用地項目亦進展良好。荃灣TWTL 428項目正進行地基工程；毗鄰MEGA Plus的將軍澳TKOTL 131項目則處於最後設計階段，前期建築工程亦已展開。該兩個項目將於2022年起分階段落成，屆時將為數據中心組合增加約140萬平方呎的樓面面積。此外，新意網亦不斷改進現有數據中心的基礎設施。MEGA-i的優化工程預期可於2020年底前完成，屆時將可提升整座樓宇的電力容量多達40%。

SmarTone announces 2019/20 interim results

數碼通公布2019/20年度中期業績

SmarTone Telecommunications Holdings Limited announced its results for the six months ended 31 December 2019. During the period under review, business environment for mobile continued to be competitive and challenging. However, SmarTone's customer numbers grew 7% to 2.64 million, and churn rate improved further to an industry low of 0.8%.

Under HKFRS 16, SmarTone's service revenue grew 3% to HK\$2,412 million. However, due to lower profitability in the handset business, a substantial decline in inbound roaming due to the significant fall in visitors, and higher depreciation resulting from investments in mobile infrastructure and IT systems in the prior period, SmarTone's net profit was 20% lower at HK\$265 million. EBITDA was 36% higher at HK\$1,274 million, as rental costs were capitalized and depreciated rather than recognized as operating expenses.

SmarTone will focus on the core local business by delivering outstanding network performance and superior customer experience. In the recent 5G spectrum auctions, SmarTone successfully acquired a strong portfolio of spectrums. On a per subscriber basis, the company acquired the most spectrum amongst all operators in the critical 3.5GHz band. SmarTone targets to launch 5G service by mid-2020, offering a richer customer experience and enabling new applications for enterprise and Smart City initiatives. Meanwhile, SmarTone will also maintain vigilant control on investments and costs, with productivity measures to alleviate short-term negative impact and enhance long-term profitability.

數碼通電訊集團有限公司公布截至2019年12月31日止六個月的業績。於回顧期內，流動通訊業務的營商環境仍然充滿競爭和挑戰。然而，數碼通客戶人數上升7%至264萬人，客戶流失率回落至業界低位的0.8%。

根據《香港財務報告準則》第16號，數碼通服務收入上升3%至24.12億港元。然而，由於手機業務盈利能力下降、到港旅客人數大減以致境內漫遊業務顯著下跌，以及於過往期間的流動通訊基礎設施和資訊科技系統投資導致折舊增加，數碼通淨溢利下降20%至2.65億港元。EBITDA上升36%至12.74億港元，是由於租金成本已資本化並進行折舊，而非確認為經營開支。

數碼通將會專注拓展本地核心業務，提供超卓網絡表現及優質客戶體驗。於近期的5G頻譜拍賣中，數碼通成功投得強勁的頻譜組合。按每位用戶計算，數碼通在關鍵的3.5GHz頻段中所投得的頻譜為所有網絡營運商之冠。數碼通計劃在2020年中前推出5G服務，提供更精彩的客戶體驗，並為企業及智慧城市發展提供全新的應用方案。此外，數碼通亦會審慎控制投資及成本，採取一系列提升生產力的措施，以舒緩短期不利影響及提升長遠盈利能力。



Belinda Kuan 官曉霓

Signature Homes General Manager
Signature Homes 總經理

20

Belinda Kuan: Establishing TOWNPLACE, a brand catering for millennials' living needs

官曉霓：迎合新世代對「家」的需求 創立「TOWNPLACE本舍」品牌

"Millennials place great value on lifestyle and living experiences. They put apartment layout and flexible leasing terms before the amount of living space." According to Signature Homes General Manager Belinda Kuan, the living preferences of millennials are quite different, so last year the Group created a new brand, called TOWNPLACE, to provide unconventional residential leasing services tailored for them.

Establishing a new brand to capture opportunities from millennials

Statistics show that there are about 80 million globally mobile individuals, and counting. "Hong Kong is an international city, which attracts talent from around the world. Market demand is enormous," said Belinda. She also said that over time, millennials have given new momentum to the residential leasing market. As a result, late last year, the Group created TOWNPLACE, a new residential leasing brand, with a focus on millennial customers.

Belinda revealed that during the early stage of brand development, the team carried out research on the home preferences of millennials. "We found that millennials prioritize convenient location for travelling to work. They also follow lifestyle trends and look for a good living

experience, so they seek versatility in the surrounding facilities. The TOWNPLACE brand comprises two properties, TOWNPLACE KENNEDY TOWN and TOWNPLACE SOHO, respectively located in Kennedy Town and Soho, Central. Both locations are popular among millennials because they enjoy close proximity to MTR stations, commercial districts, traditional shops and Western-style stores, blending East and West and satisfying the needs of millennial tenants," she said.

