

# SHKP

## 新地季刊 Quarterly

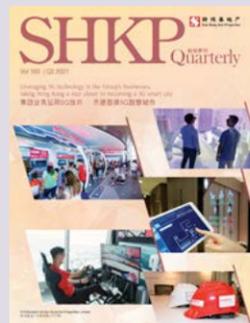
Vol 100 | Q2 2021

Leveraging 5G technology in the Group's businesses,  
taking Hong Kong a step closer to becoming a 5G smart city  
集团业务运用5G技术 齐建香港5G智慧城市





以心建家 Building Homes with Heart



Leveraging 5G technology in the Group's businesses, taking Hong Kong a step closer to becoming a 5G smart city  
集团业务运用5G技术 齐建香港5G智慧城市

The photographs, images, drawings or sketches shown in this article represent the artist's imaginative impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

本文章内载列的相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或/及可能经过电脑图像修饰处理。准买家如欲了解本发展项目的详情，发展商建议买方到该发展地盘作实地考察，以获取对该发展地盘及其周围地区的公共设施及环境较佳的了解。

# Contents

Vol 100 | Q2 2021

PDF



eBook



A Publication of  
Sun Hung Kai Properties Limited  
新鸿基地产发展有限公司刊物

45/F, Sun Hung Kai Centre,  
30 Harbour Road, Hong Kong  
香港港湾道30号新鸿基中心45楼  
Tel 电话: (852) 2827 8111  
Fax 传真: (852) 2827 2862  
Website 网址: www.shkp.com  
E-mail 电子邮件: shkp@shkp.com

Editor's Note 编者按:

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。

All rights reserved 版权所有，不得转载



## 专题故事

- 4 Leveraging 5G technology in the Group's businesses, taking Hong Kong a step closer to becoming a 5G smart city  
集团业务运用5G技术 齐建香港5G智慧城市

## 业务动向 - 香港

- 8 Luxury St Michel residences in Sha Tin now for sale by tender  
沙田豪华住宅珑珀山现正招标发售
- 11 Phase 1 - Wetland Seasons Park in Tin Shui Wai presents sustainable living for the new generation  
天水围第1期Wetland Seasons Park 打造新世代可持续发展生活模式
- 14 Regency Bay II in Tuen Mun continues to see brisk sales  
屯门御海湾II 延续佳绩

## 业务动向 - 内地

- 17 Shanghai malls jointly introduce the 'SHKP i club' premium integrated-loyalty programme  
上海商场联手推出“新地尊享会”高端综合会员计划
- 18 Completion of luxury residences in Shanghai Arch Phase 2 in Shanghai  
上海豪华住宅滨江凯旋门二期交楼

## 集团动向

- 20 New sites in Guangzhou and Hong Kong  
集团在粤港两地新增地块
- 21 Hong Kong Business Aviation Centre to expand at Hong Kong International Airport  
香港商用航空中心将原址扩建

## 人物

- 22 Josephine Lam: SmarTone leads the industry in 5G development, and collaborates closely with the Group to drive digital transformation and contribute to Hong Kong's transition to a smart city  
林宝彤: SmarTone 5G发展领先业界 配合集团一起推动数码转型及引领香港智慧城市发展

## 可持续发展

- 26 The Group supports Earth Hour for the 13th consecutive year  
集团连续第13年支持“地球一小时”

Building Homes with Heart Caring Initiative gives blessings to the elderly at Tuen Ng Festival  
“以心建家送暖行动”为长者送上端午祝福

- 27 SHKP Reading Club's Read & Share programme introduces a reading promotion sponsorship scheme  
新闻会“阅读·分享”校园计划新增阅读推广赞助

The Group receives recognition for supporting poverty relief in the country  
集团支持国家扶贫 工作成果获得肯定

## 简讯

- 28 The Group rolls out the Day Day Lucky Draw to encourage the public to get the jab soon  
“齐齐打疫苗 日日有奖抽” 集团鼓励及早接种疫苗
- 29 The Group is named Asia Pacific's Best Real Estate Company for the 15th time  
集团第15年荣获“亚太区最佳地产公司”殊荣
- East Point City, Landmark North and PopWalk receive the Best of Mob-Ex – Brand of the Year grand award  
东港城、上水广场及天晋汇荣获“手机市场推广卓越大奖-年度最佳品牌”大奖
- 30 ICC Light and Music Show presents Mother's Day and Father's Day specials  
“ICC声光耀维港”母亲节和父亲节特别版

Group former Executive Director Kwong Chun passes away  
集团前执行董事邝准辞世

Sun Hung Kai Real Estate Agency Limited appoints Director  
新鸿基地产代理有限公司委任董事





The public can experience the latest 5G applications in the SmarTone 5G LAB  
SmarTone "5G LAB" 设有多个展区,公众可亲身体验最新5G科技应用



The digital signages at Metroplaza's restroom entrances leverage the 5G network and sensors to show the restroom's real-time occupancy, reducing queuing time  
新都会广场洗手间外设有电子显示屏,运用5G网络及传感器,提供洗手间的实时使用情况,有助缩短等候时间



The Tai Lam Tunnel utilises the 5G SmarTransport Safety Monitoring System, which enhances traffic safety and operational efficiency  
大榄隧道采用5G智能交通安全管理系统,提升交通安全及营运效率

## Leveraging 5G technology in the Group's businesses, taking Hong Kong a step closer to becoming a 5G smart city

'Continuous Improvement' is one of the Group's key corporate values, and to put it into practice, the Group has introduced innovative technologies and ideas to keep up with the market trends, and to enhance work efficiency and service quality. Since Group subsidiary SmarTone's 5G service launch in mid-2020, some of the Group's business units have integrated SmarTone 5G and other advanced technologies such as artificial intelligence (AI) analytics and Internet of Things (IoT) in various enterprise solutions, including 5G Smart Malls, 5G Smart Construction System SmartWorks and 5G SmarTransport Safety Monitoring System for the Tai Lam Tunnel, to enhance customer experience and operational efficiency for the management companies. The SmarTone 5G network provides nearly full coverage of Hong Kong, covering all MTR stations, key commercial buildings and shopping malls, and popular country parks, campsites and hiking trails, providing an ultra-high speed 5G network experience for users. Meanwhile, SmarTone has leveraged the high-speed, low latency, mass connectivity characteristics of 5G to implement a series of innovative 5G services and applications for different industries, driving Hong Kong towards becoming a smart city and further integrating it into the Greater Bay Area.

### 5G Smart Malls

The Group has introduced 5G technology in its malls, delivering a brand new shopping experience to customers. Early this year, Metroplaza rolled out 5G Smart Restrooms to shorten queuing time. This relaxing, fluid shopping and leisure experience helps stimulate foot traffic in the mall. In addition, other SHKP Malls, such as MOKO, will also introduce 5G smart applications to enhance operational efficiency.

5G Smart Restrooms are equipped with a high-speed 5G network and multiple sensors installed inside the restrooms, whose data is sent to cloud servers in real time. The digital signages at restroom entrances indicate the real-time occupancy of restrooms, which effectively diverts customers to less busy restrooms for a shorter queuing time.

5G Smart Restrooms also expedite operations for the management offices. The restrooms include indoor air quality sensors that measure five major air quality parameters: temperature, humidity, PM2.5 (fine suspended particulates), H2S (hydrogen sulphide) and NH3 (ammonia). Through the 5G network, the collected data is sent to the 5G cloud management platform for analysis, monitoring the overall cleanliness and air quality of the restrooms. In addition, the mall operations team can monitor the restroom supplies through the 5G cloud management platform, which sends out alerts when the stock of paper towels, toilet paper, antiseptic soap, etc. drops to a certain level. The mall operations team can then refill the supplies immediately, which is particularly useful for accessible restrooms and nursery rooms where attendants are absent. Through the 5G cloud management platform, operations staff can access information like restroom traffic and air quality to effectively enhance restroom cleanliness, operational efficiency and service quality, and formulate operation solutions that best fit customers' needs.

### 5G Smart Construction

For construction, Group subsidiaries Yee Fai Construction and SmarTone jointly developed SmartWorks to enhance occupational safety and worker health, leveraging the 5G network to further optimize operational workflow. The Group's How Ming Street development in Kwun Tong was the first construction site to apply SmartWorks.

SmartWorks is an end-to-end solution, supported by the ultra-high speed, low latency 5G network for better construction safety and operational efficiency. It uses cloud and IoT technology to create a smart site management that helps safeguard workers and facilitate effective operations by employing image analysis, AI and machine learning.

Smart applications in SmartWorks included Smart Helmet, SmartHealth Station, Environment Station, Dump Truck Management, Danger Alert & Access Control, and Safety Alert System for Temporary Lift Shaft Gate. SmartWorks utilises various IoT sensors to automatically monitor temperature, humidity, water leakage, air quality, motion detection, etc. In abnormal situation, alerts are issued for operations staff to follow up immediately, thus enhancing site safety, worker health and operational efficiency. The system was awarded First Prize in the Construction Safety category in the CIC Construction Innovation Award 2019.

### 5G Smart Transport

In November 2020, the Tai Lam Tunnel, which is operated by Group subsidiary Route 3 (CPS) Company Limited, implemented the first 5G SmarTransport Safety Monitoring System for vehicular tunnels and highways in Hong Kong. The system ensures that passengers, hikers, cyclists or animals are prevented from entering the tunnel area and related facilities.

Taking advantage of the fast uplink of the 5G network, combined with AI analytics, the system provides instant detection and identification of jaywalkers, such as hikers and cyclists, trespassing the tunnel area, triggering real-time alerts in the control room for an appropriate response. This removes reliance on physical monitoring and provides added safety to road-users while significantly enhancing traffic safety and tunnel operational efficiency.

### SmarTone 5G LAB

SmarTone 5G LAB on the ICC's Sky100 Hong Kong Observation Deck features Hong Kong's latest 5G applications and emerging applications on a global scale. The 5G LAB aspires to inform the public of the latest trends on 5G's development in Hong Kong and shows how 5G infrastructure supports Hong Kong's development as a smart city and digital hub.

The interactive showcases in the 5G LAB present innovative 5G applications to the public, including SmarTransport Safety Monitoring System, Smart Construction, Smart Mall, Smart Health, Smart Home and more. In addition, visitors can experience the daily life applications, such as real-time 5G tele-operated driving, 5G VR cycling, VR experience, 5G robots, etc. to appreciate and learn about the wide adoption of 5G innovation.



Even for restrooms without attendants, the mall operations team can remotely monitor the use of restroom supplies through the 5G cloud management platform and refill them as needed  
洗手间即使没有驻厕员工,商场管理团队仍可通过5G云端管理平台,遙控监测洗手间用品的使用情况,适时安排补充



## 集团业务运用5G技术

## 齐建香港5G智慧城市

“与时俱进”是集团的主要企业理念之一，旨在按市场需要引入创新科技新理念，以提升工作效率及服务品质。集团旗下SmarTone自2020年中推出5G服务后，集团旗下部分业务已率先引入SmarTone 5G，配合其他先进技术，如人工智能分析及物联网技术等，推出不少企业应用方案，包括5G智慧商场、5G智慧建筑“智安建”及大榄隧道的5G智能交通安全管理系统，为顾客提供更佳体验，亦为管理公司提升营运效率。现在SmarTone 5G网络接近覆盖全港，包括全线港铁线、主要商业大厦和商场以及热门郊野公园、露营营地及登山道等，为用户带来极速5G网络体验。与此同时，SmarTone还运用5G的超高速、低延时及泛连接特性，为不同行业推出一系列创新5G服务及应用，协助推动香港成为智慧城市，与大湾区进一步融合。

### 5G智慧商场

集团将5G技术引入旗下商场，为顾客提供崭新的购物体验。今年初新都会广场引进5G智慧洗手间，缩短轮候时间，缔造安心、灵活的休闲购物体验，同时可带动商场人流。此外，其他新地商场（如新世纪广场）也将陆续引入5G智能应用，提升营运效率。

5G智慧洗手间通过高速5G网络及连接多个装置于商场楼层洗手间的传感器，将数据实时传送至云端分析，配合位于洗手间走廊入口的电子显示屏，为顾客提供实时使用情况，有效分流顾客到使用率较低的洗手间，缩短轮候时间。

5G智慧洗手间还可为管理公司提升营运效率。洗手间内装置室内空气质量传感器，以收集温度、湿度、PM2.5（微细悬浮粒子）、H2S（硫化氢）及NH3（氨）五大空气质量指标。相关资料通过5G网络，实时上传至云端管理平台作数据收集及分析之用，方便监测洗手间的整体卫生情况及空气质量。另外，商场管理团队可通过5G云端管理平台监测洗手间用品，当洗手间内的擦手纸、厕纸及消毒皂液等用品的消耗量达到一定水平时，系统将作出提示。商场管理团队即可适时安排补充，对没有驻厕员工的伤健洗手间及育婴室尤为方便。商场管理团队更可通过5G云端管理平台，掌握洗手间人流及空气质量等资料，有效提升洗手间整洁度、营运效率及服务品质，制订更贴合顾客需要的营运方案。

