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A commitment to building Hong Kong and developing new landmarks
集團致力建設香港 積極打造多個地標物業





A commitment to building Hong Kong and developing new landmarks 集團致力建設香港 積極打造多個地標物業

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以 心 建 家 Building Homes with Heart

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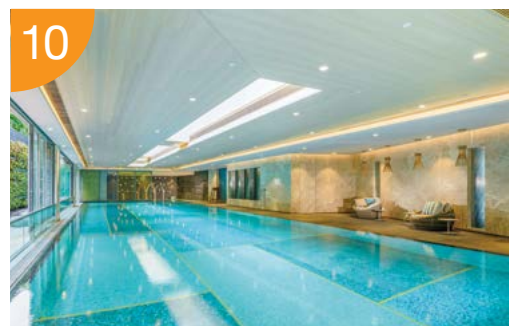
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The *SHKP Quarterly* serves to provide updates on the Group's different businesses, with the aim of maintaining transparency and high standards of corporate governance. It is not intended as a promotional material.

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

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A commitment to building Hong Kong and developing new landmarks

During the year, Hong Kong's economy has been hard hit by the unprecedented challenges and difficulties resulting from the COVID-19 pandemic. The performance of the Group's property investment portfolio has inevitably been affected by the sluggish economy and the lingering pandemic. Nevertheless, the Group is committed to investing in Hong Kong and has undaunted confidence in the city's long-term prospects. It will further expand its diversified property investment portfolio through the development of new additions in the pipeline.

4 A number of large-scale integrated developments are underway. The most significant development is the prime commercial site atop the High Speed Rail Hong Kong West Kowloon Terminus, which was acquired through government tender for HK\$42,232 million in late 2019 when the city was hit by local social incidents. The site is Hong Kong's largest commercial land plot in recent years in terms of site area, with a developable gross floor area of 294,000 square metres (3.16 million square feet). It is strategically located atop the city's only High Speed Rail station, providing excellent transportation connectivity. Under the existing plan, the site will be developed into a landmark project, comprising about 260,100 square metres (2.8 million square feet) of grade-A offices and approximately 32,400 square metres (349,000 square feet) of premium shopping space. Subsequently, the Group disposed of a 50% interest of the office portion of the project to two long-term strategic investors: the Kwok Family Companies and Ping An Life. The retail portion of the project remains wholly-owned by the Group. The introduction of long-term strategic investors in the project should act as a catalyst to attract more multinational corporations and leading financial institutions to move their operations to this landmark project, thus further strengthening the reputation and market position of the project and that of the adjacent ICC as a key business and financial hub in both Hong Kong and the Greater Bay Area.

The Group has built several large-scale integrated complexes during the economic ups and downs in the past few decades. A

number of them have become Hong Kong landmarks, the two most notable of which are IFC and ICC.

IFC development in Central - 1996

In 1996, the Group participated in property development atop Airport Express Hong Kong Station in the form of a joint venture. The Hong Kong Station project, named IFC, boasts gross floor area of approximately 418,100 square metres (4.5 million square feet). Total investment (excluding interests) of the phased development amounted to HK\$23,000 million, which was the city's largest single development at the time. Before Hong Kong's handover, the Group decided to take part in a huge investment project and establish its first major investment property in the core of Central, representing a vote of confidence by the Group in Hong Kong's future.

The IFC development project comprises two grade-A office towers, a premium shopping mall, the Four Seasons Hotel and Four Seasons Place serviced suites. The One IFC office tower and mall were completed in late 1998, and the 88-storey Two IFC was the city's tallest and the world's third-tallest building on completion in 2003. The office towers become a bold icon on the Central waterfront.

As the Group's first major establishment in the core of Central, IFC was designed to closely meet the needs of customers. Since the target tenants for IFC were international financial institutions, the project team visited the financial centres in United Kingdom and the United States to learn about world-class specifications that suited the business needs of potential tenants. As a result, major amendments were made, including changing

ICC, West Kowloon
西九龙环球贸易广场



IFC, Central
中环国际金融中心



the original round foundation to a square one to better serve the needs of trading floors and to provide a more efficient layout amid surging construction costs.

Sitting above Airport Express Hong Kong Station, IFC was built to international specifications with state-of-the-art facilities, while providing an unrivalled view of Victoria Harbour, which drew multinational financial institutions, in particular. IFC has been popular among multinational financial institutions, registering high occupancy and generating favourable rental income over the years. The Hong Kong Monetary Authority acquired several high floors of Two IFC as its head office.

Investing in ICC atop Kowloon Station - 2000

Despite the dot-com bubble burst in 2000, the Group continued its developments in the city in a vote of confidence in Hong Kong's future. In September 2000, the Group won the tender for the development of Airport Express Kowloon Station Packages 5-7 ICC, which was the largest single project associated with Kowloon Station. The project boasted a gross floor area of 511,000 square metres (5.5 million square feet) among three towers.

From the planning and design stages to the construction of ICC, Hong Kong's economy experienced invisible waves, including the aftermath of the dot-com bubble burst and the SARS outbreak in early 2003. The ICC integrated complex was fully completed in 2010, comprising grade-A offices, a premium shopping mall, The Ritz-Carlton, Hong Kong, the Sky100 Hong Kong Observation Deck and fine dining restaurants on Level 101. The Cullinan

luxury residences, the W Hong Kong hotel and HarbourView Place serviced suites are situated in the other two blocks of the development. The ICC tower rises 490 metres above sea level, making it the city's tallest building. The skyscraper and the 420-metre Two IFC on the opposite shore form Hong Kong's premier landmark – the Victoria Harbour Gateway.

During the development of ICC, the project team also visited similar projects in other international major cities to ensure that its project design and specifications would meet the business needs of international corporations and financial institutions. After considering the office market supply and the project's floor plates, the Group set international financial institutions as its target tenants. Thanks to the efforts of the leasing team, three international investment banks, Morgan Stanley, Deutsche Bank and Credit Suisse, decided to relocate their Hong Kong headquarters from Central to West Kowloon, a place which was still in a development stage at the time, with the facilities yet to be formed. The Group's ICC office tower set a precedent for major international investment banks moving their headquarters outside Central, resulting in West Kowloon emerging as one of the most important business districts in the city.

Building homes with heart, building landmarks for Hong Kong

IFC and ICC have played a vital role for the Group, as well as for West Kowloon's development since 2000. IFC's premium location, high specifications and excellent facilities have attracted multinational financial institutions, broadening the Group's customer base. Subsequently, the full completion of ICC

made it an extension of Central, which marked the Group's skill set enhancement in building integrated developments. The team gained a deeper understanding of the business needs of international financial institutions, providing a valuable reference for building integrated complexes later on the mainland. In addition, IFC and ICC have enhanced the Group's property investment portfolio. Contributions from property sales and rental income are becoming more balanced, which have helped the Group weather the challenges during political and economic crises.

Situated in well-connected locations, IFC and ICC serve users' business and lifestyle needs within the integrated development, while enhancing economic activity in the area, creating vibrant community. They also showcase the quality of SHKP developments to consumers, helping SHKP build its premium brand.

Following the commissioning of the High Speed Rail Hong Kong West Kowloon Station in 2018, West Kowloon Station has formed a transportation hub of four railway lines, offering convenient access throughout Hong Kong, the Greater Bay Area and major mainland cities, along with excellent global connections. The strategic location of West Kowloon Station has now become more prominent. Upon completion, the future landmark project atop the High Speed Rail Hong Kong West Kowloon Station is expected to create significant synergy with the neighbouring ICC, further driving West Kowloon's evolution into a crucial commercial core of Hong Kong and the Greater Bay Area, while contributing to Hong Kong's sustainable future.

集团致力建设香港 积极打造多个地标物业

今年受到2019冠状病毒疫情爆发所影响，本地经济受到前所未有的挑战和困难。集团的物业投资组合表现无可避免地受到经济疲软及疫情持续的影响。尽管如此，集团对香港的长远前景充满信心，坚持继续投资香港，将通过发展新项目，进一步扩大多元化的物业投资组合。

集团现正兴建多个大型综合项目。其中最具意义的，是2019年年底，正值发生本地社会事件期间，集团通过政府招标，以422.32亿港元购入位于香港高铁西九龙总站上盖的优质商业用地。该地为香港近年来地皮面积最大的商业用地，可发展总楼面面积约294,000平方米（达316万平方呎），并位于香港唯一一个高铁站上盖，具优越的交通网络连接。按现有规划，将发展为地标项目，提供约260,100平方米（约280万平方呎）甲级办公楼，以及约32,400平方米（约349,000平方呎）的优质零售楼面。集团随后引入两个长线策略性投资者，即郭氏家族公司及平安人寿，向其出售项目办公楼部分共50%的权益；而项目中的零售部分则继续由集团全资持有。项目引入长线策略性投资者，可吸引更多跨国企业及领先金融机构进驻，进一步巩固项目及毗邻环球贸易广场作为香港及大湾区主要商业及金融枢纽的声誉及市场地位。

回顾过去数十年，经济时起时落，集团亦积极发展大型综合项目，兴建构建了多个香港地标，其中最具代表的可数国际金融中心及环球贸易广场。

1996年发展中环国际金融中心

于1996年，集团以合资形式参与机铁香港站上盖的物业发展计划。香港站项目命名为国际金融中心，总楼面面积约418,100平方米（约450万平方呎）。项目分阶段发展，总投资额（未计利息）达230亿港元，为香港当时历年来最大的单一发展项目。在香港回归前夕，集团决定参与这个庞大的投资项目，并首次在中环核心区建立重要投资物业据点，以实际行动对香港的前景投下信心一票。



国际金融中心发展项目包含两幢甲级办公楼、高级商场、香港四季酒店及服务式套房酒店四季汇。国际金融中心一期办公楼及商场于1998年底落成，而楼高88层的国际金融中心二期则于2003年落成，当时为全港最高大厦及全球位列第三高楼，两幢办公楼当即成为中环海滨新地标。

国际金融中心为集团在中环核心区的首个重要据点，项目设计力求紧贴顾客需求。由于国际金融中心的潜在租户为国际金融机构，项目团队特别前往英、美金融中心考察，了解最能符合潜在租户业务需求的世界级规格。因此，即使令成本大增，项目亦作出大幅改动，包括将已经打了的圆形桩改为方形，以便配合交易楼层的需要及提供实用户型。

位于地铁香港站上盖的国际金融中心，以国际级规格设计，配备先进设施，加上前临维港景致，成功吸引跨国金融机构进驻。项目多年来深受跨国金融机构欢迎，出租率维持高位，租金表现理想，而香港金融管理局更购入国际金融中心二期高层作总部。

2000年投资九龙站环球贸易广场

科网股于千禧年爆破后，集团凭着对未来的信心，继续建设香港。于2000年9月，集团投得地铁九龙站第五至七期发展项目环球贸易广场。该发展项目为九龙站规模最大的单一项

目，由三幢大楼组成，总楼面面积约511,000平方米（达550万平方呎）。

环球贸易广场从规划、设计到动工期间，香港经济出现暗涌，包括科网股热潮爆破的后遗症及2003年初爆发的“SARS”疫情。环球贸易广场综合发展项目最后于2010年全面落成，集合甲级办公楼、高级商场、香港丽思卡尔顿酒店、天际100香港观景台及位于101楼的高级餐厅。豪华住宅天玺、香港W酒店及服务式套房酒店港景汇则坐落于项目另外两幢大楼中。其中的环球贸易广场楼高海拔490米，为目前全港最高建筑物，与彼岸楼高420米的国际金融中心二期形成一道宏伟的香港地标“维港门廊”。

集团在发展环球贸易广场时，同样派了项目团队前往其他国际大城市参考同类项目，其项目设计及规格亦积极配合国际级企业及金融机构的业务需要。考虑到当时的办公楼市场供应及项目的楼层面积，集团最后锁定国际级金融机构为目标租户。在租务团队努力下，成功吸引到三家国际投资银行：摩根士丹利、德意志银行及瑞信，决定将总部由中环迁往当时仍处于开发阶段、配套尚未成形的西九龙。集团于环球贸易广场开创先河，成功吸引大型国际投资银行将总部搬离中环，令西九龙加快成为其中一个最重要的新兴商业区。

ICC (left) and Two IFC (right) form Hong Kong's premier landmark – the Victoria Harbour Gateway
由环球贸易广场（左）与国际金融中心二期（右）组成的香港地标“维港门廊”



以心建家 建设香港地标

国际金融中心和环球贸易广场，对集团以至西九龙于千禧年后的发展起着重要的角色。国际金融中心凭着优越的地理位置、高规格设计及优质配套，吸引了跨国金融机构进驻，亦成功拓宽了集团的客户基础。其后，环球贸易广场全面落成，成为中环的延伸，标志着集团兴建综合发展项目的能力进一步提升。团队亦对国际金融机构的业务需要加深了解，对随后在内地发展综合项目提供了宝贵的参考价值。此外，国际金融中心及环球贸易广场亦加强了集团的租赁物业组合，令集团的物业销售收入与租金收入更趋均衡，有助集团度过政经危机所产生的冲击。

另一方面，国际金融中心和环球贸易广场均交通便利，在综合发展项目内，照顾到用户的工作及生活需要，同时带动周边经济活动，令整个区域增添色彩。另外，两个地标物业亦向消费者展现“新地”发展项目的品质，建立“新地”优质品牌的形象。

随着香港高铁西九龙站于2018年开通，西九龙站成为四条铁路线交汇的交通枢纽，贯通香港各区、大湾区及内地主要城市，同时连接世界各地，而西九龙的策略性位置亦加倍突显。待位于香港高铁西九龙总站上盖发展中的地标项目落成后，将与毗邻的环球贸易广场发挥极大的协同效应，进一步推动西九龙成为香港以至大湾区重要的商业核心，为香港未来的持续发展作出贡献。



The Group's commercial site atop the High Speed Rail Hong Kong West Kowloon Terminus
集团位于香港高铁西九龙总站上盖的商业用地



Using the SHKP Malls App's takeaway ordering service platform, customers can place orders at participating restaurants to enjoy delicacies and earn The Point bonus points while staying at home to fight the virus.

