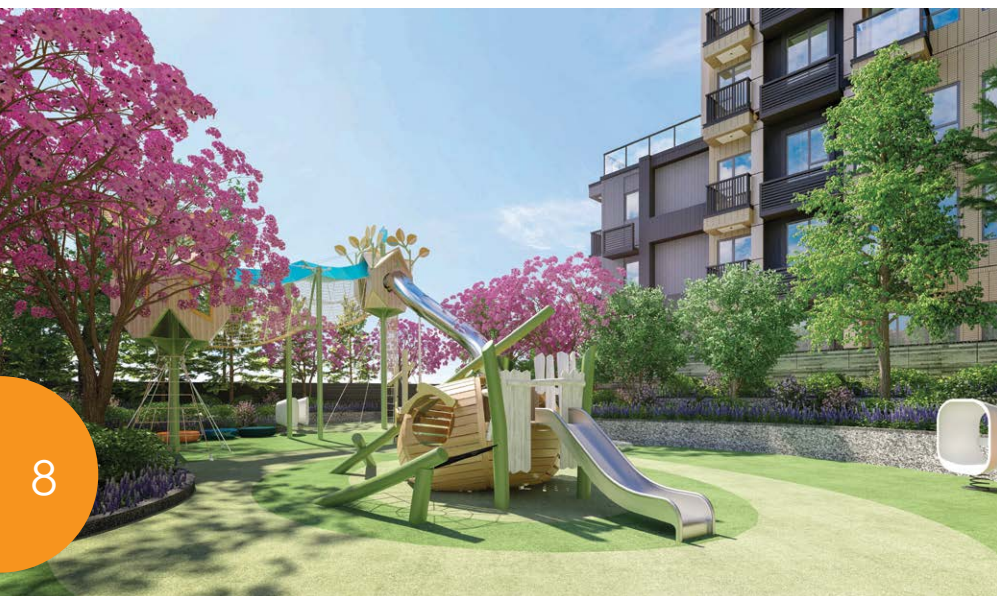


Phase 2 Wetland Seasons Park in Tin Shui Wai features a stylish, premium living environment

天水围第2期Wetland Seasons Park缔造时尚优质生活空间

The Group's Wetland Lot No.34 Development ("the Development"), which is a low-density residential project with shopping mall in Tin Shui Wai, is being developed in phases. The Development is in close proximity to Wetland Park and features green, natural wetland views¹, while overlooking Shenzhen Bay and Nanshan¹. The living environment provides a high level of privacy, supported by comprehensive facilities². The Development is also set to benefit from the Hung Shui Kiu New Development Area³, currently under planning.



The children's outdoor playground at the Development (computer rendering photo)⁵
发展项目的儿童户外游乐区 (电脑模拟效果图)⁵

Strong sales of Phase 1 Wetland Seasons Park have put Phase 2 Wetland Seasons Park under the spotlight. The market response has been encouraging. By 6 July 2020, more than 97% of the released Phase 2 Wetland Seasons Park residential units were sold.

A true premium lifestyle

Phase 2 Wetland Seasons Park also has a stepped building layout, coupled with a well-planned orientation and low-density complex, offering wide views¹. Phase 2 Wetland Seasons Park of the Development will have 699 residential units, comprising eight blocks of 10-storey, low-density residential towers and six blocks of five-storey villas. The units will be available in nine practical layouts. Typical floor units range from one to three bedrooms with one en-suite, a storeroom and a utility room. Special units will also be available to suit the needs of different families. The units may offer views of Wetland Park, the Development's swimming pool or greenery¹.

The private residents' clubhouse⁴ 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 only sky clubhouse⁴ in the district, offering scenic views of Wetland Park and the movements of migratory birds¹. Other facilities will include an indoor heated swimming pool, outdoor swimming pool, Jacuzzi, 24-hour gym, outdoor yoga platforms, banquet rooms and an outdoor BBQ area.

Show flat virtual home tour

Two unmodified show flats of Phase 2 Wetland Seasons Park are available at 11/F ICC for public viewing. To enhance the customer experience, customers may also take a virtual home tour of two designated unmodified show flats on the Phase's website.

集团现正在天水围分期发展低密度住宅连商场项目Wetland Lot No. 34 Development发展项目（“发展项目”）。发展项目贴近湿地公园，拥有绿意盎然的自然湿地景观¹，亦可远眺深圳湾及南山¹；同时亦享有高私密性居住环境及完善社区配套²，再与规划中的洪水桥新发展区³互惠互补。

延续第1期Wetland Seasons Park的销售佳绩，第2期Wetland Seasons Park亦成为焦点，市场反响热烈。截至2020年7月6日，第2期Wetland Seasons Park已推出发售的住宅单位已售出逾97%。

极尚品味生活

第2期Wetland Seasons Park同样采用阶梯式的布局，低密度的建筑群像向经过悉心设计，尽享开扬景致¹。发展项目第2期Wetland Seasons Park由八座10层高的低密度住宅大楼及六幢五层高的别墅组成，总计提供699个住宅单位。标准单位户型实用，共设有九种户型，涵盖一房至三房一套连储物间及工作间户型，另备有特色单位，切合不同大小家庭的居住需要。单位可以享有湿地公园、内园泳池或绿化景致¹。

