

# SHKP



新鴻基地產  
Sun Hung Kai Properties

新地季刊  
Quarterly

Vol 102 | Q4 2021

Building green homes to create a sustainable community  
集團打造綠色居所 為構建可持續社區出力





以心建家 Building Homes with Heart



Building green homes to create a sustainable community  
集团打造绿色居所 为构建可持续社区出力

1. Wetland Seasons Park
2. PARK YOHO

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以及其周围地区的公共设施及环境较佳的了解。



# Contents

Vol 102 | Q4 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



4



18



24

## 专题故事

- 4 Building green homes to create a sustainable community  
集团打造绿色居所 为构建可持续社区出力

## 业务动向 – 香港

- 18 Phase 2 Wetland Seasons Bay continues its strong sales performance  
Wetland Seasons Bay第2期延续销售佳绩
- 20 KENNEDY 38 in Kennedy Town receives a strong market response  
坚尼地城KENNEDY 38 推售 市场反应热烈
- 22 MOKO PARK incorporates environmental concepts to create leisure space  
“MOKO 动乐园！” 结合环保概念打造休闲空间

## 业务动向 – 香港及内地

- 24 SHKP Malls present diverse Christmas festive themes  
新地商场营造各式圣诞风情

## 集团动向

- 28 The Group publishes 2020/21 Sustainability Report  
集团出版2020/21年度《可持续发展报告》

## 可持续发展

- 30 The Group signs first sustainability-linked loan of HK\$8,650 million  
集团签署首笔与可持续发展表现挂钩的贷款协议达86.5亿港元

- 31 The Group wins multiple awards at Asian Excellence Award 2021  
集团在“2021亚洲卓越大奖”中荣获多个奖项

ICC awarded the 10-Year Award of Excellence by the Council on Tall Buildings and Urban Habit  
环球贸易广场获世界高层建筑与都市人居学会颁发「十年卓越奖」

- 32 Relaunch of the Sun Hung Kai Properties Hong Kong Cyclothon with a new route on the Hong Kong-Zhuhai-Macao Bridge and a new cycling experience  
“新鸿基地产香港单车节”复办 全新港珠澳大桥路线带来崭新体验

V City enhances energy saving and emissions reduction with technology  
V City应用科技提升节能减排

- 33 Actively integrated in national development, the Group fully supports Hong Kong's cultural and technology infrastructure  
集团积极融入国家发展 全力支持香港文化科创建设

SHKP-Kwoks' Foundation signs new donation agreement with Southwest University  
新地郭氏基金与西南大学签定新一期捐赠协议

- 34 Nature Rescue saves endangered horseshoe crabs and wild fireflies  
“山·滩拯救队”拯救濒危马蹄蟹及野外萤火虫

The SHKP volunteer team supports the elderly and families with special needs  
集团义工队以心关怀长者及有特别需要的家庭



28



31



32



33



## 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  
天畝在会所天台開垦自耕种植·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”属于香港罕见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个管辖区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



## Phase 2 Wetland Seasons Bay continues its strong sales performance

### Wetland Seasons Bay第2期延续销售佳绩



Wetland Lot No. 33 Development ("the Development") is the Group's latest residential development next to Hong Kong Wetland Park. Adjoining Hong Kong's only wetland park, the Development provides a low-density living environment while overlooking the bustling Shenzhen Bay and Nanshan<sup>1</sup>. The Development is within walking distance of Light Rail Wetland Park Stop and is supported by a full range of community facilities and amenities<sup>2</sup>. It also falls within the scope of the Shenzhen Bay Quality Development Circle<sup>3</sup>, which encircles the northern and southern shores of the Shenzhen Bay Bridge, and the planned Hong Kong Northern Metropolis<sup>3</sup>.

**Residential units offered for sale by price list sold out**  
Wetland Seasons Bay, Phase 2 of the Development, continued the good momentum since its launch in November 2021. As at 28 December 2021, the residential units offered for sale by price list were sold out, registering contracted sales of over HK\$2,000 million<sup>4</sup>.

Wetland Seasons Bay, Phase 2 of the Development, continues the Development's exceptional stepped layout and zigzag design, along with well-planned, low-density structures. The orientation of each block is designed to offer wide views<sup>5</sup>, providing residents with views of the inner garden, Wetland Park and Shenzhen Bay from different angles<sup>5</sup>.

Wetland Seasons Bay, Phase 2 of the Development, will provide 388 residential units, comprising two blocks of nine- to ten-storey low-density residential towers and eight blocks of six-storey villas. Typical floor units will vary from about 270 to about 800 square feet<sup>5</sup> in terms of saleable area, with various layouts, ranging from studios to four-bedroom units with one en-suite and a utility room<sup>6</sup>. Special units will also be available to suit the needs of different buyers.

**Prime clubhouse<sup>7</sup> facilities**  
The residents' clubhouse<sup>7</sup> and outdoor landscape at Wetland Seasons Bay will span over 303,000 square feet<sup>8</sup>, over 265,000 square feet<sup>8</sup> of which will be outdoor landscaped areas<sup>8</sup>. The residents' clubhouse<sup>7</sup> will have comprehensive facilities, including a sky clubhouse<sup>7</sup> overlooking scenic and seasonal views of Wetland Park<sup>1</sup>, an approximately 50-metre-long outdoor swimming pool<sup>7</sup>, an approximately 25-metre-long heated swimming pool<sup>7</sup>, a jacuzzi<sup>7</sup>, sauna rooms<sup>7</sup>, steam rooms<sup>7</sup> and banquet rooms<sup>7</sup>. Fitness and sports facilities will include a 24-hour gym<sup>7,9</sup>, a multipurpose ball court<sup>7</sup> and a yoga room<sup>7</sup> with an extension to an outdoor yoga platform<sup>7</sup>.

**集团现正于香港湿地公园旁兴建全新住宅发展项目Wetland Lot No. 33 Development发展项目（“发展项目”）。发展项目毗邻香港唯一湿地公园，尽享低密度的生活空间，远眺深圳湾及南山的繁华盛景<sup>1</sup>。发展项目信步可达轻轨湿地公园站，社区生活配套完善<sup>2</sup>，更已被纳入由深圳湾公路大桥南北两岸所组成的“深圳湾优质发展圈”<sup>3</sup>及“香港北部都会区”<sup>3</sup>的规划中。**

**以价目表形式发售的住宅单位售罄**  
发展项目第2期Wetland Seasons Bay于2021年11月开售，延续销售佳绩。截至2021年12月28日，已全数售出以价目表推出发售的住宅单位，合约销售总额逾20亿港元<sup>4</sup>。

发展项目第2期Wetland Seasons Bay延续发展项目阶梯式及之字形布局的优势，配以精心打造的低密度建筑群，每幢朝向均悉心设计，视野更开阔<sup>1</sup>，单位可尽享不同角度的内园、湿地公园及深圳湾景观<sup>1</sup>。

发展项目第2期Wetland Seasons Bay由两座九至十层高的低密度住宅大楼及八幢六层高的别墅组成，合共提供388个住宅单位。标准分层单位使用面积由约270至约800平方呎<sup>5</sup>不等，户型间隔多元化，涵盖开放式至四房一套及工作间户型<sup>6</sup>；另备有特色单位，贴心照顾不同买家的需要。

**极尚会所<sup>7</sup>设施**  
Wetland Seasons Bay住客会所<sup>7</sup>连户外绿化园林总面积逾303,000平方呎<sup>8</sup>，其中逾265,000平方呎<sup>8</sup>为户外绿化园林面积<sup>8</sup>。住客会所<sup>7</sup>设施配备一应俱全，包括可俯瞰湿地公园四季怡人景致<sup>1</sup>的空中会所<sup>7</sup>、约50米长室外游泳池<sup>7</sup>、约25米长恒温游泳池<sup>7</sup>、水力按摩池<sup>7</sup>、桑拿室<sup>7</sup>、蒸气室<sup>7</sup>及宴会厅<sup>7</sup>。健身设施则有24小时健身室<sup>7,9</sup>、多用途运动场<sup>7</sup>及连接户外瑜伽平台<sup>7</sup>的瑜伽室<sup>7</sup>。

Notes

1. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the views and the surrounding environment.
2. The surrounding environment, structures and facilities of the Phase of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the surrounding environment, structures and facilities of the Phase of the Development. The Vendor 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.
3. Source of Shenzhen Bay Quality Development Circle and the Hong Kong Northern Metropolis: The Chief Executive's 2021 Policy Address website <https://www.policyaddress.gov.hk/2021/chi/policy.html> (Information retrieved on 7 October 2021).
4. The figure refers to: 10 November 2021 to 28 December 2021. The information provided in the Register of Transactions shall prevail.
5. The saleable area 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. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified in square feet above are converted at a rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot. Figures shown in square feet may be slightly different from those shown in square metres. Please refer to the sales brochure for details.
6. The layouts of the units in the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
7. The clubhouse/recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The names of the facilities described 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 without prior notice to any purchaser. The purchaser shall not rely on this advertisement for any use or purpose. The Vendor reserves the right to revise and alter the clubhouse facilities and its layouts, materials, furniture, design, floor plans, usage, specifications and colour thereof, without prior notice. Uses and opening hours (including change in usage, if any) of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and the deed of mutual covenant (DMC), as well as actual site constraints.
8. The actual area of the clubhouse and landscapes is subject to the final plans and/or documents approved by relevant Government departments. The Vendor reserves the rights to amend and revise the area of the clubhouse and landscapes.
9. Opening hours and uses (including change in usage, if any) of the different clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislations, land grants and the deed of mutual covenant, and actual site constraints. The clubhouse and different recreational facilities may require additional payments from the users.
10. The above image was taken from some height above the vicinity of the Phase of the Development on 22 September 2021 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development upon completion 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, buildings and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The 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 fittings, finishes, appliances, decorations, plants, landscaping and other objects therein may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any form of offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development or the Phase, their surrounding environment, buildings and facilities. 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.