Flexible and personalized

TOWNPLACE provides different layouts for tenants' choice, ranging from studios to four-bedroom apartments. According to Belinda, as the majority of millennials live by themselves or with a partner, the two properties feature primarily exquisite one-bedroom apartments

with a flexible and practical layout. Equipped with multi-functional furniture and ample concealed storage space, the apartments keep pace with the minimalistic furnishing trend while meeting residents' practical needs. "To promote TOWNPLACE SOHO, we further enhanced leasing flexibility by providing tenants with three housing options – serviced apartments, furnished apartments, and unfurnished apartments for tenants who wish to move in with their own furniture. Also, we offer two chic furniture brands with different styles for them to choose from," said Belinda. In addition, TOWNPLACE offers flexible leasing terms from one month to two years, so that tenants can decide on the appropriate lease term based on the length of their stay in Hong Kong.

A Duo Social Space tailored to the millennial community

The popularity of the sharing concept has been growing in recent years, giving rise to millennials' interest in making like-minded friends in shared space. One of the unique qualities of TOWNPLACE is that residents of TOWNPLACE KENNEDY TOWN and TOWNPLACE SOHO can share the two locations' facilities. "The two properties have different amenities, so residents of both can enjoy an even more diverse service experience, which is quite rare in the market," said Belinda.

To facilitate interaction between residents of the two projects, TOWNPLACE's Community Managers organize various activities so that residents can get to know one another and broaden their social circle. "We understand that young people tend to make new friends using social media. So our tenants can join MY TOWN, an interactive community in TOWNPLACE's exclusive mobile app, to meet like-minded 'TOWNERS' to expand their group," she said.

Tech-savvy living experience

Since the young generation often no longer work only in a static office, TOWNPLACE KENNEDY TOWN and TOWNPLACE SOHO are equipped with a high-speed business grade wireless WiFi network to meet tenants' working needs. TOWNPLACE has introduced smart home management to provide tenants with a holistic, convenient way of living. "Along with MY TOWN, a social platform, residents can make use of TOWNPLACE's exclusive mobile app to control household appliances, as an electronic door lock, to receive mailbox alerts, to book property facilities, etc. Residents can also contact our team or Community Managers for assistance anytime via the app," said Belinda.

Residents' trusted friends

The team members are the first friends of many residents during their early days of living and working in Hong Kong. TOWNPLACE starts from the details to establish a close and friendly relationship with tenants. TOWNPLACE frontline staff are dressed in casual attire rather than formal suits, and address residents by their first names. She said with a smile that some colleagues occasionally explore Hong Kong with tenants after work. "They are truly



The young and dynamic TOWNPLACE team provides tenants with friendly, thoughtful service
「TOWNPLACE本舍」年輕兼充滿幹勁的團隊·為租客提供親切貼心的服務

passionate about what they do and they see our residents as good friends," she said.

Belinda said that the team adheres to the Group's pledge to put customers first and provides assistance to meet tenants' needs wherever possible. She recalled that during a typhoon, a tenant who was out of town contacted the team to ask them to move his belongings from the balcony indoors. "At first, we were worried about whether it was appropriate for us to enter the apartment without the tenant's presence. But the tenant told us his door lock password with no hesitation and was very grateful for our help. We are truly trusted by our tenants," she said.

Belinda was delighted to say that the end of a lease term is not necessarily a farewell between the team and the tenants. "Even after our tenants have left Hong Kong, we send them birthday and festive greetings," said Belinda. She revealed that quite a number of former tenants put the Group's properties at top of mind because of trust. When they come to work in Hong Kong again, or when their friends plan to travel to Hong Kong and ask them to recommend a place to stay, they always choose the Group's properties, which helps strengthen and broaden the team's customer network.

Valuing continuous improvement and individual contributions

Belinda is fearless in the face of the residential leasing markets' fierce competition. She listens to customer feedback with an open mind and

often learns from competitors. She said, "We observe what other local and overseas industry players are doing to keep pace with the times. We constantly enhance our products and services to maintain our competitive edge in the market." Belinda has her own management philosophy for building an efficient and cohesive team. "As a team head, I'm responsible for leading the team and making final decisions. However, I regard my teammates not as my subordinates, but as my partners. I encourage my colleagues to contribute their suggestions and ideas about work as much as possible, regardless of their grade or experience with the team," said Belinda. Despite having richer work experience than her subordinates, Belinda said that she has a lot to learn from her young colleagues. "They are much more competent than I am in skills such as social media tactics," she said.

Belinda's secrets to working well with her millennial colleagues is to appreciate, encourage and compliment them from the heart to establish a friendly relationship with the team. According to Belinda, as long as her colleagues can get recognition as part of the team, they will find satisfaction and passion for their work and stay with the company for a longer time. A stable team can of course continuously provide customers with excellent service. "I hope that every team member can receive great development opportunities to improve not only the team but also themselves," she said.