### 5G智慧建筑

在建筑工程方面，集团旗下怡辉建筑与SmarTone合作研发“智安建”系统。系统采用5G网络，优化建筑流程，加强保障建筑工地工人的健康及安全。集团的观塘巧明街发展项目为首个引入“智安建”系统的建筑工地。

“智安建”系统为端对端方案，运用5G网络的超高速及低延时特点，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”系统的智能应用包括智能头盔、健康监测站、环境监测站、泥头车管理、安全预警系统及进出管制以及临时升降机闸门安全警报系统。

“智安建”系统提供多个物联网传感器，可自动监测特定范畴，包括温度和湿度、漏水、空气质量及动态侦测等。如发生不寻常的情况时，系统会发出警报通知操作人员实时跟进，提升职业安全健康水平及营运效率。该系统亦在“2019建造业议会创新奖”中，荣获建造安全组第一名。

SmartWorks' Smart Helmet is equipped with sensors to track the worker's real-time location and health. The Smart Helmet can trigger an emergency alert to safeguard workers

“智安建”的智能头盔内置多个传感器，可监测工人实时位置及健康状况，在紧急情况下发出警报，保障工人安全



SmartWorks offers the Safety Alert System for Temporary Lift Shaft Gate to mitigate the risk of workers falling from lift shafts. The alert system deploys mobile-IoT technology, together with sensors, a network platform and a mobile app  
“智安建”提供临时升降机闸门安全警报系统，运用移动物联网技术连接传感器、网络平台及手机应用程序，降低工人从升降机槽坠落的风险

### 5G智能交通

集团旗下三号干线（郊野公园段）有限公司营运的大榄隧道，于去年11月开始采用全港首个用于行车隧道和公路的5G智能交通安全管理系统，以防止行人、登山人士、单车使用者或动物误闯隧道范围及相关设施。

系统运用5G网络的高速上行连接，配合人工智能分析，实时侦测识别误入隧道范围的非道路使用者，如登山人士或单车使用者，实时发出警报到控制室以便采取相应行动，减少依靠人工监测隧道情况，保障道路使用者的安全，同时大大提升交通安全及隧道的营运效率。



The 5G LAB offers a real-time 5G tele-driving, allowing visitors at the Sky100 Hong Kong Observation Deck to remotely control real cars in Cyberport to compete with opponents  
“5G LAB”设有实时远程5G驾驶，参与者可在天际100香港观景台远程控制远在数码港的实体车辆，与其他车手实时竞技

### SmarTone 5G LAB

SmarTone现通过于环球贸易广场的天际100香港观景台内的“5G LAB”，展示香港最新的5G科技应用及世界新兴的科技应用，让公众了解香港5G的最新发展趋势，以及5G基建如何支持香港发展成智慧城市和创新科技中心。

“5G LAB”通过不同的互动展示，向公众介绍5G创新应用，包括智能交通安全管理系统、智能建筑、智能商场、智慧医疗及智慧家居等。另外，也设有不少日常生活应用，如实时遥控5G驾驶、5G虚拟现实单车、虚拟现实体验及5G机械人等，让大众亲身感受及认识5G网络带来的创新普及应用。



The VR scaffolding freefall in the 5G LAB uses VR technology to create a thrilling experience comparable to that of standing on top of a teetering scaffolding  
“5G LAB”的棚架体验利用虚拟现实技术，让参与者感受站在摇摇欲坠的棚架上的离心力



# Luxury St Michel residences in Sha Tin now for sale by tender

## 沙田豪华住宅珑珀山现正招标发售



8

9

The above image was taken from some height above the Phase on 17 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 approved building plans of all the phases might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this photo 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, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities in the district or surrounding the Phase of the Development. 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.

以上相片于2020年7月17日于期数附近上空拍摄，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。发展项目所有期数的批准建筑图则会不时修改，落成后之详情亦可能与相片所述者不同，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。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。

The Group is developing low-density luxury residences in the St Michel Development in two phases in mid-levels, Sha Tin South. The Development is nestled in a natural location overlooking bustling Sha Tin<sup>1</sup>, set against an emerald backdrop<sup>1</sup> with the neighbouring Lion Rock Country Park<sup>2</sup> adjoining Ma On Shan Country Park<sup>3</sup>. The living environment will provide a sense of tranquillity and utmost privacy. The Development also benefits from a complete railway and road network, setting a benchmark for deluxe residences in the district. Phase 1 of the Development, St Michel, has been launched for sale by tender since its initial release in April 2021.

### Low-density layout for luxury living

The Development is being built with top-notch building materials and fine craftsmanship to create classy, contemporary living space. St Michel has a low-density layout plan, and the Phase provides 196 luxury residential units in three blocks of 19-storey residential towers. Typical floor units range from about 920 to 1,500 square feet<sup>4</sup> in terms of saleable area. The layout varies from three bedrooms with an en-suite and utility room to four bedrooms with two en-suites and a utility room. There will also be special units to suit the needs of different buyers.

### Residents' clubhouse combines modern aesthetics with smart greenery

Designed and decorated by a renowned Japanese interior design company, the residents' clubhouse<sup>5</sup> will have modern aesthetic characteristics, featuring a cosy living environment integrated with the natural greenery. The residents' clubhouse<sup>5</sup> and communal gardens will span over 50,000 square feet<sup>6</sup>, with comprehensive indoor and outdoor facilities, including an observation deck<sup>5</sup>, an outdoor stargazing garden<sup>5</sup>, an approximately 25-metre-long indoor heated swimming pool with scenic views<sup>5</sup>, an indoor sports ground<sup>5</sup>, a 24-hour indoor gymnasium<sup>5,9</sup>, and banquet rooms<sup>5</sup> and VIP rooms<sup>5</sup> with different layouts. The residents' clubhouse<sup>5</sup> will have large outdoor space and amenities, offering an approximately 7,000-square-foot children's outdoor playground<sup>5</sup> and five outdoor or semi-outdoor landscaped zones<sup>5</sup>: a tea house<sup>5</sup>, a barbecue house<sup>5</sup>, a gymnasium<sup>5</sup>, a reading room<sup>5</sup> and an outdoor cinema<sup>5</sup>.

### Blessed with a complete railway and road network

The property management service will provide a seven-seater sedan service<sup>7</sup>, which takes only approximately 3 minutes 28 seconds<sup>8</sup> to get to MTR City One Station. The project offers swift access to the city core – only about a 4-minute 11-second<sup>8</sup> drive to the Tate's Cairn Tunnel Toll Plaza (Kowloon bound) and about a 4-minute 53-second<sup>8</sup> drive to the Lion Rock Tunnel Toll Plaza (Kowloon bound).

集团座落于沙田南半山的低密度豪宅发展项目珑珀山发展项目分两期发展。发展项目坐拥浑然天成的地理位置，前俯瞰沙田的繁华景致<sup>1</sup>，后被翠绿山峦环抱<sup>1</sup>，相傍狮子山郊野公园<sup>2</sup>，其连接马鞍山郊野公园<sup>3</sup>，尽享清幽惬意且高私密度的生活空间。发展项目同时享有完善铁路及道路网络，势必成为区内顶级豪华住宅项目标杆。发展项目第1期珑珀山自今年四月推出，一直以招标方式出售。

### 低密度设计 大宅风范

发展项目选用顶级建筑材料，细节精雕细琢，打造高贵时尚的生活空间。珑珀山采用低密度的建筑群设计，发展项目期数由三幢19层高的住宅大楼组成，合计提供196个豪华住宅单位。标准分层单位实用面积由约920至1,500平方呎<sup>4</sup>不等，户型涵盖三房一套连工作间至四房两套连工作间，另备有特色单位迎合不同买家需求。

### 住客会所融合现代美学与绿色智慧

住客会所<sup>5</sup>由著名日本室内设计事务所设计及装潢，注入现代美学风格，尽显与自然绿意融合的惬意生活。住客会所<sup>5</sup>连户外绿化园林总面积逾50,000平方呎<sup>6</sup>，室内外设施完备，包括观景台<sup>5</sup>、户外观星园<sup>5</sup>、约25米长观景室内恒温游泳池<sup>5</sup>、室内运动场<sup>5</sup>、24小时室内健身房<sup>5,9</sup>及不同户型的宴会厅<sup>5</sup>及贵宾厅<sup>5</sup>。住客会所<sup>5</sup>特意扩大户外空间及配套，提供约7,000平方呎户外儿童游乐场<sup>5</sup>，另设有五大户外或半户外园林区<sup>5</sup>，包括茶室<sup>5</sup>、烧烤区<sup>5</sup>、健身房<sup>5</sup>、阅读室<sup>5</sup>及户外影院<sup>5</sup>。

### 完善的铁路及道路网络

物业管理团队特别提供七人轿车服务<sup>7</sup>，只需约3分钟28秒<sup>8</sup>即可直达港铁第一城站。由项目驾车前往大老山隧道收费亭（往九龙方向）及狮子山隧道收费亭（往九龙方向）分别只需约4分钟11秒<sup>8</sup>及约4分钟53秒<sup>8</sup>，快捷连接都会核心。



### Integrated with the natural ecology

As Wetland Seasons Park, which is right next to Hong Kong Wetland Park, is located in the Wetland Buffer Area, the Group implemented a number of measures at the design and construction stages to minimize its impact on the wetland ecology.

The Development adopted a stepped layout design. The towers closest to Wetland Park are the lowest, and the ones closest to Tin Shui Wai Town Centre are capped at 10 storeys. This ensures that the prevailing winds from Wetland Park blowing towards Tin Shui Wai Town Centre remain unblocked, flowing in a bottom-up manner. The Development has six ventilation breezeways, with the main breezeway 35 metres wide, to ensure that Tin Shui Wai Town Centre enjoys sufficient natural wind. Earth tones were used in the façade to help it blend in with the wetland environment. Construction measures included noise barriers over six metres high, an independent sewage-treatment system, pre-cast concrete paving slabs on the haul road, and other measures to minimize the impact of the construction work on the environment.

### Wellness counts

The Wetland Seasons Park residents' clubhouse<sup>1</sup> and landscapes span approximately 210,000 square feet. The landscape design adopted the 'Shakkei' (borrowed scenery) concept, using the natural ecological view of Wetland Park as

the backdrop. Accompanied by various types of trees and terrain, the design extends the neighbouring natural environment of Wetland Park to the interior garden of the Development.

The residents' clubhouse will feature the only sky clubhouse<sup>2</sup> in the district, offering scenic views of Wetland Park and the movements of migratory birds<sup>2</sup>. Residents can enjoy the clubhouse facilities while learning related knowledge.

### Smart homes for the new generation

Each unit in Wetland Seasons Park is equipped with CAT<sup>3</sup> data cables<sup>3</sup> and a Wi-Fi system<sup>3</sup>. After connecting to the specified Internet service provider, residents can seamlessly link all the smart household equipment and the Internet. Moreover, the project's dedicated mobile application, Smart Community App<sup>4</sup>, provides residents with touchless door control and lift buttons, and performs various services.