Name of the Phase of the Development: Phase 2 ("the Phase") of Wetland Lot No.33 Development ("the Development") (T1A and T1B, RV1 to RV3 and RV5 to RV9 of the residential development in the Phase are called "Wetland Seasons Bay")

District: Tin Shui Wai

Name of Street and Street Number of the Phase:

1 Wetland Park Road#

The website address designated by the Vendor for the Phase: [www.wetlandseasonsbay2.com.hk](http://www.wetlandseasonsbay2.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: Jet Group Limited  
Holding companies of the Vendor: Silver Wind Developments Limited, Time Effort Limited, Sun Hung Kai Properties Limited  
Authorized Person for the Phase: Lai Chi Leung Henry  
The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: Archiplex International (HK) Limited  
Building contractor for the Phase: Chun Fai Construction Company Limited  
The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Mayer Brown, Vincent T.K. Cheung, Yap & Co.  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited  
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited  
The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 30th June 2022 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
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 Phase.  
#The provisional street number is subject to confirmation when the Phase is completed.  
Date of Printing: 31 December 2021

备注

1. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或暗示之要约、陈述、承诺或保证。
2. 发展项目期数的周边环境、建筑物及设施可能不时改变，卖方对发展项目期数的周边环境、建筑物及设施并不作出不论明示或暗示之要约、承诺、陈述或保证。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。
3. 深圳湾优质发展圈及香港北部都会区资料来源：行政长官2021年施政报告网站 <https://www.policyaddress.gov.hk/2021/chi/policy.html>（参考日期：2021年10月7日）。
4. 该数字指由2021年11月10日至2021年12月28日，资料以成交记录册为准。
5. 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。实用面积不包括《一手住宅物业销售条例》附表2第1部所指定的每一项的面积。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米之数字可能有些微差异，详情请参阅售楼说明书。
6. 发展项目的单位户型以政府有关部门最后批准的图则为准，详情请参阅售楼说明书。
7. 会所/康乐设施于发展项目期数入伙时未必能即时启用。部分设施及/或服务属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。部分设施及/或服务以政府部门的审批同意或许可为准，使用者或须另外缴费。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、收费及用途权力，毋须事先通知任何买家。买家切勿依赖此广告作任何用途或目的。卖方保留修订及更改会所设施及其间隔、用料、家私、设计、布局、用途、规格及颜色等的权利，而无须另行通知。会所不同设施之开放时间及使用（以及更改用途，如有）受相关法律、批地文件及公契条款及现场环境状况限制。
8. 会所及园林的实际面积以政府相关部门最后批准之图则及/或文件为准。卖方保留修订及更改会所及园林的面积的权利。
9. 会所不同设施之开放时间及使用（以及更改用途，如有）受相关法律、批地文件及公契条款及现场环境状况限制。会所及不同康乐设施可能需要另行收费。
10. 以上相片于2021年9月22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，一切仅供参考。拍摄时，发展项目期数仍在兴建中。发展项目期数的批准建筑图则会不时修改，落成后之详情亦可能与本相片所述者不同，一切以政府相关部门最后批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施，且区内及周边环境、建筑物及设施不会不时改变，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暗示之要约、陈述、承诺或保证。相片内的装置、装修物料、设备、装饰物、植物、园景及其他物件及其展示之景观不一定会在本发展项目期数或其附近环境出现，一切仅供参考，且不构成任何卖方就发展项目或期数，其周边环境、建筑物及设施不论明示或暗示之要约、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。

发展项目期数名称: Wetland Lot No. 33 Development发展项目（“发展项目”）的第2期（“期数”）（期数中住宅发展项目的第1A座及第1B座、别墅RV1至别墅RV3、别墅RV5至别墅RV9称为“Wetland Seasons Bay”）

区域: 天水围

期数的街道名称及门牌号数: 湿地公园路1号#

卖方就期数指定的互联网网站的网址:

[www.wetlandseasonsbay2.com.hk](http://www.wetlandseasonsbay2.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: 国集有限公司  
卖方的控股公司: Silver Wind Developments Limited、Time Effort Limited、新鸿基地产发展有限公司  
期数的认可人士: 赖志良  
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 亚设贝佳国际(香港)有限公司  
期数的承建商: 骏辉建筑有限公司  
就期数中的住宅物业的出售而代表拥有入行事的律师事务所: 胡关李罗律师行、孖士打律师行、张叶司徒陈律师事务所  
已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司  
已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited  
尽卖方所知，由期数的认可人士提供的期数之预计关键日期: 2022年6月30日（“关键日期”指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。）  
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，以了解期数的资料。  
#此临时门牌号有待期数建成时确认。  
印制日期: 2021年12月31日



## KENNEDY 38 in Kennedy Town receives a strong market response

### 坚尼地城KENNEDY 38 推售 市场反应热烈



The main entrance of the Development (computer rendering photo)<sup>6</sup>  
发展项目住客入口（电脑模拟效果图）<sup>6</sup>

KENNEDY 38 is the Group's latest jointly held residential development in Kennedy Town. Combining the transportation network, leisure and entertainment facilities and a prestigious school net, the Development is set to become a new landmark in the Island West metropolis.

KENNEDY 38 has been well received by the market since its launch in mid-November 2021. As at 28 December 2021, the contracted sales achieved over HK\$1,500 million.

#### Prime location in Island West with swift connections to other places on Hong Kong Island, and in Kowloon and the New Territories

KENNEDY 38 faces the Belcher Bay Promenade with Lung Fu Shan and High West as the backdrop for a laid-back living environment. The Development is close to MTR Kennedy Town Station<sup>1</sup> and has convenient access to various bus, mini bus and tram lines. The comprehensive transportation network enables easy access to core business districts and shopping destinations across Hong Kong Island, Kowloon and the New Territories. In addition, the neighbourhood is well established<sup>2</sup> and falls in the prestigious Hong Kong Island school net.

KENNEDY 38 will have 341 residential units in a single residential tower. The saleable area of typical floor units range from 229 to 456 square feet<sup>3</sup>, featuring studios, and one- and two-bedroom units<sup>4</sup>. Special units with flat roofs, and flat roofs and roofs will also be available to suit the needs of different buyers.

#### Sophisticated private clubhouse to complement the cozy lifestyle

The residents' clubhouse<sup>5</sup> at KENNEDY 38 will offer comprehensive indoor and outdoor facilities to accommodate the working, everyday and leisure needs of residents. The clubhouse will have indoor co-sharing spaces<sup>5</sup>, a multi-purpose banquet room<sup>5</sup>, a barbecue zone<sup>5</sup> and a 24-hour gym<sup>5</sup> with advanced fitness equipment. Residents can turn on the two smart fitness mirrors in the yoga zone and work out to over 300 fitness classes.