「新世代重視lifestyle和生活體驗，未必需要很大的居住空間，反而更重視單位間隔和租期是否有足夠靈活性。」Signature Homes總經理官曉霓表示，因應新世代對「家」的要求已改變，集團於去年創立了新住宅租賃品牌「TOWNPLACE本舍」，為他們提供切合需要的全新租賃服務。

創立新品牌 迎接新世代機遇

據統計，全球約有8,000萬流動性人口，而且數目還在持續增加。「香港作為國際都會，自然能吸引世界各地的專才前來發展，所以市場需求十分巨大。」官曉霓表示，隨著時代轉變，新世代亦逐漸成為住宅租賃市場的新動力。集團去年底創立的全新住宅租賃品牌「TOWNPLACE本舍」，服務對象正是針對這群新世代客戶。

官曉霓表示，在建立這個品牌初期，團隊曾作研究調查，了解新世代對「家

居」有甚麼要求。「我們發現新世代最看重的是地點，是否便利上班；其次是他們追求lifestyle和體驗生活，故此亦十分重視周邊配套是否具有多樣性。『TOWNPLACE本舍』現有的兩個項目TOWNPLACE KENNEDY TOWN及TOWNPLACE SOHO，分別位處堅尼地城和中環蘇豪，皆是深受新世代喜愛的地點，同樣臨近港鐵站和商業區，而且中西文化交融，附近既有傳統商店，亦有西式小舖，以滿足新世代住客的要求。」

滿足靈活自主的需求

「TOWNPLACE本舍」設有由開放式至四房的不同戶型，供租客選擇。官曉霓稱，考慮到新世代客群大多數是獨居或二人家庭，故兩個項目主要提供一房單位，面積精巧但開則靈活實用。單位配備多功能傢具，並設有不少隱蔽式收納空間，既迎合簡約家居佈置的潮流，亦滿足住客的實際需要。「我們在推

廣TOWNPLACE SOHO時，嘗試進一步提升租賃的靈活性，為住客提供三個選擇：除了服務式住宅外，他們亦可以選擇自置傢俬，或連傢俬租住服務。我們更為租客提供兩個不同品牌的傢俬組合，讓他們選擇喜歡的家居風格。」此外，「TOWNPLACE本舍」提供靈活的租用期，短至一個月，長至兩年皆可，住客可因應居港時間長短，選擇合適的租期。

共享優閒空間 創造專屬社群

近年共享概念普及，新世代喜歡在共享空間中交朋結友，尋找志同道合的夥伴。「TOWNPLACE本舍」較獨特之處，是TOWNPLACE KENNEDY TOWN及TOWNPLACE SOHO的住客可以共享項目的設施。「由於兩者的設施不盡相同，變相讓住客可享用更多元化的服務，這安排在市場上較少有的。」

“ Millennials follow lifestyle trends and look for a good living experience. They put a flexible lifestyle before the amount of living space. 新世代追求lifestyle和生活體驗，對他們來說，擁有生活的靈活性更勝空間大小。 ”





Residents can enjoy a convenient smart living experience with TOWNPLACE's exclusive mobile app 透過「TOWNPLACE本舍」專屬手機應用程式，住客能盡享智能家居管理的種種便捷

為促進兩個項目的住客交流，「TOWNPLACE本舍」團隊更設有 Community Manager，透過舉辦不同活動，讓住客能互相認識，建立更豐富的社交圈子。「此外，我們明白到年輕人習慣利用社交媒體認識新朋友，所以住客更可以透過專屬手機應用程式，加入『TOWNPLACE本舍』互動社區——MY TOWN，讓他們可以結識志趣相投的『TOWNER』，擴闊社交圈子。」

締造智能家居生活

考慮到年輕一代的工作模式不再局限於寫字樓，TOWNPLACE KENNEDY TOWN及TOWNPLACE SOHO配備了商業用級數的高速無線WiFi，以滿足住客的不同需要。此外，「TOWNPLACE本舍」亦積極引入智能家居管理，為住客帶來全方位的便捷生活。「住客專屬手機app除設有上述MY TOWN社交平台功能外，他們亦可利用這個app操控家電設備、當作電子門鎖、接收信箱收件提示，以及預訂項目設施等。當然，住客如需要協助，隨時可以透過它聯絡我們的同事或Community Manager。」

成為住客信任的朋友

團隊成員往往成為不少客人在港工作和生活初期的第一批朋友。「TOWNPLACE本舍」從細節開始，已著意與住客營造朋友般的關係：如前線同事會直接稱呼住客的名字，以及工作時會穿著休閒服，而非西裝或套裝，務求令雙方感覺更加親切。她笑言同事在下班後，會不時相約住客出遊，認識香港。「一方面是基於對工作的熱誠，同時亦因為他們已把住客當成朋友。」

官曉霓表示，本著集團「以客為先」的精神，對於住客的要求，只要是能力範圍以內，同事都會盡量提供協助。她憶述有次遇上颱風，一位正在遠行的住客聯絡他們，希望有同事能替他將陽台的東西搬回室內。「起初我們也擔心若住客不在場下進入其單位，會否不妥當。但那位住客卻想也不想便告知我們大門密碼，還很感激同事的幫助，可見租客真的很信任我們。」

