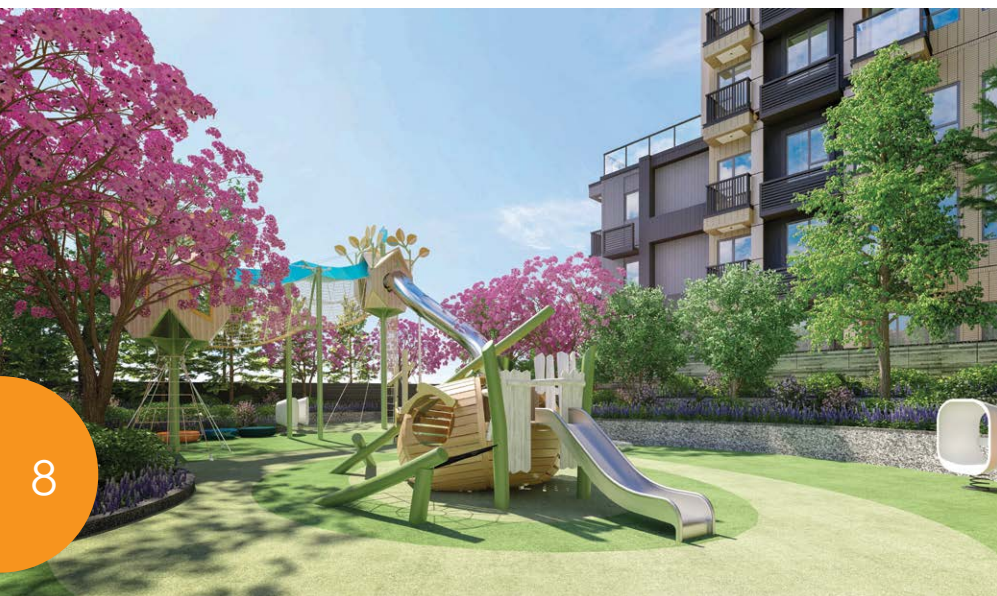


Phase 2 Wetland Seasons Park in Tin Shui Wai features a stylish, premium living environment

天水圍第2期Wetland Seasons Park締造時尚優質生活空間

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
發展項目的兒童戶外遊樂區(電腦模擬效果圖)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.

集團現正在天水圍分期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；同時亦享有高私隱居住環境及完善社區配套²，再與規劃中的洪水橋新發展區³互惠互補。

延續第1期Wetland Seasons Park的銷售佳績，第2期Wetland Seasons Park亦成為焦點，市場反應熱烈。截至2020年7月6日，第2期Wetland Seasons Park已售出已推出發售的住宅單位逾97%。

極尚品味生活

第2期Wetland Seasons Park同樣採用階梯式的布局，低密度的建築群座向皆經過悉心設計，盡享開揚景致¹。發展項目第2期Wetland Seasons Park由八座10層高的低密度住宅大樓及六幢五層高的別墅組成，合共提供699個住宅單位。標準單位間隔實用，共設有九種戶型，涵蓋一房至三房一套連儲物房及工作間間隔，另備有特色單位，切合不同大小家庭的居住需要。單位可以享有濕地公園、內園泳池或綠化景致¹。

發展項目的私人住客會所⁴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⁴，可俯瞰濕地公園景致及季候鳥的動態景觀¹。其他設施包括室內恆溫游泳池、室外游泳池、按摩池、24小時健身室、戶外瑜伽平台、宴會廳及戶外燒烤區等。

示範單位虛擬導覽

集團現正在環球貿易廣場11樓開放第2期Wetland Seasons Park兩個無改動示範單位予公眾參觀。為提升客戶體驗，客戶亦可上發展項目日期數網站觀看兩個指定無改動示範單位的虛擬導覽。

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.

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任何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. 資料來源：發展局洪水橋新發展區網站 <https://hsknda.hk/hk/> (參考日期：2020年3月19日) 本廣告/宣傳資料內載列的擬建或尚未落成的鐵路、道路、建築物、設施及區域發展等僅供參考，其詳情(包括但不限於落實與否、位置、設計、路線及竣工與通車時間等)均以政府及有關當局最終決定為準，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告所述者不同。
4. 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能即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。本廣告/宣傳資料出現的宣傳名稱，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、收費及用途權力。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。
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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

發展項目期數名稱：Wetland Lot No.34 Development發展項目(「發展項目」)的第2期(「期數」)(期數中住宅發展項目的第2座、第3座、第5座、第11座、第12座、第15座、第18座及第19座、別墅1至別墅3及別墅5至別墅7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.wetlandseasonspark2.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

賣方的控權公司：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：梁黃顧建築師(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人行事的律師事務所：胡關李羅律師行、薛馮鄺岑律師行、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7月15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7月7日