

# SHKP

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The Group strengthens its mainland property investment portfolio with integrated landmarks  
集團透過興建綜合地標項目 增強內地物業投資組合





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



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Editor's Note 編者按 :

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

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

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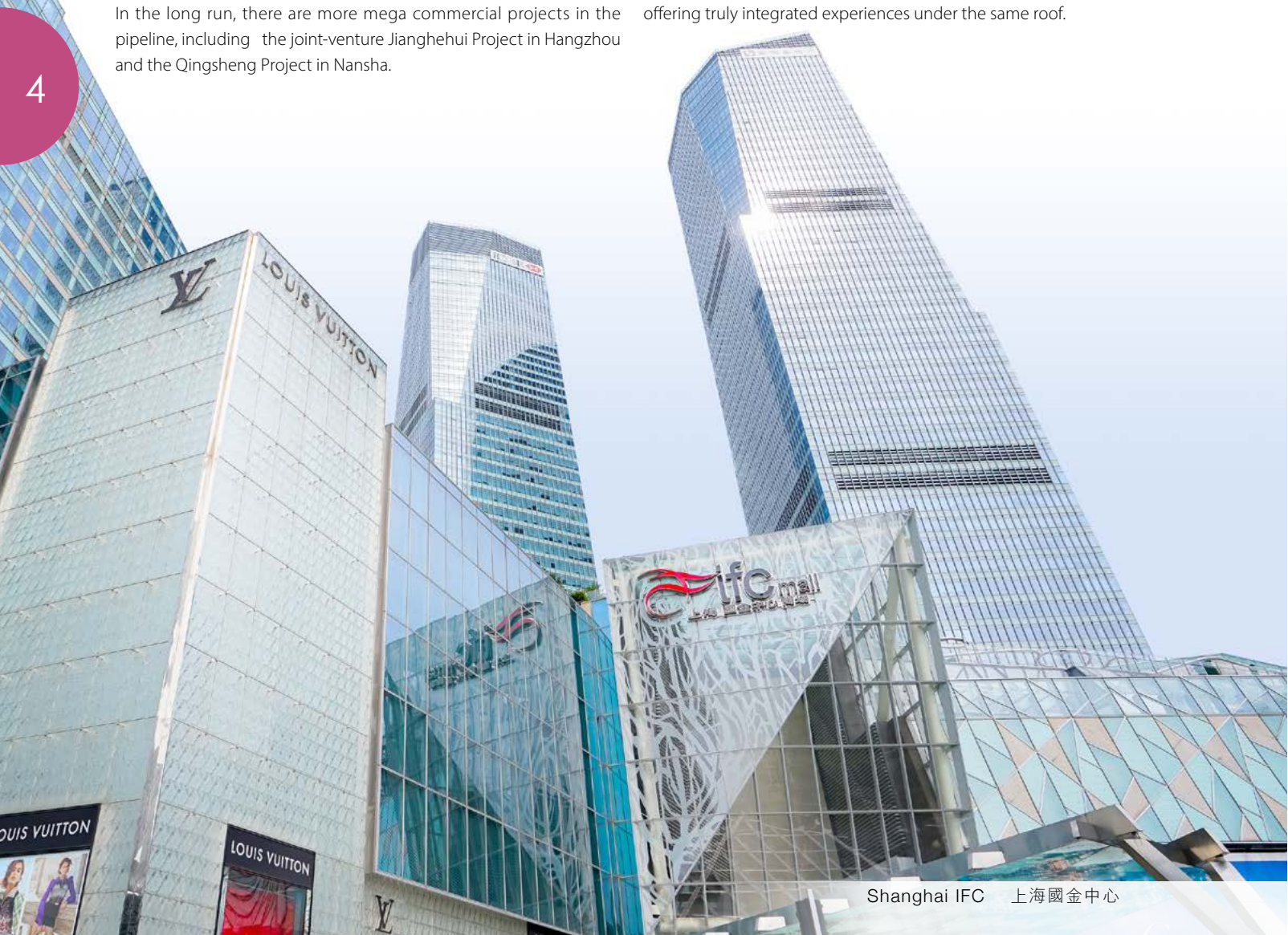
## The Group strengthens its mainland property investment portfolio with integrated landmarks

For years, the Group has adopted a selective and focused strategy in the mainland market, building premium developments in key cities. The Group made its first move to the mainland in the 1990s. In light of rising demand for premium commercial properties after 2000, the Group decided to replicate its successful model of developing integrated landmarks in Hong Kong to key cities on the mainland. Its debut integrated complex on the mainland was Shanghai IFC, which has been a great success, followed by a few other integrated landmarks in other key cities. The Group will continue to expand its mainland property investment portfolio, with an expected completion of about 12 million square feet of attributable gross floor area over the next four financial years, primarily covering Nanjing IFC, the remaining phase of ITC in Shanghai, and some phases of Chengdu ICC.

The contribution from the mainland property investment portfolio saw an upward trend in the past decade. Gross rental income from the mainland increased from 7% to 19% of the Group's total gross rental income from 2009/10 financial year to 2019/20 despite the rental growth of the Hong Kong portfolio during the period. Although there was a temporary impact due to the COVID-19 outbreak in 2020, domestic economic activity has been on the recovery track since March 2020, thanks to effective measures to contain the pandemic. The Group remains positive about the long-term growth of the mainland economy, which will bode well for premium mega commercial developments, especially in key cities. In the long run, there are more mega commercial projects in the pipeline, including the joint-venture Jianghehui Project in Hangzhou and the Qingsheng Project in Nansha.

### Shanghai IFC

Shanghai IFC is the Group's first integrated complex in the mainland and its second IFC project after the debut of Hong Kong's International Finance Centre (IFC) in 1998. The project comprises two premium grade-A office towers, the Shanghai IFC Mall, Shanghai IFC Residence serviced suites and The Ritz-Carlton Shanghai, Pudong. Located in a prime site in Pudong's Little Lujiazui district, Shanghai IFC is well served by transportation links. It offers easy access across the Huangpu River, and its mall basement is directly connected to the Lujiazui metro station. Shanghai IFC has been popular among high-end consumers since its completion, by offering truly integrated experiences under the same roof.