官曉霓笑稱即使租約完結，與住客的情誼亦不會因此終止：「就算他們離開香港，每逢生日或重要節慶，我們也會向對方送上祝福。」她坦言很多舊租客因為對其團隊的信任，無論是日後再次來港工作，還是向準備到港

的朋友推薦，都是以集團旗下的物業為首選，這亦有助團隊鞏固和擴大客戶網絡。

重視與時並進 肯定同事貢獻

面對競爭激烈的住宅租賃市場，官曉霓認為心態上要無懼競爭，並且虛心聆聽顧客的意見，以及多向同業學習，互相交流：「我們會向本地同業，以至遠赴海外觀摩取經，努力與時並進，提升產品和服務質素，以保持在市場上的優勢。」此外，要建立一支高效和凝聚力強的團隊，官曉霓自有一套管理之道：「作為上司，我當然要負責領導和決策的工作；可是我不會說同事是我的下屬，而會視他們為隊友。所以我鼓勵每位同事，如在工作上有何意見或想法，就要盡量提出，不用顧慮自己在團隊的職級或年資。」儘管工作上的經歷比下屬豐富，但官曉霓笑言有不少事情都要向年輕同事學習：「例如使用社交媒體，他們絕對比我專業呢！」

從心出發的欣賞、多鼓勵讚賞，跟同事建立朋友般的關係，都是官曉霓與新世代同事相處的「秘訣」。她表示，同事在團隊裡得到認同，找到滿足感，對工作自然更有熱誠，亦樂意留下來工作；團隊的穩定性高，自然能夠為客戶持續提供優質服務。「我希望每個同事都會得到很好的發展機會，令團隊進步之餘，個人亦有所成長。」



Belinda encourages her team and appreciates their efforts to maintain good ties with team members 多鼓勵、多欣賞，是官曉霓與同事的相處之道

Coronavirus measures launched in SHKP malls and offices

集團強化商場及寫字樓的防疫工作

Following the novel coronavirus outbreak early this year, the Group launched eight new measures in almost 60 malls and office buildings to help stop the virus from spreading. The aim of the measures is to improve public health and enhance the visitor experience, providing a safe, comfortable place for customers, tenants and staff.

Eight enhanced measures to help prevent the spread of the virus

- Recruiting 300 caring ambassadors. Dressed in green uniforms, the caring ambassadors provide hand sanitizers and temperature check service for customers and other people in need. They also help visitors open the doors and press the lift buttons.
- Increasing the cleansing of frequently touched public facilities in malls and offices. Escalator handrails, door handles of entrances and railings are cleaned every 30 minutes with 1:99 bleach or equivalent disinfectant. The main lift buttons are cleaned every 15 minutes.
- Installing over 320 automatic hand sanitizer dispensers, and placing sterilized carpets at the main entrances.
- Installing automatic disinfection machines in public toilet compartments, entrances and corridors, with disinfectant sprayed every 15 minutes.
- Enhancing the ventilation systems in the public area of the malls to ensure proper indoor air circulation and hygiene.
- Sanitizing of the toilets and baby-care facilities thoroughly with disinfectant spray every night.
- Requiring mall staff, contractors and other workers to submit health declaration forms and undergo temperature checks before work, and wear masks at work.
- Helping tenants strengthen in-store anti-virus measures.

The Group will continue to closely monitor the latest developments of the pandemic. The cleansing and anti-virus measures will be reviewed and enhanced as necessary.

自今年初新型冠狀病毒疫情爆發後，集團在旗下近60個商場及寫字樓物業推出了八項全新措施，進一步強化防疫，加強公眾衛生及提升訪客體驗，為顧客、租戶和員工提供一個安全舒適的空間。

八項加強版防疫措施

- 增聘300位穿着特設綠色制服的關懷大使。他們隨時為有需要的顧客或其他公眾人士消毒雙手及測量體溫，亦會協助訪客開門及按升降機按鈕。
- 加密清潔商場及寫字樓經常被觸摸的公共設施。每30分鐘以1:99漂白水或同效消毒用品清潔自動電梯扶手帶、出入口大門門柄及欄杆扶手，主要升降機按鈕則每15分鐘清潔一次。
- 設置逾320部自助消毒搓手液機，主要出入口則放置消毒地毯。
- 加設自動消毒機於公眾洗手間廁格、出入口及門外通道，每15分鐘定時噴出消毒噴霧。
- 提升商場公眾位置通風系統，確保室內空氣流通、衛生。
- 洗手間及育嬰設施每晚以霧化消毒劑徹底清潔。
- 商場職員、承辦商及工作人員於工作前必須提交健康申報表及量度體溫，工作時需佩戴口罩。
- 協助租戶加強店內防疫措施。

