

## Building green homes to create a sustainable community

Putting the Building Homes with Heart belief into practice, SHKP has developed various types of premium properties and offers excellent property management services. It also incorporates green and wellness elements into its developments and is actively engaged in building a sustainable community. The aim of this approach is to build an ideal living environment and create long-term value for its stakeholders.

In building residential developments, the Group considers buildable sites as one of the precious resources of Hong Kong. After reviewing the characteristics of each site, the Group makes thoughtful decisions at each stage, from planning and construction to after-sales service, to strike the right balance between development and environmental protection. The results of this approach are reflected in its newly completed developments and property management services in recent years.

The Group restored the wetland in the PARK YOHO development in Yuen Long, providing residents with the 46,500-square-metre (500,000-square-foot) Fairyland, the only private wetland in Hong Kong. This is a successful case of wetland conservation integration with a residential development. Wetland Seasons Park, which is right next to Hong Kong Wetland Park, implemented a number of environmental measures at the design and construction stages to reduce its impact on the ecology of neighbouring Wetland Park.

In its existing properties, the Group's property management subsidiaries, Hong Yip and Kai Shing, provide green and smart facilities and services for residents in their daily operations and management, including promoting energy saving, reducing carbon emissions and waste reduction, and facilitating recycling, to help residents develop a green lifestyle.

### PARK YOHO

PARK YOHO is one of the Group's major residential developments in Yuen Long. The Group restored and maintained the eco resources in the development, providing a unique 46,500-square-metre (500,000-square-foot) private wetland Fairyland for residents and demonstrating a successful case of wetland integration with residential development..

#### *Wetland integrates residential development with the environment*

During the planning stage, PARK YOHO's building development density, height, location and orientation were thoughtfully designed to ensure that the wetland would be successfully interwoven with the residential environment. Reeds were planted outside the residences to provide owners with expansive natural greenery while offering a buffer area for the wetland.

#### *Wetland restored to shine*

Fairyland was a barren site before work commenced on the residential development. In the early planning stage of the development, the Group noted the potential ecological value of the land and commissioned independent conservation experts to study the environment. The land was subsequently found to have previously been a wetland habitat for dragonflies, butterflies and birds. The Group decided to restore the barren land with the assistance of a professional consultancy team. After multiple procedures, the long-clogged drains were unblocked, and hillside streams and seawater once again flowed back to the land, followed by natural reeds and mangroves, thus gradually restoring the wetland to life.

Fairyland is a semi-natural brackish marsh, which is rare in Hong Kong. To ensure the sustainability of Fairyland, long-term management and wetland conservation measures were implemented. Maintenance work is handled by in-house conservation staff. There are also regular on-site inspections by ecology specialists with data submitted to the relevant government departments.



The PARK YOHO clubhouse organizes guided eco-tours from time to time for participants to enjoy a close look at the private wetland, Fairyland  
PARK YOHO会所不时举办生态导赏团，让游人可近距离欣赏私人湿地“候花园”



The sky clubhouse<sup>1</sup> in Wetland Seasons Park offers seasonal views of neighbouring Hong Kong Wetland Park and the movements of migratory birds<sup>2</sup>  
Wetland Seasons Park空中会所<sup>1</sup>可俯瞰毗邻香港湿地公园的四季景致及季候鸟的动态景观<sup>2</sup>

Thanks to the efforts made by the Group, the number of ecological species in Fairyland has increased from 180 initially to over 400 now, including the near-threatened four-spot midgets, Pallas's leaf warblers, great and little egrets and variegated flutterers.

#### *Eco events promote conservation*

PARK YOHO's clubhouse organizes eco events, such as guided tours and biochar workshops, from time to time for participants to have a close look and connect with the

ecology of the brackish marsh. These events help promote the beauty of nature and the importance of wetland conservation, and raise awareness of conservation and environmental protection.

### Wetland Seasons Park

Wetland Seasons Park is the Group's latest completed large-scale residential development, right next to Hong Kong Wetland Park. The development integrates the scenic environment of Wetland Park with smart technology and environmental concept to create a sustainable environment for its residents.

#### *Planning integrated with the natural environment*

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

The development adopted a stepped layout design, with the towers closest to Wetland Park the lowest. There are also six ventilation breezeways; the main breezeway is 35 metres wide to ensure good ventilation. Earth tones were used in the façade to help it blend in with the wetland environment. During construction, noise barriers over six metres high were set up to reduce construction

noise. The site had an independent sewage treatment system to ensure that all on-site sewage was treated before being discharged from the site. Pre-cast concrete paving slabs were used for the haul road to reduce dust from construction vehicles. Noise pollution was avoided since the concrete slabs did not have to be broken up during removal.