#### 集团现正以合作发展形式，于坚尼地城兴建全新住宅发展项目KENNEDY 38。发展项目集结交通网络、休闲娱乐及名校网络多种优势于一身，势必成为港岛西都会新地标。

KENNEDY 38 于2021年11月中开售，深受市场欢迎，截至2021年12月28日，录得合约销售总额逾15亿港元。

#### 港岛西黄金地段 瞬间连接港九新界

KENNEDY 38 前临卑路乍湾海滨长廊，背靠龙虎山及西高山，坐拥悠然惬意的生活环境。发展项目邻近港铁坚尼地城站<sup>1</sup>，坐拥多条巴士、小巴及电车线路覆盖，尽享多元化的交通网络优势，方便贯连港九新界核心商业及购物区。此外，社区生活配套完善<sup>2</sup>，位处港岛著名名校网络区，优势不言而喻。

KENNEDY 38 为单幢式住宅大楼，提供341个住宅单位。标准分层单位使用面积由229至456平方呎<sup>3</sup>不等，户型涵盖开放式、一房及二房间隔<sup>4</sup>；另设连平台以及连平台与天台的特色单位，贴心照顾不同买家的居住需要。

#### 潮流私人会所 缔造惬意生活

KENNEDY 38 的住客会所<sup>5</sup>设有多元化室内外设施，集工作、生活及休闲配套于一身。会所设有室内共享空间<sup>5</sup>、多用途宴会室<sup>5</sup>、烧烤区<sup>5</sup>及设有先进健身器材的24小时健身室<sup>5</sup>。瑜伽区设有两部智能健身镜，提供超过300款健身课程供住户选择。

#### Notes

1. Source of Kennedy Town Station and Island Line information: MTR Corporation Limited website (<http://www.mtr.com.hk/en/customer/jp/index.php>) Information retrieved on 3 August 2021. The relevant information is for reference only. The transport services referred to in this advertisement/promotional material are provided by third parties. The Vendor does not make any undertaking or warranty whatsoever as to the provision of services, their details or the routes.
2. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the surrounding environment, buildings and facilities of the Development. The Vendor 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.
3. The saleable area 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. The area of other specified items (not calculated as saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
4. The layouts of the units in the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
5. The names of the areas and facilities of the clubhouse and recreational 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, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. Such names are subject to confirmation, and might be different when the areas or facilities are open for use. Please refer to the Sales Brochure for details of the Development.
6. This image is processed with computerized imaging techniques and represents an artist's impression of the Development only. It is intended to show the approximate external appearance of the Development only and is not intended to display the final appearance of the Development, or the view from the Development or the surrounding environment of the Development upon completion and is for reference only. All facilities, layout, partition, specification, measurement, colour, material, fittings, finishes, appliances, decorative items, art pieces, trees, plants, landscapes, gardening and other items as shown in the image may not be present in the Development or its vicinity and is for reference only. The surrounding buildings and environment of the Development are not fully shown or may be different from that as shown in the image. Prospective purchasers should refer to the sales brochure for information on the Development. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor 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. This image shall not constitute or be construed as any offer, undertaking, representation or warranty, whether express or implied, by the Vendor regarding the Development or any part thereof.

Name of the Development: KENNEDY 38

District: Kennedy Town & Mount Davis

Name of the street and street number of the Development: 38 Belcher's Street#

Website address designated by the Vendor for the Development: [www.kennedy38.com](http://www.kennedy38.com)

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: Harvest Treasure Limited, Victory Land Management Limited, City Precise Limited, Well Metro Development Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Assets Garden Holdings Limited, Triplex Fortune Group Limited, Ample Talent International Limited, Wentel Investment Limited, Silver Radiance Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited, Wheelock and Company Limited

Authorized Person for the Development: Zhou Raymond Chun Sum

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited

Building contractor for the Development: Sanfield Engineering Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown, Deacons, Zhong Lun Law Firm LLP

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not Applicable

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited, NART Finance Limited, Henderson Finance Company Limited

Estimated material date for the Development to the best of the Vendor's knowledge: 26 February 2023 (The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchasers are advised to refer to the sales brochure for any information on the Development.

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

#The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 31 December 2021

#### 备注

1. 坚尼地城站及港岛线资料源自香港铁路有限公司网站 (<http://www.mtr.com.hk/en/customer/jp/index.php>)，参考日期为2021年8月3日。相关资料仅供参考，本广告/宣传资料内提及之交通运输服务由第三者提供，卖方对服务提供与否，详情或路线均不作任何承诺或保证。
2. 发展项目的周边环境、建筑物及设施可能不时改变，卖方对发展项目的周边环境、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。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。
3. 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。其他指明项目的面积（不计入实用面积），是按照《一手住宅物业销售条例》附表2第2部计算得出的。
4. 发展项目的单位户型以政府有关部门最后批准的图则为准，详情请参阅售楼说明书。
5. 会所及康乐设施各区域及设施的名称为宣传名称并仅于宣传资料中显示，将不会在公契、临时买卖合约、正式买卖合同、转让契或任何其他业权契据中显示。且该等名称待定，未必与会所日后启用的区域或设施名称相同。有关发展项目的详细资料，请参阅售楼说明书。
6. 本图像经电脑修饰处理，纯属画家对本发展项目之想像，仅作参考。图像内的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、装饰物、艺术品、树木、植物、园景、园艺及其他物件等不一定会在本发展项目或其附近范围出现，仅供参考。本发展项目的周边建筑物和环境并无完全显示或可能与图像内所述者不同。准买家如欲了解本发展项目的详情，请参阅售楼说明书。本发展项目的周边环境、建筑物及设施会不时改变，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。本图像不构成亦不得诠释成卖方就本发展项目或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证。

发展项目名称：KENNEDY 38

区域：坚尼地城及摩星岭

发展项目的街道名称及门牌号数：卑路乍街38号#

卖方就发展项目指定的互联网网站的网址：[www.kennedy38.com](http://www.kennedy38.com)

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：溢宝有限公司、伟龙管理有限公司、城轩有限公司、万颖发展有限公司

卖方的控股公司：新鸿基地产发展有限公司、Assets Garden Holdings Limited、Triplex

Fortune Group Limited、Ample Talent International Limited、Wentel Investment

Limited、Silver Radiance Limited、会德丰地产有限公司、Myers Investments

Limited、Wheelock Investments Limited、会德丰有限公司

发展项目的认可人士：周骏森

发展项目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：李景勋、雷焕庭建筑师有限公司

发展项目的承建商：新辉城建工程有限公司

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：孖士打律师行、的近律师行、中伦律师事务所有限法律责任合夥

已为发展项目的建造提供贷款或已承诺为该建造提供融资的认可机构：不适用

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、NART Finance Limited、恒基财务有限公司

尽卖方所知的发展项目的预计关键日期：2023年2月26日（预计关键日期是受到买卖合同所允许的任何延期所限制的。）

卖方建议准买方参阅有关售楼说明书，以了解发展项目的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

#临时门牌号数有待发展项目完成后确认。

印制日期：2021年12月31日





MOKO PARK, which covers an area of about 1,670 square metres (18,000 square feet), was recently officially opened. This is one of the Group's initiatives to enliven the outdoor space of its premises. Covering an area of about 1,670 square metres (18,000 square feet), the bird and floral themed design of the park was inspired by the Bird Garden and the Flower Market, which are Mong Kok landmarks. The park is divided into four themed zones, with various large-scale outdoor leisure facilities for parents and children. The park incorporates environmental concepts in its design, providing visitors with a natural ecological space, as well as a wonderful and diversified leisure experience.

## MOKO PARK incorporates environmental concepts to create leisure space

### “MOKO 动乐园！”结合环保概念打造休闲空间

MOKO PARK, located in MOKO, the Group's mall above Mong Kok East Station, was recently officially opened. This is one of the Group's initiatives to enliven the outdoor space of its premises. Covering an area of about 1,670 square metres (18,000 square feet), the bird and floral themed design of the park was inspired by the Bird Garden and the Flower Market, which are Mong Kok landmarks. The park is divided into four themed zones, with various large-scale outdoor leisure facilities for parents and children. The park incorporates environmental concepts in its design, providing visitors with a natural ecological space, as well as a wonderful and diversified leisure experience.

#### The adventure play zone features large-scale sports and leisure facilities

The zone has various large-scale leisure facilities, including a 50-metre-long dynamic climbing wall, which is the longest climbing wall in Hong Kong. The climbing wall is decorated with beautiful drawings, and detailed educational descriptions of special flowers, such as poppies, peas, tulips and peonies. The adventurous bird slides consist of six mega slides of different heights (the highest slide is 3.8 metres), giving parents and children a chance to let off steam!

#### The education zone promotes the ecological conservation

The zone has a natural ecological area for children to learn about the ecology and

environmental conservation while having fun. It has vivid illustrations with text to depict the breeding and growth of parrots, as well as plant and animal trivia. Also, the zone incorporates renewable energy into its facilities, enhancing the public's awareness of environmental protection. The electricity recharging area in the education zone has a number of rechargeable bikes equipped with portable charging devices; visitors only need to bring their own charging cables to use them for free.

#### The exploration zone allows families to have fun

Children bird houses allow children to experience living in a bird house; whilst parent-child hills comprise various hills, as well as cave-exploration tunnels for children

to crawl through, to enjoy an adventurous feeling!