集團將繼續密切留意疫情的最新發展，不時檢討及完善清潔防疫措施。



300 caring ambassadors were recruited to provide additional anti-virus services to visitors in SHKP malls and offices.
集團特別增聘300位關懷大使，在旗下商場及寫字樓為訪客提供額外防疫服務



Over 320 automatic hand sanitizer dispensers are available in SHKP malls for customer use
集團各商場合共設置逾320部自助消毒搓手液機，供顧客使用



Railings in malls are cleaned every 30 minutes with disinfectant
商場欄杆扶手每30分鐘消毒一次

SHKP Sports-for-Charity Funded Projects continue to create positive vibes for children and young people

新地「運動行善」資助計劃繼續為兒童和青少年帶來正能量



Group Chairman & Managing Director Raymond Kwok (centre), Executive Directors Adam Kwok (fourth left) and Christopher Kwok (fourth right), with representatives of various beneficiary charity organizations officiate at the kick-off ceremony
集團主席兼董事總經理郭炳聯(中)、執行董事郭基輝(左四)及郭基泓(右四)，連同受惠慈善機構代表一同主持計劃開展儀式

The Group promotes healthy living and sports for charity to encourage the public to play sports for a good cause. In the 2020 SHKP Sports-for-Charity Funded Projects Kick-off Ceremony, the Group announced that a total of HK\$9 million had been raised through the SHKP Sports-for-Charity initiatives last year which will be used to support charity organizations to run eight children and youth projects, benefitting over 10,000 people.

SHKP Sports-for-Charity Funded Projects are mainly developed for children, primary and secondary students and youngsters, ranging from psychological support for those facing family hardships, and emotional and mental health challenges, to STEM education and physical training. It is hoped that the support will help these underprivileged children and young people flourish and reach their full potential.

集團一直推廣健康生活及運動行善，鼓勵公眾將汗水化成善舉。在早前舉行的2020新地「運動行善」資助計劃開展禮上，集團公布去年透過新地「運動行善」共籌得善款總額為900萬港元，將資助慈善機構推行八項兒童及青少年計劃，預計可惠及超過一萬人。

新地「運動行善」資助計劃主要推展各項支援幼童、中小學生及青年身心發展的服務，範疇涵蓋面對家庭逆境的心理支援、情緒及精神健康、STEM教育、體能培訓等，讓有需要的基層兒童及青少年能盡展天賦，茁壯成長。

The Group donates hundreds of thousands of surgical masks to help fight the virus

集團捐贈數十萬個醫療口罩協助抗疫

Since the novel coronavirus outbreak in Hong Kong, the Group has initiated a number of measures to help combat its spread in the community. In early February, the Group distributed over 300,000 surgical masks to all staff immediately after receiving bulk delivery from overseas. To extend the care and concern for people in need in the community and help fight the epidemic, the Group donated 280,000 surgical masks to the Hospital Authority and about 40,000 surgical masks to seven NGOs, for medical staff, the elderly, underprivileged families, child patients, etc.

自新型冠狀病毒在香港爆發以來，集團展開了多方面措施，協助社區抗疫。二月初，集團由外地成功搜購醫療口罩後，馬上將逾300,000個口罩分發予全體僱員。集團更將這份關懷之情延伸至社會上有需要的人士，向醫院管理局捐贈了280,000個醫療口罩，並向七間慈善機構合共捐贈了約40,000個醫療口罩，與醫護人員、長者、基層家庭及患病兒童等共同抗疫。



In an effort to fight the spread of the virus, the Group donated about 320,000 surgical masks to the Hospital Authority and seven NGOs. The Group will donate about 320,000 surgical masks to the Hospital Authority and seven NGOs, to fight the virus.

The Group and Sheng Kung Hui Welfare Council join hands to develop United Court, a large transitional housing project

集團與聖公會福利協會攜手籌建大型過渡性房屋項目「同心村」



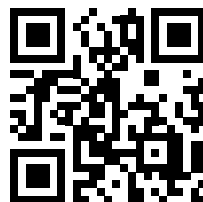
Secretary for Transport and Housing Frank Chan (centre), Hong Kong Sheng Kung Hui Welfare Council Vice-Chairman Michael Lai (right) and Group Executive Director Adam Kwok (left) announce the United Court details
運輸及房屋局局長陳帆(中)、香港聖公會福利協會董事會副主席賴錦璋(右)及集團執行董事郭基輝(左)公布同心村的項目資料

26

In 2016, the Group partnered with the Hong Kong Sheng Kung Hui Welfare Council (the Welfare Council) to develop Hong Kong's first inter-generational integrated service building in Yuen Long. The partnership is now going further with the development of United Court in Tung Tau, Yuen Long – a large-scale transitional housing project on a site of almost 300,000 square feet. Upon its completion in 2022, the project will immediately provide better living conditions for 1,600 underprivileged families. Taking into account families moving out from United Court to public housing and families moving in, it is estimated that about 5,000 families will eventually benefit from the project. United Court will be integrated with the neighbouring community to create synergy, making it a distinctive transitional housing project in the city.