顾客可在“新地商场”App外卖自取平台参与餐厅下单，留家抗疫也可品尝美食的同时赚取The Point积分。

SHKP malls render all-round support to tenants amid the pandemic

新地商场在疫情下全方位支援商户

Since the COVID-19 outbreak early this year, the Group has initiated a wide range of measures in its malls to help tenants cope with the impact of the pandemic. Apart from strengthening precautions in the malls, the Group has offered several months of base rent concessions to tenants and launched a series of campaigns to draw consumers to the malls.

Takeaway ordering service hotlines set up to support eateries

Restaurants employ a large number of frontline workers. To help them continue to do business and retain employees amid the pandemic, the Group set up takeaway ordering service hotlines for 22 SHKP malls in March, which is considered to be the first of its kind among malls in Hong Kong. Customers may enquire about takeaway information from different restaurants in participating malls by phone or WhatsApp messages and enjoy special discounts or cash coupons. The takeaway ordering service hotlines have received almost 5,000 customer enquiries and takeaway orders per month, on average.

The Group recently expanded its takeaway ordering service to the SHKP Malls App. Starting from late August, members of The Point by SHKP can just tap the SHKP Malls App to place orders, pay and enjoy special discounts, earning The Point bonus points automatically. The handy service is now available across 10 SHKP malls, covering almost 100 restaurants. It is expected that the number of participating restaurants will almost double by end of this year, providing convenient, caring takeaway ordering service for customers while expanding the sales channels of food and beverage tenants.

Spending reward campaigns are on every month

Since February, the Group has organized a series of mall privileges and spending reward campaigns to draw customers to its malls. Spending reward campaigns are on almost every month, including 'Rewards from Heart, Everybody Wins' Lucky Draw; 'Every Day is a Reward Day!'; 'The Point Days'; and 'Love Shopping' Spending Reward Campaign. A number of SHKP malls have collaborated with merchants to roll out exclusive privileges for customers. The Group expects to offer at least HK\$70 million worth of spending rewards by the end of the year to attract consumers and help tenants increase sales.

自今年初2019冠状病毒疫情爆发以来，集团在旗下商场推出多项措施，全方位协助商户应对疫情所带来的影响。除了强化商场的防疫工作外，集团亦向租户提供一连数月的基本租金宽减，并推出一系列刺激消费的活动。

设立外卖自取热线 协助餐厅

餐饮业雇用大批前线员工。为协助他们在疫情下继续经营，保障就业，集团已于三月已为22家新地商场设立外卖自取热线，

是全港首批成立外卖热线的商场。顾客通过电话或WhatsApp信息，即可查询参与商场不同餐厅的外卖信息，兼享餐饮优惠或现金券奖赏。外卖自取热线自推出以来，平均每个月收到近5,000个顾客查询及外卖订单。

集团最近将外卖自取服务扩展至“新地商场”App。自八月底起，The Point by SHKP会员可在“新地商场”App内，直接点餐及付款，享用优惠，且能实时赚取The Point积分，简单便捷。目前，共10个新地商场率先推出，近100家餐厅参与。预计今年底，参与餐厅的数目会增加近一倍，为顾客带来贴心、便捷的外卖自取服务，同时为餐饮业商户开拓销售渠道。

消费奖赏活动月月有

自二月起，集团推出了一系列商场优惠及消费奖赏计划，吸引顾客到商场消费。至今差不多每个月都有举办消费奖赏计划，包括“心意分享 人人有奖”抽奖活动、“万元狂赏”活动、“The Point Days 积分倍赏大日子”及好“赏”购物消费礼遇活动等。多个新地商场更与商户合作，推出专属消费购物优惠给予顾客。年内，集团预计最少将送出7,000万港元消费奖赏，以刺激消费，协助商户增加销售额。

The completed Mount Regency Development sets a new standard for chic living in Tuen Mun

屯门御半山发展项目落成交楼 时尚生活新指标

Situated in a prestigious residential site in Tuen Mun, the Mount Regency Development has recently been completed, with owners taking possession of their new homes. Its strategic location is gifted with lush greenery¹ set against the backdrop of Tai Lam Country Park and served by a comprehensive transportation network. The Development is destined to set a new standard for chic living in Tuen Mun with its thoughtfully planned design and facilities.



Indoor heated swimming pool⁴
室内恒温游泳池⁴

Practical layouts for flexible designs and ideal homes

The residential units have neat, practical layouts with no bay windows, allowing the efficient use of space. The rectangular living/dining room in a typical floor unit allows flexible furniture placement and has an adjoining balcony to provide natural light and a wide surrounding view¹. Some living/dining rooms have modern, basic wooden cabinets with a concave section on the open shelf for handy storage. The cabinets also come with twin socket outlets with USB ports, making them both stylish and user-friendly.

All typical units are handed over to new owners with complimentary electrical appliances, as well as curtains for all windows, an all-in-one router (concealed type), twin socket outlets with USB ports and thermo ventilators (ceiling type), providing extra care to cater for the needs of residents.

Trendy residents' clubhouse facilities plus co-living facilities and services

The residents' clubhouse² was finely crafted by

an internationally renowned interior designer. The clubhouse and communal gardens span more than 75,000 square feet, with facilities including a 24-hour gym, an indoor swimming pool, a multi-purpose indoor sports hall with a half-court basketball court, a children's area, a coffee lounge, and a banquet room with a trendy Japanese Teppanyaki grill table^{2,3}.

The residents' clubhouse will introduce a co-sharing concept, offering co-living facilities and services, including a WiFi network, USB chargers for electronic gadgets, and printing service. There is also a 24-hour laundry and dry cleaning service³ with drop-off and collection in electronic lockers dedicated for residents' use.

The estate's concierge and butler services³ provide residents with a one-stop service. Before move-in, residents are offered a tea reception, district information, a moving arrangement service, and so forth. After move-in, residents can seek assistance for home cleaning, floor and carpet care and maintenance, professional car wash service, restaurant booking, flower and cake ordering service, catering arrangements, pet boarding

booking, sedan booking service, and more³.

集团位于屯门尊尚住宅地段的御半山发展项目最近落成，业主现正陆续收楼。发展项目拥有策略性的地理优势，背靠大榄郊野公园，饱览秀丽翠绿景致¹，同时可享完善交通配套设施。发展项目的建筑设计及配套规划别出心裁，势将成为屯门区时尚生活新指标。

户型方正实用 灵活设计理想家居

住宅单位户型工整实用，全部采用无窗台设计，可善用每寸空间。标准楼层单位的客厅/饭厅以长方形设计，可灵活摆放家具，并连接露台，引入自然光之余，更可尽览开阔景致¹。部分客厅/饭厅附送一组设计时尚简约的木柜，中空位置预留小凹槽，供住户放置随身物品，更备有USB双位电插座，实用时尚兼备。

所有交楼标准单位，除附送各种家电外，均附送全屋窗帘、一体化路由器（隐藏式）、USB双位电插座及浴室宝（天款式），多方面细心照顾住户所需。

住客会所引入新兴设备 兼具共享生活设施及服务

住客会所²由国际著名室内设计师精心打造，连同户外园林面积逾75,000平方呎，设施包括24小时健身室、室内游泳池、设有半个标准篮球场的多用途室内运动馆、儿童空间、咖啡馆以及引入日式铁板烧吧台设备的宴会厅等^{2,3}。

住客会所引入共享空间概念，提供多项共享生活设施及服务，包括WiFi无线网络、电子产品USB插头及打印服务等。住客还可通过屋苑内的电子储物柜使用24小时洗衣房及乾洗服务³。

项目设有礼宾及管家服务³，为住客提供一条龙服务。交付前服务包括迎新茶聚、社区信息及搬家服务安排等。住客交付后可享用家居清洁、地板或地毯护理、专业洗车、代订餐厅、鲜花、蛋糕、到会安排、宠物酒店预订及轿车预约服务等³。

Notes

1. The description above is only a brief account of the surroundings of the Development. Not all units enjoy the respective scenery. The view is affected by a unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The surrounding buildings, facilities and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied.

2. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of Phase 1 and/or Phase 2 of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The Vendor reserves the right to amend the aforesaid and any facilities, design, fees or usage not yet set out.

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

4. This photo was taken at the Development on 9 July 2020. It has been edited and processed with computerized imaging technique and is for reference only.

备注

1. 上述仅为发展项目周边环境及景观的大概描述，并不代表所有单位均享有相关景观。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，且发展项目周边建筑物、设施及环境会不时改变。卖方并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

2. 会所及/或康乐设施于发展项目第1期及/或第2期入伙时未必即时启用。部份设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权利。

3. 上述服务将由发展项目的管理人或其他合约聘用的第三者公司所提供，详情受制于条款及细则。管理人或合约聘用的第三者公司可自行就有相关服务之服务条款及细则作出修订、更改或增减，包括但不限于收费、营运时间及服务期限，而不作另行通知，惟服务须受公契、服务合约或其他相关法律文件所订立的条款规限。服务于发展项目第1期或第2期住宅物业入伙时未必能即时启用，如有任何争议，管理公司或合约聘用的第三者公司保留最终决定权。

4. 以上图片于2020年7月9日拍摄于发展项目，并经电脑修饰处理，仅供参考。

Name of the Phase of the Development:

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

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

District: Tuen Mun

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

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

Website address designated by the vendor for Phase 2 of the Development: www.mountregency2.com.hk

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Great Alliance Limited

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

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

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

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

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

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

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

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or Phase 1 and Phase 2 of the Development.

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

Date of Printing: 22 October 2020

发展项目期数名称：

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

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

区域：屯门

本发展项目第1期及第2期的街道名称及门牌号数：景秀里8号

卖方就本发展项目第1期指定的互联网网站的网址：

www.mountregency.com.hk

卖方就本发展项目第2期指定的互联网网站的网址：

www.mountregency2.com.hk

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

卖方：建良有限公司

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

本发展项目第1期及第2期的认可人士：黄嘉雯

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

本发展项目第1期及第2期的承建商：添辉建筑有限公司

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

已为本发展项目第1期及第2期的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司（有关承诺书已经取消）。

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

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

本广告由卖方或在卖方的同意下发布。

印制日期：2020年10月22日

Brisk sales continue at Phase 3 Wetland Seasons Park in Tin Shui Wai

天水围第3期Wetland Seasons Park延续销售佳绩

The Group's Wetland Lot No.34 Development ("the Development"), a low-density residential project with a 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 and the future Hung Shui Kiu New Development Area³, currently under planning.

Following the strong sales of Phase 1 and Phase 2 Wetland Seasons Park, the market response to Phase 3 Wetland Seasons Park has been overwhelming. As of 9 October 2020, more than 96% of the residential units offered to be sold in Phase 1, Phase 2 and Phase 3 Wetland Seasons Park had been sold.

Featuring scenic views of Wetland Park¹

Phase 3 Wetland Seasons Park continues with the stepped building layout of the Development, coupled with a well-planned orientation and low-density complex, offering scenic views of Wetland Park¹. Phase 3 Wetland

Seasons Park of the Development will have 318 residential units, comprising four blocks of 10-storey, low-density residential towers. Typical units will be available in nine practical layouts, ranging from one to three bedrooms with an en-suite, a storeroom and a utility room. Special units will also be available to suit the needs of different families.

The one and only sky clubhouse in Tin Shui Wai

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, an outdoor swimming pool, a Jacuzzi, a 24-hour gym, outdoor yoga platforms, banquet rooms and an outdoor BBQ area.