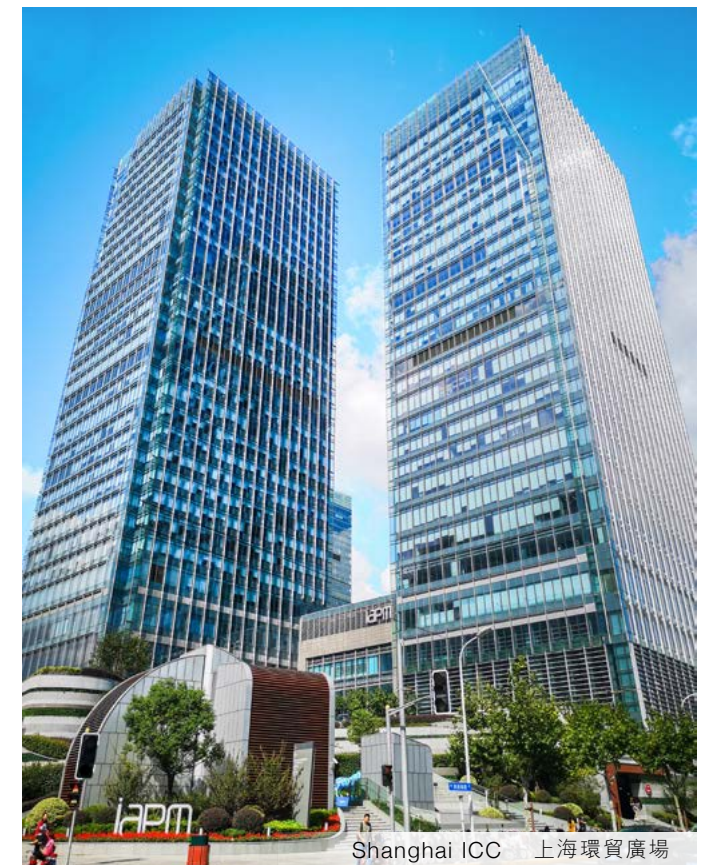


The Shanghai IFC offices are home to tenants mainly from reputable financial institutions, banks and professional services firms. Despite keen competition, the Group's attributable office space in the project has achieved a high occupancy rate. The Shanghai IFC Mall has redefined shopping for mainland consumers through its ability to showcase its premium standards. The mall, positioning as distinctive luxury, houses over 250 top-tier international retailers and global flagship stores. Benefitting from the strong domestic demand for luxury goods, the mall has achieved robust tenant retail sales in the second half of 2020, especially during the October Golden Week. To appeal to high-end shoppers, the mall enhances its tenant mix from time to time. Newcomers include Michelin-star restaurants, sought-after dessert shops and a renowned global cosmetics chain. The Ritz-Carlton Shanghai, Pudong has maintained its prestigious position in Shanghai's luxury hotel market. The hotel and its spa gained a *Forbes Travel Guide* five-star rating, and its Chinese restaurant, Jin Xuan, earned a four-star rating in the same campaign. The Shanghai IFC Residence five-star serviced suites are well received by senior executives and expatriates living in Shanghai.

### Shanghai ICC

The Group continued to solidify its foothold in Shanghai by subsequently developing the Shanghai ICC complex. In addition to Shanghai IFC in Pudong, the Group built Shanghai ICC on the other side of Huangpu River, Puxi. It comprises two premium grade-A office towers, the IAPM mall and the luxury Shanghai Cullinan residences. Atop an interchange of three major metro lines, Shanghai ICC offers superior transport connectivity. Shanghai ICC and Shanghai IFC have long been iconic landmarks in Shanghai.

The two office towers in Shanghai ICC house leading multinationals from diverse industries. Whilst working in premium office space, white-collar workers in Shanghai ICC can also enjoy an exquisite shopping experience at the doorstep. The IAPM mall has continued to refine its tenant mix, attracting trendy luxury flagship stores, a renowned global cosmetics chain, additional pop-up stores of luxury brands, and popular retail stores and coffee shops to offer enriched product selections for shoppers. The mall continually incorporates new technology in promotional events to enhance the shopping experience. To stay connected with millennials and Generation Z, IAPM leverages social media platforms and implements innovative digital marketing campaigns in collaboration with online celebrities. The luxury Shanghai Cullinan offers residential units



in various layouts, along with a comprehensive clubhouse and scenic views.

### ITC, Xujiahui, Shanghai

ITC is another of the Group's integrated projects under development in Shanghai. With its outstanding design and building quality, it is set to mirror the success of Shanghai IFC and Shanghai ICC. Located in the core of the Xujiahui commercial hub, the entire ITC integrated development spans a gross floor area of 7.6 million square feet, including over four million square feet of top-grade offices, more than three million square feet of prime retail space and a luxury hotel. The strategic complex is adjacent to the Xujiahui metro station, which is an interchange station for three existing and two planned metro lines. ITC will be connected to the surrounding commercial buildings via covered footbridges for easy access. Offices in the first two phases and One ITC mall are now in operation.

The opening of One ITC mall on Huashan Road in late 2019 initiated an upgrade for the whole area. The mall houses 138 top international brands, of which 10% are new to the mainland or Shanghai, and over 50% are making their debut in the Xujiahui business district. The 180-metre-long scenic street front showcases an array of international, industry-leading luxury brand flagship stores. Its comprehensive tenant mix is popular among millennials seeking the latest trends and lifestyle. The premium offices in One ITC and Two ITC, on Gongcheng Road, achieved high occupancies. Tenants include international and domestic companies, as well as a renowned sports brand.

The remaining phase of ITC, on Hongqiao Road and North Yishan Road, will mainly include a 2.5-million-square-foot world-class shopping mall, a luxury hotel and two grade-A office towers. Pre-leasing has commenced for the 220-metre grade-A office tower while the



370-metre skyscraper will become one of the tallest buildings in Puxi upon completion.

### Nanjing IFC

The Group's footprint was expanded to other major cities. Nanjing IFC is the Group's third IFC project, following those in Hong Kong and Shanghai. Located in the Hexi Central Business District, the approximately 3.4 million-square-foot integrated complex comprises two grade-A office towers, a luxury shopping mall and the five-star Andaz Nanjing hotel. It is one of the few integrated developments atop a metro station in the city.

Nanjing IFC includes two office towers with a combined gross floor area of approximately two million square feet of grade-A office space. It has a prominent lobby entrance, composed mainly of large glass facades, and a stylish indoor design with a distinctive high ceiling and a 30-metre-high glass box lobby. Nanjing One IFC was completed in mid-2019. The office tower has been taken up mainly by renowned domestic and global financial institutions, top professional services firms and leading multinationals. Completed in the second half of 2020, the 290-metre-tall Nanjing Two IFC provides 46 floors of grade-A offices.

The Nanjing IFC mall will boast a gross floor area of over one million square feet on nine levels for top-notch international brands, creating a new one-stop shopping, entertainment and leisure experience in the city. The mall is targeted to open in 2022, and pre-leasing has been enthusiastic. Andaz Nanjing will offer over 360 luxury guest rooms and suites, along with comprehensive facilities, including a swimming pool, a gym, specialty restaurants and meeting venues.

### Other properties under development

In Chengdu, the Group has a 40% interest in the Chengdu ICC integrated project, which offers a gross floor area of 14 million square feet, comprising quality residences, offices, retail space and a five-star hotel. Preliminary marketing for its 1.2-million-square-foot shopping mall has commenced.

The Jianghehui project in Hangzhou is the Group's latest addition on the mainland. The Jianghehui project in the core area of the Qianjiang New City CBD, Hangzhou, comprises two neighbouring riverside sites, which will be jointly developed into a landmark integrated complex, providing a total above-ground gross floor area of about

nine million square feet. The complex will have high-end offices, retail space, high-end residences and a five-star hotel, all overlooking a large-scale central park. A groundbreaking ceremony was held in November 2020. The Group has a 50% interest in River West and a 45% interest in River East.

In the Greater Bay Area, the Group is developing the Qingsheng Project, a Transit-Oriented Development (TOD) in the Nansha Free Trade Zone in Guangzhou. On completion, the strategically located project will enjoy a seamless connection to an interchange station of the High Speed Rail and one existing metro line and a future line. The 3.3 million-square-foot Qingsheng Project will be developed in phases and will comprise offices and retail space. Foundation work has commenced.

Over the past decade, the Group has continued to build quality integrated developments on the mainland, which will start to bear fruit for the Group upon their full completion and further increase the recurring income stream to the Group.