The Group will also provide two parcels of land in Kam Tin South and Kwo Tung town centre for transitional housing. Including United Court, the three projects will span some 400,000 square feet, providing a total of 2,000 transition homes for over 6,000 families or about 20,000 people.

Located in Yuen Long Kau Hui Road, United Court is close to Shan Pui Tsuen, which is only about a 10-minute walk to West Rail Yuen Long Station or Long Ping Station. The land will be lent for at least eight years. The Group will take up the preliminary project planning and basic site formation works, and will offer a property management consultancy service upon completion. The Welfare Council will be responsible for project planning, construction, operation and management, as well as offering people-oriented community services for the residents. United Court will encourage interaction among residents to build a harmonious community. There will be social enterprise stores and weekend markets, and residents will have an opportunity to engage in various community initiatives.



United Court video (Chinese only)
同心村介紹短片

Separately, the Group and the Welfare Council will provide vocational training and employment assistance to the residents. The Group now manages over 70 estates and shopping malls in Yuen Long, Tin Shui Wai and Tuen Mun, and expects to create about 400 job vacancies in the next three to four years. Additionally, the various construction sites currently under development will require a lot of workers. The Group will consider giving priority to applications from residents who fulfill the job requirements.

於2016年，集團與香港聖公會福利協會（福利協會）攜手在元朗興建全港首個跨代共融綜合服務大樓。集團最近與福利協會再度合作，在元朗東頭一幅佔地近300,000平方呎的土地興建大型過渡性房屋——同心村。項目預計於2022年落成，屆時可即時為1,600個基層家庭改善居住環境。若計入各家庭獲編配公屋而遷出同心村，而其他家庭得以遷入，則預計最終約有5,000個家庭受惠。同心村將與周邊社區共融互惠，成為本港別具特色的過渡性房屋項目。

集團亦將提供兩幅位於錦田南和古洞市中心的地塊，用作興建過渡性房屋。連同同心村，三個項目合共佔地近400,000平方呎，共提供2,000伙過渡性房屋，預計可惠及逾6,000個家庭，相等於20,000多名人士。

同心村位於元朗舊墟路，鄰近山貝村，村口距離西鐵元朗站和朗屏站僅約10分鐘步程。集團除了借出地塊最少八年外，還會負責前期項目規劃和基本地盤平整工程，並在落成後擔任物業管理顧問。福利協會則負責項目的策劃、建築、營運和管理，並為居民提供以人為本的社區服務。同心村重視居民的互動，以構建和睦的社區氛圍。村內將設有社企士多及假日市集等，居民可享有多元化的社區參與機會。

另外，集團將與福利協會合作提供職業培訓，為居民帶來就業支援。集團目前在元朗、天水圍和屯門管理超過70個屋苑和商場，預期在未來三至四年將增聘約400個職位，加上多個興建中的地盤項目亦需要大量人手。如果居民申請相關職位而又符合入職要求，集團將考慮優先聘用。

SHKP Volunteer Team helps low-income households in transition homes improve living environment

集團義工隊協助社會房屋低收入家庭提升居住環境



The SHKP Volunteer Team removes roots extending to the raised platform and near the drains in Green Garden to prevent clogged drains and cracks in the raised platform

集團義工隊前往綠苑，協助清理地台及水渠口的樹根，以免阻塞渠道或導致地台爆裂

The SHKP Volunteer Team leverages its corporate expertise to serve the community. The team recently participated in a clean-up at Green Garden, which is a social housing project under the Community Housing Movement, launched by the Hong Kong Council of Social Service. The SHKP volunteers joined hands with Green Garden's service operator, Yan Oi Tong, and residents to work on various tasks, including installing solar-powered lamps, removing silt, branches and roots to prevent clogged drains, and cleaning the common area. The work has helped improve the residents' living environment and enabled them to show support and care for each other.

Meanwhile, the SHKP Volunteer Team put in over 130,000 hours of service in 2018. These efforts brought them the second runner up award in the 2018 Highest Service Hour Award (Private Organizations – Category 1) from the Social Welfare Department. This is the 10th consecutive year the team was ranked among the top three.

集團義工隊多年來善用企業專長，服務社群。早前，為香港社會服務聯會營運的「社會房屋共享計劃」轄下的社會房屋「綠苑」進行大清潔。集團義工聯同綠苑的營運機構仁愛堂及相關居民，進行了多項工作，包括安裝太陽能燈、清理淤泥、樹枝和樹根以防止渠道淤塞，以及清洗公眾地方等。活動不但協助居民提升居住環境，亦讓他們發揮互助、友愛精神。

另外，集團義工隊憑著在2018年度逾130,000服務小時，獲社會福利署頒發「2018年最高服務時數獎（私人團體 – 組別一）」季軍，更是連續第10年獲最高服務時數獎頭三名。

SHKP-Kwoks' Foundation-sponsored students from across the country meet up

全國新地郭氏基金受助學生聚首

Since its establishment nearly 20 years ago, the SHKP-Kwoks' Foundation has set up and sponsored over 60 projects, with beneficiaries in over 20 provinces and cities across the country. It has donated more than RMB700 million, and close to 9,000 beneficiaries have since completed their undergraduate studies.