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（下文简称“发展项目”）。发展项目临近湿地公园，坐拥绿意盎然的自然湿地景观¹，还可远眺深圳湾及南山¹。同时亦享有高度私密的居住环境及完善社区配套²，并与规划中的洪水桥新发展区³互惠互补。



The above image was taken from some height above the Phase of the Development on 20 June 2019 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The approved building plans of the phases of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, building and facilities might change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, structures and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plant, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or the Development, their surrounding environment, structures and facilities. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

相片于2019年6月20日于发展项目期数附近上空拍摄，并经电脑修饰处理，发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目期数大约之周围环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观或其景观，一切仅供参考。拍摄时，发展项目期数仍在兴建中。发展项目期数的批准建筑图则会不时修改，落成后之详情亦可能与本相片所述者不同，一切以政府相关部门最后批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施，且区内及周边环境、建筑物及设施会不时改变，卖方对发展项目期数区内及周边环境、建筑物及设施并不作出不论明示或隐含之要约、陈述、承诺或保证。相片内的装置、装修物料、设备、装饰物、植物、园景及其他物件等及其展示之景观不一定会在本发展项目期数或其附近环境出现，一切仅供参考，且不构成任何卖方就发展项目或期数、其周边环境、建筑物及设施不论明示或隐含之要约、承诺、陈述或保证。卖方亦建议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。

延续第1期及第2期Wetland Seasons Park的销售佳绩，第3期Wetland Seasons Park亦深受市场欢迎。截至2020年10月9日，第1期、第2期及第3期Wetland Seasons Park共计售出量占已发布销售安排的住宅单位逾96%。

尽享湿地公园景致¹

第3期Wetland Seasons Park延续发展项目的阶梯式布局优势，低密度建筑群的朝向皆经过悉心设计，尽享湿地公园景致¹。发展项目第3期Wetland Seasons Park由四座10层高的低密度住宅大楼组成，共提供318个住宅单位。标准单位共设有九种实用户型，涵盖一房至三房一套连储物房及工作间，另备有特色单位，满足不同大小家庭的居住需要。

天水围唯一空中会所

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。住客会所设有天水围唯一的空中会所⁴，可俯瞰湿地公园景致及季候鸟的动态景观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。

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://hsknd.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.

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，且周边环境及景观会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

2. 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任何不论明示或隐含之要约、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://hsknd.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，使用者或须另付外费。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，所有名称未必会与日后启用的设施名称相同。卖方保留一切修改以上及一切未列举之设施、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，于该期数并未落成或准备妥当前不可使用。

Name of the Phase of the Development: Phase 3 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 1, Tower 7, Tower 8 and Tower 9 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.wetlandseasonspark3.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: 30th November 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: 22 October 2020

发展项目期数名称：Wetland Lot No.34 Development发展项目（“发展项目”）的第3期（“期数”）（期数中住宅发展项目的第1座、第7座、第8座及第9座称为“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.wetlandseasonspark3.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、薛冯冯岑律师行、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11月30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限制的。）

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10月22日

Regency Bay features a contemporary bay lifestyle in a rare south-facing waterfront site in Tuen Mun¹

屯门御海湾尊享珍罕临海向南地段¹ 构建海湾时尚生活

Regency Bay, the Group's landmark residences in Tuen Mun South, is now under development. Located in a rare south-facing¹ waterfront site, the Development features a panoramic bay and city view¹. The comprehensive transportation network and 20,000-square-foot-plus retail shops beneath the residences further strengthen its development potential. Phase 1 of the Regency Bay Development has seen an enthusiastic market response since its launch in July.

Regency Bay's exquisite design and facilities will set a new standard for elegant, chic living in the neighbourhood. The Phase will have 263 residential units, with typical units ranging from studios to three bedrooms in practical layouts. Special units will also be available to provide a variety of choices to buyers.

Waterfront residential clubhouse with all-round facilities

The residential clubhouse² and communal gardens will span over 33,000 square feet. To maximize the Development's waterfront location, there will be vast floor-to-ceiling windows in the residential clubhouse to bring outdoor nature in. The extensive clubhouse facilities include a 24-hour gym and yoga room, independent spa rooms, a director's house, an outdoor swimming pool, a poolside BBQ area, a children's playground, and more. The clubhouse will also have modern equipment, including a variety of musical instruments and a wide range of video gear, to allow residents to show their musical talent and even develop their KOL potential.

The clubhouse will provide a variety of co-living facilities and services, including a WiFi network, electronic gadget USB chargers, a printer service, locker service, 24-hour online shopping self-pickup service, laundry and dry-cleaning services with drop-off and collection in the lockers, and much more.

A planned area with developments worth a hundred billion of dollars³ for a promising future and investment potential

Strategically located in the Greater Bay Area, Regency Bay is set to benefit from its multifaceted and convenient location. Moreover, Tuen Mun has a range of large-scale infrastructure linking the area to key economic and trade hubs in the Guangdong-Hong Kong-Macao Greater Bay Area, offering fast and easy connections within the Hong Kong, Shenzhen, Zhuhai and Macau area. From Regency Bay, it is just an approximately 5.5-minute walk⁴ to the bus stop for buses heading to and from the Boundary Control Point for direct access to Shenzhen Bay Port. Via the Hong Kong-Zhuhai-

Macao Bridge, it takes about 40 minutes to reach the Macau or Zhuhai port⁵. It will take only about 10 minutes to drive from Tuen Mun South to Hong Kong International Airport⁶ via the soon-to-be-opened Tuen Mun-Chek Lap Kok Link⁶.

Comprehensive transport network links to the pulse of the city

Regency Bay enjoys easy access with its comprehensive transportation network. Various public transportation facilities are available nearby⁹. The Development is within walking distance of Light Rail Tuen Mun Swimming Pool Stop, which offers a speedy connection to the MTR network, providing fast connections to the core business districts on Hong Kong Island and in Kowloon. The Development is also only a few minutes away from bus stops and mini-bus stations, from where residents can travel to various leisure and business hotspots⁹.

A new West Rail Station⁷ has been proposed at the nearby Tuen Mun swimming pool lot,



which will be within walking distance. Under the proposal, there would be a residential development atop the proposed station, offering more development potential to the district. Plans are underway for the construction of a large-scale world-class sports ground⁸ next to the Development, making the neighbourhood more metropolitan, and enhancing the economic value and the investment potential.

集团现正在屯门南发展地标式住宅发展项目御海湾。该发展项目位处珍罕临海向南地段¹，俯瞰辽阔海湾及都会景致，享有便捷完善的交通优势，加上基座¹逾20,000平方呎的商铺，尽显发展潜力。御海湾发展项目第1期自今年七月开售以来，市场反响热烈。

御海湾建筑设计及配套规划别出心裁，势将成为区内优雅时尚生活的新指标。期数共提供263个住宅单位，标准单位户型实用，设有开放式至三房单位，另设特色单位，为买家提供多元选择。

临海住客会所 设施多元化

住客会所²连同园林面积共计逾33,000平方呎，为配合发展项目的临海优势，住客会所大量采用落地玻璃窗设计，将室外景致引入会所。会所设施多元化，包括24小时开放的健身房及瑜伽室、独立水疗室、董事屋、室外游泳池、池畔烧烤区及儿童游乐园等。会所同时引入崭新设备，提供多样乐器及多元化摄影器材，让住户可以一展音乐才艺，甚至变身KOL。

会所提供多项共享生活设施及服务，包括WiFi无线网络、电子产品USB插头、打印服务、储物柜服务、24小时网购自提服务以及由专人送回储物柜的洗衣或乾洗服务等。

千亿发展规划地段³前景优厚 升值潜力无限

御海湾位处于大湾区策略位置，坐拥多元便捷的地利优势，加上屯门有多项大型基建贯通粤港澳大湾区经贸重地，可以快速便捷地贯通港、深、珠、澳四地。由御海湾步行约5.5分钟⁴，便可乘坐来往边境管制站的巴士路线直抵深圳湾口岸；而沿港珠澳大桥，约40分钟可抵澳门及珠海口岸⁵。通过即将开通的屯门至赤鱗角连接路⁶，由屯门南出发，车程仅约10分钟即达香港国际机场⁶。

多元化交通优势 紧系都会脉搏

御海湾坐拥四通八达的交通网络，多项公共交通工具近在咫尺⁹。由该发展项目出发，步行即达屯门泳池轻铁站，迅速连通港铁网络，瞬达港九核心商业区。此外，只需短短数分钟，住客即可搭乘多条巴士线及专线小巴线往返各休闲商业热点⁹。

毗邻屯门游泳池地段拟增设全新西站⁷，步行瞬间即达。车站上盖亦将提供住宅发展机会，释放区域发展潜力。发展项目旁同时也正在规划和兴建世界级水平的大型运动场⁸，将为区内增添更多大都会元素，提升经济及升值潜力。

Notes

1. The views described are not applicable to all units. The Phase of the Development and its surrounding environment, buildings and facilities may change from time to time. The views to be enjoyed by the unit upon completion are subject to its orientation, the floor on which the unit is located, surrounding environment, buildings and facilities. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied.

2. The residents' clubhouse of the Development and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties of the Phase of the Development. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations. 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 any facilities, design, fees or usage not yet set out. The services referred to in this advertisement/promotional material will be provided by the manager of the Phase of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service from time to time including but not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or other relevant legal documents. These services may not be immediately available for use at the time of handover of the residential properties in the Phase of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.

3. Infrastructures worth a hundred billion of dollars include the construction costs of Tuen Mun – Chek Lap Kok Link (approx. \$1.91 billion and \$44.8 billion), Planning for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area (approx. \$179 million), Tuen Mun South Extension (approx. \$11.4 billion), Hong Kong – Zhuhai – Macao Bridge Main Bridge (approx. RMB15.73 billion), Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road (approx. \$25.047 billion), Hong Kong – Zhuhai – Macao Bridge Hong Kong Port (approx. \$35.895 billion) and Hong Kong section of the Hong Kong-Shenzhen Western Corridor (approx. \$3.2 billion). Source: Tuen Mun – Chek Lap Kok Link website: https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmcl/index.html (Date of reference: 12 June 2020), Source: Legislative Council Paper – Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area: <https://www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120cb1-328-3-c.pdf> (Date of reference: 12 June 2020), Source: news.gov.hk Tuen Mun South Extension: https://www.news.gov.hk/ch/2020/06/20200605/20200605_102551_712.html?type=ticker (Date of reference: 12 June 2020), Source: Shenzhen Bay Bridge website: https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf (Date of reference: 12 June 2020) and Source: Hong Kong – Zhuhai – Macao Bridge website: https://hzmb.hk/tchi/about_overview_01.html (Date of reference: 12 June 2020).

4. The walking times above are measured by the staff departing from the entrance of Tower 2 of Regency Bay Development during the on-site trial on 3 January 2020. They are subject to the actual road conditions.

5. Source: Hong Kong – Zhuhai – Macao Bridge website: https://hzmb.hk/tchi/about_overview_01.html (Date of reference: 12 June 2020).

6. It is estimated that it will take only about 10 minutes to drive from Tuen Mun South to Hong Kong International Airport via the Tuen Mun – Chek Lap Kok Link, which is expected to be opened at the end of the year. Source: Highways Department—Tuen Mun – Chek Lap Kok Link website: www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmcl/index.html (Date of reference: 13 February 2020). Expected to commission in 2020 at the earliest. The proposed or to-be-opened or to-be-commissioned tunnels, railway, roads, buildings, facilities and regional development, etc. referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation, location, design, route, and completion and opening date, etc.) are subject to the final decision of the Government. They may not be completed or commissioned upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion or commissioning.

7. The proposed Tuen Mun South Extension will extend the current West Rail Line from Tuen Mun Station southwards and provide two additional stations. One of which is proposed to be stationed at Area 16 to further strengthen the neighbourhood's swift access to and from the city's commercial cores. Source: Legislative Council Paper – Tuen Mun South Extension: https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf (Date of reference: 1 June 2020)

8. The proposed construction of a large-scale world-class sports ground, which on completion, will have an eight-lane athletic track sports ground and track and field facilities suitable for hosting the Asian Athletics Championships. The 11-a-side football pitch will adhere to the requirements set by the Asian Football Confederation, making it suitable for hosting top tournaments such as the AFC Champions League and the AFC Cup. Source: Legislative Council Paper for



Discussion – Area 16, Tuen Mun: <https://www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426cb2-1236-5-c.pdf> (Date of reference: 13 February 2020)

9. Source: Transport Department - Hong Kong eTransport website: <http://hketransport.gov.hk/routetype=2003&f=2&l=0> (Date of reference: 13 February 2020), KMB website: <http://www.kmb.hk/tc/> (Date of reference: 13 February 2020), Citybus website: <http://www.nwstbus.com.hk/home/default.aspx?intlLangID=2> (Date of reference: 13 February 2020)

10. The above image was taken from some height above the Phase of the Development on 4 July 2020 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the environment, structures and facilities surrounding the Phase of the Development.