#### *Landscape integrated with the natural ecology*

The outdoor landscaped area of the development accounts for 35% of the project site area. Thirty-five existing trees were retained, and over 1,300 trees and over 150,000 shrubs were planted, most of which are native to Hong Kong. The landscape design adopted the 'Shakkei' (borrowed scenery) concept, using the natural ecological view of Wetland Park as the backdrop. With the various types of trees and terrain, the design extends the natural environment of neighbouring Wetland Park to the development's interior garden. The residents' clubhouse in the development features the only sky clubhouse<sup>1</sup> in the district, offering scenic views of Wetland Park and the movements of migratory birds<sup>2</sup>. The residents can enjoy the clubhouse facilities while learning about related knowledge.

## Live a green life

Through Hong Yip and Kai Shing, the Group has embedded environmental elements into its daily operations and the management of its residential properties to enhance the developments' sustainability and promote environmental consciousness among the residents. To speed up the low-carbon transition, the Group is proactively promoting renewable energy with solar panels installed in a number of residential properties. Hong Yip and Kai Shing provide caring and convenient waste-reduction and recycling measures and are gradually increasing the number of charging facilities for electric vehicles. Also, the management service offices apply smart technology to reduce resource consumption, and some estates have urban farms for residents to experience the fun of gardening.

### Promoting renewable energy, and supporting energy saving and carbon emissions reduction

To promote renewable energy and reduce carbon emissions, the Group has installed solar panels in some residential properties in recent years, including Europa Garden, Greenfield Garden, Park Island, Scenery Court, The Vineyard and Valais. The Vineyard has one of the largest solar panel installations among residential properties in Hong Kong with around 350 solar panels.

The Valais clubhouse rooftop has solar panels, together with solar power equipment, to generate solar energy for daily use, such as lighting, closed-circuit television, mosquito repellent lamps and pedestal fans. Greenfield Garden has solar panels on the rooftop,



The Valais clubhouse rooftop farm uses fertilizer made from food waste, and the vegetables grown in the farm are used in its clubhouse restaurant or shared with residents  
天奕在会所天台开垦自耕种植·利用厨余回收化成耕种肥料用于种植·农作物则供应给会所餐厅或送给住户享用

Notes: kWh, standing for kilowatt-hour, is a unit of energy equal to one kilowatt of power sustained for one hour. It is commonly used as a billing unit for energy delivered to consumers by electric utilities.

supported by a smart system, which was recognized with a renewable energy award.

The Group's property management subsidiaries, Hong Yip and Kai Shing, continue to install solar panels in the Group's residential developments and residences managed by them, wherever appropriate. According to its plan up to 2022, Hong Yip expects the solar systems in its managed residential properties to generate estimated annual renewable energy of about two million kWh\* upon full operation, equivalent to the annual consumption of approximately 500 households in Hong Kong. Kai Shing plans to increase its solar panel coverage to over 20 of its managed residential projects in the next two years, generating estimated annual renewable energy of about 1.6 million kWh\*.

### Waste reduction and recycling made easy

The Group encourages residents to live sustainably by providing waste reduction and recycling facilities for a wide variety of materials, including paper, plastics, metals, glass, used clothes, food waste, moon cake boxes and Chinese New Year plants. Some estates even provide caring facilities and services to facilitate a low-carbon lifestyle.

The Leighton Hill, for example, provides small bins to facilitate the collection of household food waste, which is then converted into fertilizer in an on-site food waste composter. An energy and waste check service provides residents with complimentary advice on energy saving and waste reduction. To reduce waste at source, The Leighton Hill works with a green group to conduct food audits for residents and offer tips on food waste reduction and proper food waste-handling procedures.

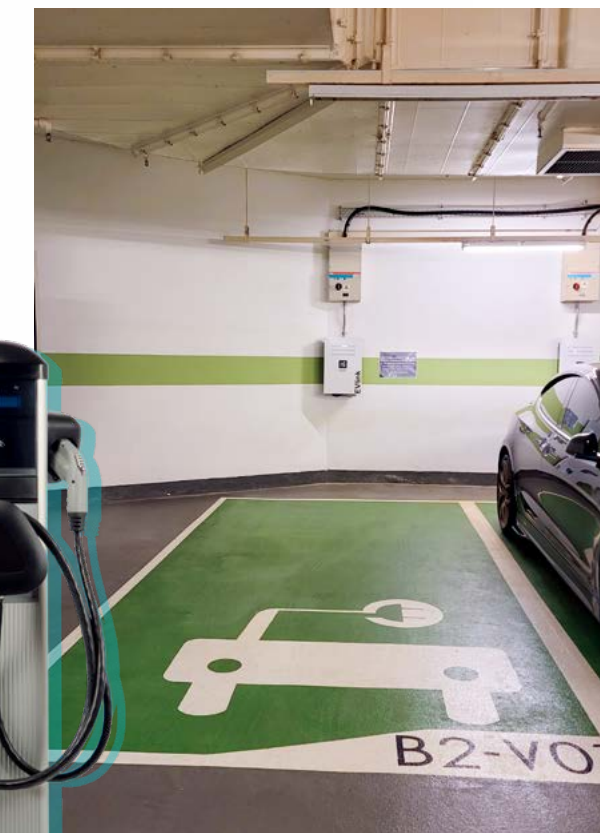
### Urban farm nurtures environmental consciousness