## 集團透過興建綜合地標項目 增強內地物業投資組合

多年來，集團在內地採取選擇性及專注的投資策略，於主要城市興建高質素項目。集團於九十年代首次進入內地發展。於千禧年後，隨著市場對優質商業物業的需求提升，集團決定將在香港興建綜合地標項目的成功模式引進內地主要城市。在內地的首個綜合發展項目為上海國金中心，並且非常成功，隨後在其他主要城市興建了數個綜合地標項目。集團將繼續擴大內地物業投資組合，在未來四個財政年度，按所佔樓面面積計算，將有約1,200萬平方呎物業落成，主要包括南京國金中心、上海ITC餘下一期及成都環貿廣場的部分期數。

內地物業投資組合的租金收入在過去10年錄得升幅。期內，雖然香港物業投資組合錄得租金增長，然而來自內地的總租金收入仍可由2009/10財政年度佔集團租金總收入7%，增加至2019/20年度佔19%。雖然2019冠狀病毒疫情爆發帶來短期影響，不過受惠於有效的疫情防控措施，內地的經濟活動自2020年3月開始處於復甦的正軌。集團深信內地經濟有良好的長遠增長，有助帶動優質大型商業發展項目，尤其是主要城市。長遠而言，集團正興建更多大型商業項目，包括合作發展的杭州江河匯項目及南沙慶盛項目。

### 上海國金中心

上海國金中心為集團在內地發展的首個綜合發展項目，亦是集團繼1998年於香港首創國金中心（IFC）品牌後的第二個IFC品牌項目。項目由兩座超甲級寫字樓、上海國金中心商場、服務式套房酒店國金匯及上海浦東麗思卡爾頓酒店組成。項目位於浦東小陸家嘴核心地段，坐擁完善交通網絡，往返浦江兩岸十分便捷；商場底層更接駁地鐵陸家嘴站。上海國金中心在一個項目中，提供不同種類的體驗，由落成至今備受高端客戶歡迎。

上海國金中心寫字樓的主要租戶包括知名金融機構、銀行和專業服務機構。儘管市場競爭激烈，集團在項目所佔的寫字樓樓面錄得高出租率。上海國金中心商場憑著展現優越質素，為內地消費客群的購物體驗重新定義。商場以特色奢華作定位，雲集逾250間國際頂級品牌及全球旗艦店。受惠於當地市場對奢侈品的需求強大，商場租戶在2020年下半年銷售表現強勁，尤其是十一黃金假期間。為吸引高消費客群，商場不斷引進多元化商戶組合，如米芝蓮星級食府、網紅甜品店及著名國際化妝品連鎖店。上海浦東麗思卡爾頓酒店繼續在上海豪華酒店市場保持領導地位，酒店及水療中心獲《福布斯旅遊指南》五星評級，中餐廳金軒亦獲四星評級。國金匯提供五星級服務式套房，備受高級行政人員及旅居當地的外籍人士喜愛。

### 上海環貿廣場

集團隨後發展上海環貿廣場，以繼續鞏固於上海的版圖。除了位於浦東的上海國金中心外，集團在浦江對岸的浦西興建了上海環貿廣場，項目由兩座超甲級寫字樓、環貿IAPM商場及豪華住宅上海天璽組成。上海環貿廣場位於三條主要地鐵線的交匯處上蓋，交通非常便捷。上海環貿廣場經過多年營運，早與上海國金中心成為上海市的重要地標物業。

上海環貿廣場的兩幢寫字樓由不同行業的大型跨國企業租用。上海環貿廣場的白領一族可安坐在優質寫字樓工作，更可在



Nanjing IFC 南京國金中心

同一項目內享受精緻的購物體驗。環貿IAPM商場繼續優化租戶組合，引入高級潮流品牌旗艦店和全球知名化妝品連鎖店，又增加高級品牌「期間限定」店、熱門零售品牌及咖啡店，為顧客帶來更豐富的產品選擇。商場繼續將科技應用到推廣活動上，提升顧客的購物體驗，並利用社交平台，同時與網絡名人合作推出數碼營銷活動，緊貼千禧世代及Z世代客戶群的需要。豪華住宅上海天璽設有不同間隔的單位，配備設施齊全的豪華會所，景致優美。

### 上海除家匯ITC

ITC為集團在上海興建中的另一綜合項目。項目設計及建築質素卓越，勢將與上海國金中心及上海環貿廣場的優異成績看齊。位於徐家匯商業區核心地段的ITC綜合發展項目總樓面面積達760萬平方呎，匯聚逾400萬平方呎頂級寫字樓、超過300萬平方呎優質零售樓



Chengdu ICC 成都環貿廣場



One ITC



面及一間豪華酒店。ITC位置優越，毗鄰徐家匯地鐵站，該站為三條現有地鐵線及兩條擬建地鐵線的交匯處。項目亦將設有多條有蓋行人天橋，在「空中」連繫鄰近商業大廈，四通八達。項目首兩期的寫字樓部分及One ITC商場已經落成，投入營運。

位於華山路的One ITC商場於2019年底開始營業，引領整個區域升級。商場匯聚138個國際高端品牌，其中一成品牌為首次進駐內地或上海，逾五成品牌為首度進駐徐家匯商業區，沿街180米風景線雲集一系列國際一線奢華品牌旗艦店。商場引入多元化商戶，備受追求潮流和品味生活的千禧世代歡迎。ITC一期和位於恭城路的ITC二期的優質寫字樓錄得高出租率，租戶包括知名跨國及內地企業以及著名運動用品品牌。

ITC的餘下期數位處虹橋路及宜山北路，將主要包括250萬平方呎的國際級商場、豪華酒店及兩幢甲級寫字樓。當中，樓高220米的甲級寫字樓的預租工作已經展開；而樓高370米的摩天大樓落成後將成為浦西最高大廈之一。

#### 南京國金中心

集團的版圖擴展至其他主要城市。南京國金中心為集團在香港和上海後，第三個興建的國金中心。項目位於河西中央商務區，總樓面面積約340萬平方呎，匯聚



Qingsheng Project, Nansha (Rendering) 南沙慶盛項目 (效果圖)

兩幢甲級寫字樓、高端時尚購物商場及五星級南京安達仕酒店，為市內少數的地鐵站上蓋綜合發展項目。

南京國金中心寫字樓共分兩座，合共提供總樓面面積約200萬平方呎的甲級寫字樓樓面。大堂入口設計獨特，外牆大幅選用玻璃幕牆，配以獨特室內裝飾造型，樓底特高，設有一個30米高玻璃大堂。南京國金中心一期於2019年中落成，主要租戶包括國內外知名金融機構、頂尖專業服務機構及大型跨國企業。南京國金中心二期已於2020年下半年落成，提供46層甲級寫字樓。

南京國金中心商場總樓面樓面逾100萬平方呎，共分九層，將雲集國際頂級品牌，為市內提供一站式嶄新的購物、娛樂及消閒體驗。商場預計於2022年開業，前期市場推廣工作反應積極。南京

安達仕酒店將提供逾360間豪華客房及套房，配套設施齊備，設有游泳池、健身室、特色餐廳及會議活動場地等。

#### 其他發展中項目

在成都，集團持有成都環貿廣場綜合發展項目40%權益。項目總樓面面積達1,400萬平方呎，提供優質住宅、寫字樓、零售樓面及一間五星級酒店。當中，商場總樓面面積約120萬平方呎，前期市場推廣工作已經展開。

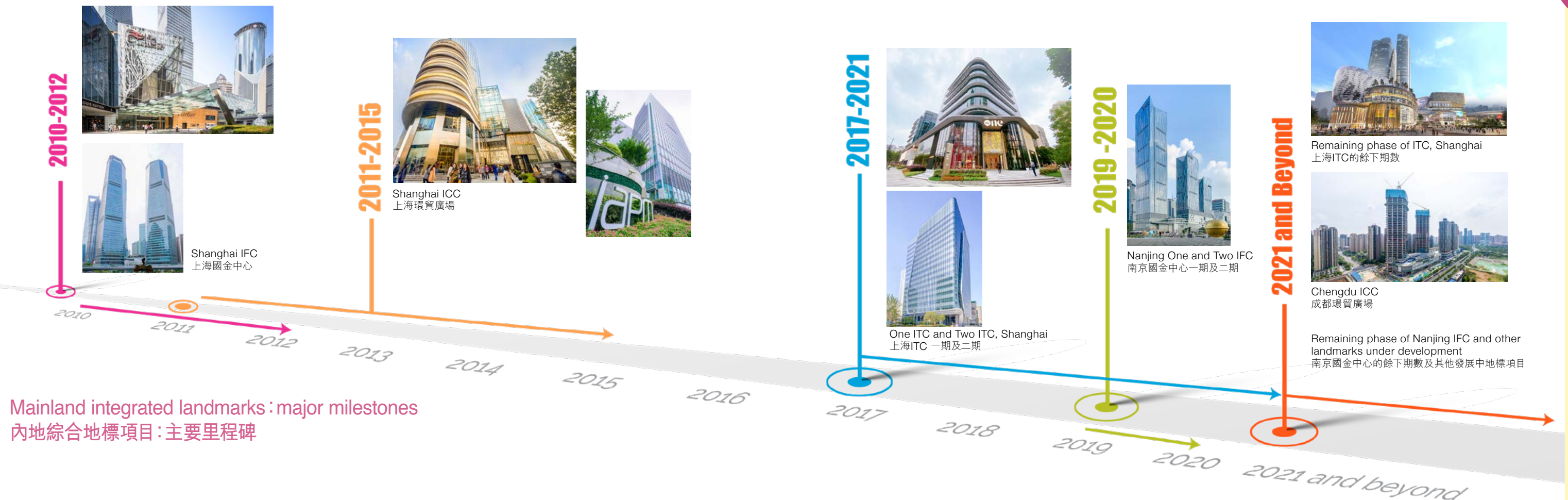
位於杭州的江河匯項目為集團在內地購入的最新項目。江河匯項目位處杭州錢江新城中央商務區核心地段，由兩幅毗鄰的臨江地皮所組成。地上總樓面面積約900萬平方呎，將合併發展為地標綜合項目，提供高級寫字樓、商場、高級住宅及五星級酒店，享有大型中央公園景致。項目於2020年11月舉行奠基典禮。集團於匯西佔50%權益，在匯東佔45%權益。

