

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 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 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會所不時舉辦生態導賞團，讓遊人可近距離欣賞私人濕地「候花園」



The sky clubhouse¹ in Wetland Seasons Park offers seasonal views of neighbouring Hong Kong Wetland Park and the movements of migratory birds²
Wetland Seasons Park空中會所¹可俯瞰毗鄰香港濕地公園的四季景致及季候鳥的動態景觀²

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 clubhouse¹ in the district, offering scenic views of Wetland Park and the movements of migratory birds². 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,

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.



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
天巒在會所天台開墾自耕種植，利用廚餘回收化成耕種肥料用於種植，農作物則供應給會所餐廳或送給住戶享用

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.

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



A number of estates have reverse vending machines to encourage residents to recycle plastic bottles, aluminium cans and beverage cartons
多個屋苑設有逆向自動售貨機，鼓勵住客參與回收膠樽、鋁罐和紙包飲品盒

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-as-y 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.



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
集團現正在旗下屋苑逐步增加電動車充電配套，以鼓勵住戶改駕電動車，減少碳排放

集團打造綠色居所 為構建可持續社區出力



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 的住客會所餐廳均設有智能送餐機械人，以人工智能設定為食客提供送餐服務

憑藉「以心建家」的信念，集團一直致力發展各類型的優質物業，以及提供卓越的物業管理服務，並把綠色及健康元素融入其中，積極參與建設可持續社區，為集團各持份者打造理想生活環境及創造長遠價值。

在興建住宅項目時，考慮到發展用地為本港珍貴資源之一及各地皮的特點，集團從規劃、建築以至售後服務等每一個環節均細心雕琢，務求在發展與環境保護之間取得良好平衡，有關成效已反映在集團近年落成的項目及物業管理服務上。

集團為元朗PARK YOHO修復項目中的濕地，令住戶能擁有一個佔地500,000平方呎的「候花園」，屬全港首個亦是唯一私人濕地公園，成功結合濕地保育與住宅項目發展；而毗鄰香港濕地公園旁的Wetland Seasons Park，在設計及施工時採取了多項環保措施，以減少項目發展對周邊濕地公園的生態造成影響。

至於現有物業，集團旗下物業管理公司康業和啟勝，在日常營運和管理中為住戶提供環保及智能設施及服務，包括推動節能減碳及減廢回收等，協助他們投入綠色生活。

PARK YOHO

集團在元朗其中一個大型住宅項目PARK YOHO修復及維護項目中的生態資源，為住戶提供一個獨一無二、佔地500,000平方呎的私人濕地「候花園」，成為平衡住宅發展與保育的成功案例。

濕地住宅環境共融

集團在規劃PARK YOHO時，在樓宇發展密度、高度、位置及座向均精心設計，確保濕地與住宅環境相輔相成。住宅部分對出特別種植了蘆葦，不但可為住戶提供開揚的自然生態綠化景觀，亦為濕地提供緩衝區。

修復荒地 重現生態

「候花園」原址為荒廢農地，集團於住宅發展項目規劃初期，發現該地具有生態價值潛力，故此委託獨立保育專家視察環境，確認該地曾經是蜻蜓、蝴蝶及雀鳥的棲息地，於是決定修復荒地。集團與專業顧問團隊合作，透過多重工序挖通淤塞多年的渠道，引導山水海水流入，同時引入天然蘆葦及紅樹，將原有濕地生態逐步恢復。

「候花園」屬於本港罕有的鹹淡水半自然濕地，為確保「候花園」持續發展，集團落實了長遠管理及保育濕地的措施，聘請保育人員專責維護工作，安排生態專家定期到場仔細檢測濕地狀況，並將數據呈交政府有關部門。

在集團的悉心管理下，「候花園」的生態物種數目不跌反升，園內的自然物種由初期的180種增加至現時逾400種，包括近危蜻蜓科廣瀨妹蟥、黃腰柳鶯、大小白鷺以及蜻蜓斑麗翅蜻等。

生態活動 推廣保育

PARK YOHO會所不時舉辦生態活動，如導賞團及生物碳製作等，讓參加者可近距離一睹及接觸濕地的生態資源，推廣大自然之美及濕地保育的重要性，培養保育及愛惜大自然的意識。