#### The rest and social media check-in zone makes good use of green resources

The zone has incorporated environmental concepts in its leisure facilities. For example, the leisure slope facility was made from recycled safety mats, and the portable charging devices promote renewable energy. Meanwhile, the zone was designed with many trees and plants to allow visitors to rest under the shade of trees. In addition, the zone sets up a funky wall for visitors to take photos.

集团位于港铁旺角东站上盖的大型商场MOKO新世纪广场的“MOKO动乐园！”于最近正式启用。这是集团为提升其物业户外空间而采取的其中一项措施。占地约1,670平方米（近18,000平方呎），园内设计创意取材自旺角的地标雀仔街及花墟，以雀鸟及花卉作主题，划分四大专区，增设不同类型的大型亲子户外游乐设施，并同时结合环保概念，打造自然生态区及休闲空间，为游人带来多元化的精彩休闲体验。

#### “玩乐专区”设置大型运动及玩乐设施

专区设有不同类型的大型玩乐设施，其中包括“动感攀爬天地”近50米长，是目前全港最长的攀爬墙。墙上更以罂粟花、豌豆花、郁金香和牡丹花等特色花卉为设计元素，场内更附有花卉详细的介绍，既美观又有教育意义。“雀仔滑梯大冒险”配合以六组不同高度的巨型滑梯（最高的一组滑梯高达3.8米），必定能满足不同家长及小朋友的放电要求！

#### “教育专区”提倡动植物生态保育

区内特设“自然生态区”，可让小朋友玩得乐而忘返外，生动的插画形式配以文字说明鸚鵡繁殖及成长的过程，同时涵盖动植物生态的冷知识，可让他们学习生态和环保知识。此外，专区将再生能源融入设施中，从而加强大众的环保意识。专区内的“活力充电区”更设置多架充电健身动感单车，配备电子充电座，游人只需要自备充电线就可以免费使用。

#### “探索专区”让亲子同乐

“童游雀仔屋”让小朋友体验栖息于雀鸟屋；“亲子互动小山丘”则带来不同的山丘及山洞探索隧道，让小朋友任意爬行，左穿右窜冒险感满分！

#### “休憩及打卡专区”善用绿化资源

区内的休憩设施结合多元环保概念，包括以旧安全地垫循环再用制成的斜坡玩乐设施以及提倡可再生能源的移动装置充电设施；同时，区内栽种多棵草木，让游人得以于树荫下乘凉休憩。区内还特设“奇趣打卡墙”，让到访的游人拍照留念。



The park has various challenging large-scale sports and leisure facilities. The park has various challenging large-scale sports and leisure facilities, full of challenge.



The leisure slope was made from recycled safety mats, thus incorporating environmental concepts. The slope play facility is made from recycled safety mats, thus incorporating environmental concepts, combining multiple environmental concepts.



The park sets up a funky wall for visitors to take photos. The park sets up a funky wall for visitors to take photos, letting visitors take photos and leave memories.



The park has a 50-metre-long dynamic climbing wall, which is the longest climbing wall in Hong Kong. The zone's "dynamic climbing wall" is nearly 50 meters long, the longest climbing wall in Hong Kong.



## SHKP Malls present diverse Christmas festive themes

### 新地商场营造各式圣诞风情

In preparation for Christmas, a traditional peak season for the retail industry, the Group's shopping malls are offering diverse Christmas thematic installations, comprehensive promotions and spending reward campaigns to attract shoppers, generate more business opportunities for tenants, and create a festive atmosphere in its malls.



IFC Mall, Central 中环国际金融中心商场

#### Hong Kong

##### Splendid winter-style installations

The Group's IFC Mall, in Central, takes customers on a European-inspired railroad journey on the *Orient Express*. Over 80 artefacts and old photographs related to the *Orient Express* are on display, and the train installations design is based on the original 1930s trains, making them highly restorative. In addition, YOHO Mall, in Yuen Long, makes visitors feel as if they are in a mysterious, dreamy forest by presenting fantasy scenes using light and shadow techniques. The atrium of YOHO Mall II has a giant 4.5-metre-tall eternal Christmas flower, and its outdoor garden has various spots for photo-taking. Park Central, in Tseung Kwan O, along with its co-host, the Korea Tourism Organisation, set up large-scale snowy interactive installations and games, and a dreamy snowscape for customers to take photos.

##### Toy-animation themed installations to welcome Christmas

APM, in Kwun Tong, created a festive winter town for the recently popular 'Lulu The Piggy', including a 10 foot-tall Magnificent Lulu Christmas Tree, and 3D hologram interactive games. Members of The Point by SHKP can redeem points for a 'Lulu The Piggy' blind box. MOKO, in Mong Kok East, is full of miffy decorations; customers can take photos with a three-metre-tall miffy and her friends, and capture this adorable bunny on the first and fourth floors. The ULTRAMAN Space Station, from the popular ULTRAMAN, has been moved to Mikiki, in Kowloon East. In addition to the four-metre-tall ORIGINAL ULTRAMAN, who came to Hong Kong from Japan for its first display here, there is an ULTRAMAN 360° Panorama Camera and a Pop-up Store.



YOHO Mall, Yuen Long 元朗形点



Park Central, Tseung Kwan O 将军澳中心

##### Modern art-style festive installations

Tai Po Mega Mall, in association with British graffiti artist Jon Burgerman, has turned the mall into an Art Jam playground, with a 15-foot-tall Giant Pizza Christmas Tree and a carousel, providing a colourful and dazzling sight for visitors. V City, in Tuen Mun, invited Brazilian pop artist Romero Britto to create a wonderful Xmas Circus, with many interactive installations, making visitors feel like they are at a carnival.

为迎接圣诞节这个传统零售旺季，集团旗下主要商场均添上不同主题的圣诞特色装置，并举办多元化推广活动和推出消费奖赏优惠，令商场增添节日气氛，以带动人流，助租户创造商机。

#### 香港

##### 丰富多彩的冬日风情

集团位于中环的IFC商场带顾客走进充满欧陆风情的“东方快车”铁道之旅。场内展出80多件来自东方快车的珍贵文物和旧照片，而列车装置更以1930年代的原始火车为设计蓝本，还原度极高。此外，位于元朗的YOHO MALL通过光影技艺呈现奇幻场景，让人犹如置身于神秘又梦幻的森林中；二期中庭则有一朵4.5米高的巨型圣诞花，而户外园林也有多个打卡位。至于位处将军澳的将军澳中心则与韩国旅游发展局合作，在场内设置大型冰雪互动装置和游戏，还有梦幻雪境让顾客尽情拍照。

##### 玩具动漫主题迎圣诞

位处观塘的APM为近期广受欢迎的“罐头猪 LuLu”打造了节日限定的冬日小镇，包括有10呎（约3米）高的罐头猪圣诞树，以及3D全息投影互动游戏等。The Point by SHKP 会员更可以利用积分兑换罐头猪 LuLu盲盒。至于在旺角东的MOKO 新世纪广场则遍布米菲兔的踪影，顾客除了可以与三米高的米菲兔及其好友拍照外，也可以到一楼及四楼“捕获”这只人见人爱的小兔。至于深受大家欢迎的奥特曼则将“超人太空站”搬到九龙东的Mikiki，场内除有四米高的初代奥特曼首次由日本来港坐镇外，也设有“奥特曼超人360°全景摄影装置”和期间限定店。

##### 现代艺术风节日装置

大埔超级城联手英国鬼才涂鸦大师Jon Burgerman，将商场变成Art Jam游乐场，包括15呎（约4.6米）高的Pizza圣诞树和旋转木马打卡点等，彩色缤纷令人目不暇接。在屯门的V City则邀请巴西流行艺术家Romero Britto，打造了色彩满满的圣诞马戏团，场内有不少互动装置，令人仿如置身嘉年华之中。



V City, Tuen Mun 屯门V City



MOKO, Mong Kok 旺角MOKO新世纪广场



Tai Po Mega Mall, Tai Po 大埔超级城



Mikiki, Kowloon East 九龙东Mikiki





APM, Kwun Tong 观塘APM

## Mainland

Among the Group's shopping malls in Shanghai, Shanghai IFC Mall has been transformed into a dreamy Arctic Christmas World during the Christmas period. A giant LED screen displays the magnificent aurora belt, with an exquisite Arctic Holiday Home, as well as large, interactive Christmas Swing Bells and sparkling lighting installations, providing customers with a Sparkling Christmas Aurora Ceremony; One ITC presents a series of amazing celebratory events and special offers from the mall's tenants. There are festive and fashionable Christmas decorations inside and outside the mall: The Starry Heart light installation will light up the night sky in the outdoor area, while the interior of the mall will feature the Pop-up Makeup Stand and Gorgeous Photo Station. In addition, IAPM invites five internationally renowned designers to create new dresses for the popular toy doll Neo Blythe, presenting a winter-festive banquet that combines design aesthetics and art toys. Customers can take a close look at the Blythe 20th Anniversary Treasure Collection.