於大灣區，集團正在廣州南沙自由貿易區，以公共交通導向模式發展慶盛項目。項目地理位置優越，落成後將無縫連接高鐵和地鐵線的交匯站。慶盛項目總樓面約330萬平方呎，將分期發展寫字樓和商場，地基工程已經展開。

在過去10年，集團繼續在內地興建優質綜合發展項目，待有關項目全面落成後，將可為集團帶來可觀收入，進一步增加集團的經常性收入。



Jianghehui Project, Hangzhou (Rendering) 杭州江河匯項目 (效果圖)





# Luxury Central Peak residences in Mid-Levels East now for sale by tender

## 港島東半山豪宅項目Central Peak現正招標發售

The Group is developing a luxury residential development in two phases on Stubbs Road, a traditional prime location for luxury residences on the Hong Kong Island. Sitting in a superb location, the Development offers bustling views of Happy Valley, Causeway Bay and Wan Chai<sup>1</sup> below, set against the emerald backdrop of Mount Cameron<sup>1</sup>. The tranquil living environment enjoys high privacy, but it is close to the city core, with easy access to the business districts. The serene setting, with proximity to the hustle and bustle of the city, makes the new Development a rare find in the luxury residential market. Phase 1 of the Development, Central Peak, was released for sale by tender in the launch in November 2020.

### New standard for luxury residences

The exquisite Development is finely crafted in terms of geographical location, master plan, views and design details to create a graceful, exceptional living environment. Central Peak has a stepped layout, coupled with a well-planned, low-density orientation complex, providing wide views for each unit<sup>1</sup>.

Central Peak has 53 luxury residential units, comprising five blocks of six-storey low-density residential towers. The units range from approximately 1,650 to 2,960 square feet<sup>2</sup> in terms of saleable areas and are in various layouts. Most of the units have three bedrooms (two en-suites and a master bedroom with walk-in closet) and a utility room (with lavatory); or four bedrooms (two en-suites and a master bedroom with walk-in closet) and a utility room (with lavatory). Special units are available to suit the needs of different families: first floor special units with gardens, higher floor special units with flat roofs, and penthouses with roofs and/or flat roofs, along with a swimming pool or Jacuzzi. Each unit includes a private lift lobby for enhanced privacy.

### Luxury clubhouse with top-notch facilities

Central Peak is supplemented by a luxury private clubhouse<sup>3</sup> and outdoor communal gardens. The private clubhouse boasts exquisite design and decoration in every detail. Created by top international design firm Yabu Pushelberg, it is adorned with famous artwork sourced from around the world. The outdoor landscape is blooming in contemporary British style, guided by Andy Sturgeon, an internationally renowned landscape designer from the UK.

The private clubhouse<sup>3</sup> is filled with comprehensive indoor and outdoor facilities<sup>3</sup>, including an approximately 20-metre-long outdoor swimming pool<sup>3</sup> and an outdoor Jacuzzi<sup>3</sup>. The 24-hour gymnasium<sup>3</sup> includes various advanced fitness equipment, a weight-training zone and a yoga zone<sup>3</sup>. The clubhouse also comes with an integrated spa area<sup>3</sup>, offering a spa experience that is comparable to that in a six-star hotel. There is also an indoor, all-weather Jacuzzi<sup>3</sup> and

two sauna rooms at different temperatures<sup>3</sup>. The multi-purpose banquet room<sup>3</sup> can accommodate a large round table, providing a highly private, ready-to-use venue for residents' private parties. Right next to it is an outdoor barbecue area<sup>3</sup>. The clubhouse also has a bar<sup>3</sup> and co-sharing spaces<sup>3</sup>.

集團坐落於港島傳統豪宅黃金地段司徒拔道的豪宅項目共分兩期發展。發展項目地理位置得天獨厚，前臨跑馬地、銅鑼灣及灣仔的繁華景致<sup>1</sup>，後擁金馬倫山翠綠山巒的環抱<sup>1</sup>，盡享恬靜氛圍且高私隱度居住環境，更鄰近都會核心，快捷連繫商業區，寧靜中顯繁華，屬豪宅市場少有的全新發展項目。發展項目第1期Central Peak於2020年11月推出，現正以招標方式出售。

### 豪宅市場新典範

集團精心設計發展項目，無論地理位置、布局規劃、景觀以至設計細節均一絲不苟，精雕細琢，務求打造矜貴高雅的非凡生活享受。Central Peak採用梯級式的布局，低密度的建築群座向經悉心設計，務求讓單位可享開揚景致<sup>1</sup>。



This image was taken from some height above the Development on 13 July 2020 and has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings 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 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 give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, buildings and facilities surrounding the Phase of the Development.

相片於2020年7月13日在發展項目附近上空拍攝，並經電腦修飾處理，以展示發展項目期數大約之周邊環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，僅供參考。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。賣方就發展項目期數的周邊環境、建築物及設施不作任何不論明示或隱含之要約、承諾、陳述或保證。

Central Peak由五座六層高的低密度住宅大樓組成，提供53個豪華住宅單位。單位實用面積由約1,650至2,960平方呎<sup>2</sup>，間隔多元化，主要戶型為三房（雙套房及主人房另設衣帽間）以及工作間連洗手間；以及四房（雙套房及主人房另設衣帽間）以及工作間連洗手間。另有特色單位配合不同家庭的需要：首層住宅花園特式單位、高層連平台特色單位及頂層特色單位（連天台及/或平台，另設游泳池或按摩池）。此外，每個單位均備有私人升降機大堂，私隱度十足。

### 豪華會所 頂級設施配套

Central Peak設有豪華私人會所<sup>3</sup>連戶外公用花園。私人會所由設計以至裝潢均細緻入微，由國際頂級設計團隊Yabu Pushelberg精心打造，每個角落均擺放從世界各地精心搜羅的巨匠藝術品作點綴。戶外園林景觀則由世界聞名的英國園林設計大師Andy Sturgeon指導，注入當代英式風格。

私人會所<sup>3</sup>的室內外設施<sup>3</sup>完善多元化，包括約20米長露天泳池<sup>3</sup>及戶外水力按摩池<sup>3</sup>。24小時健身室<sup>3</sup>設置多款嶄新的健身器材和重量訓練區，另有瑜伽區<sup>3</sup>。會所同時設有綜合式水療空間<sup>3</sup>，提供媲美六星級酒店的水療體驗，另設室內全天候水力按摩池<sup>3</sup>及兩個不同溫度的桑拿室<sup>3</sup>。多用途宴會廳<sup>3</sup>可擺放大型圓桌，提供高私隱度空間供住戶隨時舉辦私人派對，毗鄰並設有戶外燒烤區<sup>3</sup>。會所亦設有酒吧區<sup>3</sup>及共享空間<sup>3</sup>。

#### Notes

1. The above is only a general description of the surrounding environment of Phase 1 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 and the surrounding structures and environment 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.