To help residents experience green living and raise their environmental awareness, some estates, including Aegean Coast, Grand YOHO, Oscar by the Sea, Valais, Wonderland Villas and YOHO Midtown, have urban farms.

Grand YOHO residents can apply for a farm area in YOHO Farm and experience the joy of gardening under the guidance of a professional gardener. Nearly 1,000 applications have been received from households since 2018. Valais has a clubhouse rooftop farm and nursery areas, which use fertilizer made from food waste. The crops are used in its clubhouse restaurant or shared with residents.

### Gradually increasing the charging facilities for electric vehicles

The Group encourages the public to use environmental friendly electric vehicles to reduce carbon emissions and improve roadside air quality. Currently, car parks in over 50 residential properties managed by the Group have charging facilities for electric vehicles. To promote a sustainable



The Group is gradually increasing the charging facilities for electric vehicles in its managed properties to encourage residents to switch to electric vehicles to reduce carbon emissions  
集团现正在逐步增加旗下住宅项目电动车充电配套·以鼓励住户改驾电动车·减少碳排放



A number of estates have reverse vending machines to encourage residents to recycle plastic bottles, aluminium cans and beverage cartons  
多个楼宇设有逆向自动售货机·鼓励住客参与回收塑料瓶·铝罐和纸质饮品盒

transport system, the Group plans to install standard charging facilities for electric vehicles in private car parking spaces in its new residential developments. Hong Yip and Kai Shing are helping existing estates install standard charging facilities for electric vehicles to encourage residents to switch to electric vehicles.

### Smart management to utilize resources efficiently and enhance quality

The Group has proactively introduced smart technology in its managed residential properties to reduce resource consumption and enhance management quality. Some estates deploy robots for value-added service. The Grand YOHO, Mount Regency and Wetland Seasons Park clubhouses, for example, have smart food delivery robots with removable food trays. Guided by a camera and an obstacle-detection system, the robot can deliver the food ordered by residents directly to their seats. This contactless delivery makes the dining experience healthier and more hygienic.

In recent years, a number of estates have used a mobile app to connect with residents and enhance service quality. Live e-asy and SoProp, the in-house app of Kai Shing and Hong Yip respectively, are now applied throughout all their managed residential properties. In addition to estate information, residents can access the estate, reserve clubhouse facilities and services, pay management fees, and even send a visitor e-pass through the mobile app.

## 集团打造绿色居所 为构建可持续社区出力



The Grand YOHO, Mount Regency and Wetland Seasons Park clubhouse restaurants have smart food delivery robots, which use artificial intelligence to provide food delivery services  
Grand YOHO、御半山及Wetland Seasons Park 的住客会所餐厅均设有智能送餐机器人，以人工智能设定为食客提供送餐服务

凭借“以心建家”的信念，集团一直致力发展各种类型的优质物业，以及提供卓越的物业管理服务，并把绿色及健康元素融入其中，积极参与建设可持续社区，为集团住户与股东打造理想生活环境及创造长远价值。

在兴建住宅项目时，考虑到可建筑用地为香港珍贵资源之一，并结合各地块的特点，集团从规划、建筑以至售后服务等每一个环节均细心雕琢，务求在发展与环境之间取得良好平衡，有关成效已反映在集团近年落成的项目及物业管理服务上。

集团为元朗PARK YOHO项目修复其中的湿地，令住户能拥有一个占地46,500平方米（500,000平方呎）的“候花园”，打造香港首个也是唯一私人湿地公园，成功结合湿地保育与住宅项目发展；而毗邻香港湿地公园旁的Wetland Seasons Park，在设计及施工时采取了多项环保措施，以减少项目发展对周边湿地公园的生态造成影响。