In Guangzhou, IGC has teamed up with an internationally renowned artist and turned the mall into a fashionable stage. Among a fantasy carousel, perfumes, crystal walls of flowers, and AR photo booths, the nearly four-metre-tall Bloom Belles, made of nearly a thousand deep red roses, is the centre of attention, a gorgeous sight for visitors to behold; Parc Central in Guangzhou provides a technical combination of music and art, presenting five sound and light electric art installations. The rooftop garden has been transformed into a Planet with stars, roses and music, with thousands of romantic rose lamps clustered around visitors. In addition, customers can use their smartphones to access the Parc Central WeChat mini programme to experience the special effects of a romantic AR snowfall.



One ITC, Shanghai 上海市ITC一期



IAPM, Shanghai 上海市环贸IAPM



Parc Central, Guangzhou 广州市天环



IGC, Guangzhou 广州市IGC



Shanghai IFC Mall, Shanghai 上海市上海国金中心商场

## 内地

集团旗下位于上海的商场，其中上海国金中心商场于圣诞期间化身北极梦幻世界，一幅大型LED弧形巨幕展示瑰丽极光带，加上精致的北极度假屋，及大型互动圣诞铃和幻彩灯光装置等，为客人带来“璀璨圣诞极光盛典”。还有One ITC 商场联袂租户推出系列精彩活动及礼遇。商场内外则以圣诞美妆点缀：户外区域以STARRY HEART灯光装置点亮夜幕，场内则有“焕颜惊喜相片站”和“美妆Pop up”装置。此外，环贸IAPM 商场邀请五位国际知名设计师，为深受欢迎的玩具人偶Neo Blythe打造全新礼服，带来结合设计美学与潮玩收藏的冬日舞会，让顾客近距离欣赏Blythe 20周年系列宝藏展品。

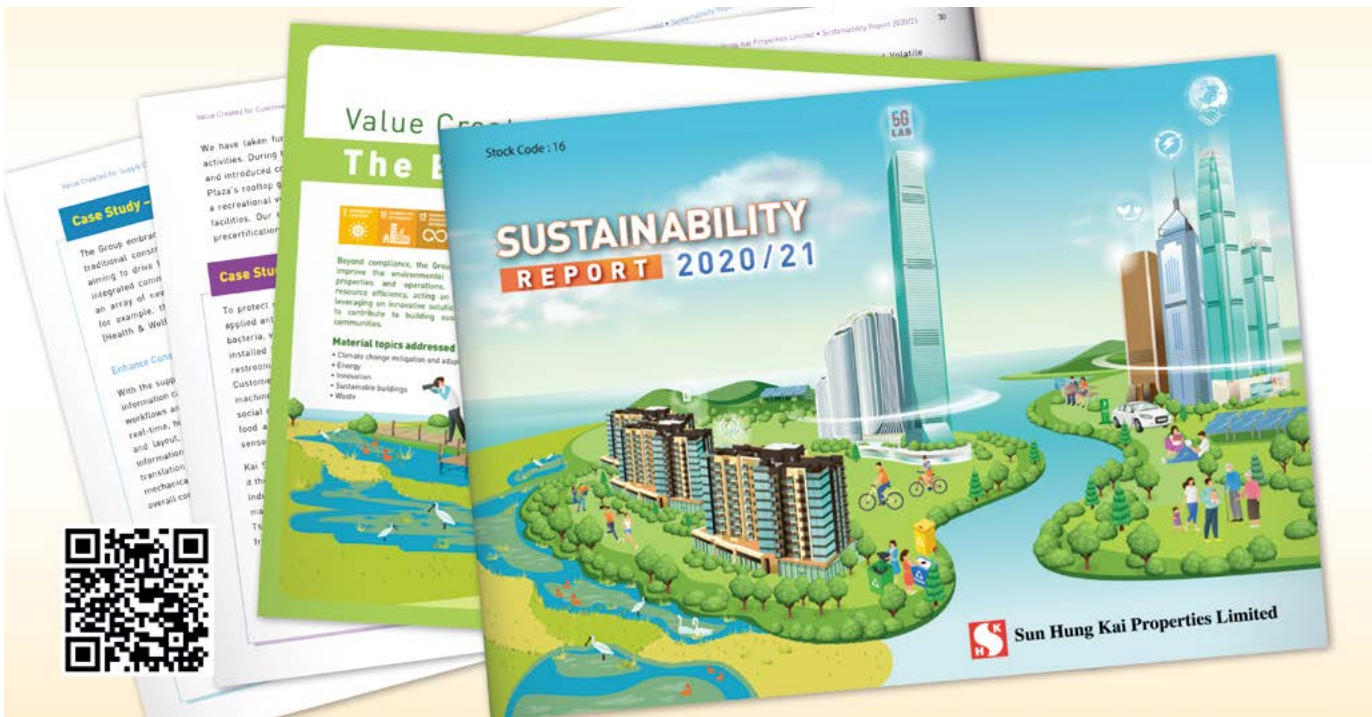
至于广州的IGC与国际知名艺术家合作，将商场打造成时尚舞台。除有梦幻旋转木马、香水、水晶花墙和AR拍照区等打卡点外，由近千朵深红玫瑰镶嵌的四米高花裙女孩更是全场焦点，华丽触目。广州天环以机械结合音乐艺术，带来五大声光电艺术装置，顶层花园也变身成空中星光玫瑰音乐星球，让游人被数千朵浪漫玫瑰灯簇拥。此外，顾客更可以智能手机登陆“天环小程序”，体验AR浪漫飘雪特效。



## The Group publishes 2020/21 *Sustainability Report*

### 集团出版2020/21年度《可持续发展报告》

As outlined in its latest *Sustainability Report*, in the last financial year, the Group accomplished different achievements in its Environmental, Social and Governance (ESG) performance, disclosed a set of policies covering core aspects of ESG, and established new 10-year environmental targets. The aim of these initiatives is to strengthen the foundation for its future sustainability development.



The SHKP 2020/21 *Sustainability Report* is available online  
新地2020/21年度《可持续发展报告》可于网上阅览

#### 2020/21 *Sustainability Report* released

The Group released its 2020/21 *Sustainability Report*, detailing its sustainability commitments and achievements during the financial year. The highlights of its initiatives and values created for stakeholders and the community are as follows:

**Environment:** ICC became the first building in Hong Kong to earn the WELL Health – Safety Rating for Facility Operations and Management certificate from the International WELL Building Institute. The Group's core commercial projects under development are designed to obtain the Leadership in Energy and Environmental Design (LEED) Gold or Platinum rating. To combat climate change, the Group encourages the use of electric vehicles and renewable energy.

**People:** SHKP was the most active corporate participant in the first round of the Government's Greater Bay Area Youth Employment Scheme recruitment. The Group took extra care about staff well-being during the pandemic, and it was the first property developer in Hong Kong to participate in the Government's outreach vaccination service.

**Customers:** The Group adopted smart technologies, especially those enabled by the 5G network, to promote smart living and to maximize the satisfaction of its customers and property users. As at the end of June 2021, the membership of The Point by SHKP, an integrated loyalty programme under the SHKP Malls App, exceeded 1.2 million.

**Supply Chain:** Close to 100% of the Group's suppliers are locally based companies, which helps reduce carbon emissions from

transportation and support the local economy. Smart technologies are also integrated into the Group's traditional construction practices to enhance health and safety levels on its construction sites.

**Community:** The Group continues to promote reading among youths, sports for charity and care for the underprivileged. The construction of the Group's transitional social housing project, United Court, is expected to be completed in 2022, offering 1,800 units. Taking into account families moving out from United Court to public housing and families moving in, it is estimated that about 5,000 underprivileged families will eventually benefit from the project. In addition, SHKP's first multi-generational housing project in Tung Shing Lei, Yuen Long will include a wellness centre, a kindergarten and a nursery.

#### Setting ESG policies and new 10-year environmental targets

During the 2020/21 financial year, the Group reviewed and disclosed a set of policies in various aspects of ESG to integrate sustainability into its daily business operations. These aspects include climate change, code of conduct, environmental, health and safety, supplier code of conduct and sustainable building.