Wetland Seasons Park

集團新近落成的大型住宅發展項目Wetland Seasons Park，位處香港濕地公園旁邊，集團透過融入濕地公園的優美環境，結合智能科技和環保概念，為項目住客塑造可持續生活模式。

與自然環境相融的規劃

由於Wetland Seasons Park位處濕地緩衝區，集團在設計及施工時採取了多項措施，以儘量減低在發展過程中對濕地生態的干擾。

發展項目採取階梯式設計，最接近濕地公園的樓宇高度最低，並設有六條通風廊，主通風廊闊達35米，有利通風；建築物外牆以大地色調為主，以配合濕地環境。施工期間設置逾六米高的隔音屏障，以減低施工噪音。地盤設有獨立污水處理系統，所有污水經處理後，才可排出地盤。工地車路面使用預製石矢板組，以減少塵土飛揚，而且拆除時又不用打拆石矢，避免製造嘈音。

園林結合自然生態

項目的戶外園林佔地盤面積達35%，除保留了35棵原始樹木，還種植超過1,300棵樹木及超過150,000棵灌木，絕大部分為香港原生品種。園林以「借景」手法，以濕地公園的自然生態景觀為背景，配以各種形態的樹木及地型，將外圍濕地公園的自然環境延伸至內園。項目住客會所設有區內唯一的空中會所¹，可俯瞰濕地公園的四季景致及季候鳥的動態景觀²，讓住客可了解到相關知識。

提倡綠色生活

集團透過康業和啟勝，在日常營運和管理中加入環保元素，以提升項目的可持續性，向住戶推廣環保意識。為加速低碳轉型，集團積極推動可再生能源，在多個屋苑安裝太陽能光伏板。康業和啟勝為住戶提供貼心方便的減廢回收措施，同時逐步增加電動車充電配套。管理團隊亦善用智能科技，以減省資源消耗。部分屋苑更設有都市農莊，讓住戶體驗種植的樂趣。

推動可再生能源 支持節能減排

為推廣可再生能源及減少碳排放，集團近年開始在部分屋苑安裝太陽能光伏板，包括歐意花園、翠怡花園、珀麗灣、蔚景園、葡萄園及天巒等。當中，葡萄園裝設約350塊太陽能光伏板，屬最大規模的香港屋苑之一。

天巒在會所天台安裝太陽能光伏板，並增添了太陽能發電設備，將太陽能應用到日常運作上，如照明設備、閉路電視、滅蚊燈及座地風扇等。翠怡花園則在屋苑天台安裝太陽能光伏板配以智能系統；該系統曾獲可再生能源獎項，運作效能優越。



Taking advantage of its geographical location, the Valais clubhouse rooftop has solar panels to promote renewable energy
天巒善用屋苑優勢，在會所天台安裝太陽能光伏板，推動可再生能源

集團的物業管理公司康業及啟勝繼續在合適的物業安裝太陽能光伏板，包括集團旗下住宅物業及由其管理的住宅項目。根據康業截至2022年的計劃，當其管理的住宅物業所安裝的太陽能系統全面投入運作後，每年可生產達至約200萬千瓦時*的可再生能源，相等於約500個香港家庭一年的用電量。啟勝亦計劃在未來兩年內將安裝太陽能光伏板的措施擴展至超過20個由其管理的住宅物業，估計屆時有關設施的可再生能源年產能將可達至約160萬千瓦時*。

減廢回收 方便簡單

集團一向鼓勵住戶實踐可持續生活，提供減廢回收的措施。回收作循環再造的廢物總類繁多，包括紙張、塑膠、金屬、玻璃、舊衣、廚餘、月餅盒及年桔等。部分屋苑更提供貼心設施或服務，協助住戶融入低碳生活。

以禮頓山為例，屋苑設有小型收集箱，方便收集住戶的家居廚餘，再以屋苑內的廚餘機，將廚餘轉化為肥料。屋苑亦設有能源和廢物檢查服務，可為住戶免費提供節能和減廢建議。為達致源頭減廢，禮頓山更與綠色團體合作，為住戶進行食物審計，提供減少廚餘及正確處理廚餘的方法。