对于现有物业，集团旗下物业管理公司康业和启胜，在日常营运和管理中为住户提供环保及智能设施及服务，包括推动节能减碳及减废回收等，协助住户投入绿色生活。

### PARK YOHO

集团在元朗其中一个大型住宅项目PARK YOHO中，修复及维护项目里的生态资源，为住户提供一个独一无二、占地46,500平方米（500,000平方呎）的私人湿地“候花园”，成为平衡住宅发展与保育的成功案例。

#### 湿地住宅环境共融

集团在规划PARK YOHO时，在楼宇发展密度、高度、位置及朝向等方面均精心设计，确保湿地与住宅环境相辅相成。住宅部分外侧特别种植了芦苇，不但可为住户提供开阔的自然生态绿化景观，也为湿地提供缓冲区。

#### 修复荒地 重现生态

“候花园”原址为荒废农地，集团于住宅发展项目规划初期，发现该地具有生态价值潜力，于是委托独立保育专家视察环境，确认该地曾经是蜻蜓、蝴蝶及雀鸟的栖息地，于是决定修复荒地。集团与专业顾问团队合作，通过多重工序挖通淤塞多年的渠道，引导山水海水流入，同时引入天然芦苇及红树，将原有湿地生态逐步恢复。

“候花园”属于香港罕有的咸淡水半自然湿地，为确保“候花园”持续发展，集团落实了长期管理及保育湿地的措施，聘请保育人员专门维护工作，安排生态专家定期到场仔细检测湿地状况，并将数据呈交政府有关部门。

在集团的悉心管理下，“候花园”的生态物种数目不跌反升，园内的自然物种由初期的180种增加至现时逾400种，包括濒危涸沼丝蜻蜓、黄腰柳莺、大小白鹭以及斑丽翅蜻等。

#### 生态活动 推广保育

PARK YOHO会所不时举办生态活动，如导赏团及生物碳制作等，让参与者可近距离一睹及接触湿地的生态资源，推广大自然之美及湿地保育的重要性，培养保育及爱惜大自然的意识。

### Wetland Seasons Park

集团新近落成的大型住宅发展项目Wetland Seasons Park，位处香港湿地公园旁边，集团通过融入湿地公园的优美环境，并结合智能科技和环保概念，为项目住客塑造可持续生活模式。

#### 与自然环境相融的规划

由于Wetland Seasons Park位处湿地缓冲区，集团在设计及施工时采取了多项措施，以尽量减低在发展过程中对湿地生态的干扰。

发展项目采取阶梯式设计，最接近湿地公园的楼宇高度为最低，并设有六条通风廊，主通风廊宽达35米，有利通风；建筑物外墙以大地色调为主，以配合湿地环境。施工期间设置逾六米高的隔音屏障，以减低施工噪音。场地设有独立污水处理系统，所有污水经处理后，才可排出场地。工地车路面使用预制混凝土厚板，以减少尘土飞扬，而且拆除时又不用拆除石板，避免制造噪音。

#### 园林结合自然生态

项目的户外园林占总面积达35%，除保留了35棵原始树木，还种植超过1,300棵树木及超过150,000棵灌木，绝大部分为香港原生品种。园林以“借景”手法，以湿地公园的自然生态景观为背景，配以各种形态的树木及地型，将外围湿地公园的自然环境延伸至内园。项目的住客会所设有区内唯一的空中会所<sup>1</sup>，可俯瞰湿地公园的四季景致及季候鸟的动态景观<sup>2</sup>，让住客可了解到相关知识。

### 提倡绿色生活

集团通过康业和启胜，在日常营运和管理中加入环保元素，以提升项目的可持续性，向住户推广环保意识。为加速低碳转型，集团积极推动可再生能源，在多个住宅项目安装太阳能光伏板。康业和启胜为住户提供贴心方便的减废回收措施，同时逐步增加电动车充电配套。管理团队还善用智能科技，以减少资源消耗。部分住宅项目更设有都市农庄，让住户体验种植的乐趣。

#### 推动可再生能源 支持节能减排

为推广可再生能源及减少碳排放，集团近年开始在部分住宅项目安装太阳能光伏板，包括欧意花园、翠怡花园、珀丽湾、蔚景园、葡萄园及天峦等。其中，葡萄园装设约350块太阳能光伏板，是最大规模的香港住宅项目之一。

天峦在会所天台安装太阳能光伏板，并增添了太阳能发电设备，将太阳能应用到日常运作上，如照明设备、闭路电视、灭蚊灯及落地风扇等。翠怡花园则在楼宇天台安装太阳能光伏板配以智能系统；该系统曾获可再生能源奖项，运作效能优越。



Taking advantage of its geographical location, the Valais clubhouse rooftop has solar panels to promote renewable energy  
天峦善用项目地理位置优势，在会所天台安装太阳能光伏板，推动可再生能源