**集团位于天水围的第1期Wetland Seasons Park最近落成，业主现正陆续收楼。发展项目强调社区与环境共融的可持续生活，通过融入周边湿地公园的优美环境，为住客提供绿色健康的智能家居所。**

### 结合自然生态

Wetland Seasons Park位于香港湿地公园旁边，更位处湿地缓冲区，故此在设计及施工时采取了多项措施，以尽量减低对湿地生态环境的影响。

在设计上，发展项目采取阶梯式设计，最接近湿地公园的楼宇高度最低，最接近天水围市中心的也只有10层，确保由湿地公园方向吹向天水围市中心的盛行风可以由下而上不受阻挡地导向天水围市中心。发展项目设有六条通风廊，主通风廊宽达35米，让天水围市中心有足够自然风。建筑物外墙以大地色调为主，以配合湿地环境。另外，施工期间设置逾六米高的隔音屏障、独立污水处理系统、工地车路面使用预制混凝土铺路板等，以降低工程对环境的影响。

### 注重心康体健

Wetland Seasons Park的住客会所<sup>1</sup>连园林面积约210,000平方呎。园林以“借景”手法，以湿地公园的自然生态景观为背景，配以各种树木及地型，将外围湿地公园的自然环境延伸至内园。

住客会所设有区内唯一的空中会所<sup>1</sup>，可俯瞰湿地公园景致及季候鸟的动态景观<sup>2</sup>，让住客享受会所设施的同时，也可了解到相关知识。

### 新世代智能家居所

Wetland Seasons Park每个单位均默认CAT<sup>3</sup>数据线<sup>3</sup>及Wi-Fi系统<sup>3</sup>，住户只需接驳指定互联网供应商，即可无缝连接全屋智能设备及互联网。同时专为住户设计手机应用程序“Smart Community App”<sup>4</sup>，协助住客免触开门及按电梯，并使用各项服务。

### 备注

- “Club Seasons”及“Sky Club”为发展项目的住客会所。发展项目的住客会所内的部分设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，或需额外付款。会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在公契、临时买卖合同、买卖合同、转让契或其他业权契据中显示。有关发展项目的详细资料，请参考售楼说明书。住客会所内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门的最终批核为准，于发展项目住宅物业入伙时未必能即时启用。
- 上述仅为发展项目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。单位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，且周边环境及环境会不时改变。卖方对实际住宅单位之现场景观并无任何陈述、承诺或保证（无论明示或暗示）。准买家如欲了解有关发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到该物业发展项目地盘作实地考察，以对该发展项目地盘、其周边地区环境及附近的公共设施有较佳了解。
- 住宅物业的装置、装修物料及设备以买卖合同内规定者为准。卖方保留权利更改及/或以其他装置、装修物料及设备代替本广告/宣传资料内所述之装置、装修物料及设备，一切以政府相关部门最后批准及买卖合同内规定者为准。卖方承诺如在发展项目中没有安装指明的品牌名称或产品型号的设备，便会安装品质相若的设备。
- “Smart Community App”为流动智能电话的应用程序，仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而无须事先通知买方。服务将由发展项目的管理人或其他合约聘用的第三方公司所提供，详情受制于条款及细则。管理人或合约聘用的第三方公司可自行决定就其管理服务或其他服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规范。服务及/或设施于发展项目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方公司保留最终决定权。以上资料并不构成或不应被视为卖方对任何有关设施及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。
- 相片经电脑修饰处理，所展示的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、傢俬、装饰物、植物、园景及其他物件等未必会在发展项目或其附近范围内出现。相片仅供参考，并不构成亦不得释出作出任何不论明示或隐含之要约、陈述、承诺或保证。准买家如欲了解有关发展项目的详情，请参阅售楼说明书。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。

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

Name of the Phase of the Development: Phase 2 ("Phase 2") of Wetland Lot No.34 Development ("the Development") (Tower 2, Tower 3, Tower 5, Tower 11, Tower 12, Tower 15, Tower 18 and Tower 19, Villa 1 to Villa 3 and Villa 5 to Villa 7 of the residential development in Phase 2 are called "Wetland Seasons Park")

Name of the Phase of the Development: Phase 3 ("Phase 3") of Wetland Lot No.34 Development ("the Development") (Tower 1, Tower 7, Tower 8 and Tower 9 of the residential development in Phase 3 are called "Wetland Seasons Park")

District: Tin Shui Wai

Name of Street and Street Number of Phase 1, Phase 2 and Phase 3 of the Development: 9 Wetland Park Road

The website address designated by the Vendor for Phase 1 of the Development: [www.wetlandseasonspark.com.hk](http://www.wetlandseasonspark.com.hk)

The website address designated by the Vendor for Phase 2 of the Development: [www.wetlandseasonspark2.com.hk](http://www.wetlandseasonspark2.com.hk)

The website address designated by the Vendor for Phase 3 of the Development: [www.wetlandseasonspark3.com.hk](http://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 Phase 1, Phase 2 and Phase 3 of the Development: Ronald P.C. Liang  
The firm or corporation of which the Authorized Person for Phase 1, Phase 2 and Phase 3 of the Development is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited  
Building contractor for Phase 1, Phase 2 and Phase 3 of the Development: Chun Fai Construction Company Limited  
The firms of solicitors acting for the owner in relation to the sale of residential properties in Phase 1, Phase 2 and Phase 3 of the Development: 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 Phase 1, Phase 2 and Phase 3 of the Development: The Hongkong and Shanghai Banking Corporation Limited  
Any other person who has made a loan for the construction of Phase 1, Phase 2 and Phase 3 of the Development: Sun Hung Kai Properties Holding Investment Limited  
The estimated material date for Phase 2 and Phase 3 of the Development as provided by the Authorized Person for Phase 2 and Phase 3 of the Development to the best of the Vendor's knowledge: 15th July 2021 (Phase 2) and 30th November 2021 (Phase 3) ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 2 and Phase 3 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
This advertisement is published by the Vendor or by another person with the consent of the Vendor.  
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or Phase 1, Phase 2 and Phase 3 of the Development.  
Date of Printing: 19 July 2021

发展项目期数名称: Wetland Lot No.34 Development发展项目（“发展项目”）的第1期（“第1期”）（第1期中住宅发展项目的第6座、第10座、第16座、第17座、第20座至第23座、别墅8至别墅11及洋房1至洋房3、洋房5至洋房11称为“Wetland Seasons Park”）

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

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（“第3期”）（第3期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

发展项目第1期、第2期及第3期的街道名称及门牌号数: 湿地公园路9号

卖方就发展项目第1期指定的互联网网站的网址: [www.wetlandseasonspark.com.hk](http://www.wetlandseasonspark.com.hk)

卖方就发展项目第2期指定的互联网网站的网址: [www.wetlandseasonspark2.com.hk](http://www.wetlandseasonspark2.com.hk)

卖方就发展项目第3期指定的互联网网站的网址: [www.wetlandseasonspark3.com.hk](http://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  
发展项目第1期、第2期及第3期的认可人士: 梁鹏程  
发展项目第1期、第2期及第3期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  
发展项目第1期、第2期及第3期的承建商: 骏辉建筑有限公司  
就发展项目第1期、第2期及第3期中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、薛冯邱岑律师行、孖士打律师行  
已为发展项目第1期、第2期及第3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  
已为发展项目第1期、第2期及第3期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，由发展项目第2期及第3期的认可人士提供的发展项目第2期及第3期之预计关键日期: 2021年7月15日(第2期)及2021年11月30日(第3期) (“关键日期”指批地文件的条件就发展项目第2期及第3期(视乎情况而言)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。)  
本广告由卖方发布或在卖方的同意下由另一人发布。  
卖方建议准买方参阅有关售楼说明书，以了解发展项目或发展项目第1期、第2期及第3期的资料。  
印制日期: 2021年7月19日

### Notes

- Club Seasons and Sky Club are the residents' clubhouses of the Development. The use or operation of some of the facilities and/or services in the residents' clubhouses of the Development may be subject to the rules and regulations of the clubhouses and facilities and the consents or licenses from the relevant government departments, or subject to additional payments. The names of the clubhouse zones and facilities are promotional names that appear in promotional materials only, and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title documents relating to the residential properties. Please refer to the Sales Brochure for details of the Development. Facilities in the residents' clubhouses and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant Government departments, and may not be available for immediate use at the time of handover of the residential properties in the Development.
- The above is only a general description of the surrounding environment of the Development and does not represent that all units will enjoy the relevant views. The views of the unit 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 representation, undertaking or warranty whatsoever, whether express or implied, regarding the on-site views of the actual residential unit. Prospective purchasers should make reference to the Sales Brochure for details of the Development. 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.
- Fittings, finishes and appliances in the residential properties are subject to the provisions in the agreement for sale and purchase. The Vendor reserves the rights to revise and/or replace the fittings, finishes and appliances stated in this advertisement/promotional material with other fittings, finishes and appliances, subject to the final approval by the relevant Government departments and the provisions in the agreement for sale and purchase. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
- The "Smart Community App" is a smartphone application in the course of development; its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The 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 solely determine the fees, terms of use, operation hours and service period of the managed service or other services, but subject to the terms in the Deed of Mutual Covenant, service contract or other relevant legal documents. The 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 management company or contract-engaged third party companies shall be final. The abovementioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.
- The photos have been processed with computerized imaging techniques and the facilities, layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorative items, plants, landscaping and other objects shown therein are for reference only and may not appear in or the view may not be seen in or from the Development or its surrounding area. The photos are for reference only and shall not constitute or be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied by the Vendor. Prospective purchasers should make reference to the sales brochure for details of the Development. 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 above image was taken from some height above the Phase of the Development on 28 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.  
以上相片于2020年07月28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、其周边地区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不论明示或隐含之要约、承诺、陈述或保证。

## Regency Bay II in Tuen Mun continues to see brisk sales 屯门御海湾 II 延续佳绩

Regency Bay, the Group's south-facing<sup>1</sup> waterfront landmark residences in Tuen Mun South, is now under development. Strategically located in the Greater Bay Area, it is the newest residential development closest to the Tuen Mun–Chek Lap Kok Tunnel<sup>2</sup>. Regency Bay is poised to benefit from its multifaceted, convenient location and comprehensive transportation network.

Following the strong sales of Phase 1, Phase 2, Regency Bay II, has seen an encouraging response since its initial release in April 2021. As at 7 July 2021, Regency Bay II recorded a contracted sales of almost HK\$2,000 million.

### Waterfront landmark residences

The Development faces a panoramic view of six major bays in Tuen Mun South<sup>1</sup>, presenting a south-facing waterfront view of superb scenery<sup>1</sup>. Beneath the residences will be over 20,000 square feet of retail shops. Regency Bay II will have 406 premium residential units, ranging from 255 to 731 square feet in saleable area<sup>3</sup>, with studio to three-bedroom layouts. Special units will also be available to provide a variety of choices to buyers.

The Development's residential clubhouse<sup>4</sup> and communal gardens will span over 33,000 square feet. The waterfront clubhouse<sup>5</sup> will have a wide range of facilities, including a 24-hour complimentary 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.

### Strategically located in the Greater Bay Area with fast access to two railway lines and the Tuen Mun–Chek Lap Kok Tunnel

Regency Bay II is well served by a comprehensive transportation network. It enjoys convenient access to two railway lines. It is within walking distance of Tuen Mun Swimming Pool Light Rail Stop<sup>6</sup>, offering a speedy link to West Rail Line and the entire MTR network, enabling fast connection to Hong Kong and Kowloon's core business districts; and sits adjacent to the proposed West Rail Line Station expansion close to the Tuen Mun Swimming Pool<sup>7</sup>. It is also only a few minutes<sup>8</sup> away from bus stops and mini-bus stations for access to many leisure and business hotspots.

集团现正于屯门南发展临海向南<sup>1</sup>地标式住宅发展项目御海湾。御海湾位处大湾区策略位置，为最接近屯赤隧道的最新住宅发展项目<sup>2</sup>，坐拥多元便捷的地理优势，四通八达的交通网络。

延续第1期的销售佳绩，第2期御海湾II于今年四月推出后，深受市场欢迎。截至2021年7月7日，御海湾II录得合约销售总额近20亿港元。

### 临海地标式住宅

发展项目临屯门南辽阔海景<sup>1</sup>，汇聚六大海湾，坐享临海向南优越景致<sup>1</sup>，更设有逾20,000平方呎的基座商铺。御海湾II提供406个优质住宅单位，实用面积<sup>3</sup>由255至731平方呎，户型由开放式至三房不等，另设特色单位，为买家提供不同选择。

发展项目的住户会所<sup>4</sup>连园林面积逾33,000平方呎。临海会所<sup>5</sup>设施多元化，包括24小时开放免费健身房及瑜伽室、独立水疗室、董事室、室外游泳池、池畔烧烤区及儿童游乐园等。

大湾区策略位置 兼享双铁及屯赤隧道优势

御海湾II享有完善交通配套，坐拥双铁优势，徒步即达轻铁屯门泳池站<sup>6</sup>，迅速连接西铁线及整个港铁网络，瞬达港九核心商业圈；及毗邻屯门游泳池地段更拟增设全新西铁站<sup>7</sup>。此外，只需短短数分钟<sup>8</sup>，即可搭乘多条巴士线及多条专线小巴线往返各休闲商业热点。

御海湾II座落于千亿基建<sup>8</sup>的核心，尽享大湾区地理优势。发展项目毗邻豁免收费的屯赤隧道<sup>2</sup>，由屯门南驾车约10分钟即达香港国际机场<sup>9</sup>；同时连接港珠澳大桥，接通粤港澳大湾区，打造一小时生活圈<sup>10</sup>。另外，住户可沿港珠澳大桥抵达24小时通关的人工岛香港口岸；经屯门绕道（拟建中）<sup>11</sup>接连元朗公路及深港西部通道连接深圳湾口岸，便捷往来深圳宝安机场。此外，凭借屯门绕道（拟建中）<sup>11</sup>接连深港西部通道，能直达深圳市南山区中央商务区<sup>12</sup>，发挥协同经济效应。区内大型基建也进一步发挥往返大湾区邻近城市的便利，全面贯通“港、深、珠、澳”四地<sup>10</sup>。