备注

1. 所述景观并非适用于所有单位。发展项目期数及其周边环境、建筑物及设施可能不时改变，落成后的单位所享有之景观受其座向、楼层、周边环境、建筑物及设施所影响，卖方并不作出任何明示或隐含之要约、承诺、陈述或保证。

2. 发展项目的住客会所及/或康乐设施于发展项目期数住宅物业入伙时未必即时启用。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定。部份设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。本广告/宣传资料内出现的宣传名称，将不会在住宅物业的临时买卖合约、正式买卖合约、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、收费及用途权利。本广告/宣传资料载列的服务将由发展项目期数的管理人或其他合约聘用的第三者公司所提供，详情受制于条款及细则，管理人或合约聘用的第三者公司可自行就有服务之服务条款及细则作出修订、更改或增减，包括但不限于收费、营运时间及服务期限，而不作另行通知，惟服务须受公契、服务合约或其他相关法律文件所订立的条款限制。服务于发展项目期数住宅物业入伙时未必能即时启用。如有任何争议，管理公司或合约聘用的第三者公司保留最终决定权。

3. 千亿基建包括耗资约19.1亿及448亿元的屯门至赤鱗角连接路，约1.79亿元的龙鼓滩填海和屯门西地区的重新规划规划，约114亿元的屯门南延线，约157.3亿元（人民币）的港珠澳大桥主桥，约250.47亿元的港珠澳大桥香港港线，约358.95亿元的港珠澳大桥香港口岸及约32亿元的深港西部通道香港段工程造价。资料来源：屯门至赤鱗角连接路网站：https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html（参考日期：2020年6月12日）、资料来源：立法会文件 - 龙鼓滩填海和重新规划屯门西地区的规划及工程研究：<https://www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120cb1-328-3-c.pdf>（参考日期：2020年6月12日）、资料来源：政府新闻网屯门南延线：https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker（参考日期：2020年6月12日）、资料来源：深圳湾公路大桥网站：https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf（参考日期：2020年6月12日）及资料来源：港珠澳大桥网站：https://hzmb.hk/tchi/about_overview_01.html（参考日期：2020年6月12日）。

4. 以上步行时间由工作人员于2020年1月3日，由御海湾发展项目第2座出入口出发，实地步行测试得出，所需时间受实际路况状况限制。

5. 资料来源：港珠澳大桥网站：https://hzmb.hk/tchi/about_overview_01.html（参考日期：2020年6月12日）。

6. 预计由屯门南出发，经预计年底通车的屯门至赤鱗角连接路只需行车约10分钟即达香港国际机场。资料来源：路政署——屯门至赤鱗角连接路网站：http://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html（参考日期：2020年2月13日）。预计最快于2020年启用。本广告/宣传资料内载列的拟建中或尚未开通或尚未启用的隧道、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或启用，落成或启用后之详情亦可能与本广告所述者不同。

7. 拟议中的屯门南延线将现有的西铁线从屯门站向南延伸，并增设两个车站，其中一车站拟设在16区，进一步强化区内居民瞬间往返城中心。资料来源：立法会文件 - 屯门南延线：https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf（参考日期：2020年6月1日）。

8. 规划中興建符合国际比赛标准的大型运动场，落成后的八线跑道运动场及田径设施可用作举办亚洲田径锦标赛，另符合亚洲足协的11人足球场可供举办亚洲杯冠军杯和亚洲杯足协杯等最高级别赛事。资料来源：立法会讨论文件——屯门第16区：<https://www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426cb2-1236-5-c.pdf>（参考日期：2020年02月13日）。

9. 资料来源：运输署—香港乘客易网站：<http://hketransport.gov.hk/routetype=2003&f=2&l=0>（参考日期：2020年02月13日）、九巴网站：<http://www.kmb.hk/tc/>（参考日期：2020年02月13日）、城巴网站：<http://www.nwstbus.com.hk/home/default.aspx?intlLangID=2>（参考日期：2020年02月13日）。

10. 以上相片于2020年7月4日于发展项目期数附近上空拍摄，并经电脑修饰处理，发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目期数大约之周边环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观或其景观，仅供参考。拍摄时，发展项目期数仍在兴建中。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边环境及附近的公共设施有较佳了解。卖方对发展项目期数的周边环境、建筑物及设施并不作出任何明示或隐含之要约、承诺、陈述或保证。

Name of the Phase of the Development: Phase 1 (“the Phase”) of Regency Bay Development (“the Development”) (Tower 2 of the Phase is called “Regency Bay”)

District: TuenMun

Name of Street and Street Number of the Phase: 23 Hoi Wong Road#

Website address designated by the Vendor for the Phase:

www.regencybay.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: Kong Smart Investment Limited

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

Authorized Person for the Phase: Wong Ka Man Carmen

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

Building Contractor for the Phase: Chun Fai Construction Company Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Phase: 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 (to be provided before commencement of sale).

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: 30 June 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: 22 October 2020

发展项目期数名称：御海湾发展项目（“发展项目”）的第1期（“期数”）（期数中的第2座称为“御海湾”）

区域：屯门

期数的街道名称及门牌号数：海皇路23号*

卖方就期数指定的互联网网站的网址：

www.regencybay.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：广峻投资有限公司

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

期数的认可人士：黄嘉雯

期数的认可人士以其专业身分担任经营人、董事或雇员的高号或法团：新鸿基建筑设计有限公司

期数的承建商：骏辉建筑有限公司

就期数的住宅物业的出售而代表拥有人行事的律师事务所：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（于开售前提供）。

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6月30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限制的。）

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10月22日

SmartWorks rides on the powerful 5G network to boost construction safety

“智安建”系统发挥5G网络优势 提升施工安全

The Group is committed to building premium developments and offering superb customer service. In recent years, it has applied innovative technology to different businesses to enhance quality and efficiency. Group subsidiaries Yee Fai Construction and SmarTone jointly developed the SmartWorks system, which uses the 5G network to optimize construction workflow and to enhance the occupational safety and health of construction workers.



Supported by the 5G network, the construction site can use Building Information Modelling (BIM) to present a real-time, highly detailed construction model for engineers to review the design and layout, materials, craftsmanship, etc.. 通过5G网络·工地采用建筑信息仿真(BIM)模型时·可实时呈现高仿真度的建筑模型·方便工程人员审查设计布局·材质及施工工艺等

Showcasing the beauty of the 5G network

SmartWorks is an end-to-end solution, which leverages the ultra-fast download speed and low latency of the 5G network for better construction safety and operational efficiency. Backed by the cloud and Internet of Things technology, the system adopts image analysis, artificial intelligence and machine learning for complete smart site management to enhance worker safety and operational efficiency.

SmartWorks is now in operation, with its first application at the Group's construction site in How Ming Street, Kwun Tong. Apart from operational efficiency enhancement, SmartWorks is embedded with construction safety features to help prevent accidents and ensure better occupational safety, with programmes such as Smart Helmet, SmartHealth Station, large machine Danger Radar, access control and Environment Station. Site supervisors can also enhance operational efficiency with a one-stop integrated dashboard.

SmartWorks has been widely acclaimed in the industry. In the CIC Construction Innovation Award 2019, SmartWorks received First Prize in the Construction Safety category. The solution is also pre-approved under the Construction Innovation and Technology Fund.

集团致力建设优质发展项目，为客户提供卓越服务，近年更积极将创新科技应用在不同业务范畴上，以提升工作质量及效率。集团旗下怡辉建筑与SmarTone合作研发“智安建”，系统采用5G网络，优化建筑流程，并还可加强保障建筑工地施工人员的健康及安全。

充分体现5G网络优势

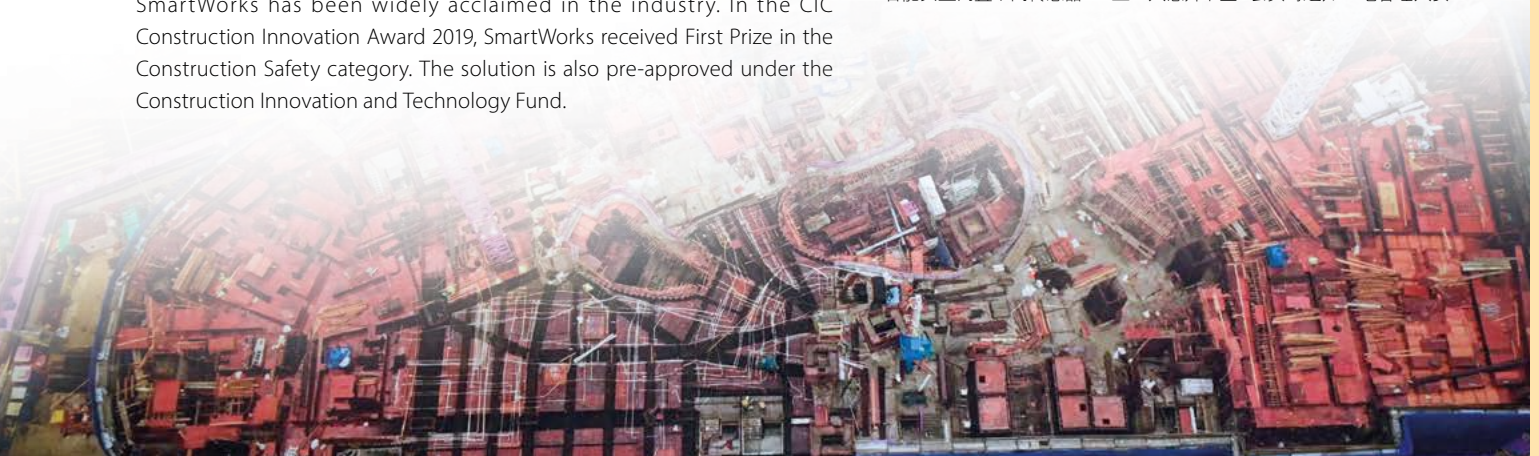
“智安建”系统为端对端方案，运用5G网络的超高速及低延时的特点，来提升建筑安全及营运效率。系统以云端和物联网技术为基础，配合影像分析、人工智能及机器学习，推行工地全面化智能管理，提升工人安全及营运效率。

“智安建”系统目前已投入应用，集团的观塘巧明街发展项目为首个引入该系统的建筑工地。除了提升施工效率外，“智安建”系统同时加入许多保障工地安全的功能，包括智能头盔、健康监察站、大型机械的安全预警系统、进出管理及环境监察站等，以预防意外发生，提升作业安全。工地管理人员更可通过一站式综合平台提升管理效率。

“智安建”系统备受业界肯定，在“2019建造业议会创新奖”中，荣获建造安全组第一名，也是建造业创新及科技基金的预先批核方案。



The Smart Helmet has various sensors. If a construction worker falls down, it will send out a real-time alert to site supervisors 智能头盔内置不同传感器，一旦工人意外下坠，会实时通知工地管理人员





Nanjing IFC progressing well and set to redefine the city's skyline

南京国金中心进展顺利 为市内引入新景象

Nanjing IFC is the Group's third IFC project after those in Hong Kong and Shanghai. Located in the Hexi Central Business District, the 316,000 square-metre (3.4 million-square-foot) integrated complex comprises two grade-A office towers, a luxury shopping mall and a five-star luxury boutique hotel. It is also one of the few integrated developments atop a metro station in the city. The project is expected to be in full completion in 2022, establishing a new landmark in Nanjing.

Nanjing Two IFC to start handover this year

The Nanjing IFC includes two office towers with a combined gross floor area of approximately 185,800 square metres (two million square feet) of grade-A office space. The prominent lobby entrance is composed mainly of large glass facades, coupled with a stylish indoor design with a distinctive high ceiling – the only 30-metre high glass box lobby in Nanjing.

Completed in mid-2019, the Nanjing One IFC comprises 26 floors of grade-A offices. The occupancy is satisfactory. Major tenants include renowned domestic and global financial institutions of banking, securities and insurance industries, and top professional service firms, offering legal, audit and other services, as well as newcomers to Nanjing, such as a US co-working space operator and leading multinationals in industries ranging from logistics and manufacturing to oil and gas.

The 290-metre tall Nanjing Two IFC will provide 46 floors of grade-A offices. Each floor will span

about 2,507 square metres (27,000 square feet), which is ideal for companies seeking large floor plates. Since the tower is now under final inspection, handover to tenants is expected to start in the fourth quarter of this year. A mock-up floor is now available for viewing. Pre-leasing is proceeding well, with discussions underway with a number of leading multinational professional service firms and a mainland hi-tech giant.

Shopping mall introduces top-notch international brands

The luxury Nanjing IFC mall will house top-notch international brands, creating a new one-stop shopping, entertainment and leisure experience in the city. The podium mall at the base of the three towers will boast a gross floor area of over 93,000 square metres (one million square feet) across nine levels. The project's landscaped areas and the mall's alfresco dining zones will provide new experiences in the thriving business district. Pre-opening enhancement work is progressing, with target opening in 2022. Pre-leasing has been enthusiastic, and pre-marketing has received a favourable response.

Nanjing IFC enjoys seamless connection to the Metro Yuanfeng Station at its B1 floor, making it a rare integrated development in the city atop a metro station

南京国金中心地下一层与地铁元通站无缝连接·属市内少数的地铁站上盖综合发展项目





The modern 30-metre-high glass box lobby is the only structure of its kind in Nanjing
南京市唯一一个30米挑高玻璃大堂，设计时尚独特



A mock-up floor in Nanjing Two IFC is now available for viewing by appointment
南京国金中心二期样本层设于大楼内，现正开放预约参观

Five-star luxury boutique hotel in the pipeline

Nanjing IFC will house Andaz Nanjing, a five-star luxury boutique hotel, which will offer over 360 luxury guest rooms and suites along with comprehensive facilities, including a swimming pool, a gym, specialty restaurants and meeting venues. Business elites looking for the finest quality and a luxury lifestyle will appreciate the hotel's stylish accommodation and distinctive personality. The hotel is expected to open in financial year 2021/22.