发展项目的私人住客会所⁴连户外园林总面积逾210,000平方呎，具备完善室内外设施。住客会所设有区内唯一的空中会所⁴，可俯瞰湿地公园景致及候鸟的动态景观¹。其他设施包括室内恒温游泳池、室外游泳池、按摩池、24小时健身房、户外瑜伽平台、宴会厅及户外烧烤区等。

示范单位虚拟导览

集团现正在环球贸易广场11楼开放第2期Wetland Seasons Park两个无改动的示范单位予公众参观。为提升客户体验，客户亦可登陆发展项目期数网站观看两个指定无改动示范单位的虚拟导览。

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 and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor. 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. Source: <https://hsknda.hk>, website of Hung Shui Kiu New Development Area by the Development Bureau (Date of reference: 19 March 2020). The proposed or uncompleted railway, roads, buildings, facilities and regional development referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation, location, design, alignment, completion, opening date, etc.) are subject to the final decision of the Government and relevant authorities. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion.
4. 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 completion of construction of such Phase(s) and all the necessary preparations for such use.
5. The above computer rendering photo of the recreational facility 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/recreational facilities 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/recreational facilities, 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 completion of construction of such Phase(s) and all the necessary preparations for such use. 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.

备注

1. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不列明或隐含之要约、陈述、承诺或保证。
2. 发展项目期数的周边环境、建筑物及设施可能不时改变，卖方对发展项目期数的周边环境、建筑物及设施并不作出不列明或隐含之要约、承诺、陈述或保证。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。
3. 资料来源：发展局洪水桥新发展区网站 <https://hsknda.hk/hk/>（参考日期：2020年3月19日）本广告/宣传资料内载列的拟建或尚未落成的铁路、道路、建筑物、设施及区域发展等仅供参考，其详情（包括但不限于落实与否、位置、设计、路线及竣工与通车时间等）均以政府及有关当局最终决定为准，于本发展项目期数落成及入伙时可能尚未完成，落成后之详情亦可能与本广告所述者不同。
4. 发展项目的住客会所及/或康乐设施于发展项目期数入伙时未必能即时启用。部分设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。本广告/宣传资料出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列之设施、设计、收费及用途权力。部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。
5. 以上为康乐设施的电脑模拟效果图，并非现场实景拍摄，亦并非说明期数最后完成之外观或其景观。这些相片及绘图经电脑修饰处理，相片及绘图内的装置、装修物料、设备、装置物及其他物件等及其展示之景观不一定会在期数或其附近范围出现，仅供参考，且不构成任何卖方就期数或其任何部分不列明或隐含之任何要约、承诺、陈述或保证。有关期数的详细资料，请参阅售楼说明书。以上所有电脑模拟图及电脑模拟图内的资料仅供参考，并不构成或不应被视为任何有关发展项目/康乐设施之实际设计、布局、间隔、规格、建筑、位置、特色、图则、装置、装修材料、设备、家具、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑之要约、陈述、承诺或保证（不列明或暗示）。卖方并不承诺或保证（不列明或暗示）以上所有电脑模拟图内的内容或其任何部分依据发展项目/康乐设施之实际高度、用料、设计、用途、状况或建筑制造，落成后之详情亦可能与本广告/宣传资料所述者有所不同。卖方保留其修改及改变康乐设施之设计、规格、特徵、图则、用料和用途及其他设施、部分和区域之绝对权利，事先毋须通知任何买家。买家切勿依赖此电脑模拟图作任何用途或目的。有关期数的详细资料，请参阅售楼说明书。会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终核准为准。会所/康乐设施于期数住宅物业入伙时未必能即时启用。再者，部分会所/康乐设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。部分设施及/或服务的使用或操作可能受制于有关部门发出之同意书或许可证或需额外付款。

Name of the Phase of the Development: Phase 2 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 2, Tower 3, Tower 5, Tower 11, Tower 12, Tower 15, Tower 18 and Tower 19, Villa 1 to Villa 3 and Villa 5 to Villa 7 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.wetlandseasonspark2.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: 15th July 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: 7 July 2020

发展项目期数名称：Wetland Lot No.34 Development发展项目（“发展项目”）的第2期（“期数”）（期数中住宅发展项目的第2座、第3座、第5座、第11座、第12座、第15座、第18座及第19座、别墅1至别墅3及别墅5至别墅7称为“Wetland Seasons Park”）

区域：天水围

期数的街道名称及门牌号数：湿地公园路9号[#]

卖方就期数指定的互联网网站的网址：
www.wetlandseasonspark2.com.hk

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

卖方：Pacific Gold Limited

卖方的控股公司：Newray Ventures Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士：梁鹏程

期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：梁黄顾建筑师（香港）事务所有限公司

期数的承建商：骏辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所：胡关李罗律师行、薛冯邱李律师行、孖士打律师行

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

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

尽卖方所知，由期数的认可人士提供的期数之预计关键日期：2021年7月15日（“关键日期”指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。）

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

此临时门牌号有待期数建成时确认

印制日期：2020年7月7日