The Group also set new 10-year environmental targets, with the following commitments:

**Sustainable buildings:** The Group aims to get LEED certification for all new investment properties.



In the reporting year, Shanghai IFC (right) and Shanghai ICC (left) attained the Platinum rating in the LEED V4.0 for Building Operations and Maintenance: Existing Buildings  
在报告年度内，上海国金中心（右）和上海环贸广场（左）荣获LEED“既有建筑：营运与保养4.0版”铂金级认证

诚如在集团最新的《可持续发展报告》所述，在过去的财政年度，集团在环境、社会及管治（ESG）上的各表现均获得相当进展后，披露了涵盖不同ESG核心范畴的政策以及制定了全新的10年环境目标，强化日后的可持续发展基础。

#### 出版2020/21年度《可持续发展报告》

集团最近发布了2020/21年度《可持续发展报告》，报告阐述在本财政年度，集团在可持续发展计划所作出的承诺和取得的成果。其重点工作及为股东及利益相关者和社区所创造的价值如下：

**环境：**环球贸易广场成为香港第一幢获得国际WELL健康建筑研究院颁发的“WELL健康 – 安全评价准则”物业设施运营管理认证的建筑物。集团兴建的核心商业项目均按领先能源与环境设计（LEED）金级或铂金级的标准设计。此外，为应对气候变化，集团提倡使用电动车和可再生能源。

**员工：**集团是最踊跃参与政府“大湾区青年就业计划”首轮招聘的企业。集团于疫情期间更加关注员工的健康，也是香港首家地产发展商参与政府外展疫苗接种计划。

**顾客：**集团充分利用智能科技，特别是5G网络，以推广智能生活及尽力提升顾客和物业使用者的满意度。截至2021年6月底，通过“新地商场”应用程序推出的会员计划The Point by SHKP已拥有逾120万名会员。

**供应链：**集团的供货商接近100%来自本地，有助减少运输中的碳排放，同时支持本地经济发展。集团还将智能科技融入传统的建筑程序中，以提升建筑工地的健康和安全水平。

#### Carbon reduction, energy savings and water management:

In the Group's dedicated investment properties portfolio in Hong Kong, it aims to reduce the scope 1 and 2 greenhouse gas emissions intensity by 25%, electricity consumption intensity by 13% and water use intensity by 5% by 2029/30.

**Waste management:** The Group aims to achieve an annual diversion rate of at least 70% of construction waste in its Hong Kong construction projects within the reporting scope.



**社群：**集团继续推动青少年阅读、运动行善和关顾弱势社群。集团过渡性房屋项目同心村预计于2022年落成，将提供1,800个单位。若计入各家庭获编配公屋而迁出同心村，而其他家庭得以迁入，预计最终约有5,000个基层家庭受惠。另外，集团将在元朗东成里发展其首个跨世代住宅项目，设有健康中心、幼儿园及幼儿中心。

#### 制定ESG政策及全新10年环境目标

在2020/21财政年度，集团就多个ESG范畴检讨和披露相关政策，旨在将可持续发展融入日常业务营运之中。有关范畴包括气候变化、纪律、环保、健康及安全、供货商纪律以及可持续建筑。

此外，集团最近制定了全新的10年环境目标，承诺：

**环保建筑：**力争旗下所有新落成的投资物业项目均获取LEED认证。

**减碳、节能及用水：**于2029/30年度或之前，将香港指定投资物业组合的温室气体排放强度（范围一及二）降低25%、耗电强度降低13%以及用水强度降低5%。

**废物管理：**在报告范围内的香港在建项目中，将每年的建筑垃圾物分率率达到70%以上。



## The Group signs first sustainability-linked loan of HK\$8,650 million

### 集团签署首笔与可持续发展表现挂钩的贷款协议达86.5亿港元

The Group signed its first sustainability-linked loan (SLL) facility with oversubscription from eight leading international and local banks, amounting to HK\$8,650 million. The four-year club loan, the largest of its kind for real estate sector in Hong Kong, reaffirms the Group's commitment to sustainability for pursuing long-term growth.

The credit facility received an overwhelming response from banks, with the loan size having increased significantly from an initial amount of HK\$3,000 million to HK\$8,650 million, clearly showing the banking community's strong support for the Group's sustainability initiatives.

The Group has been incorporating elements of green and wellness in its operations to create sustainable value for its stakeholders. Apart from developing a number of certified green commercial landmarks in Hong Kong and major mainland cities, the Group strives for a balance between development and environmental conservation as evidenced by its residential developments. To help combat climate change, the Group has established clear environmental targets. The Group's dedicated work on Environmental, Social and Governance (ESG) is well recognized by respected organizations and the financial community. The Group has been named one of the top three companies in the Hang Seng Corporate Sustainability Index for three consecutive years, and a constituent member of the FTSE4Good Global Index since 2018.

Group Chairman and Managing Director Raymond Kwok said: "This credit facility marks another milestone on SHKP's sustainability journey, giving us new momentum to create long-term value for stakeholders and the community as a whole. It demonstrates the Group's ongoing efforts on ESG and will reinforce our Building Homes with Heart belief in making the earth and our community a better home for all. The Group is committed to not just meeting the sustainability performance targets but also developing comfortable, green and sustainable communities for cross-generational living, working, and enjoyment."

According to the loan agreement, the Group is entitled to interest savings upon achieving a set of predetermined sustainability ESG targets. These sustainability performance targets include:

- Achieving annual reduction in electricity consumption intensity (ECI, measured in units of kWh/m<sup>2</sup>)
- Demonstrating continuous improvements in the S&P Global ESG Scores<sup>(1)</sup>
- Retaining as a constituent member of the Hang Seng Corporate Sustainability Index with a designated rating<sup>(2)</sup>

The facility was signed by Sun Hung Kai Properties (Financial Services) Limited, with its parent, Sun Hung Kai Properties Limited, providing a guarantee. It has a 30:70 split between a term loan and revolving credit tranches and a maturity of four years. The proceeds will be used for general working capital and to fund ongoing sustainability initiatives. SHKP has the highest credit ratings among property companies in Hong Kong, attaining an A1 and A+ rating with stable outlook from Moody's and Standard & Poor's respectively.

Bank of China (Hong Kong) Limited, DBS Bank Ltd., The Hongkong & Shanghai Banking Corporation Limited collectively act as sustainability advisors of this facility and advise the Group on sustainability performance targets. On top of the three advisors, the facility is also backed by Mizuho Bank, Ltd., MUFG Bank, Ltd., Agricultural Bank of China Limited, Sumitomo Mitsui Banking Corporation, and Hang Seng Bank Limited.

#### Notes

(1) The S&P Global ESG Scores (formerly known as the SAM ESG Scores; Dow Jones Sustainability Index scores) is an ESG data set that provides company level, dimension level, and criteria level scores based on the S&P Global Corporate Sustainability Assessment process, an annual evaluation of companies' sustainability practices.

(2) The Hang Seng Corporate Sustainability Index includes the top 30 Hong Kong-listed companies that perform well on corporate sustainability. Constituent companies of the index are selected by the Hong Kong Quality Assurance Agency, an independent and professional assessment body, to ensure the index is objective and reliable. SHKP attained AAA, the highest rating, in both 2020 and 2021.

集团最近与八家主要的国际及本地银行，签署集团首笔与可持续发展表现挂钩的贷款协议；是项四年期俱乐部贷款获得超额认讲，总贷款额达86.5亿港元，是香港地产业界中最大规模的可持续发展表现挂钩贷款。此项贷款进一步表明集团致力实现可持续发展，以达至长远增长。

银行对该项贷款反应热烈，贷款金额由原来的30亿港元大幅增加至86.5亿港元，清晰地反映了银行业鼎力支持集团的可持续发展工作。

集团持续将绿色和健康元素融入业务营运当中，务求为股东及利益相关者带来可持续价值。集团在香港和内地主要城市发展了不少已取得绿色认证的商业地标项目，并力求在项目发展和环境保育之间取得平衡。为了协助应对气候变化，集团订立多个清晰的环境目标。集团努力在环境、社会及管治（ESG）方面取得进展，表现广受具有公信力的机构和财经界认同。集团连续三年在“恒生可持续发展企业指数”中名列前三位；此外，自2018年起，集团持续获选为“富时社会责任环球指数”成份股。

集团主席兼董事总经理郭炳联表示：“这项贷款为新地的可持续发展道路确立另一个里程碑，让我们拥有更多资源，为股东及利益相关者以至整个社会带来长远价值。贷款展示了集团一直努力推进可持续发展工作，而且有助我们更坚定地秉持‘以心建家’的信念，让我们的社区以至世界成为更美好的家园。集团除了决意达成可持续发展表现目标外，也会一如以往建设舒适、绿色和可持续发展的社区，营造鼓励跨代人士一起居住、工作和享乐的环境。”