2. The saleable area of a residential property and the floor area of a balcony, a utility platform and a verandah to the extent that it forms part of the residential property (if any) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of every one of the items specified in Part 1 of Schedule 2 to the extent that it forms part of the residential property (if any) (excluded from the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot. As figures are rounded off to the nearest integer, figures shown in square feet may be slightly different from those shown in square metre. Residential properties in the Phase do not have verandahs.

3. The clubhouse 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 Vendor reserves all rights to amend the aforesaid and amend any facilities, design, fees and 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. The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of handover of the residential properties in the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.

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1. 上述僅為發展項目第1期周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

2. 住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的附表2第1部所指明的每一項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。期數的住宅物業並無陽台。

3. 會所及/或康樂設施於發展項目期數入伙時未必即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或需另外繳費。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權利。部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。本廣告/宣傳資料載列的服務及/或設施將由發展項目的管理人或其他合約聘用的第三方公司所提供或管理，詳情受制於條款及細則，管理人或合約聘用的第三方公司可自行就有關服務及/或設施之服務/使用條款及細則作出修訂、更改或增減，包括但不限於收費、營運時間及服務期限，而不作另行通知。惟服務及/或設施須受公契服務合約或其他相關法律文件所訂立的條款規限。服務及/或設施於發展項目住宅物業入伙時未必能即時啟用。如有任何爭議，管理公司或合約聘用的第三方公司保留最終決定權。

Name of the Phase of the Development: Phase 1 (“the Phase”) of Central Peak Development (“the Development”) (Alpex I, Alpex II, Alpex III, Everex I and Everex II of the residential development in the Phase are called “Central Peak”)

District: Mid-Levels East

Name of the street and the street number of the Phase:

No. 18 Stubbs Road

The website address designated by the Vendor for the Phase:

www.centralpeak.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: Wisecity Development Limited  
Holding companies of the Vendor: Neo Gains Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited  
Authorized Person for the Phase: Lu Yuen Cheung Ronald  
The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited  
Building Contractor for the Phase: Sanfield Building Contractors Limited  
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Clifford Chance  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not Applicable  
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited  
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.  
Date of Printing: 14 January 2021

發展項目期數名稱：Central Peak發展項目（「發展項目」）的第1期（「期數」）（期數中住宅發展項目的Alpex I, Alpex II, Alpex III, Everex I及Everex II稱為「Central Peak」）

區域：半山區東部

期數的街道名稱及門牌號數：司徒拔道18號

賣方就期數指定的互聯網網站的網址：

www.centralpeak.com.hk

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賣方：偉城發展有限公司

賣方的控權公司：新益有限公司、Wisdom Mount Limited、Data Giant Limited、新鴻基地產發展有限公司

期數的認可人士：呂元祥

期數的認可人士以其專業身份擔任經營人、董事或雇員的商號或法團：呂元祥建築師事務所（香港）有限公司

期數的承建商：新輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、高偉紳律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用

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

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方或在賣方的同意下發布。

印製日期：2021年1月14日



## SHKP Malls celebrate the festive season 新地商場與大家共度聖誕

The Group's shopping malls offer thematic installations, comprehensive promotions and spending reward campaigns every Christmas season to attract shoppers and generate more business opportunities for tenants. The year 2020 is no exception despite the outbreak of COVID-19. Various SHKP Malls set up traditional Christmas installations, with some featuring figures from popular animations and artwork from renowned artists for the holiday season.

### Hong Kong

IFC Mall presented a light spectacular with dazzling, enormous Christmas ornaments floating in the air amid glittering light and music shows. Customers can create a personalized Christmas town through AR and capture the excitement as a video. New Town Plaza welcomed everyone to its romantic British Christmas garden, where couples kissed under the mistletoe and immersed themselves in the European Christmas ambience. APM's Bear in Love Paradise had nearly 100 stuffed bears in different poses wearing Christmas costumes, and a five-foot-tall jumbo plush bear. The festive mall was supplemented by 15-foot tall Christmas trees generating bubbles and a snowing effect, and lovely AR bears floating in the air. Tai Po Mega Mall had Santa Claus installing toy parts in the interactive Santa Claus toy factory. Customers can go treasure hunting in a gigantic 10-foot dreamy crystal ball.

YOHO MALL invited Chibi Maruko-chan and her classmates to tour the European main streets and towns in the mall and take photos in the outdoor gardens. Customers can create a personalized Christmas card with Maruko-chan's greetings. East Point City's Christmas carnival featured figures from Toy Story and friends from Monsters, Inc. There were also jumbo game booths for fans to play and win limited edition products. V City invited Christmas Pinkfong and Baby Shark to the mall. Children may join various interactive e-games to sing and swim in the starlight water world.

Harbour North made Hong Kong's debut CAT ART gallery, which displayed 61 classic artworks recreated by Japanese painter Shu Yamamoto in his unique style showing his love for cats.



APM



New Town Plaza 新城市廣場



East Point City 東港城

每年聖誕，集團旗下各大商場均設置特色裝置，舉辦多元化推廣活動及消費獎賞計劃，藉此帶動人流，為租戶創造更多商機。雖然2020年受到2019冠狀病毒疫情爆發所影響，多個新地商場依然準備了傳統聖誕佈置，或以大熱動畫主角模型或知名藝術家作品為節慶主題，與顧客共度聖誕。

### 香港

IFC商場展出閃爍璀璨的聖誕燈飾裝置，瑰麗的燈光效果配合悠揚音樂，構造出光影國度。顧客更可運用AR創造出個人專屬的聖誕小鎮，並紀錄成動感短片。新城市廣場呈獻英式浪漫聖誕花園，讓戀人在樹寄生下一吻定情，感受歐洲聖誕氣息。APM熊樂園有近百隻不同造型毛絨聖誕熊，還有五呎巨型熊，配備飄雪泡泡數碼裝置的15呎聖誕樹及AR愛心熊在空中漫遊。大埔超級城設有聖誕老人玩具工廠的互動裝置，讓大家觀看聖誕老人組裝玩具，甚至走進10呎巨型夢幻水晶球尋寶。



IFC Mall IFC商場

YOHO MALL請來櫻桃小丸子和一班同學在場內遊覽歐陸式大街小鎮，在戶外花園拍照；顧客更可製作錄有小丸子聖誕祝福的專屬賀卡。東港城聖誕嘉年華有《反斗奇兵》老友和《怪獸公司》主角的大型模型打卡位，粉絲亦可到巨型遊戲區暢玩，贏取限量主題精品。V City邀請了聖誕版Pinkfong及Baby

Shark到來，並預備了多款電子互動遊戲，給小朋友進入夢幻水世界唱游互動。

北角匯帶來日本畫家山本修的「貓・美術館」首度登陸香港，讓貓奴一次過觀賞61幅向世界名畫致敬的貓創畫作。



Harbour North 北角匯



YOHO MALL



V City



Tai Po Mega Mall 大埔超級城





Shanghai IFC Mall 上海國金中心商場

Mainland

Shanghai IFC Mall had been transformed into a Christmas station to welcome 38 TADO sculptures in Christmas costumes from around the world. Also available were AR games to engage customers. One ITC in Shanghai used pastel coloured LED net lights to create a starry, glittering winter effect. The mall also invited renowned international design team, Toer, to present an art installation in its outdoor garden with dancing fireflies made of twinkling lights. In Guangzhou, the open piazza of Parc Central had a 12-metre-tall starry Christmas treehouse, where the light colour was changed by music. The large snowy light shows had made the mall a popular photo spot.