### Notes

- 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.
- Regency Bay Development is the newest development to be situated close to the Tuen Mun–Chek Lap Kok Tunnel. Tuen Mun–Chek Lap Kok Tunnel is also known as Tuen Mun–Chek Lap Kok Link. The newest residential development refers to the residential development first launched in 2020.
- The saleable area of a residential property, and the floor area of a balcony, a utility platform and a verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- All owners of residential properties in the Development, residents and their guests will have access to the residential clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, and payments may be chargeable to the users. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties of the Development, subject to the approvals from relevant Government departments.
- The residential clubhouse and/or recreational facilities in the Development 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. 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 this 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 contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service 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 contract-engaged third party companies shall be final.
- The walking times above are measured by the staff departing from the entrance of Tower 2 of Regency Bay during the on-site trials on 3 January 2020 and 14 January 2021. They are subject to the actual road conditions.
- 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](https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf) (Date of reference: 13 February 2021)
- Infrastructures worth \$100 billion include the construction costs of Tuen Mun–Chek Lap Kok Link (approx. \$1.91 billion and \$44.8 billion), Lung Kwo 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/tmckl/index.html](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 13 February 2021). Source: Legislative Council Paper – Planning and Engineering Study for Lung Kwo 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: 13 February 2021). Source: news.gov.hk Tuen Mun South Extension: [https://www.news.gov.hk/chi/2020/06/20200605/20200605\\_102551\\_712.html?type=ticker](https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker) (Date of reference: 13 February 2021). Source: Shenzhen Bay Bridge website: [https://www.hyd.gov.hk/tc/publications\\_and\\_publicity/publications/hyd\\_factsheets/doc\\_C\\_Shenzhen\\_Bay\\_Bridge.pdf](https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc_C_Shenzhen_Bay_Bridge.pdf) (Date of reference: 13 February 2021) and Source: Hong Kong–Zhuhai–Macao Bridge website: [https://hzmb.hk/tchi/about\\_overview\\_01.html](https://hzmb.hk/tchi/about_overview_01.html) (Date of reference: 13 February 2021).
- Source: Highways Department – Tuen Mun–Chek Lap Kok Link website: [https://www.hyd.gov.hk/tc/road\\_and\\_railway/hzmb\\_projects/tmckl/index.html](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 13 February 2021)
- Source: Greater Bay Area website: <https://www.bayarea.gov.hk/tc/home/index.html> (Date of reference: 12 January 2021)
- Source: Tuen Mun Traffic and Transport Committee Document 2021 No. 5: [https://www.districtcouncils.gov.hk/tm/doc/2020\\_2023/tc/committee\\_meetings\\_doc/ttc/20081/ttc\\_2021\\_005.pdf](https://www.districtcouncils.gov.hk/tm/doc/2020_2023/tc/committee_meetings_doc/ttc/20081/ttc_2021_005.pdf) (Date of reference: 1 March 2021)
- Source: The People's Government of Shenzhen Nanshan website: <http://www.szns.gov.cn> (Date of reference: 5 May 2021) and Source: Capital University of Economics and Business CBD Development Research Base website: <https://cbd.cueb.edu.cn/zkz/49399.htm> (Date of reference: 5 May 2021)

Situated in the core of infrastructure projects worth HK\$100 billion<sup>8</sup>, Regency Bay II is set to benefit from its Greater Bay Area location. The Development is next to the toll-free Tuen Mun–Chek Lap Kok Tunnel<sup>2</sup>, Hong Kong International Airport is only about a 10-minute drive away from Tuen Mun South<sup>9</sup>. It is also connected to the Hong Kong–Zhuhai–Macao Bridge, facilitating easy travel between the Guangdong–Hong Kong–Macao Greater Bay Area, creating a one-hour living circle<sup>10</sup>. Residents can also take the Hong Kong–Zhuhai–Macao Bridge to the Artificial Island of Hong Kong Port 24 hours a day, or take the Tuen Mun Bypass (proposed)<sup>11</sup> to the Yuen Long Highway and Hong Kong–Shenzhen Western Corridor, connections to both Shenzhen Bay Port and Shenzhen Bao'an International Airport can be made with ease. With the Tuen Mun Bypass (proposed)<sup>11</sup> connecting to the Hong Kong–Shenzhen Western Corridor, the Development will enjoy direct access to the Central Business District in Shenzhen's Nanshan District<sup>12</sup>, providing an added economic boost. The major infrastructure projects in the district will further enhance travelling to neighbouring Greater Bay Area cities, enabling speedy linkage between Hong Kong, Shenzhen, Zhuhai and Macau<sup>10</sup>.

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. 御海湾发展项目乃最近屯赤隧道的最新发展项目。屯赤隧道即屯门至赤鱗角连接路。最新发展住宅项目指于2020年内首次发售的住宅发展项目。
3. 住宅物业的实用面积、以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。
4. 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住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于发展项目内的住宅物业入伙时未必可以启用，以相关部门批准为准。
5. 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可以启用。部份设施及/或服务以政府部门之审批同意或许可为准。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同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、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，包括及不限于收费、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。
6. 以上步行时间由工作人员于2020年01月03日及2021年01月14日，由项目第1期第2座出入口出发，实地步行测试得出，所需时间受实际路面状况限制。
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商业核心。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：2021年02月13日)
8. 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、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接线、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：2021年02月13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：2021年02月13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：2021年02月13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：2021年02月13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：2021年02月13日)。
9. 资料来源：路政署 - 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：2021年02月13日)
10. 资料来源：粤港澳大湾区网站：https://www.bayarea.gov.hk/tc/home/index.html (参考日期：2021年01月12日)
11. 资料来源：屯门交通及运输委员会文件2021年第5号：https://www.districtcouncils.gov.hk/tm/doc/2020\_2023/tc/committee\_meetings\_doc/ttc/20081/ttc\_2021\_005.pdf (参考日期：2021年03月01日)
12. 资料来源：深圳市南山区人民政府网站：http://www.szns.gov.cn (参考日期：2021年5月5日)及资料来源：首都经济贸易大学CBD发展研究基地网站：https://cbd.cueb.edu.cn/zxz/49399.htm (参考日期：2021年5月5日)

Name of the Phase of the Development: Phase 1 ("Phase 1") of Regency Bay Development ("the Development") (Tower 2 in Phase 1 is called "Regency Bay")

Name of the Phase of the Development: Phase 2 ("Phase 2") of Regency Bay Development ("the Development") (Tower 1 in Phase 2 is called "Regency Bay II")

District: Tuen Mun

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 23 Hoi Wong Road

Website address designated by the Vendor for Phase 1 of the Development: www.regencybay.com.hk

Website address designated by the Vendor for Phase 2 of the Development: www.regencybay2.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 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: Chun Fai Construction Company 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: Mayer Brown  
 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 relevant undertaking for Phase 1 of the Development 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.  
 Phase 1 and Phase 2 are both called "the Phase".  
 This advertisement is published by the Vendor or by another person with the consent of the Vendor.  
 Date of Printing: 19 July 2021

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

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

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：海皇路23号

卖方就本发展项目第1期指定的互联网网站的网址：www.regencybay.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.regencybay2.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  
 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份担任经营人、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：骏辉建筑有限公司  
 就本发展项目第1期及第2期中的住宅物业的出售而代表拥有人行事务的律师事务所：打士打律师事务所  
 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（本发展项目第1期的有关承诺已经取消）。  
 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。第1期及第2期均称为“期数”。  
 本广告由卖方或在卖方的同意下由另一人发布。  
 印刷日期：2021年7月19日

业务动向 - 内地

Vol 100 • Q2 2021 • SHKP Quarterly

# Shanghai malls jointly introduce the 'SHKP i club' premium integrated-loyalty programme

## 上海商场联手推出“新地尊享会”高端综合会员计划

The Group's Shanghai shopping malls have joined together to start the 'SHKP i club' programme. The aim of the premium integrated-loyalty programme is to deliver a superior, more convenient cross-mall consumption and shopping experience to customers, covering Shanghai IFC Mall, IAPM, One ITC mall, Two ITC mall and Shanghai Central Plaza. The participating malls consolidated their individual membership programmes into an upgraded, integrated-loyalty programme across malls, to strengthen the synergy among the landmark commercial integrated projects.



Shanghai IFC Mall, IAPM, One ITC mall, Two ITC mall and Shanghai Central Plaza join hands to roll out the 'SHKP i club' premium integrated-loyalty programme, creating a better business environment for merchants and building closer ties with customers. 上海国金中心商场、环贸IAPM、One ITC商场、Two ITC商场和上海中环广场联手推出“新地尊享会”高端综合会员计划，为商户创造最佳的营商环境，与顾客建立更紧密的联系。

### Earn bonus points and redeem privileges for shopping across malls via a one-stop self-service platform

'SHKP i club' members can earn bonus points at over 600 merchants in the five participating malls, and enjoy year-round privileges from over 100 brands. Customers can register as members with spending receipts at the participating malls through the malls' WeChat mini-programme, where members can register for bonus points and redeem their bonus points for rewards. Members can also pay parking fees, enjoy free parking, or use their bonus points to reduce parking fees through their mobile phones.

The five malls also kicked off 'cloud shopping' at their online stores, presenting popular merchandise from quality merchants. Customers can therefore enjoy shopping with bonus points earned for both online and offline shopping.

### Privileged membership offers personalized member's benefits

To provide personalized service and privileges for attentive service, the 'SHKP i club' programme membership is divided into five tiers, based on the member's accumulated spending in the calendar year. Personalized privileges include previews of new products and VIP shopping, reservations for queue-jumping entry, reserved parking lots and valet parking service, gift ordering, and more. Members will also have the opportunity to participate in various brand events in the malls, new product launch parties, art exhibitions and other privileged interactions.

最近，集团位于上海的商场联手推出“新地尊享会”高端综合会员计划，为顾客带来更优质、更便捷的跨商场消费购物体验。参与计划的上海国金中心商场、环贸IAPM、One ITC商场、Two ITC商场和上海中环广场将各自的会员制度整合为一，升级为跨商场的综合会员计划，加强各地标商业综合项目的协同效应。

### 跨商场消费、赚取积分、换领奖赏 一站式自助平台

“新地尊享会”会员可在参与计划的五大商场内，逾600个商户统一赚取积分，享用逾100个品牌提供的全年专属礼遇。顾客只需于参与计划的商场消费，通过商场的微信小程序平台，登记成为会员，即可在系统内自助登记积分及换领奖赏。会员还可通过手机自助办理“停车缴费”、享用免费泊车或以积分抵扣泊车费用等优惠。

五大商场更与优质商户合作，在线上商城展示热卖商品，供顾客在线“云购物”，让顾客于线上、线下消费均可赚取积分，尽情享受购物乐趣。

### 尊享会籍 会员礼遇个性化

“新地尊享会”计划根据会员于自然年内的累积消费金额，划分五个会籍等级，提供个性化的服务及礼遇，建立贴心的服务体验。个性化的礼遇包括新产品预览及优先购物、预约免排队入店、享用专属泊车位与代客泊车服务以及礼品订制等。会员更有机会参与商场品牌的各类活动、新品发布会以及艺术展览等专属互动体验。



All units in Shanghai Arch Phase 2 have a balcony facing the river and a smart home system  
滨江凯旋门二期户户设有朝阳阳台，兼备智能家居系统



## Completion of luxury residences in Shanghai Arch Phase 2 in Shanghai 上海豪华住宅滨江凯旋门二期交楼

Shanghai Arch, the Group's luxury residential development in the Shanghai Lujiazui central business district, will provide about 140,000 square metres (1.5 million square feet) of residences in three phases. Shanghai Arch Phase 2 was completed in March 2021, with owners taking possession of their new units. During handover, the Group provided thoughtful presents and excellent service. The property management company had a professional handover team go through the property inspection process with the new owners. The owners were very delighted with their superb new homes and premium facilities, as well as the attentive, caring property management service.

### A direct view of the Huangpu River from a prime location

Shanghai Arch is nestled on Pu Ming Road, which is a traditional luxury neighbourhood with convenient access. The overall development has a fan-shaped layout to maximize the magnificent view of the Huangpu River and the famous historical buildings along the Bund. The development features premium construction materials and top-notch facilities to provide a discerning lifestyle, setting a new standard for luxury residences in the city.

### Refined living with upgraded facilities

Located in the centre of the development, Shanghai Arch Phase 2 is surrounded by scenic landscapes to the north and south, generating a comfortable ambience. Phase 2 provides 175

residential units, with typical units ranging from 136 to 245 square metres (about 1,464 to 2,637 square feet). Sky penthouses and special garden units are also available.