集团的物业管理公司康业及启胜继续在合适的物业安装太阳能光伏板，包括集团旗下住宅物业及由其管理的住宅项目。根据康业截至2022年的计划，当其管理的住宅物业所安装的太阳能系统全面投入运作后，每年可生产达至约200万千瓦时\*的可再生能源，相当于约500个香港家庭一年的用电量。启胜也计划在未来两年内将安装太阳能光伏板的举措扩展至超过20个由其管理的住宅物业，估计届时有关设施的可再生能源年产能将可达至约160万千瓦时\*。

#### 减废回收 方便简单

集团一向鼓励住户实践可持续生活，提供减废回收的措施。回收作循环再造的废物总类繁多，包括纸张、塑料、金属、玻璃、旧衣、厨余、月饼盒及新春植物等。部分住宅项目更提供贴心设施或服务，协助住户融入低碳生活。

以礼顿山为例，项目设有小型收集箱，方便收集住户的家居厨余，再以项目内的厨余机，将厨余转化为肥料。项目还设有能源和废物检查服务，可为住户免费提供节能和减废建议。为达致源头减废，礼顿山更与绿色团体合作，为住户进行食物审计，提供减少厨余及正确处理厨余的方法。

#### 都市农庄 培育环保意识

为协助住户体验绿色生活，提升环保意识，部分住宅项目设有都市农庄，包括爱琴海岸、Grand YOHO、清水湾半岛、天峦、华景山庄和YOHO Midtown等。



To encourage residents to participate in waste reduction and recycling, Wonderland Villas arranges regular green outreach recycling service  
华景山庄定期安排绿色外展回收车到住宅区，鼓励住户参与减废回收



The organic farm in Apollo ECO PARK in YOHO Midtown offers residents a gardening experience  
YOHO Midtown的“阿波罗ECO PARK”设有有机农场，让住户体验种植乐趣

Grand YOHO住户可租用休闲农庄的种植位置，在专业园艺师指导下，体验种植乐趣。自2018年起，项目累计收到近1,000户住户申请租用。天峦团队则在会所天台开垦自耕种植并设有苗圃区，利用厨余回收转化成耕种肥料，并将农作物供应给会所餐厅或送给住户享用。

#### 逐步增加电动车充电配套

集团一直鼓励大众使用更环保的电动车，以减少碳排放，改善路边空气质量。目前，共有超过50个管辖的住宅物业设置电动车充电设施。为推动可持续交通系统，集团有意在其新发展住宅项目停车场中，在全部私家车停车位安装电动车充电基础设施。对于现有住宅项目，康业和启胜现正协助其安装电动车充电基础设施，鼓励住户改驾电动车。

#### 智能管理 节约资源提升品质

集团在管理住宅物业时，积极引入智能科技，减少资源消耗，提升管理品质。部分住宅项目运用机器人，提供增值服务。Grand YOHO、御半山及Wetland Seasons Park的住客会所餐厅设有智能送餐机械人，机身内设可拆卸托盘放置食物，配备镜头及障碍物探测系统，可直接运送住户所点选的菜式到其座位，代替人工送餐，打造更健康卫生的用餐体验。

多个住宅项目近年也通过手机应用程序，与住户保持联系，提升服务品质；其中，由启胜及康业分别自行研发的应用程序Live e-asy及SoProp已全面应用至其管辖的所有住宅项目。除了浏览项目信息外，住户可通过手机应用程序出入住宅项目、预订会所设施及服务、缴纳管理费以至发送电子访客通行证予访客等。

## Recognition for continuously enhanced ESG performance ESG表现持续提升 屡获嘉许

The Group promotes sustainable development with continuous enhancements in its environmental, social and governance (ESG) performance. The latest recognitions were received from the Chinese Edition of Bloomberg Businessweek and the Environmental Campaign Committee.

#### ESG Leading Enterprise Awards

In the ESG Leading Enterprise Awards 2021, co-organized by the Chinese Edition of *Bloomberg Businessweek* and Deloitte, the Group received three major awards, which is testament to the Group's excellent track record in ESG governance mechanisms, goals and performance, its environmental and social initiatives, and so forth. The three awards were the ESG Leading Enterprise Award, which highlights the Group's overall ESG performance, the Leading Environmental Initiative Award and the Leading Social Initiative Award. The Leading Environmental Initiative Award was presented for the Group's environmental measures in its Wetland Seasons Park development. The Leading Social Initiative Award was recognition for SmartWorks – a 5G-enabled site safety management system jointly developed by SHKP and its subsidiary SmarTone.