Beijing APM co-operated with POP MART to launch the mainland's first POP MART City exhibition, offering special editions, photo spots, artists' manuscripts and many other surprises to blind-box toy lovers. In Guangzhou, IGC set up a PIXAR-themed exhibition, where customers can also unlock various games using smart technology for added fun.

IAPM in Shanghai partnered with internationally renowned artists to present a pop art carnival. Exhibits included the first mainland release of the 'Mesmerizing Blossom' 3D jumbo art installation by Przemek Podolski and the 'Vivid Art Wall' illustration by Antonio Uve.



One ITC, Shanghai 上海One ITC



Beijing APM 北京APM



Parc Central, Guangzhou 廣州天環



IGC, Guangzhou 廣州IGC



IAPM, Shanghai 上海環貿 IAPM

內地

上海國金中心商場化身為聖誕車站，迎接來自世界各地的38個身穿聖誕時裝的TADO雕塑，並有AR遊戲與顧客互動。上海One ITC運用粉色LED網燈，營造出繁星點點的璀璨冬日。商場更與國際知名藝術團隊Toer合作，在戶外花園設置燈光藝術裝置，匯聚「螢火蟲」翩翩起舞。廣州天環戶外設置高達12米可隨音樂變換燈色的星光聖誕樹屋，並帶來大型燈光飄雪匯演，馬上成為熱門打卡點。

北京APM與POP MART聯手推出「城市開箱」全國首展，讓盲盒愛好者盡賞彩蛋、打卡點及藝術家手稿，驚喜無限。廣州IGC打造了皮克斯主題展，商場充分應用智能科技，讓顧客可憑手機解鎖各項遊戲，增添趣味。

上海環貿IAPM與國際知名藝術家合作，呈現波普嘉年華。展品包括首現內地的Przemek Podolski「迷幻花世界」3D巨型藝術裝置及AntonioUve的「型格放映廳」插畫等。



# ICC becomes the first building in Hong Kong to achieve the top rating in the BREEAM In-Use scheme

## 環球貿易廣場成為全港首幢大廈獲 BREEAM In-Use最高評級

In the BREEAM In-Use scheme, under the Building Research Establishment Environmental Assessment Method (BREEAM), developed by the Building Research Establishment (BRE) in the UK, ICC got full marks in three assessment categories and received the 'Outstanding' rating which is the top rating in the scheme. The BREEAM certification, which is the first of its kind in Hong Kong, is recognition of ICC's excellent management. It placed the skyscraper in the top 3% of green buildings around the world, setting an exceptional sustainability standard in Hong Kong.



ICC receives the top 'Outstanding' rating in the BREEAM In-Use scheme under the BREEAM, developed by the BRE. 環球貿易廣場在英國建築研究院的綠色建築評估系統BREEAM In-Use中得到最高級別「傑出」評級。

### Recognition from the industry

ICC's commitment to sustainability has been acknowledged by the industry. In 2017, ICC was awarded the first-ever top platinum certificate in the BEAM Plus Existing Buildings Version 2.0 scheme, issued by the Hong Kong Green Building Council. In 2019, the superstructure received the first ISO 41001:2018 Facility Management System from the Hong Kong Quality Assurance Agency. In the Energy Saving Championship Scheme organized by the Environment Bureau and the Electrical and Mechanical Services Department, ICC received Hanson Awards for three consecutive years and the Hanson Supreme Grand Award in 2017.

### Achieving sustainable development

From the design and planning stages to construction, landscaping and property management, environmental features were put in place to ensure that ICC maximizes energy efficiency to become a sustainable building. The city's tallest building leverages technology to practice green management. Through various energy-optimization measures, ICC has saved 15 million kWh of electricity since 2012, equivalent to the annual electricity consumption of over 4,500 households of three, or a reduction of 10,000 tonnes of carbon emissions.

Driven by the 'I-Intelligence, C-Collaboration, C-Continuity' management approach, the property management team deploys smart technology in its smart-management system to monitor and control the operations and power consumption of different facilities and equipment. The team applies Internet of Things (IoT) technology to collect and analyze big data via mobile digital systems for energy-efficiency optimization in the tower. For community engagement, the team organizes green and energy-saving initiatives for tenants and stakeholders to achieve sustainability.

First published by the BRE in the UK in 1990, BREEAM is the world's longest-established method of assessing the sustainability of buildings. The system is also the most authoritative and has been widely used in 87 countries. The BREEAM In-Use scheme is for existing non-residential buildings. Under the BREEAM In-Use property management section, licensed BREEAM assessors measure the overall sustainability of buildings in key areas, including management, health and wellbeing, energy, water, materials, land use and ecology, and pollution. Only buildings yielding an overall score of 85 marks or above are rated Outstanding – the top rating, achieved by a mere 3% of certified buildings.

環球貿易廣場早前在英國建築研究院的綠色建築評估系統BREEAM In-Use中得到最高級別「傑出」評級，並在其中三個評估範疇得到滿分佳績。環球貿易廣場更是全港首個獲BREEAM認證的綠色建築，不但肯定了其管理質素卓越，更令其躋身成為全球首3%的頂尖綠色建築行列，成為本地卓越環保典範。

### 致力實踐可持續發展理念

環球貿易廣場由設計及規劃，以至建築、園藝及物業管理，均落實環保措施，務求達致最高的能源效益，成為可持續發展的建築物。這幢全港最高的建築物多年來運用科技來達致環保管理，透過各種能源優化措施，由2012年至今已節省共1,500萬度電，相當於超過4,500戶三人家家庭的全年用電量，有助減少10,000噸碳排放。

物業管理團隊多年來以「智能、協作及持續性」為管理方針，運用智能科技，實踐智能管理系統，監察及控制不同設施與設備的運作及用電量，又應用物聯網科技，使用流動數碼系統收集大數據，經分析後從而優化樓宇的能源效益。團隊亦積極連繫社區，與租戶及持份者攜手進行環保及節能工作，實踐可持續發展。



The property-management team leverages smart technology and IoT technology to continually enhance ICC's energy efficiency. 物業管理團隊運用智能科技及物聯網科技，持續提升環球貿易廣場的能源效益。



BREEAM由英國建築研究院在1990年發布，是全球最歷史悠久及最權威的綠色建築評估方法，在87個國家被廣泛採用。其中BREEAM In-Use體系適用於已投入運作的既有建築，被用來評估住宅以外的建築類型。在BREEAM In-Use的物業管理部分，BREEAM的註冊評估師會為建築物的管理、健康、能源、水資源、材料、土地使用及生態以及污染等多方面進行綜合評估，整體得分超過85分才可獲得「傑出」評級，當中僅得3%獲認證的建築物可獲得這個最高評級。

### 屢獲業界肯定

環球貿易廣場對可持續發展的重視深受業界認同。早於2017年，環球貿易廣場獲香港綠色建築議會頒發第一張「綠建環評既有建築2.0版」最高級別的鉑金級認證證書。在2019年，則獲香港品質保證局頒發第一個ISO 41001:2018設施管理體系。在環境局及機電工程署舉辦的「慳神有計大比拼」中，連續三年獲得「慳神獎」，在2017年更勇奪「慳神總冠軍」。



ICC engages tenants and stakeholders in green and energy-saving initiatives. 環球貿易廣場與租戶及持份者攜手進行環保及節能工作。



## The Group releases its 2019/20 Sustainability Report

### 集團發布2019/20年度《可持續發展報告》

The Group has published its 2019/20 *Sustainability Report*, detailing its enhanced sustainability strategy framework and its latest work in strengthening its environmental, social and economic resilience during the financial year. The report covers five priority pillars, whose major work and achievements are as follows:

**The Environment:** Accomplished its five-year energy-reduction target and set a new 10-year target for managed properties; updated its Environmental Policy, with an enhanced commitment to reflect its overarching approach to addressing environmental challenges.

**People:** Two of the Group's subsidiaries completed the migration to the latest and more stringent ISO 45001 Occupational Safety and Health Management System; upgraded the Group's digital learning platforms to enhance employee-training capacity.