The residential units feature well thought out facilities, including a number of equipment upgrades, providing a more refined lifestyle for discerning residents. The master bedrooms have walk-in wardrobes for added luxury. The air-conditioners have PM2.5 (fine suspended particulates) filters to ensure good indoor air quality. Whole-house water-softener systems help safeguard residents' well-being. And water underfloor heating has been adopted for extra comfort.

The kitchens complement the luxury residences with complimentary top

international brands of kitchen electrical appliances, dishwashers, kitchen cabinets and wine cellars. In addition, all residential units have a smart home system. The WiFi network reaches every corner of the units, providing convenient Internet access.

### Prestigious private clubhouse

Shanghai Arch features an 8,000-square-metre (86,000-square-foot) riverside clubhouse. Created by a renowned interior designer, the clubhouse provides a wide range of luxury facilities for fitness, leisure and banquets, including a heated swimming pool with a skylight glass dome roof, spa rooms, river view banquet rooms, a kick-boxing room, an indoor multi-purpose sports hall, a snooker room, a karaoke room, a piano room, a children's playground and an outdoor rooftop garden.

滨江凯旋门为集团在上海陆家嘴中央商务区的豪华住宅发展项目，分三期发展，共提供约140,000平方米（150万平方呎）的住宅楼面。滨江凯旋门二期于今年三月落成，业主现正陆续收楼。集团在交楼期间提供贴心的礼物和优质服务，而物业管理公司则派出专业交楼小组陪伴业主检查物业。业主对卓越的物业品质和设施，以及细心体贴的物业管理服务感到非常满意。

### 黄金地段 一线江景

滨江凯旋门位于浦明路，属传统豪宅区，交通便利。发展项目整体规划以扇形设计，务求尽收黄浦江一线江景及外滩沿岸著名历史建筑的美景。项目选用优质建筑材料，配套设施卓越，彰显高级生活品味，为市内的豪华住宅树立新标准。

### 品味生活 升级配置

滨江凯旋门二期位于项目核心位置，南北均有花园围绕，环境舒适宜人。二期共提供175个住宅单位。标准单位面积由136至245平方米（约1,464至2,637平方呎），另设有顶层天际屋和特色花园单位。

住宅单位配套细心体贴，其中包括多个升级配置，为住户带来更优质的品味生活。主人房配置步入式衣柜，充分体现豪宅气派。空调具备PM2.5（微细悬浮粒子）过滤功能，有效保障室内空气质量。全屋设有软水系统，贴心照顾住户健康。地暖采用水暖系统，更添舒适。

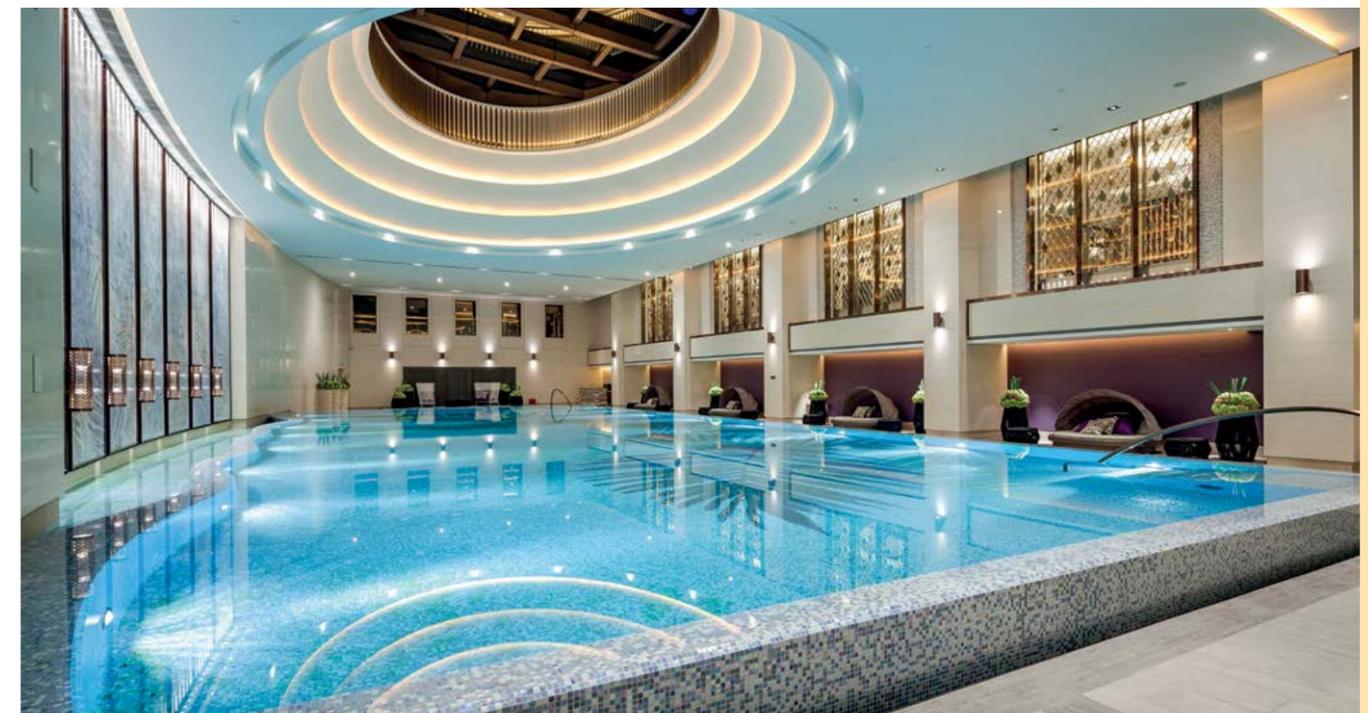


Residents can enjoy sweating in the kick-boxing room  
住户可在拳击健身房尽情挥洒汗水

厨房贯彻豪宅风范，附送国际顶级品牌厨房电器、洗碗机、厨柜及酒柜。另外，所有住宅单位配备智能家居系统，WiFi网络全面覆盖单位内每个角落，上网加倍方便。

### 尊贵私人会所

滨江凯旋门坐拥8,000平方米（86,000平方呎）大型临江会所，由著名室内设计师主理。会所提供豪华配套设施，全面满足健身、休闲及宴客等不同需求。多元化设施包括设有穹顶天窗的恒温泳池、水疗室、江景宴会厅、拳击健身房、室内多功能球场、桌球室、卡拉OK室、钢琴房、儿童游乐室及顶层室外花园等。



The heated swimming pool in the Shanghai Arch private clubhouse has a skylight glass dome roof  
滨江凯旋门私人会所设有穹顶天窗的恒温泳池



The sites adjacent to the Guangzhou South Railway Station, which will be developed into Guangzhou South Railway Station New Town, comprising office towers, a shopping mall, a hotel, residential units, serviced apartments and public transport facilities  
 广州南站地块将发展为“广州南站新城”，汇聚办公楼、商场、酒店、住宅、服务式公寓及公共交通设施等

## New sites in Guangzhou and Hong Kong

### 集团在粤港两地新增地块

The Group has continued to replenish its land bank, with new additions in April: integrated development sites adjacent to the Guangzhou South Railway Station and a residential-cum-retail site in Kwu Tung, New Territories.

#### Sites adjacent to the Guangzhou South Railway Station

The Group won the bid for sites adjacent to the Guangzhou South Railway Station, which will be developed into a major Transit-Oriented Development (TOD) integrated landmark, aka Guangzhou South Railway Station New Town. The Guangzhou South Railway Station is strategically located in the heart of the ‘9+2’ city cluster, making it the country’s busiest High Speed Rail station. According to the 2019 figures, its average daily passenger flow exceeded 500,000, and its annual arrivals and departures totalled 188 million passengers. As the Intercity Rail Plan of the Greater Bay Area picks up pace, the Guangzhou South Railway Station is set to become an integrated station-city transport hub, efficiently connected to four High Speed Rail lines, three intercity rail lines, four metro lines, long-distance coaches, buses, etc. after full completion, offering convenient access to Greater Bay Area cities and the rest of the country.

Based on the master plan ‘commercial on the east, transport on the west’, the landmark project involves office towers, a shopping mall, a hotel, residential units, serviced apartments and public transport facilities. Walkways and transport interchange spaces will seamlessly link up the offices and shopping mall with the Guangzhou South Railway Station. About 492,400 square metres (5.3 million square feet) of floor area space will be put up for sale (including office towers and residences); and the remaining approximately 371,600 square metres (four million square feet) (including a shopping mall, a hotel and a portion of the office towers) will be held over the long-term to further strengthen the Group’s investment-property portfolio in the Greater Bay Area. Scheduled for completion in phases starting from 2025, the project is poised to create synergy with the project atop the High Speed Rail Hong Kong West Kowloon Station.

#### Residential-cum-retail site in the Kwu Tung North New Development Area

The Group acquired Fanling Sheung Shui Town Lot No. 279 at Area 25, Kwu Tung, New Territories, which was the first site put up for sale by government tender in the Kwu Tung North New Development Area. It has a maximum gross floor area of 111,402 square metres (about 1.2 million square feet). In close proximity to the planned MTR Kwu Tung Station, the site will be developed into small-to medium-sized residential units, a shopping centre and a public transport interchange. The completed project will enhance the neighbourhood amenities for livelihood and employment.

集团继续补充土地储备，在四月期间，新增广州南站核心区综合发展地块及新界古洞住宅及零售用地。

#### 广州南站核心区地块

集团投得广州南站核心区地块，将发展为大型交通枢纽综合地标项目，打造为“广州南站新城”。广州南站地理位置优越，位于“9+2”城市群的中心，是全国最繁忙的高铁站。根据2019数据计算，每日平均客流量逾500,000人次，全年客运量达1.88亿人次。随着“轨道上的大湾区”加速推进，广州南站将成为“站城一体”的综合交通枢纽，有效贯通四条高铁线、三条城际轨道线、四条地铁线、长途汽车客运及公交等，全天候便捷穿梭大湾区内城市，通达至全国各地城市。

项目将以“东商务、西交通”做整体规划，涉及办公楼、商场、酒店、住宅、服务式公寓及公共交通设施等；以行人通

道和换乘空间，把办公楼和商场与广州南站无缝连接起来。项目预计可出售楼面面积约492,400平方米（530万平方呎）（包括办公楼和住宅），余下约371,600平方米（400万平方呎）（商场、酒店及部分办公楼等）留作长期持有，进一步扩大集团在大湾区的物业投资组合。项目预计于2025年起分阶段落成，势可与香港高铁西九龙站项目发挥协同效应。

#### 古洞北新发展区住宅及零售地

集团购入新界古洞第25区的粉岭上水市地段第279号用地，属于古洞北新发展区首幅政府招标地。地块最高可建楼面面积111,402平方米（约120万平方呎），邻近已规划的港铁古洞站。项目将兴建中小型住宅单位、商场及公共运输交汇处。落成后，将可完善区内的生活及就业配套。



The new residential-cum-retail site in Kwu Tung, New Territories  
 新增的新界古洞住宅及零售地块

## Hong Kong Business Aviation Centre to expand at Hong Kong International Airport

### 香港商用航空中心将原址扩建

Group subsidiary Hong Kong Business Aviation Centre (HKBAC) signed an agreement with the Airport Authority Hong Kong for an in-situ expansion. The initiative will strengthen Hong Kong’s capacity to provide top-of-class business aviation services, underpinning the city’s position as an international aviation hub and leveraging its Double Gateway advantage to connect with other cities in the Greater Bay Area and the rest of the world.

The expansion will proceed in two parts. The first involves the refurbishment and expansion of the existing Executive Terminal Building (ETB) with an upgrade of the co-located customs, immigration and quarantine (CIQ) section, and a new all-weather canopy stretching from the ETB to shield and serve both aircraft and passengers. The second part of the expansion features a new Support Terminal with expanded facilities to cope with emerging demands from charter flights and group travel flights, and additional offices for the other Business Aviation stakeholders. Both parts are scheduled to be launched in 2025.

The expansion is expected to enhance customer service and customer experience, and provide an opportunity for more digitalisation and continuous innovation to enhance HKBAC’s reputation as Asia’s best fixed-base operator, known for safety, service and style. In the new normal, increased attention will also be paid to enhancing hygiene and safety, as well as flexibility and privacy for clients, whether on board or in HKBAC premises.