南京国金中心为集团继香港和上海后，打造的第三座国金中心。项目位于河西中央商务区，总楼面面积约316,000平方米（达340万平方呎），汇聚两幢甲级办公楼、高端时尚购物商场及五星级精品时尚酒店，为市内少数的地铁站上盖综合发展项目。整个项目预期可于2022年全面落成，势将成为南京市全新地标。

南京国金中心二期于今年内交楼

南京国金中心写字楼共分两座，提供总楼面面积合共约185,800平方米（约200万平方呎）的甲级办公楼楼面。大堂入口设计独特，外墙大幅选用玻璃幕墙，配以独特室内装饰造型，楼底为南京市内唯一一个30米挑高玻璃大堂。

南京国金中心一期于2019年中落成，设有26层甲级办公楼，出租率喜人。主要租户包括银行、证券公司及保险公司等国内外知名金融机构，以及律师事务所、会计师事务所等顶尖专业服务机构，另有首度进驻南京市场的美国共享工作间营运商以及来自物流、制

造、石油和天然气等行业的大型跨国企业。

南京国金中心二期楼高达290米，设有46层甲级办公楼，每层楼面面积约2,507平方米（约27,000平方呎），特别适合需要使用大面积楼层的企业。工程已经进入最后验收阶段，预计将于今年第四季落成交楼。样板层现正开放参观，预租工作进展良好，目前正与多间知名跨国专业服务机构及内地科技巨头洽谈。

商场引进国际顶级品牌

南京国金中心商场将以高端时尚作为定位，云集国际顶级品牌，为市内提供一站式崭新的购物、娱乐及休闲体验。商场贯穿三座大楼的基座部分，总楼面面积逾93,000平方米（100万平方呎），共分九层。项目设有多个绿化空间，商场将设有户外餐饮区，为繁盛的商业区带来新体验。商场现正进行开幕前优化阶段，预计于2022年开业。预租反应热烈，前期市场推广工作获得了不俗的反响。

五星级精品时尚酒店即将诞生

南京国金中心设有五星级精品时尚酒店南京安达仕，提供逾360间豪华客房及套房，配套设施齐备，设有游泳池、健身室、特色餐厅及会议活动场地等，为重视品质、追求时尚生活态度的商业精英，提供个性化的时尚住宿体验。酒店预计于2021/22财政年度正式开业。



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

集团主席兼董事总经理郭炳联(中)与管理团队解答分析员提问

The Group announces 2019/20 annual results

集团公布2019/20年度全年业绩

The Group's underlying profit attributable to the company's shareholders for the year ended 30 June 2020, excluding the effect of fair-value changes on investment properties, amounted to HK\$29,368 million. Underlying earnings per share were HK\$10.13. The directors have recommended the payment of a final dividend of HK\$3.70 per share. Together with the interim dividend of HK\$1.25 per share, the dividend for the full year will be HK\$4.95 per share, the same as last year.

Revenue from property sales for the year under review as recorded in the financial statements, including revenue from joint-venture projects, amounted to HK\$41,264 million. Profit generated from property sales was HK\$18,377 million. The Group achieved contracted sales of about HK\$44,100 million for the year in attributable terms amid the outbreak of COVID-19. Gross rental income, including contributions from joint-venture projects, dropped 3% year-on-year to HK\$24,214 million, and net rental income decreased 6% year-on-year to HK\$18,565 million. The performance was negatively affected by local social incidents and the subsequent outbreak of COVID-19 during the year, especially for shopping malls.

Prospects

With undaunted confidence in the city's long-term prospects, the Group will continue to focus on land acquisitions and property developments in Hong Kong as well as major cities on the mainland. New projects will continue to be launched for sale. However, the performance of the property investment portfolio, in particular the shopping malls, will inevitably be affected by the sluggish economy

and the lingering pandemic. The Group has been making additional efforts to raise the level of hygiene standards at its premises. It will also capitalize on its extensive operations network and join hands with its tenants to promote traffic and sales in its malls through creative marketing campaigns. In addition, the Group will continue to expand its diversified property investment portfolio. Large-scale integrated developments under way include an integrated landmark project atop the High Speed Rail West Kowloon Terminus in Hong Kong, ITC in Shanghai and Jianghehui project in Hangzhou. Completions over the next two to three years include an office-cum-retail project in Kwun Tong, an extension of YOHO Mall in Yuen Long, offices at Nanjing Two IFC along with Andaz Nanjing, and the first office tower at the remaining phase of ITC in Shanghai.

The local economy will continue to face internal and external challenges. Despite this, on the back of Hong Kong's unique strength of 'One Country, Two Systems' and favourable international competitiveness, coupled with growth impetus from the Greater Bay Area development amid promising future prospects of the mainland, the Group firmly believes that Hong Kong will prosper as in the past over the long term.

集团公布截至2020年6月30日止年度，在撇除投资物业公平值变动的影响后，可拨归公司股东基础溢利为293.68亿港元；每股基础溢利为10.13港元。董事局议决派发末期股息每股3.7港元，连同中期股息每股1.25港元，全年每股派息4.95港元，与上年度全年派息相同。

回顾年内，连同合作项目的收入，财务报表录得的物业销售收入为412.64亿港元。来自物业销售的溢利为183.77亿港元。在2019冠状病毒疫情爆发下，按所占权益计算，集团在年内录得合约销售额约441亿港元。连同合作项目租金收入计算，集团年内的总租金收入按年下跌3%至242.14亿港元，净租金收入按年下跌6%至185.65亿港元。年内，由于本地社会事件及之后2019冠状病毒疫情爆发，集团的租金收入，特别是商场的表现受到影响。

展望

集团对香港的长远前景充满信心，将继续专注在香港和内地主要城市购入土地及发展物业。集团将继续推售新项目。然而物业投资组合的表现，尤其是商场，无疑将受经济疲弱及疫情持续所影响。集团一直加强措施，提高旗下物业的卫生标准，同时善用广泛的业务网络，与租户携手，以创意的市场推广带动人流和销售额。此外，集团将继续扩大其多元化的物业投资组合，兴建中的大型综合项目包括香港高铁西九龙总站上盖的综合地标项目、上海ITC及杭州江河汇项目。在未来两至三年落成的项目包括观塘的办公楼兼零售项目、元朗形点的扩建部分、南京国金中心二期办公楼和南京安达仕酒店以及上海市ITC余下一期的第一幢办公楼。

虽然香港经济面对着内外的挑战，但凭着“一国两制”的独特优势及良好的国际竞争力，加上内地的未来前景稳健，以及大湾区发展带来的增长动力，长远而言，集团坚信香港将如过往一样蓬勃发展。

SUNeVision announces 2019/20 annual results

新意网公布2019/20年度全年业绩

SUNeVision Holdings Ltd. announced its final results for the year ended 30 June 2020. During the year under review, revenue from continuing operations increased 10% year on year to HK\$1,714 million, driven mainly by growth in business with existing customers and signing up new customers for the core data centre business. EBITDA from continuing operations rose 18% year on year to HK\$1,186 million. Underlying profit for the year attributable to owners of the company increased 6% year on year to HK\$709 million.

As the COVID-19 pandemic took hold, most economic activities worldwide have moved from in-person to virtual online communications, which resulted in a significant surge in data traffic and demand for a higher network performance requirement worldwide. It is expected that these changes in commercial and consumer behaviour will be reflected positively in SUNeVision's operating performance in the coming few years.

SUNeVision is well positioned to capture the

opportunities from the growth in technology trends, given the timely supply of the two new data centres and revitalisation of the existing data centres. The new sites TWTL 428 in Tsuen Wan and TKOTL 131 in Tseung Kwan O are targeted to complete construction by phases starting in 2022. Upon full completion of the two new projects, total GFA of SUNeVision's data centres in Hong Kong will double to approximately 260,100 square metres (2.8 million square feet). TKOTL 131 will support an ultra-high power of at least 120MW IT load upon completion, which will be more than triple of SUNeVision's total data centre IT load. It will ensure that customers have room for fast expansion as they grow. As for the existing data centres, the power capacity in MEGA-i will increase by as much as 40%, while MEGA Two is undergoing revitalisation work on multiple floors.

新意网集团有限公司公布截至2020年6月30日止全年业绩。年内来自持续经营业务的收入同比上升10%至17.14亿港元，主要由核心数据中心业务现有客户的业务增长及新签约客户所带动。持续经营业务

的EBITDA同比上升18%至11.86亿港元。年内公司股东应占基础溢利同比上升6%至7.09亿港元。

由于2019冠状病毒疫情关系，全球大部分的经济活动皆由面对面形式转为虚拟网络通讯进行，带动数据流量激增，对网络表现的要求也更高。预期商业及消费者行为的转变将会正面地反映在新意网未来数年的运营表现上。

凭借两个将适时落成的全新数据中心，和现有数据中心的优化工程，新意网已作好准备把握科技增长趋势带来的机遇。荃湾TWTL 428项目及将军澳TKOTL 131新项目预计于2022年起分阶段落成。该两个新项目落成后，新意网于香港的数据中心总楼面面积将增加一倍至约260,100平方米（约280万平方呎）。TKOTL 131项目落成后将支持至少120兆瓦的超高IT负载量，新意网所有数据中心的总IT负载量将会是现在的三倍以上，确保为客户高速发展备有足够扩展空间。现有数据中心方面，MEGA-i将增加电力容量多达40%，而MEGA Two多个楼层现正进行优化工程。

SmarTone announces 2019/20 annual results

数码通公布2019/20年度全年业绩

SmarTone Telecommunications Holdings Limited reported results for the year ended 30 June 2020. During the year under review, underlying profit attributable to equity holders decreased 24% from HK\$581 million to HK\$440 million, primarily due to the decline in roaming revenues as a result of travel restrictions from COVID-19. Taking into account a one-off fixed asset impairment for the Macau segment, reported profit was 40% lower at HK\$379 million. Leaving the impact of roaming aside, the core business was resilient during the last financial year. The number of subscribers grew 6% year-on-year to 2.7 million. Postpaid churn rate improved to an industry low of 0.7%.

In May, SmarTone launched its 5G service in Hong Kong. Through partnership with Ericsson, SmarTone was the first in Asia to introduce the industry-leading Dynamic Spectrum Sharing technology, enabling a speedy 5G network rollout with the widest coverage across Hong Kong at launch, both indoor and outdoor. Also, by deploying the newly acquired 3.5GHz spectrum and utilizing a combination of low,

mid and high spectrum bands, SmarTone is able to deliver ultra-fast speed and super-low latency with ample capacity at high-traffic locations.

Despite the uncertain economic environment, there are a number of opportunities for SmarTone to expand its revenue streams, such as the soon-to-be launched 5G home broadband service. At the same time, management has also initiated a programme of cost optimization and productivity enhancement. Looking forward, SmarTone will continue to upgrade the network and invest in 5G. Through a very successful partnership with Ericsson and backhaul providers, SmarTone will be able to step up its network quality and coverage at highly effective costs.

数码通电讯集团有限公司公布截至2020年6月30日止年度业绩。回顾年度内，股东应占基本溢利由5.81亿港元下跌24%至4.4亿港元，主要由于2019冠状病毒病所导致的旅游限制导致漫游收入下跌。计及澳门地区的一次性固定资产减值，呈报的

溢利减少40%至3.79亿港元。剔除漫游业务的影响，核心业务于上个财政年度仍然稳健。客户人数按年增长6%至270万，月费计划的客户流失率降至业界低位的0.7%。

数码通于五月在香港推出5G服务，与爱立信合作，首次将引领业界的动态频谱共享技术引入亚洲，加快5G网络部署，推出提供全港室内室外覆盖至广的5G网络。此外，通过使用新获得的3.5GHz频谱，结合高、中、低频段，数码通得以以为高流量地区提供庞大网络容量，打造时延极低的极速网络体验。

虽然经济环境充满不明朗因素，但数码通仍把握机遇拓展收入来源，例如即将推出5G家居宽带服务。同时，管理层也已采取一系列优化成本及提升生产力的措施。展望未来，数码通将继续升级网络及投资5G，并通过与爱立信及传输线供应商的紧密合作，以极具成本效益的方式进一步提升网络质量及覆盖。

The Group receives 24 awards from *Euromoney* and clinches top regional award as Asia Pacific's Best Overall Developer for the seventh year

集团获国际权威金融杂志《Euromoney》颁发24个奖项 第七年勇夺“亚太区最佳地产公司”区域最高级别殊荣

The Group is dedicated to building premium developments and offering excellent customer service. It is also committed to maintaining high standards of corporate governance and communicating proactively with stakeholders. In response to the COVID-19 outbreak this year, the Group stepped up its corporate social responsibility initiatives to fight the virus with the community. In addition to strengthening precautionary work in its properties to combat the virus, the Group initiated a number of measures to help people in need. Recently, the Group won major awards from leading publications in recognition of its overall excellence.