都市農莊 培育環保意識

為協助住戶體驗綠色生活，提升環保意識，部分屋苑設有都市農莊，包括愛琴海岸、Grand YOHO、清水灣半島、天巒、華景山莊和YOHO Midtown等。



To encourage residents to participate in waste reduction and recycling, Wonderland Villas arranges regular green outreach recycling service
華景山莊定期安排綠色外展回收車到屋苑，鼓勵住戶參與減廢回收



The organic farm in Apollo ECO PARK in YOHO Midtown offers residents a gardening experience
YOHO Midtown的「阿波羅ECO PARK」設有有機農園，讓住戶體驗種植樂趣

Grand YOHO住戶可租用休閒農莊的種植位置，在專業園藝師指導下，體驗種植樂趣。自2018年起，屋苑累計收到近1,000伙住戶申請租用。天巒團隊則在會所天台開墾自耕種植並設有苗圃區，利用廚餘回收化成耕種肥料，並將農作物供應給會所餐廳或送給住戶享用。

逐步增加電動車充電配套

集團一直鼓勵大眾使用更環保的電動車，以減少碳排放，改善路邊空氣質素。目前，共有超過50個管轄的住宅物業設置電動車充電設施。為推動可持續交通系統，集團有意在其新發展住宅項目停車場中，在全部私家車泊位安裝電動車充電基礎設施。至於現有屋苑，康業和啟勝現正協助屋苑安裝電動車充電基礎設施，鼓勵住戶改駕電動車。

智能管理 減省資源提升質素

集團在管理住宅物業時，積極引入智能科技，減少資源消耗，提升管理質素。部分屋苑運用機械人，提供增值服務。Grand YOHO、御半山及Wetland Seasons Park的住客會所餐廳設有智能送餐機械人，機身內設可拆式托盤放置食物，配備鏡頭及障礙物偵測系統，可直接運送住戶所點選的菜式到其座位，代替人手送餐，打造更健康衛生的用餐體驗。

多個屋苑近年亦透過手機應用程式，與住戶保持聯繫，提升服務質素；當中，由啟勝及康業分別自行研發的應用程式Live e-asyl及SoProp已全面應用至其管轄的所有住宅項目。除了閱覽屋苑資訊外，住戶可透過手機應用程式出入屋苑範圍、預訂會所設施及服務、繳交管理費以至發送電子訪客通行證予訪客等。

Recognition for continuously enhanced ESG performance ESG表現持續提升 屢獲嘉許

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
集團在「ESG領先企業大獎 2021」中，囊括三大獎項。圖為香港特區政府財經事務及庫務局副局長陳浩濂（左）頒發其中一個獎項予集團執行委員會助理成員兼總經理（公司策劃）沈康寧（右）

集團致力推動可持續發展，不斷提升在環境、社會及管治方面的表現，成效深受各界認同。最近，分別獲《彭博商業周刊/中文版》及環境運動委員會頒發大獎。

「ESG領先企業大獎」

由《彭博商業周刊/中文版》主辦，德勤協辦的「ESG領先企業大獎2021」中，集團囊括三大獎項，足證集團的ESG管治機制、目標、績效、環保及社區項目等範疇表現傑出。三大獎項包括彰顯集團整體ESG表現的「ESG領先企業獎」，還有「領先環保項目獎」和「領先社區項目獎」，前者表揚集團在發展Wetland Seasons Park所採取的環保舉措，後者則是對新地與附屬公司SmarTone共同開發、5G支援的地盤安全管理系統SmartWorks的認可。

「香港環境卓越大獎」金獎

在環境運動委員會聯同環境保護署及九個機構合辦的「2020香港環境卓越大獎」中，華景山莊和YOHO Midtown同時奪得物業管理（住宅）界別金獎。

華景山莊積極響應環保，設有逆向自動售貨機收集膠樽、鋁罐和紙包飲品盒。為方便廚餘回收，設有兩部容量達100公斤的廚餘機，廚餘轉化而成的肥料應用於屋苑園藝和有機耕種。屋苑的公共地方綠化率逾23%，種植超過500棵樹和100,000株植物，並設置有機種植場。華景山莊管理團隊致力推動環保文化，邀請住戶與員工擔任「環保新星KOL」，以不同語言拍攝環保宣傳片。