#### Gold awards at the Hong Kong Awards for Environmental Excellence

At the 2020 Hong Kong Awards for Environmental Excellence, organized by the Environmental Campaign Committee, the Environmental Protection Department and nine organizations, Wonderland Villas and YOHO Midtown won the gold awards in the Property Management (Residential) sector.

Wonderland Villas takes an active role in environmental protection. To encourage recycling, it provides reverse vending machines to collect plastic bottles, aluminium cans and beverage cartons. To facilitate food waste recycling, there are two food waste composters, each with a capacity of 100 kilograms, to convert food waste into fertilizer for gardening and organic farming in the estate. Over 23% of its common area is green, with over 500 trees, 100,000 plants and an organic farm. The Wonderland Villas management service team promotes a green lifestyle by inviting residents and staff to become “Green-Living KOLs” to produce environmental protection promotion videos in different languages.

YOHO Midtown is dedicated to promoting environmental protection. The management service team worked with the Owners' Committee to establish the Environmental Culture City to promote sustainability to residents. Three environmental zones were added in Apollo ECO PARK this year for residents to experience organic, green living. The estate also took the initiative to work with different green groups on a series of recycling and waste-separation activities. On a YouTube channel, residents can share green messages with the public. The clubhouse restaurant uses reusable delivery bags and biodegradable take-away lunch boxes made of corn starch.



In the ESG Leading Enterprise Awards 2021, the Group received three major awards. Joseph Chan (left), Under Secretary for Financial Services and the Treasury of the HKSAR, presented one of the awards to Brian Sum (right), Associate Member of the Group's Executive Committee and General Manager – Corporate Planning  
集团在“ESG领先企业大奖 2021”中，囊括三大奖项。图为香港特区政府财经事务及库务局副局长陈浩濂（左）颁发其中一个奖项予集团执行委员会助理成员兼总经理（公司策划）沈康宁（右）

集团致力推动可持续发展，不断提升在环境、社会及管治方面的表现，成效深受各界认同。最近，分别获《彭博商业周刊/中文版》及环境运动委员会颁发大奖。

#### “ESG领先企业大奖”

由《彭博商业周刊/中文版》主办，德勤协办的“ESG领先企业大奖2021”中，集团囊括三大奖项，足证集团的ESG管治机制、目标、绩效、环保及社区项目等范畴表现杰出。三大奖项包括彰显集团整体ESG表现的“ESG领先企业奖”，还有“领先环保项目奖”和“领先社区项目奖”，前者表扬集团在发展Wetland Seasons Park所采取的环保举措，后者则是对集团与附属公司SmarTone共同开发、5G支持的地块安全管理系统SmartWorks的认可。

#### “香港环境卓越大奖”金奖

在环境运动委员会联同环境保护署及九个机构合办的“2020香港环境卓越大奖”中，华景山庄和YOHO Midtown同时夺得物业管理（住宅）界别金奖。

华景山庄积极响应环保，设有逆向自动售货机收集塑料瓶、铝罐和纸质饮品盒。为方便厨余回收，设有两部容量达100公斤的厨余机，厨余转化而成的肥料应用于项目园艺和有机耕种。项目的公共地方绿化率逾23%，种植超过500棵树和100,000株植物，并设置有机种植场。华景山庄管理团队致力推动环保文化，邀请住户与员工担任“环保新星KOL”，以不同语言拍摄环保宣传片。

YOHO Midtown致力推行环保，管理团队与业主委员会合作建立“环保文化城”，向业户宣传住宅可持续发展的讯息。今年，项目在“阿波罗ECO PARK”增设三大环保主题区，让住户体验有机绿色生活。项目还主动与不同环保机构合作，推行一系列回收及废物分类活动；并开设YouTube频道，与业户及公众人士轻松分享环保讯息。会所餐厅采用可循环利用的保温袋及可生物降解的玉米淀粉外卖餐盒。

NOTES TO FEATURE STORY ON PAGES 4-11 :

1. 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.

2. 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.

第4-11页专题故事备注：

1. “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之最终批核为准，于发展项目住宅物业入伙时未必能即时启用。

2. 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，且周边建筑物及环境会不时改变。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。