集团旗下的香港商用航空中心此前与香港机场管理局签署协议，将于原址扩建，以加强香港提供顶尖商用航空服务的能力，并巩固香港作为国际航空枢纽的地位，利用“双门户”优势，更好地连接大湾区以及世界各地。



Witnessed by Airport Authority Hong Kong Chairman Jack So (second right, back), Airport Authority Hong Kong Chief Executive Officer Fred Lam (far right, back), Group Chairman & Managing Director Raymond Kwok (centre, back), HKBAC Director Michael Kadoorie and Philip L. Kadoorie (second and far left, back); Airport Authority Hong Kong Executive Director, Commercial Cissy Chan (right, front) and Hong Kong Business Aviation Centre Chairman Allen Fung (left, front) sign the agreement for the in-situ expansion at HKBAC 在香港机场管理局主席苏泽光（后排右二）、香港机场管理局行政总裁林天福（后排最右）、集团主席兼董事总经理郭炳联（后排中）、香港商用航空中心董事米高嘉道理及斐利嘉道理（后排左二及最左）见证下，香港机场管理局商务执行总监陈正思（前排右）及香港商用航空中心主席冯玉麟（前排左）签订香港商用航空中心的原址扩建协议

扩建计划分为两部分：第一部分包括翻新和扩建现有的候机大楼，提升大楼内的清关、出入境及检疫设施，亦会增设由候机大楼向外延伸的顶棚，为飞机和乘客提供无缝服务。第二部分主要兴建一栋全新客运大楼，扩充设施以应对由包机和团体旅行等带动的新客运需求，与此同时，为商用航空同行提供更多办公空间。两个部分均预计于2025年落成。

此次扩建不但可加强客户服务和客户体验，同时也带来数码化和持续创新的契机，让香港商用航空中心不断提升安全水平、延续一直以来的特色风格及贴心服务，并保持亚洲最佳公务机营运基地的美誉。在新常态下，香港商用航空中心会致力确保旅客在飞机上或中心内的卫生、安全以及提供更具灵活性和私密性的服务。



Josephine Lam  
林宝彤  
Head of Marketing & Sales of  
SmarTone  
SmarTone市务及销售部主管

## Josephine Lam: SmarTone leads the industry in 5G development, and collaborates closely with the Group to drive digital transformation and contribute to Hong Kong's transition to a smart city

Competition in the local telecommunications industry has always been fierce, and SmarTone has long enjoyed the trust of its customers by providing quality network and customer services. Josephine Lam, Head of Marketing & Sales of SmarTone, said the company has experienced different eras of mobile communication since its beginnings in 1992. "We are now in the 5G era, and its ultra-high-speed, low-latency, and mass connectivity features provide users with a faster network experience, making everyday life more convenient and businesses more digital and this presents many new opportunities for SmarTone."

### SmarTone's 5G network leads the market Provides caring customer services

Hong Kong's 5G service was launched in mid-2020, attaining the third highest network coverage in the world after only a short period of time, trailing only the Mainland and South Korea. The SmarTone 5G network provides nearly full coverage of Hong Kong, leveraging the industry-leading Dynamic Sharing Spectrum technology. It is Hong Kong's only mobile operator that provides 5G coverage in the Tai Lam Tunnel. With its high quality 5G network, SmarTone was selected as the 'Consumers' Best Preferred Mobile Service Operator for 5G' in an independent market survey.

Josephine said SmarTone has integrated AI and big data analytics when building its 5G network, enabling it to deliver a superior network experience. "Through big data analytics, we know which time periods and which areas have the

highest demand for 5G. Through our AI systems, we automatically allocate spectrum resources to relevant areas according to traffic demand, giving users a good network experience anytime, anywhere, even in remote hiking hotspots. In just one year, we accumulated over 100,000 5G users. Nearly 70% of our new customers have opted for our 5G service. This growth is encouraging, and we believe it will help the company increase its monthly average revenue per user (ARPU) in the long run."

In addition, SmarTone has launched the innovative SmarTone Home 5G Broadband service, ushering in an exceptional new era in home broadband where landlines are no longer necessary and service can be added whenever needed. Due to geographical constraints, 20% of households in Hong Kong lie outside of the fibre-optic network coverage, suffer from slow speed and unstable

connection, or do not have access to an affordable home broadband service. SmarTone uses 5G technology to address the pain points of these fixed network broadband users, providing a stable, smooth and more flexible home 5G broadband service. The coronavirus pandemic has given rise to work from home and eLearning arrangements, and SmarTone's Home 5G Broadband is a more convenient 'private broadband' option that helps fulfil their growing need of bandwidth.

### Growing 5G enterprise solutions to create Group-wide synergy

The most promising thing about the development of 5G is its potential to change lives and business models. To fully explore the new opportunities at hand, SmarTone's professional Enterprise Solutions Team is committed to helping enterprise clients and partners improve their operational efficiency and customer experience

through the use of 5G technology. Josephine said that in recent years, SmarTone has actively cooperated with departments and subsidiaries of the SHKP Group, engaging in projects such as the SmartWorks solution, developed for the Construction Department. This system improves site safety and efficiency. It also won the First Prize in the Construction Safety Category of the Construction Industry Council Construction Innovation Award. In addition, SmarTone developed Hong Kong's first 5G SmarTransport Safety Monitoring System in cooperation with Route 3 (CPS), using technologies such as IoT motion-detection cameras, AI analytics and cloud-based video analytics platforms to instantly detect and identify jaywalkers, triggering real-time alerts to safeguard road users and improve tunnel traffic safety.

"In recent years, SmarTone has worked actively with hotels in the Group to introduce Smart Hotel management systems. For example, a smart self-check-in and check-out system was implemented at ALVA HOTEL BY ROYAL in Sha Tin; a smart in-room control system was also installed, allowing guests to control room appliances, lighting and temperature with an iPad." SmarTone has also partnered with SHKP shopping malls to introduce Smart Restroom. With the high-speed 5G network and multiple sensors installed in mall restrooms, the availability of restrooms on each floor can be displayed on screens at restroom entrances to direct foot traffic and shorten queuing time.

Josephine said the potential of enterprise solutions is promising. "SmarTone has created a powerful synergistic effect within the Group, and our team is actively communicating with various departments and subsidiaries, using 5G, together with other advanced technology applications, to resolve different operational 'pain points' and assist in accelerating the Group's digital transformation," she said. "The successful application of these enterprise solutions has provided good examples to help us identify new opportunities. We are currently in discussions with government departments and organisations about how we can apply 5G in related business areas. I believe that with the increasing popularity of 5G applications, the demand for 5G enterprise solutions in the market will intensify."

### Launching 5G LAB to help strengthen the ecosystem

Two months ago, SmarTone launched its 5G LAB, which measures about 465 square

“ Moving from 4G to 5G not only brought about faster internet, but also big differences in people's lives and businesses. In the 5G era, SmarTone has assumed the role of 'system integrator' in developing a wide variety of 5G applications and driving Hong Kong's 5G digital transformation into a smart city. 从4G到5G，不仅令网络速度跃进，同时为市民生活甚至企业带来全方位的改变。在5G时代，SmarTone担当'系统整合者'的角色，开发多元化5G应用，推动香港5G数码化转型，迈向智慧城市。 ”

metres (5,000 square feet). Located on the Sky100 Hong Kong Observation Deck at the International Commerce Centre, this exhibition showcases how Hong Kong is leading the way with 5G development and the infinite possibilities of 5G technology. In addition to demonstrating SmarTone's 5G enterprise solution applications, the 5G LAB also features the latest everyday 5G applications, as well as an area for start-ups to showcase their innovative ideas. Josephine said that another purpose in setting up the exhibition was to stimulate local young people's interest and creativity regarding this innovative technology, "Our team is committed to taking on the role of driving the growth of 5G in Hong Kong, working together with interested parties to strengthen the 5G ecosystem in Hong Kong, and encouraging the industry's 5G application development."

The 5G LAB will continue to display 5G enterprise applications that SmarTone developed jointly with different businesses in the Group, including Kowloon Motor Bus (KMB). Through SmarTone's 5G network, KMB can conduct a statistical analysis of the number of passengers riding on buses, giving passengers real-time bus occupancy updates via the KMB mobile app. It also allows the bus company to stay apprised of queue lengths at bus stops and immediately adjust bus schedules to handle the passenger flow, improving both the passenger experience and the operational efficiency of the bus company. The 5G LAB will also display 5G smart retail solutions for the YATA Department Store, using new technologies to improve the customer shopping experience.

### Working for the future

Prior to taking on the mantle of Head of Marketing & Sales at SmarTone, Josephine was the Group's Marketing Director, working on major projects including the establishment of brand positioning and marketing strategy of YOHO Town, and operations of the Sky100 Hong Kong Observation Deck. She said these different projects showed her the Group's commitment to bringing about a vision of change for the future, "YOHO Town at that time, for example, was about creating a youthful culture of life and community that would bring fashion and vitality to local areas. Similarly, when I was running the Sky100 Hong Kong Observation

Deck, the Group wanted to give Hong Kong a tourist tower comparable to those in other major international cities, so that more travellers and citizens could enjoy the different features of Hong Kong." In developing its 5G business today, SmarTone's mission is to build a smart city for all, she said. "We are transitioning from being a 'mobile operator' to a 'system integrator', working with the Group and various industries to promote digital transformation and do our bit to grow Hong Kong into a smart city."

### Stay curious and keep a finger on the pulse of the market

With the growth of the telecommunications industry tying in more and more closely with new technology applications, the demands on the SmarTone team are naturally increasing. She said that the company has always enjoyed the trust of its customers. In addition to providing a fast and stable network, the company's professional service team offers thoughtful and attentive customer service. Under the new 5G normal, the market now has different needs, and the team needs to keep its finger on the pulse to keep up with new trends and technological requirements. The company will therefore recruit new talents in cybersecurity, big data analytics and e-commerce to capitalize on new opportunities and provide SmarTone customers with a different experience.

When it comes to team building and training, Josephine also has her own golden rule. "I place a great deal of importance on cultivating the curiosity of my colleagues, as it encourages continuous learning," she said. Since her team needs to work with different business partners to develop enterprise solutions, they are often scheduled for cross-industry exchanges as a part of their in-house training. "We arranged for the teams to visit technology companies on the mainland once to learn about new applications, such as fish farming and drone irrigation. Although this seems irrelevant to the business, we encourage our teams to look beyond their own perspective and understand new trends in technology, which naturally helps to inspire creativity, springing new services for our customers."

## 林宝彤：SmarTone 5G发展领先业界 配合集团一起推动数码转型及引领香港智慧城市发展



Josephine explains that the aim of establishing the 5G LAB is to display the features of some of Hong Kong's latest 5G applications, inform the public of the latest trends in 5G development in Hong Kong, and show how the 5G infrastructure will support Hong Kong's development as a smart city and a digital hub  
林宝彤解释，成立“5G LAB”的目的，旨在通过展出香港最新的5G科技应用，让公众了解香港5G的领先发展，以及5G如何支持香港发展成智慧城市和创新科技中心

本地通讯业向来竞争激烈，SmarTone凭着优质的网络及客户服务，一直得到顾客信任。SmarTone市场营销及销售部主管林宝彤指出，公司自1992年成立以来，经历移动通信发展的不同时代。她表示：“现在已进入5G时代，其超高速、低延时及泛连接的特性，不仅令大众得到更快的上网体验，同时为日常生活带来更多方便，企业更趋数码化，这也为SmarTone带来不少新机遇。”

### 5G网络领先市场 贴心客户服务

香港5G服务自去年中开始启动，网络覆盖率在短期内已达至全球第三位，仅次于内地和南韩。数码通5G网络现在几乎已覆盖全港，并采用创新的动态频谱共享技术，也是香港唯一于大榄隧道提供5G覆盖的网络运营商。凭着优质的5G网络，令SmarTone在一个独立市场调查，被消费者评为首选的5G网络。

林宝彤表示SmarTone在建构5G网络时，结合了人工智能和大数据分析，故此能提供优质的网络服务：“通过大数据分析，我们掌握了哪个时段和地区较多人使用5G服务；并通过人工智能系

统，自动将频谱资源分配到相关地区，令用户无论任何时间、身处何地，即使在偏僻的远足热点，都可以得到良好的网络体验。在短短一年时间，我们已累积了十多万个5G用户；新客户中有接近七成是选用5G服务，增长数字令人鼓舞，相信长远有助公司提升每月每户平均收入（ARPU）。"

此外，SmarTone还创新推出“Home 5G宽带服务”，开启开创性的家居宽带新时代，毋须上门安装及拉线，亦可以随时按需要添加服务。事实上，全港有两成家庭，因为居住地点所限，光纤网络未能覆盖到，又或者网速和稳定性不

理想，或未能使用价格合理的家居宽带服务。SmarTone借着5G技术直击固定宽带的痛点，为用户提供稳定畅顺的家居5G宽带服务，比固定宽带更加方便灵活。由于受到疫情影响，很多人需要在家工作及上网课，上网需求大增，SmarTone“Home 5G宽带服务”就可以成为他们的“私人宽带”，提供另一个更方便的选择。