**Customers:** Improved hygiene standards and utilized technologies to safeguard the health and safety of customers and other property users; introduced smart living concepts through the use of home automation systems and mobile apps in the latest residential developments; SHKP Club has more than 420,000 members, expanding the Group's engagement with customers.

**Supply Chain:** 98% of suppliers were locally based to support the local economy; a below-industry-average accident rate for contractors on construction sites.

**Community:** Launched a transitional social housing project, United Court, to help ease the local housing shortage for underprivileged families; about 2,800 registered volunteers of the SHKP Volunteer Team have together contributed over 100,000 service hours to date.

集團最近發布了2019/20年度《可持續發展報告》，闡述更為完善的可持續發展策略框架，以及在本財政年度於加強環境、社會和經濟方面抗壓力的最新工作。報告涵蓋五大範疇，重點工作及成果如下：

**環境：**達成五年節能目標，並為管理物業訂立一個10年目標；更新環保政策，以加強對環境保護的承諾，並反映在應對各種環境挑戰的總體策略。



**員工：**集團旗下兩家附屬公司已提升至最新及更嚴格的ISO 45001職業安全與健康管理系統；升級集團的網上學習平台，以提升培訓員工的能力。

**顧客：**提升衛生標準，利用科技保障顧客及其他物業使用者的健康和安全；在最新住宅發展項目中引入智能家居系統和手機應用程式，推行智能生活概念；新地會擁有超過420,000名會員，協助集團增進與顧客的互動。

**供應鏈：**98%的供應商來自本地，以支持本地經濟；承辦商在建築工地的意外率遠低於行業平均水平。

**社群：**推出過渡性社會房屋項目「同心村」，紓緩本地基層家庭的住屋短缺問題；義工隊約有2,800名成員，至今共投入逾100,000服務時數。

## SHKP Reading Club presents 'How do performers enjoy reading?'

### 新閱會與觀眾分享「好戲之人點讀書」

Resuming its physical presence when the situation allows, the SHKP Reading Club partnered with the Theatre Space troupe to deliver the activity 'How do performers enjoy reading?'. The guest speakers were Stephen Chan, Simon Ngai and Patra Au, from the play *Verdict*, and the host was Ivy Lau from the same play.

During the sharing session, the three actors talked about how to effectively portray the characters they play, shared tips on memorizing lines, and gave their views on love and relationships. They also discussed how reading helps actors prepare for a performance. In the play reading session, the three guest speakers and the host performed only through their voices. Even though there were no props, lighting or costumes, the audience could feel the power of drama.

新閱會早前在情況許可下，恢復舉辦實體活動，與劇團「劇場空間」攜手舉辦「好戲之人點讀書」活動，邀請了舞台劇《生死裁決》主角陳志雲、倪秉郎和區嘉雯出席，並由同劇演員劉亨君擔任主持。

在分享會上，三位好戲之人與觀眾大談做戲揣摩角色，分享背誦劇本的心法，暢談愛情觀，並分享閱讀如何提煉一個演員的自我修養。活動設有讀劇環節，三位嘉賓連同主持單靠聲音演繹，在缺乏道具、燈光及服裝的情況下，亦令觀眾感受到舞台劇的魅力。



In the activity 'How do performers enjoy reading?', held by the SHKP Reading Club, Stephen Chan, Simon Ngai and Patra Au talk about how reading helps actors prepare for a performance. In the new reading session 'How do performers enjoy reading?' activity, Chen Zhiyun, Ni Binglang and Qiu Jiawen talked about how to refine an actor's self-cultivation.

## New volunteering approach during the pandemic

### 義工活動新模式 在疫情下帶出關愛

The SHKP volunteer team has continued to spread a positive spirit during the pandemic using its corporate expertise. The team offered a home inspection service and basic renovation work to singleton elderly, disabled and underprivileged families moving into Tung Wui Estate because of redevelopment. The volunteers taught the relevant techniques to community volunteer partners and compiled a 'Guide to Home Inspection and Basic Renovation Work' booklet to equip more community volunteers to provide move-in support to those in need in the district.

Separately, the volunteers made about 300 creative mask keepers after learning how to paint them on an online platform. The mask keepers were distributed to elderly residents under the Redevelopment of Pak Tin Estate – Neighbourhood Support Programme to brighten up their days amid the pandemic.

集團義工隊繼續在疫情下發放正能量，再次善用企業專長，服務社群。早前，義工隊為受重建影響而調遷往東匯邨的獨居長者、傷殘人士和有困難的家庭提供驗樓及基本裝修。義工隊更將相關技巧傳授予「新地社區義工夥伴」，並編製了一本「驗樓及裝修小錦囊」，讓他們加深了解，同時也可以為區內其他有需要人士提供入伙支援。

另外，義工隊利用網上平台，學習製作彩繪口罩盒，並親手製作了300多個圖案精美的口罩盒，透過「白田邨重建-友情人鄰里計劃」，送給邨內長者使用，為他們的抗疫生活增添色彩。



Community volunteers learn basic home-inspection techniques from the SHKP volunteers  
新地義工將基本驗樓技巧傳授予社區義工

## The SHKP-Kwoks' Foundation funds the installation of solar street lights in Dingxi, Gansu

### 新地郭氏基金資助甘肅省定西市安裝太陽能路燈



The SHKP-Kwoks' Foundation has funded the installation of solar street lights in several remote mountain villages in Dingxi, Gansu, offering safe night-time access for the villagers. The SHKP-Kwoks' Foundation has funded the installation of solar street lights in several remote mountain villages in Dingxi, Gansu, offering safe night-time access for the villagers. The SHKP-Kwoks' Foundation has funded the installation of solar street lights in several remote mountain villages in Dingxi, Gansu, offering safe night-time access for the villagers.

The SHKP-Kwoks' Foundation has initiated charitable projects in different mainland provinces and cities. In Gansu province for example, the Foundation has carried out a number of anti-poverty projects, including English proficiency training for government officials, scholarships for secondary students and a drinking water supply project. Recently, the Foundation has once again worked with the Dingxi government in Gansu to install solar street lights in several remote mountain villages. A total of 700 families in the villages can now go out safely at night. The project has also enhanced the environment of the villages.

Separately, the Foundation has supported promising students from underprivileged families to pursue university studies over the years. Almost 10,000 sponsored students have completed their undergraduate studies so far. Scholarship alumni from Hunan University initiated the New Wing Fund donation project to pass on the spirit of helping others. With the support of the University and the Foundation, the New Wing Fund encourages students to participate in academic research, innovation and entrepreneurship for overall personal development. The Fund has received donations from over 180 scholarship alumni since its launch in the 2019/20 academic year. The first round of donation assessments has been completed, with projects from several students selected for sponsorship.

新地郭氏基金多年來在內地不同省市展開慈善項目，單在甘肅省已進行了數個扶貧項目，包括幹部英語培訓班、中學獎助學金以及引水入戶工程。最近，基金再次與甘肅省定西市政府合作，為多個偏遠山區村落安裝太陽能路燈，為700戶家庭解決夜間出行困難的問題，同時美化和提升了村內環境。

另外，新地郭氏基金多年來協助優秀但家境貧困的學生修讀大學課程，已畢業的受助本科生至今共有近10,000人。當中，湖南大學的受助校友自發組織了「新翼基金」捐贈項目，傳承行善精神。在大學和新地郭氏基金的推動下，「新翼基金」於2019/20學年正式啟動，鼓勵在校生積極參與學術科研、創新創業實踐，並促進學生個人能力的全面提升。「新翼基金」獲逾180名受助校友捐贈資金，最近完成首屆評審工作，選出多名同學的項目資助。



## The Group received numerous recognitions at the Asian Excellence Award 集團在「亞洲卓越大獎」中獲頒多個獎項

In the Asian Excellence Award 2020 by *Corporate Governance Asia*, the Group received outstanding scores in multiple fields from investors. Group Chairman & Managing Director Raymond Kwok was named Asia's Best CEO, and the Group received four other awards – Asia's Best CSR, Hong Kong's Best Environmental Responsibility, Hong Kong's Best Investor Relations Company and Hong Kong's Best Investor Relations Professional. Looking forward, despite the challenging external circumstances, the Group is committed to continual enhancement by offering premium products and services, creating long-term value for stakeholders, and emerging as a better and more caring company.