YOHO Midtown致力推行環保，管理團隊與業主委員會合作建立「環保文化城」，向業戶宣揚屋苑可持續發展的訊息。今年，屋苑在「阿波羅ECO PARK」增設三大環保主題區，讓住戶體驗有機綠色生活。屋苑亦主動與不同環保機構合作，推行一系列回收及廢物分類活動；並開設YouTube頻道，與業戶及公眾人士輕鬆分享環保訊息。會所餐廳採用可重用保溫袋及可生物降解的粟米澱粉外賣餐盒。

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頁專題故事備註：
1. 「Club Seasons」及「Sky Club」為發展項目的住客會所。發展項目的住客會所內的部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。有關發展項目的詳細資料，請參考售樓說明書。住客會所內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準，於發展項目住宅物業入伙時未必能即時啟用。
2. 上述僅為發展項目周邊環境的大概描述，並不代表所有單位同時享有相關景觀。單位景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對實際住宅單位之現場景觀並無任何陳述、承諾或保證（無論明示或暗示）。準買家如欲了解有關發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到該物業發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。

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 | Website address designated by the vendor for Phase 1B of the Development: www.parkyoho.com/venezia | Website address designated by the vendor for Phase 1C of the Development: www.parkyoho.com/sicilia | Website address designated by the vendor for Phase 2A of the Development: www.parkyoho.com/genova | Website address designated by the vendor for Phase 2B of the Development: www.parkyoho.com/napoli | Website address designated by the vendor for Phase 2C of the Development: 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

發展項目期數名稱（「期數」）：峻巒發展項目第1A期（期數中住宅發展項目的第9A、9B、10A、10B、11A及11B座稱為「峻巒1A」） | 第1B期（期數中住宅發展項目的第2A、2B、3A、3B、5A、5B、6A、6B、7A及7B座稱為「PARK YOHO Venezia」） | 第1C期（期數中住宅發展項目的第1A及1B座稱為「PARK YOHO Sicilia」） | 第2A期（期數中住宅發展項目第12、15A、15B、16A、16B、17、18A、18B、19、29、30A及30B座稱為「PARK YOHO Genova」） | 第2B期（期數中住宅發展項目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座稱為「PARK YOHO Napoli」） | 第2C期（期數中住宅發展項目的第31A、31B、32A、32B、33A、33B、35A、35B、36A及36B座稱為「PARK YOHO Milano」） | 區域：錦田北 | 期數的街道名稱及門牌號數：青山公路潭尾段18號 | 賣方就本發展項目第1A期指定的互聯網網站的網址：www.parkvista.com.hk/1a | 賣方就本發展項目第1B期指定的互聯網網站的網址：www.parkyoho.com/venezia | 賣方就本發展項目第1C期指定的互聯網網站的網址：www.parkyoho.com/sicilia | 賣方就本發展項目第2A期指定的互聯網網站的網址：www.parkyoho.com/genova | 賣方就本發展項目第2B期指定的互聯網網站的網址：www.parkyoho.com/napoli | 賣方就本發展項目第2C期指定的互聯網網站的網址：www.parkyoho.com/milano | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能

經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：輝強有限公司 | 賣方的控股公司：Fourseas Investments Limited、新鴻基地產發展有限公司 | 期數的認可人士的姓名或名稱：呂元祥博士 | 期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司 | 期數的承建商：駿輝建築有限公司 | 就期數的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、胡關李羅律師行、王濤律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited | 賣方建議準買方參閱有關售樓說明書，以了解本發展項目期數的資料。 | 本廣告由賣方或在賣方的同意下發布。 | 印製日期：2021年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 | The website address designated by the Vendor for Phase 2 of the Development: www.wetlandseasonspark2.com.hk | The website address designated by the Vendor for Phase 3 of the Development: 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