Name of the Phase of the Development ("the Phase"): Phase 1A of Park Vista Development (Towers 9A, 9B, 10A, 10B, 11A and 11B of the residential development in Phase 1A are called “Park Vista 1A”) | Phase 1B (Towers 2A, 2B, 3A, 3B, 5A, 5B, 6A, 6B, 7A and 7B of the residential development in Phase 1B are called "PARK YOHO Venezia") | Phase 1C (Towers 1A and 1B of the residential development in Phase 1C are called "PARK YOHO Sicilia") | Phase 2A (Towers 12, 15A, 15B, 16A, 16B, 17, 18A, 18B, 19, 29, 30A and 30B of the residential development in Phase 2A are called "PARK YOHO Genova") | Phase 2B (Towers 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in Phase 2B are called "PARK YOHO Napoli") | Phase 2C (Towers 31A, 31B, 32A, 32B, 33A, 33B, 35A, 35B, 36A and 36B of the residential development in Phase 2C are called "PARK YOHO Milano") | District: Kam Tin North | Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi | Website address designated by the vendor for Phase 1A of the Development: [www.parkvista.com.hk/1a](http://www.parkvista.com.hk/1a) | Website address designated by the vendor for Phase 1B of the Development: [www.parkyoho.com/venezia](http://www.parkyoho.com/venezia) | Website address designated by the vendor for Phase 1C of the Development: [www.parkyoho.com/sicilia](http://www.parkyoho.com/sicilia) | Website address designated by the vendor for Phase 2A of the Development: [www.parkyoho.com/genova](http://www.parkyoho.com/genova) | Website address designated by the vendor for Phase 2B of the Development: [www.parkyoho.com/napoli](http://www.parkyoho.com/napoli) | Website address designated by the vendor for Phase 2C of the Development: [www.parkyoho.com/milano](http://www.parkyoho.com/milano) | 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: Bright Strong Limited | Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited | Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald | The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited | Building contractor for the Phase: Chun Fai Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown, Woo Kwan Lee & Lo; Wong & Poon | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited | Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. | This advertisement is published by or with the consent of the Vendor. | Date of printing: 31 December 2021

发展项目期数名称（“期数”）：峻峦发展项目第1A期（期数中住宅发展项目的第9A、9B、10A、10B、11A及11B座称为“峻峦1A”） | 第1B期（期数中住宅发展项目的第2A、2B、3A、3B、5A、5B、6A、6B、7A及7B座称为“PARK YOHO Venezia”） | 第1C期（期数中住宅发展项目的第1A及1B座称为“PARK YOHO Sicilia”） | 第2A期（期数中住宅发展项目第12、15A、15B、16A、16B、17、18A、18B、19、29、30A及30B座称为“PARK YOHO Genova”） | 第2B期（期数中住宅发展项目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座称为“PARK YOHO Napoli”） | 第2C期（期数中住宅发展项目的第31A、31B、32A、32B、33A、33B、35A、35B、36A及36B座称为“PARK YOHO Milano”） | 区域：锦田北 | 期数的街道名称及门牌号数：青山公路潭尾段18号 | 卖方就本发展项目第1A期指定的互联网网站的网址：[www.parkvista.com.hk/1a](http://www.parkvista.com.hk/1a) | 卖方就本发展项目第1B期指定的互联网网站的网址：[www.parkyoho.com/venezia](http://www.parkyoho.com/venezia) | 卖方就本发展项目第1C期指定的互联网网站的网址：[www.parkyoho.com/sicilia](http://www.parkyoho.com/sicilia) | 卖方就本发展项目第2A期指定的互联网网站的网址：[www.parkyoho.com/genova](http://www.parkyoho.com/genova) | 卖方就本发展项目第2B期指定的互联网网站的网址：[www.parkyoho.com/napoli](http://www.parkyoho.com/napoli) | 卖方就本发展项目第2C期指定的互联网网站的网址：[www.parkyoho.com/milano](http://www.parkyoho.com/milano) | 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：辉强有限公司 | 卖方的控股公司：Fourseas Investments Limited、新鸿基地产发展有限公司 | 期数的认可人士的姓名或名称：吕元祥博士 | 期数的认可人士以其专业身分担任经营人、董事或雇员的商号或法团：吕元祥建筑师事务所（香港）有限公司 | 期数的承建商：骏辉建筑有限公司 | 就期数的住宅物业的出售而代表拥有人行事的律师事务所：开士打律师行、胡关李罗律师行、王潘律师行 | 已为期数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 | 已为期数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，以了解本发展项目期数的资料。 | 本广告由卖方或在卖方的同意下发布。 | 印制日期：2021年12月31日

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 | 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: 31 December 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、开士打律师行 | 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 | 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12月31日

Name of the Phase of the Development: Phase 1 ("Phase 1") of Grand YOHO Development ("the Development") (Towers 1, 2, 9 and 10 (Tower 4 is omitted, and Towers 3, 5, 6, 7 & 8 are not in Phase 1) of the residential development in Phase 1 are called "Grand YOHO") | Name of the Phase of the Development: Phase 2 ("Phase 2") of Grand YOHO Development