In the Real Estate Survey 2020 organized by *Euromoney*, the Group clinched 24 honours, including Asia Pacific's Best Overall Developer in the 《Euromoney》“2020年度地产选举”中，集团获得24个大奖，包括“亚太区最佳地产公司”殊荣

***Euromoney* – 24 awards including the top regional award as Asia Pacific's Best Overall Developer for the seventh year**

The Group was recently awarded a record high of 24 accolades in the annual Real Estate Survey, organized by internationally renowned financial magazine *Euromoney*, reflecting widespread industry recognition of the Group's continuous improvement.

In *Euromoney's* Real Estate Survey 2020, the Group took home all seven property awards in Hong Kong, including the Best Overall Developer, Best Mixed-Use Developer, Best Residential Developer and Best Innovative Green Development Developer. The Group also won six out of seven awards on the mainland, including the Best Overall Developer, Best Mixed-Use Developer, and Best Retail/Shopping Developer. In the Asia Pacific region, the Group won the top regional award, the Best Overall Developer, for the seventh year, the most among all developers, while receiving five other awards, including the Best Residential

Developer and Best Retail/Shopping Developer. The Group also clinched three global honours: Global Best Innovative Green Development Developer, Best Residential Developer and Best Mixed-Use Developer.

Group Chairman & Managing Director Raymond Kwok said, “We are extremely delighted to see our achievements to have been recognized by professionals worldwide. Confronting unprecedented challenges and uncertainties including the COVID-19 pandemic, SHKP remains committed to our core belief of Building Homes with Heart and continuing to invest in Hong Kong and on the mainland. We will not only ensure business continuity with offering premium quality products and services to customers but also create long-term value to all stakeholders. Our Group will continue to leverage our expertise to develop large-scale integrated landmark developments including the prime commercial project atop the High Speed Rail West Kowloon Terminus in Hong Kong and the mega ITC in Shanghai. We will continue our pursuit of excellence and maintain SHKP's leading position in the market.”

Recognized as one of the benchmark awards for the real estate industry, *Euromoney's* annual Real Estate Survey was held for the 16th consecutive year. More than 2,700 representatives from advisers, developers, investment managers, bankers and corporate end users of real estate worldwide took part in this year's survey.

***Asiamoney* – the Most Outstanding Company in Hong Kong – Real Estate Sector**

The Group topped the Hong Kong real estate sector with its all-round excellence in Asia's Outstanding Companies Poll 2020, held by *Asiamoney*, and won the Most Outstanding Company in Hong Kong – Real Estate Sector award.

The Asia's Outstanding Companies Poll recognizes listed companies that have excelled in overall performance, including financials, management team, investor relations activities and corporate social responsibility initiatives. More than 880 fund managers, analysts, bankers and rating agencies from 11 Asian countries or regions took part in this year's poll.



The Group was named the Most Outstanding Company in Hong Kong – Real Estate Sector, by *Asiamoney*

集团获《Asiamoney》颁发“香港最佳公司-地产”大奖

集团致力用心发展优质物业，为客户提供卓越服务，恪守高水平的企业管治，积极与股东维持紧密联系。今年新型冠状病毒肺炎疫情爆发，集团加强履行企业社会责任，与社会各界一同抗疫。集团增强物业的防疫工作，并开展多方面措施，为有需要人士提供协助。最近获权威杂志颁发大奖，足证品质卓越。

《Euromoney》– 第七年勇夺“亚太区最佳地产公司”区域最高级别殊荣等24个大奖

集团刚于著名国际财经杂志《Euromoney》主办的年度地产选举中，获得多达24项殊荣，为历年获奖最多的一次，足证集团不断进步得到行业认同。

在《Euromoney》杂志发表的“2020年度地产选举”结果中，集团包揽香港全部七个物业组别的奖项，包括“香港最佳地产公司”、“香港最佳综合项目发展商”、“香港最佳住宅项目发展商”及“香港最佳创新绿色项目发展商”等。集团在内地亦获得七个奖项中的六项，包括“中国最佳地产公司”、“中国最佳综合项目发展商”及“中国最佳零售项目/商场发展商”等。亚太地区方面，集团第七年获得“亚太区最佳地产公司”，是获得此项区域最高级别殊荣次数最多的地产公司；集团同时囊括“亚太区最佳住宅项目发展商”、“亚太区最佳零售项目/商场发展商”等五个大奖。此外，集团获得三项环球荣誉，分别为“环球最佳创新绿色项目发展商”、“环球最佳住宅项目发展商”以及“环球最佳综合项目发展商”。

集团主席兼董事总经理郭炳联表示：“此次获得多个奖项，足证世界各地专业人士对集团的认可。面对疫情肆虐等前所未有的挑战及不确定性，新地仍然谨守‘以心建家’的信念，继续在香港及内地投资。我们不但会确保业务持续营运，为顾客提供优质产品和服务，而且为股东创造长远价值。集团将凭借自身的专长继续发展大型综合地标项目，包括位于香港高铁西九龙总站上盖的优质商业项目及上海ITC大型项目等。我们会继续精益求精，保持新地在市场的领先地位。”

由《Euromoney》主办的年度地产选举被广泛视为房地产行业指标性大奖。今年为《Euromoney》连续第16年举办选举，由全球逾2,700位来自物业顾问公司、发展商、投资经理、银行及企业用户的代表参与评选。

《Asiamoney》– “香港最佳公司 – 地产”殊荣

在《Asiamoney》杂志举办的“2020年度亚洲最佳公司选举”中，集团在不同范畴均表现优异，评分列香港地区地产界别之首，获颁“香港最佳公司-地产”大奖。

“亚洲最佳公司选举”旨在表彰在财务表现、管理团队表现、投资者关系及企业社会责任等方面表现出色的上市公司。今年选举共吸引了来自11个亚洲国家或地区逾880名基金经理、分析员、银行家及评级机构参与。

Awards received by the Group in the Real Estate Survey 2020 by *Euromoney* 集团于《Euromoney》“2020年度地产选举”所获奖项

Best Developer, Overall - Hong Kong 香港最佳地产公司
Best Developer, Innovative Green Development Sector - Hong Kong 香港最佳创新绿色项目发展商
Best Developer, Residential Sector - Hong Kong 香港最佳住宅项目发展商
Best Developer, Retail/Shopping Sector - Hong Kong 香港最佳零售项目/商场发展商
Best Developer, Office/Business Sector - Hong Kong 香港最佳写字楼/商业项目发展商
Best Developer, Mixed Sector - Hong Kong 香港最佳综合项目发展商
Best Developer, Industrial/Warehouse Sector - Hong Kong 香港最佳工业/仓库发展商
Best Developer, Overall - China 中国最佳地产公司
Best Developer, Innovative Green Development Sector - China 中国最佳创新绿色项目发展商
Best Developer, Residential Sector - China 中国最佳住宅项目发展商
Best Developer, Retail/Shopping Sector - China 中国最佳零售项目/商场发展商
Best Developer, Office/Business Sector - China 中国最佳写字楼/商业项目发展商
Best Developer, Mixed Sector - China 中国最佳综合项目发展商
Best Developer, Overall - Asia Pacific 亚太区最佳地产公司
Best Developer, Innovative Green Development Sector - Asia Pacific 亚太区最佳创新绿色项目发展商
Best Developer, Residential Sector - Asia Pacific 亚太区最佳住宅项目发展商
Best Developer, Retail/Shopping Sector - Asia Pacific 亚太区最佳零售项目/商场发展商
Best Developer, Office/Business Sector - Asia Pacific 亚太区最佳写字楼/商业项目发展商
Best Developer, Mixed Sector - Asia Pacific 亚太区最佳综合项目发展商
Best Developer, Innovative Green Development Sector - Global 环球最佳创新绿色项目发展商
Best Developer, Residential Sector - Global 环球最佳住宅项目发展商
Best Developer, Mixed Sector - Global 环球最佳综合项目发展商
Best Investment Manager, Overall - Hong Kong 香港最佳投资管理
Best Investment Manager, Overall - China 中国最佳投资管理



Raymond Tong

汤国江

SUNeVision Executive Director & CEO

新意网执行董事及行政总裁

Raymond Tong: Data centres as the Internet's 'high speed rail stations'

汤国江：数据中心如网络世界的“高铁站”

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Entering the 5G era, new economy sectors have emerged, and data transmission is growing around the world. According to SUNeVision Executive Director & CEO Raymond Tong, demand for data centre services is increasing, as enterprises, cloud service providers, telcos and other companies need connectivity to transfer substantial volumes of data for their operations. "Our entire team and all our shareholders are very excited about and look forward to the future development of SUNeVision," said Raymond.

Carrier- and cloud-neutral positioning favoured by multinationals

SUNeVision, Hong Kong's largest data centre provider, is the technology arm of Sun Hung Kai Properties. With global top 10 connectivity, SUNeVision provides carrier- and cloud-neutral data centre services. By building an Asia's leading data centre ecosystem, it effectively connects telcos, cloud service providers, internet service providers and other companies across the city, Mainland China and the world, playing a crucial role in local and global data transmission. "There are now over 10 international submarine cable systems linked to Hong Kong, the majority of which are connected to MEGA-i, our data centre in Chai Wan and one of the leading data centres in Asia, serving as a connectivity hub. This exemplifies the trust multinational corporations put in SUNeVision, while recognizing our global market positioning," he said.

Raymond said that taking a position of 'neutrality' is the key to SUNeVision's success:

"When the company was set up in 2000, a sage decision was made to position it as a carrier-neutral data centre provider. Many local data centre providers were telco giants, which also laid submarine cables and provided bandwidth service. When seeking data centre services in Hong Kong to connect with other submarine cable systems, overseas enterprises, telcos and internet service providers in particular, prefer to opt for our data centres, which are carrier-neutral as we are not a competitor and do not limit customers to use specific service providers," said Raymond.

First-mover advantage

Raymond believes that SUNeVision, a subsidiary of Sun Hung Kai Properties Group, has grown steadily thanks to the backing of SHKP. When the company was established 20 years ago, the Group's management, with sharp insight, decided to convert selected industrial buildings into data centres, giving SUNeVision first-mover advantage in the market. "We are supported by the Group in project management, data

centre design and development, and facility management, which helps us form a professional data centre operation team to provide customers with one-stop services," he said.

While new economy players are growing rapidly, demand for cloud services from traditional businesses is also rising. The local data centre market is expected to continue to expand. SUNeVision is the Hong Kong data centre leader, with a market share of nearly 20%, and currently boasts five data centres in Hong Kong, with close to 130,000 square metres (1.4 million square feet) of gross floor area (GFA). To meet the market's accelerating development in the long run, two new greenfield sites, namely TKOTL 131 in Tseung Kwan O and TWTL 428 in Tsuen Wan, were acquired in recent years and are expected to be completed in phases in 2022. The timely supply of the two new projects will add 130,000 square metres (1.4 million square feet) of GFA to the company's data centre portfolio, and thus doubling its overall space to 260,100 square metres (2.8 million square feet) for future development.

Strong synergy upon new data centre completion

Raymond said the data centre site in Tseung Kwan O (TKOTL 131), acquired in December 2018, is poised to greatly enhance the company's business development. Spanning a GFA of over 111,500 square metres (1.2 million square feet), the site is equivalent to more than 80% of the GFA of the five existing data centres combined. The site is adjacent to MEGA Plus, the company's high-tier flagship data centre, which started operating in 2017. The completion of the new TKOTL 131 data centre will allow the existing customers of MEGA Plus to easily expand their business. "Before acquiring the new site, we consulted our key customers to better understand their needs and found out they all encouraged us to proceed with a bid for the site. The new purpose-built data centre will create significant synergy with our neighbouring data centre, MEGA Plus, and provide a substantial sustainability advantage for the future business expansion of our customers," said Raymond.

Data centres require reliable and scalable power supply to ensure seamless operation. Raymond said that CLP is a strategic partner of SUNeVision in Kowloon and the New Territories and will support ultra-high power of at least a 120MW IT load for SUNeVision's new data centre in Tseung Kwan O. Upon completion, the total IT load of SUNeVision's seven data centres will be more than three times the current level, providing

sufficient space and power for customers, especially cloud service providers and new economy players, with their rapidly growing data needs.

Bright long-term prospects

Facing the tension in international relations in recent years and the ever-changing market environment, Raymond thinks SUNeVision's operations have demonstrated strong resilience. "Regardless of the political environment, the global economy is becoming more and more dependent on data, so demand for data centres will keep on growing. The changes in individual work patterns (such as work-from-home arrangements), the development of new technologies, and the trend of enterprises learning about their customers through big data constitute a golden era for the data centre industry. It's an excellent time for data centre development," he said.