Recently, the Foundation held an exchange event, co-organized with Nanjing University, for inter-university alumni and teachers, which included a seminar, workshop and alumni networking under the theme 'The Functions of the SHKP-Kwoks' Foundation Alumni Association and its Initiatives'. Close to 100 participants from 20 institutions took part. The event lined up sponsored students from different cities, institutions and year of study to prepare to set up the SHKP-Kwoks' Foundation Inter-university Alumni Association and drive charity initiatives.

新地郭氏基金成立近20年來，成立和資助項目超過60個，受惠人士遍及全國20多個省市，捐贈資金逾人民幣七億元，已畢業的受助本科學生總數近9,000人。



SHKP-Kwoks' Foundation Director Terry Li (front, sixth right) with teachers and students from 20 institutions at the exchange for inter-university alumni and teachers
新地郭氏基金總監李家華（前排·右六）與20所院校的師生出席「聯校校友及老師交流活動」

基金早前聯同南京大學舉行「聯校校友及老師交流活動」，以「新地郭氏基金校友會的功能與推動工作」為主題，舉辦了研討會、工作坊及校友聯誼活動，參與院校共20所，與會者近100人。是次活動把來自不同城市、院校及年級，曾接受基金資助的學生聚在一起，為發展「新地郭氏基金聯校校友會」及推動慈善工作做好準備。

The Group's 2018/19 Sustainability Report released

集團出版2018/19年度《可持續發展報告》

Recognizing that corporates play a vital role in promoting the United Nations' Sustainable Development Goals (SDGs), the Group committed to engaging eight related SDGs in its latest 2018/19 *Sustainability Report*, which also details its efforts and milestones to achieve sustainability in the financial year ended 30 June 2019. During the year, the Group made various achievements related to enhanced sustainability strategies and practices, environmentally responsible operations, innovative technologies and solutions, a people-centred work environment and community-focused programmes. The results of the efforts in creating value for the environment were exceptionally strong.

The Group strives to enhance the sustainability of its properties. During the year, its headquarters Sun Hung Kai Centre achieved the 'Excellent' rating in Energy Use under the Selective Scheme of BEAM Plus Existing Buildings V2.0. The Group is also determined to reduce its carbon footprint by enhancing energy efficiency. Using the 2014/15 financial year as the base year, a Group-wide energy reduction target was set, with the aim of reducing electricity consumption intensity by 10% by the 2019/20 financial year. As at the date of the report, the properties under management made substantial progress. In regards to climate change, an internal review was conducted to assess the Group's readiness for and emergency responses to climate change. The Group is actively exploring different ways to avoid, reduce and recover waste in different operations. In addition, priority is given to sustainable materials in the procurement process, and technologies are leveraged to minimize unnecessary resource consumption.

In advocating environmental awareness among the general public, the Group has established environmental centres at a number of malls, and has partnered with different environmental NGOs. It partnered with Green Power to launch the free Nature Rescue mobile app. About 50 countryside and beach clean-up activities initiated by the public have used the app since its launch. For the seventh straight year, the Group supported the SHKP Love Nature Campaign organized by Green Power. The campaign offers classroom learning and outdoor activities to provide opportunities for students to appreciate nature. During the reporting year, a number of beach clean-ups were also organized.

集團相信企業在推動聯合國可持續發展目標 (SDGs) 扮演著重要角色，故在早前出版的2018/19年度《可持續發展報告》中，承諾實現最為相關的八個SDGs。報告內容亦詳述了截至2019年6月30日財政年度，集團為實現可持續發展所付出的努力及里程碑。年內，集團在多方面取得重要成果，包括提升可持續發展策略及實踐、對環境負責任的營運、創新科技與方案、以人為本的工作環境以及社區活動。集團在為環境創造價值的表現尤其突出。

集團致力提升建築物的可持續發展表現。年內，總辦事處新鴻基中心獲得「綠環評既有建築2.0版」自選評估計劃中能源使用範疇的「卓越」評級。同時，集團致力提高能源效益以減少碳足印。以2014/15財政年度為基準，冀在2019/20財政年度前將整個集團的耗電量強度降低10%。截至報告發表當日，集團的管轄物業的節目標已取得顯著進展。集團亦為應對氣候變化，進行了一項內部研究，以評估集團應對氣候變化的準備和應變能力。集團積極探索不同方法，在不同業務中避免產生廢物、減少廢物，並盡可能將廢物循環再造。此外，集團優先採購可持續物料，同時善用科技，以減少不必要的資源消耗。