根据贷款协议，当集团达成预先就ESG设定的可持续发展表现目标时，可获得贷款利率折扣。默认的可持续发展表现目标包括：

- 达成减低电力消耗强度的年度目标（电力消耗强度以“千瓦时/平方米”为单位）
- 取得的标普全球ESG评分持续上升<sup>(1)</sup>
- 继续成为“恒生可持续发展企业指数”成份股，并取得特定评级<sup>(2)</sup>

此项贷款由新鸿基地产（金融服务）有限公司签署，由母公司新鸿基地产发展有限公司作担保。贷款包括三成定期贷款及七成循环贷款，年期为四年。贷款款项将用作集团日常营运资金，以及支持现正进行的可持续发展工作。新地是香港取得最高信贷评级的地产发展商，分别获穆迪及标准普尔给予A1和A+评级，两者的评级展望均为稳定。

中国银行（香港）有限公司、星展银行及香港上海汇丰银行有限公司共同担任该项贷款的可持续发展顾问，负责就可持续发展表现目标的相关事宜，向集团提出意见。其余安排贷款的银行包括瑞穗银行、三菱UFJ银行、中国农业银行股份有限公司、三井住友银行及恒生银行有限公司。

#### 备注

(1) 标普全球ESG评分（前称为SAM ESG评分；道琼斯可持续发展指数评分）是一个环境、社会和管治资料集，根据标普全球可持续发展评估（CSA）流程提供公司级别、要素级别和标准级别的评分，为对公司可持续实践的年度评估。

(2) 恒生可持续发展企业指数包含首30家在企业可持续发展方面表现良好的香港上市公司。成份股公司挑选程序乃由独立的专业评审机构香港质量保证局进行评审，以达至客观及可靠。新地于2020年及2021年度均获得最高的AAA评级。

## The Group wins multiple awards at Asian Excellence Award 2021

### 集团在“2021亚洲卓越大奖”中荣获多个奖项

In the Asian Excellence Award 2021, organized by *Corporate Governance Asia*, the Group won multiple awards, including Asia's Best CEO, Asia's Best CSR, Best Environmental Responsibility, Best Investor Relations Company and Best Investor Relations Professional. The Group is committed to actively fulfilling its corporate social responsibility, maintaining high standards of corporate governance, and with its diversified businesses, creating sustainable values for its stakeholders.

Since its inception in 2011, the Asian Excellence Awards recognize companies which excel in management acumen, financial performance, corporate social responsibility, environmental practices and investor relations in Asian countries or regions, including the mainland, Hong Kong, Japan, Korea, India, Indonesia, Malaysia, the Philippines, Singapore, Taiwan, Thailand and Vietnam.



集团在《亚洲企业管治》杂志举办的“2021亚洲卓越大奖”中，成功囊括多个大奖，其中包括“亚洲最佳CEO”大奖、“亚洲最佳CSR”、“最佳环保责任”、“最佳投资者关系公司”及“最佳投资者关系专业人员”。集团积极履行企业社会责任，维持高水平的企业管治，并发展多元业务，致力为股东创造可持续发展的价值。

“亚洲卓越大奖”自2011年成立以来，一直表彰在管理能力、财务表现、企业社会责任、环境管理实践及投资者关系领域表现出色的亚太区企业，遍及内地、香港、日本、韩国、印度、印度尼西亚、马来西亚、菲律宾、新加坡、台湾、泰国和越南。

## ICC awarded the 10-Year Award of Excellence by the Council on Tall Buildings and Urban Habit

### 环球贸易广场获世界高层建筑与都市人居学会颁发「十年卓越奖」

ICC was awarded the 10-year Award of Excellence at the Council on Tall Buildings and Urban Habit (CTBUH) annual conference. Completed in 2010, ICC was developed by the Group, and is the tallest green building in Hong Kong. It has a combined total gross floor area of 278,700 square metres (three million square feet), integrating office, commercial, hotel, entertainment and leisure facilities. In the past decade, ICC has received many accolades for its excellent management and outstanding energy saving achievements. This landmark is a proud symbol of the Hong Kong urban landscape, propelling the future growth of the city.

CTBUH is the world's leading non-profit organization in the research and promotion of urban development, which categorizes and ranks tall buildings around the world; The CTBUH 10-year Award of Excellence recognizes buildings that demonstrate outstanding value and performance during the 10-year period

of completion and operation, and provides an opportunity for the industry and society to review these high-rise buildings.

环球贸易广场此前在世界高层建筑与都市人居学会(CTBUH)的年度会议上，夺得“CTBUH十年卓越奖”。环球贸易广场于2010年建成，是由集团发展的全港最高绿色建筑，集办公、商业、酒店和娱乐休闲设施于一体，总楼面面积达约278,700平方米（300万平方米）。过去10年，环球贸易广场在社会经济效益、环境表现、工程绩效及公众安全等方面，均呈现最佳质量与可持续的价值，对城市发展的贡献备受认可。

CTBUH是一个在研究和促进城市发展方面具领导地位的国际非盈利组织，对世界上的高层建筑进行分类和排名；“CTBUH十年卓越奖”旨在表彰建成并运营10年期间，展现突出价值并表现优异的建筑项目，为行业和社会回顾和评价那些已经建成并投入运营10年的高层建筑。





## Relaunch of the Sun Hung Kai Properties Hong Kong Cyclothon with a new route on the Hong Kong-Zhuhai-Macao Bridge and a new cycling experience

“新鸿基地产香港单车节”复办 全新港珠澳大桥路线带来崭新体验



Group Executive Director Adam Kwok (second right) and Hong Kong Tourism Board Executive Director Dane Cheng (second left) announce details of the Sun Hung Kai Properties Hong Kong Cyclothon. 集团执行董事郭基泓(右二)及旅发局总干事程鼎一(左二)宣布“新鸿基地产香港单车节”活动详情。

The Sun Hung Kai Properties Hong Kong Cyclothon, title and charity sponsored by the Group, will make its keenly anticipated return on 16 January 2022. For the first time, the Hong Kong Cyclothon will include the Hong Kong section of the Hong Kong-Zhuhai-Macao Bridge. This year's Hong Kong Cyclothon, the first mega sports event ever held on the world's longest bridge-tunnel sea crossing, will include two ride categories: 48 kilometres and 26 kilometres. The first-ever free virtual ride experience will also be offered to cyclists worldwide, allowing them to enjoy the unique scenery in an immersive virtual journey.

The Sun Hung Kai Properties Hong Kong Cyclothon will continue to uphold the Group's spirit of Sports-for-Charity. In addition to allocating part of the public registration fee for charity, the Group will make additional matching donations at a 1:5 ratio, meaning for

every HK\$100 an individual rider contributes, the Group will pitch in HK\$500, thus making the event more meaningful by benefitting more people in need.

由集团冠名及慈善赞助的“新鸿基地产香港单车节”将于2022年1月16日复办，活动首次移师港珠澳大桥香港段举行，设有48公里及26公里两个组别，为这条全球最长的桥隧组合跨海通道启用以来的首项大型活动盛事。本次活动也首设免费虚拟体验，让全球的车手有机会体验驰骋大桥的快感。

活动将继续贯彻集团“运动行善”精神，除公众报名费部分将拨捐慈善机构外，新地还会以5比1形式额外捐款，即是参加者捐100元，新地捐出500元，帮助社会上有需要人士，为活动增添意义。

## V City enhances energy saving and emissions reduction with technology

V City应用科技提升节能减排

The Group is dedicated to promoting green living in its properties for a better, low-carbon environment. At the 2020 Hong Kong Awards for Environmental Excellence, organized by the Environmental Campaign Committee, along with the Environmental Protection Department and nine organizations, Hong Yip and Kai Shing won 14 awards. Among them, V City, Wonderland Villas and YOHO Midtown received gold awards in their respective sectors. Please refer to page 11 for the award details of Wonderland Villas and YOHO Midtown.

V City was the gold award winner in the Property Management (Commercial & Industrial) sector. The mall uses recalibration and the cloud-based Big Data Chiller Plant Energy Management Platform to save energy and reduce emissions. It applies Internet of Things (IoT) sensor technology to monitor the capacity of trash bins, resulting in a 65% reduction in garbage bag usage. V City is also actively engaged in recycling and waste separation. The team initiated the Organic

and Reducing Plastics programme, in which they make regular tenant visits with a mobile recycle cart to facilitate recycling and waste separation. Food and beverage tenants are invited to participate in the food waste collection programme. Tenants are provided free, reusable abandoned wooden panels as temporary hoardings during the renovations. New tenants are encouraged to keep the existing layout and fittings to reduce construction waste.