### 发展5G企业方案业务 与集团业务形成协同效应

5G发展最令市场憧憬的，是其改变生活和营商模式的潜力。为了迎接其中的新机遇，SmarTone的专业企业方案团



Josephine enjoys challenges and set herself the goal of learning a new skill every year. She was involved in dragon boating last year and is learning to play the piano this year  
林宝彤喜欢接受挑战，更为自己订下每年学一种新技能的目标。去年她学习划龙舟，今年则学弹钢琴

队，致力通过5G科技，协助企业客户及合作伙伴提升营运效率及客户体验。林宝彤表示，近年SmarTone积极与新鸿基地产集团多个部门和附属公司合作，例如为建筑部研发的“SmartWorks智安健”系统，提升安全水平和工作效率，更荣获“建造业议会创新奖”建造安全组第一名。另外，SmarTone又与三号干线（郊野公园段）合作开发全港首个“5G智能交通安全管理系统”，通过物联网动态侦测相机、人工智能及云端视像分析平台等技术，实时侦测及识别误入隧道范围的人士，保障道路使用者安全。

“SmarTone近年亦与集团旗下酒店合作，引进智能酒店管理系统。例如于沙田帝逸酒店引入智能自助登记入住及退房系统；房间亦采用智能控制系统，住客可利用平板电脑控制设施、灯光和温度。”另外，SmarTone亦与集团旗下商场合作引进智能洗手间系统，通过高速的5G网络及连接多个装置于商场楼层洗手间内的传感器，于洗手间入口的屏幕上显示各楼层洗手间的使用情况，以实现分流。

林宝彤表示，企业方案业务的潜力令人期待：“SmarTone 5G跟集团产生了强大的协同效应，我们的团队积极与集团各部门和附属公司沟通，共同利用5G配合其他先进技术的应用去解决营运上不同的‘痛点’，配合集团一起推动数码转型；另一方面，这些成功应用的企业方案，亦成为良好示范，有助我们寻找机遇。现在我们正与政府部门和机构洽谈如何于相关的业务范畴上应用5G。相信随着5G应用日渐普及，市场上对5G企业方案的需求会更加迫切。”

### 开设5G LAB助扩大生态圈

SmarTone于两个月前在环球贸易广场的天际100香港观景台，开设了面积约465平方米（5,000平方呎）的“5G LAB”，展示香港领先的5G发展步伐和5G的无限可能性。馆内除陈列SmarTone 5G企业方案应用外，还展出5G于日常生活的最新应用，以及划出一个区域让初创公司展示其创新理念。林宝彤表示，设立这个展览馆另一目的希望激发本地青年人对科创的兴趣并发挥创意：“我们的团队致力肩负起带动香港5G发展的角色，共同壮大香港的5G生态圈，推动业界开发更多5G应用方案。”

5G LAB将会继续展示跟集团旗下不同业务合作开发的5G企业应用，包括跟九龙巴士推出通过SmarTone的5G网络，统计并分析巴士车厢内乘客人数的业务，让乘客可实时于手机应用程序知悉车厢的容量情况；而巴士公司亦可掌握巴士站候车人数，实时调动班次配合乘客流量，为乘客带来更佳搭乘体验，并为巴士公司提升营运效率。另外，亦将展示一田百货的5G智能零售方案，以崭新科技提升客户消费体验。

### 为未来而努力

在成为SmarTone的市场营销及销售部主管之前，林宝彤亦曾在集团担任市场营销总监，参与过多个主要的项目，其中包括创立元朗YOHO Town的品牌定位及市场策略，以及天际100香港观景台的营运。她表示自己在不同项目上，均看到集团致力为未来带来改变的愿景：“就像当年YOHO Town，其实是要创造一个年轻

的生活文化和社群，为区域注入时尚与活力；同样营运天际100香港观景台时，集团希望为香港带来一个能媲美其他国际城市的观光塔，让更多旅客和市民，欣赏到香港不同的特色美景。”至于SmarTone现在发展5G业务，亦本着建设智慧城市的使命。“我们正从一个‘移动网络供应商’，转变成‘系统整合者’，与集团和各行业共同合作，促进数码转型，为香港智慧城市发展出一份力。”

### 保持好奇心 掌握市场脉搏

如今电讯业发展与新科技应用关系愈趋密切，对SmarTone团队的要求自然日益提高。林宝彤坦言，公司一直深得客户的信任，除了提供高速而稳定的网络外，还有一班专业的服务团队为顾客提供安心及贴心的服务。而于5G新常态下，市场催生出更多不同需求，为配合新趋势及科技要求，公司团队亦需要与时俱进，将招募网络安全、大数据分析和电子商务等各方面的人才，以把握新机遇及为客户带来不一样的体验。

对于建立及培训团队，林宝彤也有一套哲学。“我重视培养同事的好奇心，因为这样才能驱使人不断学习。”她表示由于同事需要与不同的企业伙伴合作研发企业方案，所以在内部培训中，会不时安排他们进行跨行业的交流。“我们曾安排同事到内地考察科技公司，了解以人工智能系统养鱼及无人机灌溉农作物等新技术应用。虽然这看似跟公司业务没有关系，但我们鼓励同事要突破自己的眼界，掌握科技新趋势，自然有助启发创意，为客户带来更多新服务。”

## The Group supports Earth Hour for the 13th consecutive year

集团连续第13年支持“地球一小时”



ICC (photo above), together with some 310 of the Group's properties, participate in this year's Earth Hour lights-off campaign  
环球贸易广场(上图)连同集团其他310多座物业参与今年的“地球一小时”全球熄灯行动

The Group is committed to the promotion of healthy and sustainable living. This year, the Group continued to participate in Earth Hour, a worldwide lights-off campaign organized by the World Wide Fund for Nature, for the 13th straight year. For yet another year, the Group was one of the corporations with the largest number of participants in Hong Kong. Over 310 office and industrial buildings, shopping malls and residential projects owned or managed by the Group switched off their non-essential lights for an hour on the event evening, putting energy saving into practice. Apart from local properties, the mainland peers also took part, including major integrated landmarks such as Shanghai IFC, Shanghai ICC, ITC and Nanjing IFC, as well as the flagship malls and residential projects in Beijing and Guangzhou.

集团一向致力提倡健康及可持续生活，今年连续第13年支持由世界自然基金会主办的“地球一小时”全球熄灯行动，继续成为香港参与大厦的最多企业之一。活动当晚，集团旗下拥有或管理的超过310座商厦、工厦、商场及住宅，齐齐把非必要的灯关闭一小时，以实际行动践行环保节能。除了香港物业外，内地大型地标综合项目如上海国金中心、上海环贸广场、ITC与南京国金中心，以及北京与广州等地的旗舰商场和住宅项目均有参与活动。

## Building Homes with Heart Caring Initiative gives blessings to the elderly at Tuen Ng Festival

“以心建家送暖行动”为长者送上端午祝福

The Group reaches out to the community through its Building Homes with Heart Caring Initiative, spreading love and care to the elderly at traditional festivals. To celebrate the Tuen Ng Festival, the Building Homes with Heart Caring Initiative organized a Tuen Ng Festival sharing activity. A total of 3,000 goodie bags were distributed to underprivileged singleton elderly and senior couples in Sai Kung and Tsuen Wan to help them enjoy a healthy, happy festival. The goodie bags contained healthy rice dumplings, packaged food and personal protection supplies.

The SHKP volunteers also spread their festive cheer to the elderly residents under the Redevelopment of Pak Tin Estate – Neighbourhood Support Programme and the elderly in Sham Shui Po. Although visits to the elderly have been suspended amid the pandemic, the volunteers found other ways to show they care. They learned how to make rice dumpling handicrafts through video conferencing and distributed the mini rice dumplings they made with love and blessings to the elderly in the neighbourhood, along with the goodie bags, to brighten up their days during the pandemic.

集团通过“以心建家送暖行动”关怀社区，并在传统节日为长者送温暖。在端午佳节前夕，「以心建家送暖行动」举办了“暖暖爱心贺端阳”活动，为西贡及荃湾基层独居长者及年长住户送上3,000份福袋。内里载有应季健康粽、粮食及防疫物品，让长者度过健康愉快的节日。

集团义工亦为“白田村重建 – 友情人邻里”计划及深水埗区长者送上佳节祝福。在疫情下，义工虽然未能进行家访，但仍无阻大家对长者的关怀。一班义工特别通过视频会议，在网上学习制作祝福粽子，再将小工艺品连同福袋送给区内长者，为他们在抗疫期间打气。



To celebrate the Tuen Ng Festival, the Building Homes with Heart Caring Initiative continues to distribute goodie bags to the underprivileged elderly amid the pandemic  
疫情期间，“以心建家送暖行动”继续为基层长者送上福袋，让他们欢度端午节



The SHKP volunteers make rice dumpling handicrafts with love and blessings for the elderly  
集团义工亲手制作祝福粽子给长者，全部满载爱与祝福

## SHKP Reading Club's Read & Share programme introduces a reading promotion sponsorship scheme

新闻会“阅读·分享”校园计划新增阅读推广赞助



(top) Students from Christian Alliance SW Chan Memorial College connect reading with daily knowledge and share what they learn with other students in the neighbourhood through the 'Apprentice x Storyteller' project; (bottom) reading slogan, designed by students from TWGHS Lui Yun Choy Memorial College  
(上图)宣道会陈朱素华纪念中学同学通过“学徒仔x讲故事”项目，将阅读转化成生活实践，并与区内学童分享学习成果；(下图)东华三院吕润财纪念中学同学设计的阅读标语

The SHKP Reading Club's Read & Share programme introduced a reading promotion sponsorship scheme this academic year. Primary and secondary schools were invited to submit proposals, with the best ones receiving a cash sponsorship to execute their brilliant ideas. Among the outstanding proposals, the SHKP Reading Club selected 31 good ideas, sponsoring the schools to roll out the plan.

Christian Alliance SW Chan Memorial College received the gold award in the Secondary School division for its 'Apprentice x Storyteller' proposal. The 'apprentice' section involved a series of workshops and a recommended book list to help students connect reading with daily knowledge. In the second part, 'storyteller', students posted what they had learned from their reading on notice boards to share it with their schoolmates. They also organized inter-school book clubs to share their knowledge with primary schools in the district.

In the Primary School division, Chinese Y.M.C.A. Primary School received the gold award for its 'CYMCAPS Bus – Life Reading Stop' proposal. The school converted a retired KMB bus into a 'CYMCAPS

Bus', with a 'Life Reading Stop' inside the bus, which has a reading corner with books on life education and a venue for parent-child reading activities.

新闻会“阅读·分享”校园计划在这个学年新增阅读推广赞助，邀请中小学提交建议，以现金赞助形式协助他们落实好构思。在众多别出心裁的提案中，新闻会选出了31间学校的好构思，赞助他们执行计划。

宣道会陈朱素华纪念中学凭着“学徒仔x讲故事”的提案，夺得中学组金奖。“学徒仔”乃通过一系列工作坊，配合指定书籍，让同学将阅读转化成生活实践。第二部分“讲故事”，由学生制作壁画长廊展示学习成果，并与同区小学举办跨校读书会分享等。

小学组方面，中华基督教青年会小学以“感恩号巴士 – 生命阅读站”的提案获得金奖。学校把退役九巴改装为“感恩号巴士”，内里设立“生命阅读站”，放置生命教育图书供学生阅读，并进行各类亲子阅读活动。

## The Group receives recognition for supporting poverty relief in the country

集团支持国家扶贫 工作成果获得肯定

The SHKP-Kwoks' Foundation has set up full-time undergraduate scholarships in a number of universities across the country. The Foundation extended its efforts to poverty relief in recent years, sponsoring programmes in poor counties in Gansu, Sichuan, Guizhou and Yunnan. It has received various recognitions for its efforts, the latest from a local media group at the opening ceremony of an exhibition titled 'Roads to Victory – Residents of Hong Kong and Macao Participate in Eliminating the Country's Poverty and Building a Well-off Society Documentary'. A Certificate of Appreciation was received by the Group.

Established in 2002, the SHKP-Kwoks' Foundation has been committed to alleviating poverty and nurturing young people through three pillars: subsidize and participate in education and training, poverty relief and medical care, and serving the community. To date, it has subsidized over 70 charitable projects, benefiting over 60,000 people across more than 25 provinces and cities nationwide.