在提高公眾環保意識上，集團在多個商場設立了環保教育中心，並與不同的環保團體合作。集團與綠色力量合作推出免費流動應用程式「山•灘拯救隊」，公眾至今透過應用程式發起了約50次郊野及海岸清潔活動。集團更連續第七年支持由綠色力量舉辦的「新地齊心愛自然」計劃，讓學生透過課堂學習及戶外探索，欣賞大自然之美。於報告年內，集團亦組織了多次海岸清潔活動。



SHKP 2018/19 Sustainability Report
新地2018/19年度《可持續發展報告》



新鴻基地產

新地商場特設外賣自取熱線 輕鬆落單預訂美食 兼享餐飲優惠

22個新地商場及天饌101特設外賣自取熱線，提供外賣自取服務及餐牌資訊，為你轉駁至有關食肆落單預訂美食。The Point by SHKP會員消費滿指定金額，更可獲贈現金券兼賺取積分*，讓你越食越滋味！



外賣自取熱線



apm

外賣自取/外賣速遞消費滿HK\$200，賞HK\$50商場美食券

堂食消費滿HK\$100，賞HK\$50商場美食券及額外2小時泊車優惠

即日起至4月30日

CHELSEA HEIGHTS
卓爾廣場

於食肆及超級市場或個人護理商戶合共消費滿HK\$300，賞HK\$50百貨禮券

3月14日至5月3日

東港城
EAST POINT CITY

晚市時段堂食
單一消費滿HK\$200，賞HK\$50商場現金禮券及額外5小時泊車優惠

外賣自取/外賣速遞
單一消費滿HK\$200，賞HK\$20一田現金禮券

即日起至4月30日

Harbour North
北角匯

單一消費滿HK\$800，賞HK\$100美妝服飾現金券

即日起至5月31日

上水廣場
LANDMARK NORTH

單一消費滿HK\$100，賞HK\$20商場美食券

累積5筆食肆消費，額外賞HK\$50萬寧/屈臣氏現金券

3月7日至4月30日

新都會廣場
METRO PLAZA

消費滿HK\$50，賞HK\$10商場美食券

即日起至換完即止

miki
THRU SHOPPING

於食肆及超級市場或個人護理商戶合共消費滿HK\$400，賞HK\$50商場現金禮券

3月14日至5月3日

MOKO
新世紀廣場

消費滿HK\$50，賞HK\$10商場美食券

即日起至換完即止

新城市廣場
New Town Plaza

The Point會員以100積分換領HK\$20外賣自取優惠券

消費滿HK\$100，賞HK\$100指定商戶現金券

即日起至4月30日

PARK Central
將軍澳中心

外賣自取消費滿HK\$300，賞HK\$50美容現金券

同日於零售商戶消費滿HK\$100，額外賞HK\$20餐飲現金券

即日起至4月30日

天晉滙 PopWalk

消費滿HK\$100，賞HK\$20商場美食券

累積5筆食肆消費，額外賞HK\$50超市現金券

3月9日至4月30日

新翠商場
New Jade Mall

外賣自取/外賣速遞消費滿HK\$200，賞HK\$50商場美食券

堂食消費滿HK\$100，賞HK\$50商場美食券

即日起至4月30日

荃灣廣場
TUEN WAN PLAZA

消費滿HK\$100，賞HK\$20商場美食券

消費滿HK\$200，賞HK\$40商場美食券

即日起至4月30日

新達廣場
UPTOWN PLAZA

消費滿HK\$100，賞HK\$20商場美食券

即日起至4月30日

元朗廣場

外賣自取/外賣速遞
消費滿HK\$200，賞HK\$50商場美食券

堂食消費滿HK\$100，賞HK\$50商場美食券

即日起至4月30日

大埔超級城
TAI PO MEGA MALL

外賣自取/外賣速遞消費滿HK\$200，賞HK\$50商場美食券

堂食消費滿HK\$100，賞HK\$50商場美食券及額外2小時泊車優惠

即日起至4月30日

WOWTC
世貿中心

外賣自取/外賣速遞
消費滿HK\$200，賞HK\$50商場美食券

堂食消費滿HK\$100，賞HK\$50商場美食券及額外2小時泊車優惠

即日起至4月30日

YO! IO 形點

消費滿HK\$500，賞HK\$50指定商戶現金券

4月4日至6月30日

V Walk

單一消費滿HK\$100，賞HK\$100指定商戶現金券

即日起至換完即止

條款及細則：

* 部分新地商場或不接受此優惠與登記積分同時使用；個別新地商場暫未參與The Point by SHKP商場綜合會員計劃，因此該項消費將不能登記積分。
- 優惠受參與商場條款及細則約束，詳情請瀏覽參與商場之網頁。
- 如有任何爭議，新鴻基地產代理有限公司及參與商場保留最終決定權。

立即登記成為The Point by SHKP會員



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