集团持续在旗下物业推动绿色生活，创建更优质的低碳环境。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，康业及启胜共获得14个奖项，其中包括三个界别金奖，分别由V City、华景山庄和YOHO Midtown夺得。有关华景山庄和YOHO Midtown的得奖详情，可参阅第11页。



The V City team regularly visits tenants with a mobile recycle cart to facilitate recycling and waste separation. V City团队利用流动环保回收专车，定期造访租户进行分类回收。

V City在物业管理（工商业）界别荣获金奖。商场通过重新校验系统及采用云端大数据制冷机组能源优化系统，实施节能减排。商场运用物联网传感器技术，监测垃圾箱容量，将垃圾袋消耗量减少达65%。V City还积极参与回收及废物分类，发起“加素与减塑”计划，利用流动环保回收专车，定期造访租户进行分类回收；同时邀请餐厅商户参与厨余收集计划。在租户翻新期间，管理团队免费提供可循环利用的弃置木板作临时围栏，并鼓励新租户保留原有间隔装置，以减少建筑废料。

## Actively integrated in national development, the Group fully supports Hong Kong's cultural and technology infrastructure

集团积极融入国家发展 全力支持香港文化科创建设



In the thematic exchange event of The Harvard Club of Hong Kong, Group Executive Director Christopher Kwok (second right) offered a welcome speech; Bernard Chan (second left), the Convenor of the Executive Council of the Hong Kong SAR and Chairman of Hong Kong Palace Museum Limited was the key speaker; Gary Liu (first right), Chief Executive Officer of the *South China Morning Post* was the host; and Calvin Lee (first left), President of The Harvard Club of Hong Kong, was the officiating guest. 哈佛大学香港校友会主题交流活动由集团执行董事郭基泓(右二)致欢迎辞，香港特别行政区会议召集人、香港故宫文化博物馆主席陈智思(左二)主讲，《南华早报》行政总裁刘可瑞(右一)主持及哈佛大学香港校友会董事李智滔(左一)担任主礼嘉宾。

The Harvard Club of Hong Kong held a thematic exchange event at the Group's Sky100 Hong Kong Observation Deck at ICC. Group Executive Director Christopher Kwok was invited to offer a welcome speech as a Harvard alumni and the Group's representative, in which he shared insights on the integrated development between Hong Kong and the Greater Bay Area. The Group has actively supported the national development paradigm. Following the clear support given by the nation towards developing Hong Kong into a centre for international cultural exchange under the 14th Five-Year Plan, the Group will continue to build on two of its landmark developments in the West Kowloon district, namely the completed ICC, and the upcoming integrated project atop the Guangzhou-Shenzhen-Hong Kong High Speed Rail West Kowloon Terminus. For the latter, the Group will create an artistic urban space with a new observation deck and the 1.5km West Kowloon Parkway.

The guests who attended the exchange event visited the Group's 5G Lab for the city's first 5G

interactive exhibition. The Group will continue to capture the development opportunities brought by the 14th Five-Year Plan, making efforts to strengthen the foundation for Hong Kong's future technological development and integration with the Greater Bay Area.

哈佛大学香港校友会主题交流活动于集团旗下香港环球贸易广场的“天际100香港观景台”举行，集团执行董事郭基泓也受邀以哈佛大学校友及集团代表致欢迎辞，分享香港与大湾区协同发展的方向。集团一直积极配合国家政策，随著国家在“十四五”规划中明确支持香港发展中外文化艺术交流中心，集团将继续致力发展西九文化区的两个地标性项目，包括已落成的环球贸易广场，以及在建的广深港高铁西九龙总站上盖的综合发展项目，后者将包括全新的观景台及全长1.5公里的西九花园径，全力打造融合艺术的城市空间。

当日出席交流活动的嘉宾参观集团旗下的全港首个5G互动展览“5G科技馆”，集团将继续把握“十四五”规划所带来的发展机遇，积极参与全力巩固香港在未来科技发展大湾区融合的基础。

## SHKP-Kwoks' Foundation signs new donation agreement with Southwest University

新地郭氏基金与西南大学签定新一期捐赠协议

The SHKP-Kwoks' Foundation signed the donation agreement for a new phase of its scholarship programme with Southwest University, which was set up in 2007. Total donations of RMB10 million, benefitting nearly 2,500 students. To express thanks to the Foundation for its significant support for the development of higher education in western China over the years, Southwest University has injected matching funds into the scholarship programme, to provide training for students to enhance their learning ability and their competitiveness that makes them to move with the times.

Since its establishment in 2002, the SHKP-Kwoks' Foundation has actively engaged in charitable projects, in particular in education and training. The Foundation has set up scholarships in various tertiary education institutes on the mainland and abroad, helping promising students from low-income families complete their studies.

新地郭氏基金此前与西南大学签定新一期奖助学金捐赠协议。基金与西南大学合作多年，捐款总额计达人民币1,000万元，受惠人次达2,500。继新地郭氏基金于2007年设立“新鸿基地产郭氏基金西南大学奖助学金”，西南大学为感谢新地郭氏基金对西部地区高等教育发展给予的支持，也为该项目注入配套资金，用于学生学习能力提升训练，让他们与时俱进，提升竞争力。



SHKP-Kwoks' Foundation Executive Director Amy Kwok (second left) takes photo with teachers and the beneficiary students in the online signing ceremony. 新地郭氏基金执行董事郭婉仪(左二)与西南大学师生通过视频捐赠仪式合照。

新地郭氏基金自2002年成立以来，积极投入慈善项目，其中对教育培训项目尤其重视，先后在国内外多家高等院校设立奖助学金项目，资助优秀的贫困学生完成学业。



## Nature Rescue saves endangered horseshoe crabs and wild fireflies

### “山·滩拯救队” 拯救濒危马蹄蟹及野外萤火虫

To encourage environmental protection, the Group joined hands with Green Power to invite volunteers using the Nature Rescue mobile app to take part in waste collection in the main habitat of horseshoe crabs and wild fireflies. As of mid-December, nearly 450 people, half of them youngsters, have joined hands to collect about 900 kg of waste in 11 beach and countryside clean-up activities since October. A reward programme was launched to commend the enthusiastic participants. The SHKP Love Nature Campaign also resumed organizing school activities and producing educational materials to raise students' awareness of nature conservation.

Nature Rescue, which is part of SHKP's Love Nature Campaign, has organized over 100 activities and collected more than 12,000 kg of waste since its launch in 2018.

为鼓励大众保护环境，集团联同绿色力量通过“山·滩拯救队”移动应用程序召集热爱自然人士，前往马蹄蟹及野外萤火虫的主要栖息点一带清理垃圾。自今年10月起，截至12月中，举行了11次海岸及郊野清洁行动，有近450人次参与，其中半数为青少年，共收集约900公斤的垃圾；另增设“山·滩拯救队”奖励计划，以表扬热心参与的人士。此外，“新地齐心爱自然”继续走进校园，通过举办活动及制作环保教材，培养学生爱护自然的意识。

“山·滩拯救队”为“新地齐心爱自然”计划一部份，自2018年推出移动应用程序以来举办了逾100场活动，清理的垃圾逾12,000公斤。



## The SHKP volunteer team supports the elderly and families with special needs

### 集团义工队以心关怀长者及有特别需要的家庭

The SHKP volunteer team has continued to use its corporate expertise to serve the community amid the pandemic. The team offered basic renovation work for singleton and couple elderly, and families with special needs under the Diamond Hill Kai Chuen Court Water-Lively Estate programme to provide those in need with physical and emotional assistance.

During 2007 and 2009, the volunteers provided one-stop move-in support for the elderly affected by the redevelopment of Lower Ngau Tau Kok Estate. After 14 years, the volunteers continued to show support by organizing a reunion, held under the Redevelopment of Lower Ngau Tau Kok Estate – Old Friends Reunion activity. All were grateful and excited to reunite, and the volunteers prepared gift bags and interactive games to reminisce about the past.

在疫情下，集团义工队继续善用企业专才，以心服务社群。此前，义工队通过钻石山启钻苑的“村·流·活水入伙支持计划”，为独居长者、双老长者及有特别需要的家庭提供基本家居装修服务，致力为他们提供实际帮助，并送上关怀。

另外，义工队于2007年至2009年期间，曾为受牛头角下村重建影响的长者户，提供一站式的交房支持服务。虽然事隔14年，义工队仍然心系牛下的一班老友记。此前更通过“牛头角下村重建——老朋友重逢记”让当年的义工和受助长者重聚。一众高龄长者与义工再次聚首，大家都非常感恩和兴奋。义工队通过互动游戏细说当年外，更亲手准备礼物袋。



Under the Redevelopment of Lower Ngau Tau Kok Estate – Old Friends Reunion activity, a beneficiary grandmother brings along old photos to reminisce about the past

“牛头角下村重建——老朋友重逢记”活动中，受助婆婆特地带来当年的相片跟义工细说当年