The Asian Excellence Award recognizes companies that excel in management acumen, financial performance, corporate social responsibility, environmental practices and investor relations in Asian countries or regions, including the Mainland, Hong Kong, Singapore, Japan, South Korea and Taiwan. As part of the assessment process, the organizer invites investors to rate the companies through interviews.

集團在《亞洲企業管治》雜誌舉辦的「2020亞洲卓越大獎」中，在多個評選範疇獲投資者給予優異分數。集團主席兼董事總經理郭炳聯榮獲「亞洲最佳CEO」大獎，集團則獲頒四大獎項：「亞洲最佳CSR」、「香港最佳環保責任」、「香港最佳投資者關係公司」及「香港最佳投資者關係專業人員」。展望未來，儘管外在環境充滿挑戰，集團將不斷求進，致力提供優質產品和服務，為股東帶來長遠利益，成為更好及更關顧社會的公司。

「亞洲卓越大獎」旨在表揚區內管理觸覺、財務表現、企業社會責任、環保責任及投資者關係表現出色的機構。調查範圍涵蓋內地、香港、新加坡、日本、南韓和台灣等國家或地區，評選程序包括邀請投資者面談，就機構的表現進行評級。



The Group received five awards from *Corporate Governance Asia*, including Asia's Best CEO  
集團獲《亞洲企業管治》頒發「亞洲最佳CEO」等五大獎項

## YATA opens a new KONBINI by YATA concept store, featuring a Japanese convenience store shopping experience

一田開設全新概念店「KONBINI便利ストアby YATA」帶來日式便利店購物體驗

YATA Limited opened a new KONBINI by YATA convenience concept store in Sha Tin in September 2020, representing the 13th store in the chain. The latest addition is now a popular, all-in-one convenient, nutritious food product spot among residents and office workers in Sha Tin.

Situated on the ground floor of ALVA Hotel by Royal, the 3,700-square-foot-plus KONBINI by YATA is a cross between a boutique supermarket and a Japanese convenience store, which accommodates the new 'buy fast•cook fast•eat fast' lifestyle. The products on the shelves are mainly highly sought-after light meals, nutritious food products and ready-to-cook food packs, helping busy, stylish urban dwellers prepare three meals a day with ease. The new store also offers Hokkaido products. As the exclusive retailer of Secoma, the house brand of a popular Hokkaido convenience store, KONBINI by YATA's shelves include a series of made-in-Japan drinks, snacks, soups and noodles.

一田有限公司於2020年9月在沙田開設首間全新概念便利店「KONBINI便利ストアby YATA」，為其第13間分店。新店自開業以來，深受沙田居民和上班族歡迎，現已成為區內一站式快速有營的美食購物點。

「KONBINI便利ストアby YATA」位於帝逸酒店地下，佔地逾3,700平方呎。新店糅合精品超市與日式便利店概念，配合「速買•速煮•速食」的新一代生活態度，主打話題輕食、營養食材與料理懶人包，協助生活節奏急速同時追求品味的都市人輕鬆省時地解決早午晚三餐。新店更為顧客帶來北海道商品，獨家聯乘北海道人氣便利店自營品牌Secoma，出售一系列日本製造的飲品、零食、湯品及麵食。



Featuring the 'buy fast•cook fast•eat fast' concept, KONBINI by YATA is popular with residents and office workers in Sha Tin

「KONBINI便利ストアby YATA」標榜「速買•速煮•速食」概念，深受沙田居民和上班族歡迎

## The Group upgraded to Super MD in recognition of its commitment to manpower training

集團致力培育人才 升格為「Super MD」

The Group was acknowledged as a Super MD after receiving the Manpower Developer (MD) status for 10 consecutive years under the ERB Manpower Developer Award Scheme, organized by the Employees Retraining Board (ERB), which is a testament to the Group's superb manpower training and development programme.

Putting into practice the spirit of continuous improvement, the Group has allocated ample resources to manpower training and fostering a learning culture over the years. Through the SHKP Quality Academy, the Group offers a wide range of training to continuously upgrade staff competency. The courses cover diverse fields, including technology and property knowledge, and communication and management skills. Industry experts are also invited to share their views on the latest market trends in different fields. Since the outbreak of COVID-19 in 2020, the Group has continued offering learning opportunities to its staff via live webinars and other online learning methods.

The Group fully utilizes online training resources, including self-learning programmes, e-books, online resources from world-class universities and a Technology Upskilling Portal. The Group also sponsors staff for external programmes up to master's degree level, and supports employees' children to pursue undergraduate studies and overseas exchanges through scholarships.

The Group is dedicated to nourishing young talent, who are giving fresh impetus to the company and society. Each year, the Group recruits management trainees, graduate engineers – structural and construction apprentices, and offers summer internships to university and higher-diploma students.

在僱員再培訓局的「ERB人才企業嘉許計劃」中，集團連續10年榮獲「人才企業」嘉許資格，早前升格為「Super MD」，足證集團在人才培訓及發展工作表現卓越。

集團一直秉承與時並進精神，多年來對人才發展投放大量資源，積極推動學習文化。透過「新地優質學堂」為員工提供內容廣泛的培訓，持續提升員工質素。課程涵蓋不同範疇，包括科技和物業知識，以至溝通和管理技巧，更邀請業界專家講解不同領域的最新市場趨勢，分享心得。2020年在2019冠狀病毒疫情爆發下，廣泛透過網上直播研討會及網上學習形式，無間斷的為員工提供學習機會。



The Group was upgraded to Super MD after receiving the Manpower Developer (MD) status for 10 consecutive years under the ERB Manpower Developer Award Scheme by the ERB  
在僱員再培訓局「ERB人才企業嘉許計劃」中，集團連續10年獲「人才企業」嘉許資格，最近更升格為「Super MD」

集團充份利用網上培訓資源，包括自學課程、電子書、世界一流大學的網上資源及科技學習網。集團更資助員工報讀外間進修專業課程至碩士學位，並透過不同獎學金支持員工子女修讀本科學位課程及到海外生活和學習。

集團亦悉心培育年青一代，為公司和社會注入新動力。每年招聘管理培訓生、見習結構工程師及建築學徒，並為大學和高級文憑學生提供暑期實習機會。

## ICC Light and Music Show presents A Blooming Day

「ICC聲光耀維港」現正上演「森之盛放」

The ICC Light and Music Show is playing a new episode – A Blooming Day – which reveals the exceptional beauty of nature through the movements of small animals. There are three sessions every evening at 7:45pm, 8:00pm and 9:00pm. Spectators can view it from the P3 and P4 public terraces of IFC Mall in Central with synchronized music broadcasted. They can also download the smartphone app to listen to the music while watching the show along the harbourfront.

ICC also ran a Christmas special episode on its facades during the past Christmas. And on the night of the New Year's Eve, the ICC facades had a countdown animation to bring in the New Year.

「ICC聲光耀維港」現正上演「森之盛放」音樂表演，帶領大家走進大自然，與小動物一同欣賞大自然不一樣的動人景致。「森之盛放」每晚演出三場，於7時45分、8時正及9時正上演。觀眾可於中環國際金融中心商場三樓及四樓公眾露天平台欣賞表演及收聽表演配樂，亦可下載同名智能手機應用程式，於維港沿岸聲光同步欣賞。

早前聖誕節，ICC外牆同時上演聖誕特別版燈光匯演。在除夕晚，更播放倒數燈光及音效，與市民一起迎接新年。







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