(“the Development”) (Towers 3, 5 and 8 (Tower 4 is omitted, and Towers 1, 2, 6, 7, 9 and 10 are not in Phase 2) of the residential development in Phase 2 are called “Grand YOHO”) | District: Yuen Long | Name of Street and Street Number of Phase 1 and Phase 2 of the Development: No. 9 Long Yat Road | The website address designated by the Vendor for Phase 1 of the Development: [www.grandyoho.com.hk](http://www.grandyoho.com.hk) | The website address designated by the Vendor for Phase 2 of the Development: [www.grandyoho.com.hk/p2](http://www.grandyoho.com.hk/p2) | 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: City Success Limited | Holding companies of the Vendor: Victory Zone Holdings Limited, Ximston Finance S.A., Sun Hung Kai Properties Limited | Authorized person for Phase 1 and Phase 2 of the Development: Wong Ka Man Carmen | 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 professional capacity: Sun Hung Kai Architects and Engineers Limited | Building contractor for Phase 1 and Phase 2 of the Development: Sanfield Engineering Construction 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, Wong & Poon | 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 (Note: The relevant undertaking has been cancelled.) | Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited | Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. | This advertisement is published by the vendor or by another person with the consent of the vendor. | Date of Printing: 31 December, 2021

发展项目期数名称: Grand YOHO Development (“发展项目”) 的第1期 (“第1期”) (第1期中住宅发展项目的第1、2、9及10座 (不设第4座, 及第3、5、6、7及8座不在第1期) 称为 “Grand YOHO”) | 发展项目期数名称: Grand YOHO Development (“发展项目”) 的第2期 (“第2期”) (第2期中住宅发展项目的第3、5及8座 (不设第4座, 及第1、2、6、7、9及10座不在第2期) 称为 “Grand YOHO”) | 区域: 元朗 | 发展项目第1期及第2期的街道名称及门牌号数: 朗日路9号 | 卖方就发展项目第1期指定的互联网网站的网址: [www.grandyoho.com.hk](http://www.grandyoho.com.hk) | 卖方就发展项目第2期指定的互联网网站的网址: [www.grandyoho.com.hk/p2](http://www.grandyoho.com.hk/p2) | 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: 兆盛有限公司 | 卖方的控股公司: Victory Zone Holdings Limited, Ximston Finance S.A., 新鸿基地产发展有限公司 | 发展项目第1期及第2期的认可人士: 黄嘉雯 | 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 | 发展项目第1期及第2期的承建商: 新辉城建工程有限公司 | 就发展项目第1期及第2期中的住宅物业的出售而代表拥有人行事的律师事务所: 孖士打律师行、王潘律师行 | 已为发展项目第1期及第2期的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司 (备注: 有关承诺已经取消。) | 已为发展项目第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, 以了解发展项目第1期及第2期的资料。 | 本广告由卖方发布或在卖方的同意下由另一人发布。 | 印制日期: 2021年12月31日

Name of the Development: Valais (“the Development”) | District: Kwu Tung South | Name of the street and the street number: 28 & 33 Kwu Tung Road | The website address designated by the Vendor for the Development: [www.valais.com.hk](http://www.valais.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: Billion Great Investment Limited | Holding companies of the Vendor: Ximston Finance S.A., Victory Zone Holdings Limited and Sun Hung Kai Properties Limited | Authorized Person for the Development: Dr. Lu Yuen Cheung Ronald | The firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Ltd | Building Contractor for the Development: Chun Fai Construction Company Limited | Firm of solicitors acting for the owner in relation to the sale of the residential properties in the Development: Woo Kwan Lee & Lo and Wong & Poon | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled.) | Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited (The loan has been settled.) | Prospective purchasers are advised to refer to the sales brochure for any information on the development. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Date of Printing: 31 December, 2021

发展项目名称: 天峦 (“发展项目”) | 区域: 古洞南 | 街道名称及门牌号数: 古洞路28号及33号 | 卖方就发展项目指定的互联网网站的网址: [www.valais.com.hk](http://www.valais.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: 兆兴投资有限公司 | 卖方的控股公司: Ximston Finance S.A., Victory Zone Holdings Limited及新鸿基地产发展有限公司 | 发展项目的认可人士: 吕元祥博士 | 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: 吕元祥建筑师事务所 (香港) 有限公司 | 发展项目的承建商: 骏辉建筑有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行及王潘律师行 | 已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司 (有关承诺已经取消。) | 已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited (贷款已结清) | 卖方建议准买方参阅有关售楼说明书, 以了解发展项目的资料。 | 本广告由卖方发布或在卖方的同意下由另一人发布。 | 印制日期: 2021年12月31日