發展項目期數名稱：Wetland Lot No.34 Development發展項目（「發展項目」）的第1期（「第1期」）（第1期中住宅發展項目的第6座、第10座、第16座、第17座、第20座至第23座、別墅8至別墅11及洋房1至洋房3、洋房5至洋房11稱為「Wetland Seasons Park」） | 發展項目期數名稱：Wetland Lot No.34 Development發展項目（「發展項目」）的第2期（「第2期」）（第2期中住宅發展項目的第2座、第3座、第5座、第11座、第12座、第15座、第18座及第19座、別墅1至別墅3及別墅5至別墅7稱為「Wetland Seasons Park」） | 發展項目期數名稱：Wetland Lot No.34 Development發展項目（「發展項目」）的第3期（「第3期」）（第3期中住宅發展項目的第1座、第7座、第8座及第9座稱為「Wetland Seasons Park」） | 區域：天水圍 | 發展項目第1期、第2期及第3期的街道名稱及門牌號數：濕地公園路9號 | 賣方就發展項目第1期指定的互聯網網站的網址：www.wetlandseasonspark.com.hk | 賣方就發展項目第2期指定的互聯網網站的網址：www.wetlandseasonspark2.com.hk | 賣方就發展項目第3期指定的互聯網網站的網址：www.wetlandseasonspark3.com.hk | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Pacific Gold Limited | 賣方的控股公司：Newray Ventures Limited、Time Effort Limited、新鴻基地產發展有限公司 | 發展項目第1期、第2期及第3期的認可人士：梁鵬程 | 發展項目第1期、第2期及第3期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：梁黃顧建築師（香港）事務所有限公司 | 發展項目第1期、第2期及第3期的承建商：駿輝建築有限公司 | 就發展項目第1期、第2期及第3期中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、薛馮鄭岑律師行、孖士打律師行 | 已為發展項目第1期、第2期及第3期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司 | 已為發展項目第1期、第2期及第3期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited | 本廣告由賣方發布或在賣方的同意下由另一人發布。 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目或發展項目第1期、第2期及第3期的資料。 | 印製日期：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 | The website address designated by the Vendor for Phase 2 of the Development: 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

發展項目期數名稱: Grand YOHO Development (「發展項目」) 的第1期 (「第1期」) (第1期中住宅發展項目的第1、2、9及10座 (不設第4座, 及第3、5、6、7及8座不在第1期) 稱為「Grand YOHO」) | 發展項目期數名稱: Grand YOHO Development (「發展項目」) 的第2期 (「第2期」) (第2期中住宅發展項目的第3、5及8座 (不設第4座, 及第1、2、6、7、9及10座不在第2期) 稱為「Grand YOHO」) | 區域: 元朗 | 發展項目第1期及第2期的街道名稱及門牌號數: 朗日路9號 | 賣方就發展項目第1期指定的互聯網網站的網址: www.grandyoho.com.hk | 賣方就發展項目第2期指定的互聯網網站的網址: www.grandyoho.com.hk/p2 | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情, 請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 兆盛有限公司 | 賣方的控股公司: Victory Zone Holdings Limited, Ximston Finance S.A., 新鴻基地產發展有限公司 | 發展項目第1期及第2期的認可人士: 黃嘉雯 | 發展項目第1期及第2期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 新鴻基建築設計有限公司 | 發展項目第1期及第2期的承建商: 新輝城建工程有限公司 | 就發展項目第1期及第2期中的住宅物業的出售而代表擁有人行事的律師事務所: 孖士打律師行、王潘律師行 | 已為發展項目第1期及第2期的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司 (備註: 有關承諾已經取消。) | 已為發展項目第1期及第2期的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited | 賣方建議準買方參閱有關售樓說明書, 以了解發展項目第1期及第2期的資料。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。 | 印製日期: 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 | 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

發展項目名稱: 天巒 (「發展項目」) | 區域: 古洞南 | 街道名稱及門牌號數: 古洞路28號及33號 | 賣方就發展項目指定的互聯網網站的網址: www.valais.com.hk | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情, 請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 兆興投資有限公司 | 賣方的控股公司: Ximston Finance S.A., Victory Zone Holdings Limited及新鴻基地產發展有限公司 | 發展項目的認可人士: 呂元祥博士 | 認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 呂元祥建築師事務所 (香港) 有限公司 | 發展項目的承建商: 駿輝建築有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所: 胡關李羅律師行及王潘律師行 | 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司 (有關承諾已經取消。) | 已為發展項目的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited (貸款已結清) | 賣方建議準買方參閱有關售樓說明書, 以了解發展項目的資料。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。 | 印製日期: 2021年12月31日