According to Raymond, Hong Kong is the right place with the right people at the right time for the data centre industry. One of Asia's key data centre hubs, Hong Kong is also a gateway to Mainland China. For both multinational corporations that want to enter the mainland market and mainland companies that want to expand internationally, Hong Kong is the ideal data storage destination. Furthermore, there is IT talent in the city, and Hongkongers

are efficient and flexible, facilitating the development of the data centre industry. "Data centres are like the Internet's 'high speed rail stations', which allow swift and reliable information transmission, establishing a highly connected ecosystem connecting with the rest of the world. Thanks to a foundation of over 20 years and comprehensive plans and preparation, SUNeVision is set for the future. Our whole team is confident that the company will continue to lead the Hong Kong market and become a world-class data centre provider," said Raymond.

Individual strengths and team spirit

An excellent team is necessary to cope with future business development. SUNeVision currently has over 300 staff. Raymond said the entire team adheres to the Group's beliefs in putting customers first and in teamwork. "We are a B2B business and our customers are mainly corporate clients, who have stringent requirements for services and facilities. We must put customers first at all times, so that they will place even their most important data and network facilities in our data centres. Also, we put the right people in the right positions to deliver the best results. Our colleagues from different departments leverage their respective professional expertise with the same goal in mind – providing customers with premium services," he said.

Raymond said with a smile that maybe because of his athletic experience when young, he puts great value on teamwork. When he was a student, he was a competitive table-tennis player, and was trained at the Jubilee Sports Centre (now the Hong Kong Sports Institute). "In team matches, we deployed our team members based on the characteristics of our teammates and opponents. Even when it was our teammates playing, we cheered for them as part of the team. That helped me understand that the outstanding performance of individual players is not enough to win a match; the key is to foster the same winning determination within the team," said Raymond. So he pays special attention to team spirit, striving to create a fun and rewarding workplace. "When our colleagues find contentment at work, their work performance will increase, which will be reflected in the company's results. Happy staff and satisfied customers will lead to good business results that please shareholders, creating a win-win-win situation."



MEGA Plus in Tseung Kwan O started operating in 2017 and is located near SUNeVision's upcoming new data centre site, TKOTL 131. They will create significant synergy in operations and infrastructure investment 位于将军澳的MEGA Plus于2017年开始运作，毗邻新管网另一数据中心新用地（TKOTL 131），两者将于运营和基建投资方面产生重大的协同效应

世界进入5G年代，新经济行业兴起，数据传输需求日益频繁。新意网执行董事及行政总裁汤国江表示，不同企业、云服务商、电讯商等，运营过程中需要互联互通大量数据，对数据中心的需求愈来愈大。“我们整个团队及所有股东都对新意网的未来发展感到十分振奋和期待！”

凭独立于电信运营商的定位深受跨国企业青睐

新意网是香港最大的数据中心服务商，为新鸿基地产的主要科技旗舰，拥有全球排名前10的网络连接能力，提供电讯商和云服务商中立的数据中心服务。通过建立亚洲首屈一指的数据中心生态系统，高效连接本地、中国内地乃至全球的电信运营商、云服务商、网络服务供应商等，在香港与国际数据传输领域上担当重要角色。“现在有超过10条来自世界各地的海底电缆系统接驳到香港，而大部分都连接到我们位于柴湾——亚洲首屈一指的数据中心MEGA-i，作为互联互通的核心。这足证新意网得到跨国企业的信任，亦确立我们面向国际的市场定位。”

汤国江指出，“中立”的定位是新意网成功的关键：“公司在2000年成立之时，明智地以‘网络中立’（Carrier-neutral）作为定位。环顾当年本地不少数据中心营运商本身是大型电信运营商，他们也有经营海底电缆铺设和提供带宽服务的业务，所以当外国企业，特别是电信运营商或网络服务供应商，要在香港寻找数据中心连接其他海底电缆系统时，他们会因为新意网独立于电信运营商，即不会成为其竞争对手和限制客户使用指定服务供应商，而倾向选择‘落户’我们的数据中心。”

早着先机 建立优势

作为新鸿基地产集团的附属公司，汤国江认为新意网的稳步发展，源于新地作为强大的后盾。特别是20年前公司成立初期，集团领导层已独具慧眼，决定将部分工厦改建成为数据中心，使新意网能够在市场上早着先机。“我们在项目管理、设计及兴建数据中心，以至设施管理方面，都得到集团的支持，令公司能组成专业的数据中心运营团队，有效为客户提供一站式服务。”

随着新经济企业的迅速发展，传统企业对云端服务需求亦有增无减，本地数据中心的市場料将愈来愈大。现在新意网在香港拥有五个数据中心，提供接近130,000平方米（近140万平方呎）的楼面面积，市场占有率接近20%，成为香港市场的领导者。为配合市场长远的快速增长，近年购入将军澳（TKOTL 131）和荃湾（TWTL 428）两块新用地，项目计划于2022年分阶段落成。该两个适时落成的全新项目将额外提供多超过130,000平方米（140万平方呎）楼面面积，使公司的数据中心总楼面面积增加一倍至260,100平方米（280万平方呎），以应对未来发展需要。

新数据中心落成将拥有强大协同效应

汤国江预期，于2018年12月投得的将军澳数据中心用地（TKOTL 131），势必大大增强公司的业务发展。该地可建总楼面面积逾111,500平方米（逾120万平方呎），相当于现在五个数据中心总面积的八成以上。加上它与2017年开始投入服务的旗舰高端数据中心MEGA Plus

“Data centres are not merely for information storage. They are like the Internet’s ‘high speed rail stations’, allowing swift and reliable information transmission. With global top 10 connectivity, SUNeVision has built an Asia’s leading data centre ecosystem and plays a crucial role in local and global data transmission.

数据中心不只是储存数据的地方，更是网络世界中的“高铁站”，让信息能快速、可靠地传输。凭借全球排名前10的网络连接能力，新意网建立了亚洲领先的数据中心生态系统，在香港与国际数据传输领域上担当重要角色。

”





Raymond values his colleagues and strives to create a fun and rewarding workplace culture
汤国江重视员工，致力营造一个愉快和让同事有所得益的办公室文化



MEGA-i's revitalization project will substantially boost SUNEvision's connectivity business growth
MEGA-i的优化工程将大幅提升新意网的网络连接业务发展

相连，方便现有客户扩充业务。“我们特地在购入新用地前向重要客户了解他们的想法，他们均支持我们竞投该地皮，这个新的专属数据中心将与毗邻的MEGA Plus产生协同效应，带来重大的可持续发展优势，有助客户未来的业务扩展。”

此外，数据中心需要可靠和可扩展的电力供应以确保不间断运作。汤国江表示，中电是新意网在九龙和新界区的战略合作伙伴，并会为将军澳新数据中心提供至少120兆瓦的超高IT负载量。落成后新意网旗下七个数据中心的总IT负载量将会是现在的三倍以上，确保有足够的扩展空间和电力给予客户，尤其是云服务商及新经济公司，助他们应对数据快速增长的需求。

长远发展前景亮丽

面对近年紧张的国际关系和不断变化的市场环境，汤国江认为新意网的运营展现出强劲韧性：“无论政治环境如何，全球经济愈来愈依赖数据，对数据中心的需求只会不断增长。个人工作模式的转变（例如居家工作），新科技发展，以至企业通过大数据理解客户，令数据中心行业迎来‘黄金时代’，此乃‘天时’之良好发展机遇。”

他指出，香港亦占了“地利”与“人和”的优势。香港是亚洲区数据中心的重要

枢纽之一，亦是通往中国内地的门户，对于想进入内地市场的跨国企业，或是要进军国际的内地公司，香港都是理想的数据存放地点。此外，香港的信息科技人才，加上港人高效和灵活变通的特质，均有利发展数据中心行业。“数据中心就如网络世界中的‘高铁站’，让信息能快速、可靠地传送，藉此建立一个与世界互联互通的生态系统。凭借新意网建立逾20年的根基，加上完善的计划和全盘准备，我们整个团队有信心继续保持香港市场领导地位，并成为世界一流的数据中心服务商。”

发挥个人长处 重视团队精神

要应对未来业务的发展，自然需要一支优秀的团队。新意网现有员工逾300人，汤国江表示团队上下秉持集团“以客为先”和“群策群力”的信念。“我们是企业对企业（B2B）的业务，主要是面对企业客户，他们对服务和设施要求相当严格，我们须事事以客为先，对方才会将他们最重要的数据及网络设施放置在我们的数据中心；另外，我们亦强调知人善任，发挥各人的专业优势，无论是来自哪一个部门的同事，目标只有一个，就是为客户提供优质服务。”

汤国江笑言自己重视团队合作，或跟年轻时当运动员的经验有关。他在读书时

是位乒乓球好手，于银禧体育中心（香港体育学院前身）接受培训。“团队比赛时，我们会针对对手和队员的特性而布阵，即使是队友比赛，大家也会齐心打气支持。这让我深深体会到，要赢得比赛，个别球员表现突出并不够，重要的是能够凝聚队友，怀着相同的求胜决心。”所以汤国江特别重视员工的士气，致力营造富有乐趣、努力有回报的工作环境：“同事在职场中找到满足感，自然能提升工作表现，并能够反映在公司的业绩中。同事开心，客户满意，股东亦因优异业绩而高兴，绝对是‘三赢’，何乐而不为？”



Table tennis helps Raymond communicate with his children
乒乓球成为汤国江与子女建立亲子关系的桥梁

Outstanding green management at malls and residential estates wins further recognition

商场及住宅项目绿色管理表现出色 再获嘉许

At the 2019 Hong Kong Awards for Environmental Excellence, organized by the Environmental Campaign Committee, along with the Environmental Protection Department and nine organizations, Hong Yip and Kai Shing clinched 20 awards in total. Among them, Uptown Plaza (Shopping Arcade) took the gold honour in the Property Management (Commercial & Industrial) sector, and YOHO Midtown won the silver award in the Property Management (Residential) sector. Tsang Lai-sheung, from Uptown Plaza (Shopping Arcade), received the Outstanding Green Achiever award for her dedicated efforts in green promotion in the community.

Uptown Plaza (Shopping Arcade) unleashed creativity in promoting green in the community

Uptown Plaza (Shopping Arcade) adopts creativity to enhance energy efficiency and encourages the reuse of resources under its recycling scheme. The mall also raises public awareness and concern about environmental conservation through its community functions.

To optimize energy use, Uptown Plaza (Shopping Arcade) removed spotlights on external billboards and continuously applies Power Performance Optimization technology to enhance the energy efficiency of its chiller plants. The two measures together have reduced annual energy consumption by more than 9%. New tenants are encouraged to use existing fit-out and reusable hoardings to reduce construction waste. Free space is offered to an environmental group for its reverse vending machine, which collects used plastic bottles from visitors and nearby residents. Over 7,000 plastic bottles were collected for recycling in three months..



Uptown Plaza (Shopping Arcade) has implemented various measures to optimize energy efficiency, reducing annual energy consumption by over 9%
新达广场(商场)采取不同措施善用能源,将每年用电量减省逾9%

YOHO Midtown promotes green living among residents

YOHO Midtown works closely with the owners' committee to establish a YOHO Midtown Green Culture in the estate. Last year, various energy-saving and waste-reduction campaigns were held jointly with community groups to spread the green living message among residents.

The estate has a green audit scheme, which offers one-stop audit services for food waste, energy and carbon to residents free of charge. Participants can learn about their unit's environmental performance in specific areas and receive professional recommendations. About 40% of the public area in the green estate is set as green zones, which are full of shrubs, trees and other plants. YOHO Midtown also promotes specially designed three-in-one home garbage containers, which help residents separate domestic waste at source and develop a habit of doing so.



YOHO Midtown has designated about 40% of its public area as green area
YOHO Midtown约四成公共区域为绿化区,环境舒适宜人

在环境运动委员会联同环境保护署及九个机构合办的“2019香港环境卓越大奖”中,康业及启胜共获得20个奖项。其中,新达广场(商场)在物业管理(工商业)界别荣获金奖, YOHO Midtown在物业管理(住宅)界别获得银奖,而新达广场(商场)曾丽嫦更凭着在社区推动环保的热诚,获颁“杰出绿色菁英”奖。

新达广场(商场)发挥创意 在社区推动环保

新达广场(商场)以创新思维提升能源效益,实行回收计划,鼓励循环再用,同时运用商场的社群功能,协助提升大众对环境保育的认知及关注。

为善用能源,新达广场(商场)移除户外广告牌上的射灯,并持续使用“能源表现优化装置”技术来提升冷冻机组的能源效益,每年节省用电量超过9%。商场积极鼓励租户沿用原有租户的装修,同时为他们提供可重复使用的装修围板,以减少建筑废料。商场更为环保团体提供免费空间放置智能回收机,以便收集游客和附近居民的塑料空瓶;三个月内,共收到7,000多个塑料瓶作回收之用。

YOHO Midtown向住户推广绿色生活

YOHO Midtown一直与业主委员会紧密合作,建立“YOHO Midtown环保文化城”。去年与社会团体合作举办不同节能减废活动,以此期望将绿色生活文化带入住户家中。

住宅项目推出绿色审核计划,为参与的住户免费提供一站式的厨余、能源和碳审核服务。住户不但可藉此了解家居在相关范畴的环保表现,并可得到专业的改善建议。为绿化环境,屋苑约40%公共区域已划为绿化区,种满灌木、树木和其他植物。YOHO Midtown亦特别推广一款为住户而设的三合一家居垃圾箱,方便住户于家中养成垃圾分类的回收习惯。

The Group was ranked a Pace-setter in the Hong Kong Business Sustainability Index and Greater Bay Area Business Sustainability Index

集团在“香港企业可持续发展指数”及“大湾区企业可持续发展指数”成为“前驱者”



In the 5th Hong Kong Business Sustainability Index (HKBSI) and the 1st Greater Bay Area Business Sustainability Index (GBABSI), organized by The Chinese University of Hong Kong Business School's Centre for Business Sustainability, the Group achieved favourable results in different assessment areas, with total scores outperforming the overall average scores of the 50 Hang Seng Index (HSI) constituent

companies for both indexes this year. It was ranked a Pace-setter and was listed in the top 10 for both indexes.