新地郭氏基金多年来在全国多所大学设立全日本科生奖助学金，近年更参与扶贫工作，在甘肃省、四川省、贵州省及云南省的贫困县提供资助项目，工作成果屡获肯定。此前，在本地传媒集团举办的“决胜之路 – 港澳同胞参与国家脱贫攻坚全面建成小康社会纪实”展览开幕仪式上，集团获颁发感谢状以示鼓励。

新地郭氏基金于2002年成立，一直致力投入扶贫助学工作，资助和参与教育及培训、扶贫及医疗以及社会服务三大范畴。至今资助超过70个慈善项目，受惠人数逾60,000人，遍及全国逾25个省市。



Certificate of Appreciation received at the opening ceremony of the Roads to Victory exhibition  
集团于“决胜之路”展览开幕仪式上获颁感谢状

## The Group rolls out the Day Day Lucky Draw to encourage the public to get the jab soon

“齐齐打疫苗 日日有奖抽” 集团鼓励及早接种疫苗



Patrick Nip, Secretary for the Civil Service of the Government of the HKSAR, (back, sixth right) visits Sun Hung Kai Centre and joins Group Chairman & Managing Director Raymond Kwok (back, fifth right) to show their support for the SHKP employees receiving the vaccines  
香港特区政府公务员事务局局长聂德权(后排,右六)亲临新鸿基中心,与集团主席兼董事总经理郭炳联(后排,右五)一起为接种疫苗的新地员工打气

To support the Hong Kong Government's Early Vaccination for All campaign, the Group is offering over HK\$10 million in lucky draw prizes to encourage the public and SHKP staff to receive vaccines early, with prizes funded by the Group and the Kwok family.

### Lucky draws worth HK\$10 million

The Day Day Lucky Draw is now open for registration. All Hong Kong permanent residents who are 18 or older and have received two doses of a COVID-19 vaccine in Hong Kong can join. For 62 days in a row, from 1 July to 31 August 2021, 112 fabulous prizes will be awarded each day. In other words, there will be nearly 7,000 winners, which will be equally split between the public and SHKP staff. The prizes include iPhone 12 with SmarTone 5G SIM only 12-month plans, SHKP Hotels staycation packages and dining vouchers, The Point by SHKP bonus points and YATA cash coupons.

### The first property developer to join the Government's outreach vaccination service

The Group was the first property developer to participate in the Government's outreach vaccination service. On the first vaccination day, nearly 200 staff received a vaccine at Sun Hung Kai Centre, the Group's head office in Wan Chai. Staff were offered time off for rest after the vaccination and the following day. To better address concerns about getting the vaccine, the Group earlier provided free COVID-19 pre-vaccination medical examinations for staff and their immediate families.



In the presence of a representative of a CPA firm, the Day Day Lucky Draw will run each day for 62 days in a row, with 112 fabulous prizes given out each day  
在会计师事务所代表见证下,“齐齐打疫苗 日日有奖抽”将连续62日,每日抽奖,每日送出112份丰富奖品

为响应香港政府的“全城启动 快打疫苗”运动,集团鼓励市民和集团员工尽快接种疫苗,推出了总值超过1,000万港元的大抽奖。奖品由集团和郭氏家族一同出资。

### 千万港元大抽奖

“齐齐打疫苗 日日有奖抽”活动现正接受登记,所有在香港完成接种两剂新冠疫苗年满18岁的香港永久性居民即可参加。在今年7月1日至8月31日期间,连续62日每日抽奖,每日送出112份丰富奖品,得奖幸运儿接近7,000人,由公众及集团员工各占一半。奖品包括iPhone 12连SmarTone 5G SIM only 12个月月费计划、新地酒店度假住宿套票及餐饮现金券、The Point by SHKP积分及一田现金礼券。

### 首家地产发展商参与政府外展疫苗接种

另外,集团参与政府外展疫苗接种服务,成为首家参与服务的地产发展商。在首个接种日,近200名员工在集团总部湾仔新鸿基中心接种疫苗。员工可于接种当天和翌日居家休息。为了让员工安心接种疫苗,集团此前更为员工及其直系家属安排免费新冠疫苗注射前检查。

## The Group is named Asia Pacific's Best Real Estate Company for the 15th time

集团第15年荣获“亚太区最佳地产公司”殊荣

In the Asia's Best Companies 2021 survey, organized by financial magazine *FinanceAsia*, the Group's overall excellence was recognized by investors and analysts, who named it Asia Pacific's Best Real Estate Company for the 15th time, a testament to the Group's solid foundation and seasoned management team. In the Hong Kong region, the Group continued to be recognized with the Hong Kong's Most Committed to Environmental Stewardship award.

The annual Asia's Best Companies survey invites investors and analysts to evaluate Asia's listed companies in terms of overall management, investor relations, and commitment to environmental, social and corporate governance policies. Listed companies with the most outstanding performance during the year are recognized for their efforts.

在财经杂志《FinanceAsia》举办的“2021年度亚洲最佳公司”选举中,集团凭着整体卓越表现,第15年获投资者及分析员评选为“亚太区最佳地产公司”,足证实力雄厚,管理团队表现出色。在香港区评选中,集团继续获取“香港最致力于环境管理”大奖。

主办方每年举办“亚洲最佳公司”选举,邀请投资者及分析员根据区内上市公司的整体管理、与投资者关系,以及在环保、社会责任及企业管治方面的表现做出评分,以表扬在年内表现最突出的上市公司。



The Group again receives the Asia Pacific's Best Real Estate Company and the Hong Kong's Most Committed to Environmental Stewardship awards from *FinanceAsia*  
集团再获《FinanceAsia》颁发“亚太区最佳地产公司”及“香港最致力于环境管理”两大奖项

## East Point City, Landmark North and PopWalk receive the Best of Mob-Ex – Brand of the Year grand award

东港城、上水广场及天晋汇荣获“手机市场推广卓越大奖—年度最佳品牌”大奖

In recent years, SHKP Malls have leveraged technology to provide a more premium customer service experience and have received various forms of recognition from the industry. The latest winning campaign was Crazy Sale eStore, which was a joint promotion launched by East Point City, Landmark North and PopWalk. The campaign achieved remarkable results at the Mob-Ex Awards 2021, Asia e-Commerce Awards 2021, and Loyalty & Engagement Awards 2021, organized by the marketing publication *Marketing Magazine*, taking home 20 accolades, including the top honour Best of Mob-Ex – Brand of the Year.

Seizing the online sales and marketing opportunities amid the pandemic, East Point City, Landmark North and PopWalk rolled out the Crazy Sale eStore with the support of The Point by SHKP members' platform. Customers bought e-coupons at big bargains at home and went shopping later at the malls. The three malls made use of Facebook Live and a variety of other channels to promote the offers and attract target customers. Its Facebook Live platform recorded over one million views. About 90% of the e-coupons were sold out on the launch day. Online customers were converted to offline, generating more shopping and retail sales, resulting in a successful omnichannel marketing campaign.



The Crazy Sale eStore campaign, jointly held by East Point City, Landmark North and PopWalk, receives 20 prizes from *Marketing Magazine*  
东港城、上水广场及天晋汇的“折上折疯抢Online Sale”活动获《Marketing Magazine》颁发共20个奖项

新地商场近年致力应用科技,为顾客带来更优质的服务,屡获业界表扬。东港城、上水广场及天晋汇凭借联手推出的“折上折疯抢Online Sale”活动,在市场推广杂志《Marketing Magazine》主办的“手机市场推广大奖2021”、“亚洲电子商务大奖2021”及“忠诚度与联系大奖2021”中,成绩优异,获颁20个奖项,其中包括最高荣誉“手机市场推广卓越大奖—年度最佳品牌”大奖。

在疫情下,东港城、上水广场及天晋汇把握网上营销机遇,联手推出“折上折疯抢Online Sale”优惠网,通过新地商场综合会员计划的会员平台,让顾客在家中都能以超低价疯狂扫电子优惠券,之后再到店购物。商场同时运用Facebook直播及其他各种宣传渠道,推介产品优惠,全方位吸引目标客群。Facebook直播创出共超过100万浏览人次的纪录,九成电子优惠券即日售罄,成功吸引顾客从线上预购,再把人流引到线下购物及取货,刺激消费欲,带动商户生意上升,成功打造全渠道营销活动。

## ICC Light and Music Show presents Mother's Day and Father's Day specials

### “ICC声光耀维港”母亲节和父亲节特别版

Since 2013, the ICC Light and Music Show has been running different themed music shows on the ICC facade every evening to spread positive vibes in Hong Kong. Earlier, during Mother's Day and Father's Day, the ICC facade displayed additional messages and patterns of love to give thanks for moms and dads.

“ICC声光耀维港”自2013年起，每晚在ICC外墙上演不同主题的音乐表演，为香港传递正能量。此前母亲节和父亲节时，更特别加入播放感谢母亲和父亲的温馨语句和图案，向每一位爸爸妈妈致敬。



## Group former Executive Director Kwong Chun passes away

### 集团前执行董事邝准辞世

The Group's former Executive Director Kwong Chun passed away in May. Mr. Kwong worked for Kwok Tak-seng, the late founder of the Group, in Eternal Enterprises Limited from 1962 to 1972. He joined Sun Hung Kai Properties Limited in 1972 when the company was listed. He became an Executive Director of the Group in 1992, spearheaded the development of the Group's property business in southern China, and helped build the Group's premium brand on the mainland. In addition, Mr. Kwong established Hong Yip Service Company Ltd. in 1967 and was the Chairman. He introduced pioneering services and innovations to boost the development of Hong Kong's property management industry, and received numerous awards and other forms of recognition from professional organizations.

Mr. Kwong made a valuable contribution to the Group's development during his dedicated service of nearly 49 years to the Group, in particular for serving as an Executive Director for more than 28 years. Mr. Kwong will be remembered by all the members of the Group.

集团前执行董事邝准于今年五月与世长辞。邝先生自1962年起服务于永业有限公司，为集团已故创办人郭得胜工作；并于1972年新鸿基地产集团发展有限公司上市时加盟公司。邝先生于1992年成为集团执行董事，领导集团在华南地区的地产开发业务，协助集团在内地建立优质品牌。此外，邝先生于1967年创立康业服务有限公司，担任主席一职，多年来锐意创新，致力推动本地物业管理发展，屡获专业团体颁发奖项及其他形式的嘉许。

邝先生服务集团近49年，期间更出任执行董事超过28年，对推动集团发展贡献良多。集团同仁将会永远怀念邝先生。

## Sun Hung Kai Real Estate Agency Limited appoints Director

### 新鸿基地产代理有限公司委任董事



Sun Hung Kai Real Estate Agency Limited announced that Albert Lau has been appointed as a Director of the company with effect from 3 May 2021.

Mr. Lau has almost 30 years of extensive experience in the mainland market. He joined the Group in 2017 as the Executive Director of Sun Hung Kai Properties (China) Limited. Mr. Lau is responsible for the property investment and development, as well as the operations management on the mainland.

新鸿基地产代理有限公司宣布，委任刘德扬为董事，自2021年5月3日起生效。

刘德扬于内地市场拥有近30年的丰富营运经验。自2017年加入集团后，刘德扬为新鸿基地产（中国）有限公司执行董事，负责内地物业投资发展业务、项目开发及营运管理。



于22个新地商场使用电子消费券，日日赏您高达HK\$70指定商场/商户赠券！

奖赏	使用电子消费券之金额		累积单据数目	加码赏赠券金额
	WeChat Pay <sup>®</sup>	其他储值支付工具		
1	HK\$300	HK\$500	最多2套	HK\$20
2	HK\$800	HK\$1,000	最多3套	HK\$50

The Point by SHKP会员 换领以上奖赏时，除可赚取该消费之基本积分外，每月更可获赠额外500分，整个推广期可获赠额外高达2,500分！

条款及细则：

- 合格之储值支付工具包括WeChat PayHK、AlipayHK、八达通及Tap&Go拍住赏
- 每个奖赏换领之累积消费单据须同一储值支付工具账户付款，并以同一参与商场内不同商户之即日消费计算，而每笔金额须达HK\$100
- 顾客须于消费当日指定换领时间亲临消费之参与商场的指定换领地点，出示合格交易之消费单据正本及与消费单据上卡号相同之八达通卡/相关电子货币支付平台以换领奖赏，商场工作人员有权要求参与者出示身分证明文件作核对用途
- 每个参与商场每日可供换领的加码赏赠券数量有限，换完即止。每位顾客每日于同一参与商场最多可换领奖赏1及奖赏2各一次
- 每款加码赏赠券数量有限并将分阶段推出，顾客于换领时只可选择当时可供换领之加码赏赠券而不得异议
- 每套消费单据只可换领奖赏一次，不可与商场内其他推广活动重复使用(The Point by SHKP商场综合会员计划之登记积分活动及参与商场之常设泊车优惠除外)
- 恕不接受任何分拆单据及指定商户或交易发出之发票，额外积分必须于换领奖赏时一并于换领地点亲身进行登记，不适用于「新地商场」手机应用程序或「新地商场会员计划」微信官方账号自助登记
- 每月于所有参与商场的额外积分名额共20,000个，额满即止。每位会员每月于所有参与商场最多可获赠额外积分一次
- 优惠须受有关条款及细则约束，详情请向商场顾客服务中心查询。

免费登记成为The Point by SHKP会员



参与商场：