The HKBSI measures the ongoing development and performance of HSI constituent companies on business sustainability. The debut GBABSI aims to encourage and motivate companies in the Greater Bay Area (GBA) to adopt CSR as a progressive business model. It covers Hong Kong-listed companies with operations in the GBA that are eligible for southbound trading under the Stock Connect scheme. The organizer invited related companies to participate in a questionnaire based on open information. The Group achieved favourable results in assessment areas such as CSR values, CSR process, CSR impact and contribution to economic, social and environmental sustainability. The Group was ranked fourth in the GBABSI and sixth in the HKBSI.

在香港中文大学商学院商业可持续发展中心发布的第五届“香港企业可持续发展指数”及首届“大湾区企业可持续发展指数”中，集团在各评选范畴均表现良好，评分远高于本届指数中50家恒生指数成份股公司的总平均分，晋身两项指数的企业十强名单，成为“前驱者”。

“香港企业可持续发展指数”旨在彰显恒生指数成份股公司在业务可持续性方面的发展和表现。首度推出的“大湾区企业可持续发展指数”则旨在推动粤港澳大湾区（大湾区）企业采纳企业社会责任作为先进的营商模式，涵盖在大湾区营运且符合沪港通南向交易的香港上市企业。主办机构邀请相关公司根据其公开资料，参与问卷评估。集团在企业社会责任的价值观、过程、对持份者所带来的影响以及对经济、社会和自然环境可持续发展的贡献等评选范畴均表现良好，分别在“大湾区企业可持续发展指数”及“香港企业可持续发展指数”中名列第四及第六位。

Building Homes with Heart Caring Initiative celebrates the Mid-Autumn Festival with underprivileged families and the elderly amid the pandemic

“以心建家送暖行动”与基层家庭及长者齐抗疫贺中秋

The Group spread festive care amid the pandemic through its Building Homes with Heart Caring Initiative in the recent Mid-Autumn Festival. Goodie bags were distributed to underprivileged families in Kwai Tsing and Eastern District, as well as elderly residents in Sham Shui Po. The goodie bags included festive food and personal protection supplies. Those for underprivileged families also came with stationery packs to encourage children to work hard in the new school year. In this Mid-Autumn Festival, 12,000 people received festive greetings during the pandemic.

Additionally, Group volunteers distributed surgical masks to residents of Pak Tin Estate in Sham Shui Po in August when the city was hard hit by the third wave of coronavirus infections. To avoid queues and crowds at the distribution point, the volunteers dropped

the surgical masks in the letter boxes, allowing elderly residents to stay at home to fight the virus while getting useful supplies.

集团抗疫不忘送上节日关怀，最近借着中秋佳节，通过“以心建家送暖行动”，为葵青和东区基层家庭以及深水埗长者送上福袋。福袋内有应季食品及防疫物品，而派发给基层家庭的福袋更有文具礼包，以鼓励小朋友新学期努力学习。今年中秋节活动，在疫情下共为12,000人送上节日祝福。

另外，集团义工队于八月份，香港第三波疫情严峻时，走访深水埗白田村，为居民送上医用口罩。为避免居民排队领取口罩时聚集人群，义工特别将医用口罩直接放入信箱内，让长者居家抗疫也可得到所需物资。



The Building Homes with Heart Caring Initiative distributes Mid-Autumn Festival goodie bags to the underprivileged families amid the pandemic
“以心建家送暖行动”在疫情下为基层家庭送上中秋福袋



The volunteer team dropped surgical masks in the residents' letter boxes, allowing elderly residents to stay at home to fight the virus
义工队将医用口罩直接放入居民信箱内，协助长者安心居家抗疫

SHKP Summer Internship Programme concludes successfully amid the pandemic

新地暑期实习计划在疫情下顺利完成

The Group offers a summer internship programme every year to provide undergraduates with practical work and training exposure, thus nurturing the younger generation. Despite the COVID-19 outbreak, the summer internship programme continued this year as usual, but with interviews, training and sharing presentations held via online meetings instead of face to face.

Seventeen undergraduates were admitted to the programme this year. The interns were attached to different departments or business units, such as corporate communications, data analytics, leasing, marketing and non-property portfolio businesses. Under the coaching of supervisors, they worked on regular assignments and projects to gain hands-on experience. A live webinar workshop was arranged to enhance their interpersonal communication skills. The interns also shared their working experience and innovative proposals with each other to learn collectively. The eight-week internship programme provided them with valuable work experience and helped them identify their strengths and potential to assist them be well-prepared for future career development.

集团每年均举办暑期实习计划，为大学生提供实际工作及完善培训，协助培育年轻一代。纵使新型冠状病毒疫情爆发，今年的暑期实习计划如期举办，而面试、培训以至分享活动则改以网上会议形式举行。

今年共有17名大学生获选参与该计划，各人获调配到不同部门或业务单位工作，包括公司传讯、数据分析、租务、市场推广及非地产业务。在主管的指导下，他们参与部门的日常工作及项目，吸取实际工作经验，并且通过网上会议形式参与工作坊，提升沟通技巧。各人亦交流工作心得，发挥创意，提出创新方案，互相学习。经过八个星期的体验，实习生不但获取了宝贵的工作经验，亦加深了解自己的长处及潜能，为未来的事业发展作好准备。



The interns visit ICC and the Sky100 Hong Kong Observation Deck to learn more about the Group's core businesses and departmental operations
实习生参观ICC及天际100香港观景台，了解集团的主要业务及部门运作

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SHKP-Kwoks' Foundation implements scholarship programmes on schedule despite the pandemic

新地郭氏基金在疫情下如期推行各奖助学金计划



The SHKP-Kwoks' Foundation and representatives from the universities assessed scholarship students through online meetings during the pandemic
在疫情下，新地郭氏基金连同大学代表与学生通过网上面试进行奖助学金评选

The SHKP-Kwoks' Foundation has set up and sponsored scholarships at various universities to support promising students from underprivileged families to pursue tertiary studies. In past semesters, Foundation representatives met the students on their campus to learn more about their studies and life. Because of the outbreak of the novel coronavirus this year, the Foundation revised the scholarship assessment mode, switching to online meetings. Early this year, the Foundation and representatives from 13 universities held online interviews with students to ensure that the scholarships will be distributed to the recipients on schedule. The students eagerly shared their ideas and reported their learning progress in the online meetings. The Foundation's Executive Director Amy Kwok said she was very pleased to find that the sponsored students remain enthusiastic about learning and passionate about life even amid the pandemic.

In addition, two of the Foundation's scholarship recipients at Tianjin University, namely Guan Shiwei, from the School of Civil Engineering, and Cui Bohan, from the School of Mathematics, received the university's highest honour – the Top 10 Star of Self-Improvement award. The Foundation's Executive Director Amy Kwok gave her congratulations to the students and expressed her appreciation for their pursuit of continuous improvement and care for others.

新地郭氏基金多年来与不同院校合作，设立和资助大学生奖助学金计划，协助优秀但家境贫困的学生升读大学。以往每个学期均派员到不同院校约见学生，了解他们的学习进度和生活状况。鉴于今年新型冠状病毒疫情爆发，基金遂更改奖助学金的评选形式，改为以网上会议形式见面。今年初，基金与13所大学代表通过网上会议跟学生面试，使奖助学金得以如期发放予受助学生。学生在网上会议上，以简报作交流及汇报，积极展示在学校的所学所闻。基金执行董事郭婉仪获悉受助同学在疫情下仍然努力求学、热爱生活，亦感到非常欣慰。

另外，天津大学新鸿基地产郭氏基金励学金受助学生——建工学院关世伟和数学学院崔博涵，最近荣获大学最高荣誉的“十大自强之星”。基金执行董事郭婉仪向两位同学送上祝贺及嘉许，更欣赏他们传递自强不息和关爱他人的精神。

The Group wins the Platinum Trusted Brand Award for the 15th straight year 集团连续15年荣获“信誉品牌白金奖”

The Group is committed to building premium developments and providing superb service offerings, while fulfilling its corporate social responsibility commitments, resulting in a trusted brand name among consumers. At the 2020 *Reader's Digest* Trusted Brand Awards, the Group and its business units continued to receive a consumer vote of confidence, taking home two platinum and three gold awards.

Sun Hung Kai Properties continued to be voted the most trusted property developer in Hong Kong by consumers, taking the top Platinum Trusted Brand Award for the 15th consecutive year. In addition, APM took a gold award in the shopping mall category for the sixth straight year, and Hong Yip and Kai Shing each earned a gold award in the property management category for the ninth consecutive year. Wilson Parking was presented with a platinum award in the car park category for the eighth year running.

集团致力发展优质物业，为客户带来卓越服务，同时积极履行企业社会责任，优质品牌深受信赖。在2020《读者文摘》信誉品牌调查中，集团连同旗下业务单位继续获得消费者投下信心一票，共获得两个白金奖及三个金奖。

新鸿基地产继续获消费者投选为香港地产发展商界别中最具信誉的优质品牌，连续15年荣获“信誉品牌白金奖”最高殊荣。另外，集团旗下APM于商场界别连续第六年获颁金奖，康业及启胜双双连续九年获颁物业管理界别金奖，而威信停车场则在停车场界别连续第八年勇夺白金奖。



The Group, along with APM, Hong Yip, Kai Shing and Wilson Parking, receive two platinum and three gold awards at the *Reader's Digest* Trusted Brand Awards

集团连同旗下APM、康业、启胜及威信停车场在《读者文摘》信誉品牌调查中囊括两个白金奖及三个金奖

The Group is named a Caring Company for the 18th consecutive year 集团连续第18年获“商界展关怀”嘉许



The Government of the HKSAR Financial Secretary Paul Chan (fourth left), Group Executive Director Eric Tung (fourth right) and other corporate representatives accept gratitude from the HKCSS at the Caring Company Scheme Award Presentation 2019/20 cum Anti-epidemic Campaign Reception

在“商界展关怀”计划2019/20嘉许暨跨界抗疫社区复元感谢仪式上，香港特区政府财政司司长陈茂波（左四）、集团执行董事董子豪（右四）及一众企业代表接受社联的谢意

The Group has been widely recognized for its contribution to society with its expertise and resources. This year, the Group was named a Caring Company by the Hong Kong Council of Social Service for the 18th straight year. Its 85 business entities also earned the same honour. Among these business entities, 51 have earned the title for 10 or even 15 consecutive years, including shopping malls, property management, construction, hotels and more.

Since the beginning of the COVID-19 outbreak, the Group has demonstrated its corporate social responsibility by caring for the community and the underprivileged. Rent subsidies were offered to subdivided unit households to alleviate their financial burden. In addition, about 320,000 surgical masks were donated to the Hospital Authority and various NGOs. To support tenants affected by the pandemic in SHKP malls, they were offered several months of rental concessions. A series of anti-coronavirus measures were implemented across SHKP malls and office buildings to help fight the virus together with the community.

集团善用专长及资源，积极履行社会责任，屡获各界表扬。今年，集团连续第18年获得香港社会服务联会颁发“商界展关怀”荣誉标志，旗下获殊荣的业务单位共达85个。其中，有51个业务单位属连续第10年甚至第15年获此标志，遍及商场、物业管理、建筑及酒店等不同范畴。

自2019冠状病毒疫情爆发以来，集团充分展现多年来持续关爱社会及扶助弱势的企业精神，除为劏房住户提供租金资助以纾缓他们的经济压力，亦向医院管理局及多家社福机构捐赠共约320,000个医用口罩。另外，为协助旗下商场受疫情影响的商户，集团为商户提供一连数月的租金减免；集团商场及办公楼物业亦推出多项防疫措施，冀望与社会各界一同抗疫。



新鴻基地產
Sun Hung Kai Properties



全新
NEW

「新地商場」手机應用程式 SHKP Malls App



外卖自取服务

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食尽每1分!
Order and
earn points

Auto earn points



11分 bonus point

即时赚分



立即下单
Order now



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