

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
集團打造綠色居所 為構建可持續社區出力

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.

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

Contents

Vol 102 | Q4 2021

PDF



eBook



A Publication of
Sun Hung Kai Properties Limited
新鴻基地產發展有限公司刊物

45/F, Sun Hung Kai Centre, 30 Harbour
Road, Hong Kong
香港港灣道30號新鴻基中心45樓
Tel 電話 : (852) 2827 8111
Fax 傳真 : (852) 2827 2862
Website 網址 : www.shkp.com
E-mail 電子郵件 : shkp@shkp.com

Editor's Note 編者按 :

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

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

All rights reserved 版權所有，不得轉載



4



18



24

Feature Story

- 4 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

Business News - Hong Kong

- 18 Phase 2 Wetland Seasons Bay continues its strong sales performance
Wetland Seasons Bay第2期延續銷售佳績
- 20 KENNEDY 38 in Kennedy Town receives a strong market response
堅尼地城KENNEDY 38 推售 市場反應熱烈
- 22 MOKO PARK incorporates environmental concepts to create leisure space
「MOKO 動樂園！」糅合環保概念打造休閒空間

Business News - Hong Kong and Mainland

- 24 SHKP Malls present diverse Christmas festive themes
新地商場營造各式聖誕風情

Corporate News

- 28 The Group publishes 2020/21 Sustainability Report
集團出版2020/21年度《可持續發展報告》

Sustainability

- 30 The Group signs first sustainability-linked loan of HK\$8,650 million
集團簽署首筆86.5億港元可持續發展表現掛鈎貸款
- 31 The Group wins multiple awards at Asian Excellence Award 2021
集團在「2021亞洲卓越大獎」中榮獲多個獎項
- ICC awarded the 10-Year Award of Excellence by the Council on Tall Buildings and Urban Habit
環球貿易廣場獲世界高層建築與都市人居學會頒發十年卓越獎
- 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
「新鴻基地產香港單車節」復辦 全新港珠澳大橋路線帶來嶄新體驗
- V City enhances energy saving and emissions reduction with technology
V City應用科技提升節能減排
- 33 Actively integrated in national development, the Group fully supports Hong Kong's cultural and technology infrastructure
集團積極融入國家發展 全力支持香港文化科創建設
- SHKP-Kwoks' Foundation signs new donation agreement with Southwest University
新地郭氏基金與西南大學簽定新一期捐贈協議
- 34 Nature Rescue saves endangered horseshoe crabs and wild fireflies
「山•灘拯救隊」拯救瀕危馬蹄蟹及野外螢火蟲

The SHKP volunteer team supports the elderly and families with special needs
集團義工隊以心關懷長者及有特別需要的家庭



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 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,



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.

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



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 | 賣方的控權公司: 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 | 賣方的控權公司: 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

Phase 2 Wetland Seasons Bay continues its strong sales performance

Wetland Seasons Bay第2期延續銷售佳績



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 Nanshan¹. The Development is within walking distance of Light Rail Wetland Park Stop and is supported by a full range of community facilities and amenities². It also falls within the scope of the Shenzhen Bay Quality Development Circle³, which encircles the northern and southern shores of the Shenzhen Bay Bridge, and the planned Hong Kong Northern Metropolis³.

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 million⁴.

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 views⁵, providing residents with views of the inner garden, Wetland Park and Shenzhen Bay from different angles⁵.

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 feet⁵ in terms of saleable area, with various layouts, ranging from studios to four-bedroom units with one en-suite and a utility room⁶. Special units will also be available to suit the needs of different buyers.

Prime clubhouse⁷ facilities

The residents' clubhouse⁷ and outdoor landscape at Wetland Seasons Bay will span over 303,000 square feet⁸, over 265,000 square feet⁸ of which will be outdoor landscaped areas⁸. The residents' clubhouse⁷ will have comprehensive facilities, including a sky clubhouse⁷ overlooking scenic and seasonal views of Wetland Park¹, an approximately 50-metre-long outdoor swimming pool⁷, an approximately 25-metre-long heated swimming pool⁷, a jacuzzi⁷, sauna rooms⁷, steam rooms⁷ and banquet rooms⁷. Fitness and sports facilities will include a 24-hour gym^{7,9}, a multipurpose ball court⁷ and a yoga room⁷ with an extension to an outdoor yoga platform⁷.

集團現正於香港濕地公園旁興建新住宅發展項目Wetland Lot No. 33 Development發展項目（「發展項目」）。發展項目毗鄰香港唯一濕地公園，盡享低密度的生活空間，遠眺深圳灣及南山的繁華盛景¹。發展項目信步可達輕鐵濕地公園站，社區生活配套完善²，更已被納入由深圳灣公路大橋南北兩岸所組成的「深圳灣優質發展圈」³及「香港北部都會區」³的規劃中。

以價單形式發售的住宅單位售罄

發展項目第2期Wetland Seasons Bay於2021年11月開售，延續銷售佳績。截至2021年12月28日，已全數售出以價單推出發售的住宅單位，合約銷售總額逾20億港元⁴。

發展項目第2期Wetland Seasons Bay延續發展項目階梯式及之字形布局的優勢，配以精心打造的低密度建築羣，每座座向均悉心設計，視野更開揚廣闊¹，單位可盡享不同角度的內園、濕地公園及深圳灣景觀¹。

發展項目第2期Wetland Seasons Bay由兩座九至十層高的低密度住宅大樓及八幢六層高的別墅組成，合共提供388個住宅單位。標準分層單位實用面積由約270至約800平方呎⁶不等，戶型間隔多元化，涵蓋開放式至四房一套及工作間隔⁶；另備有特色單位，貼心照顧不同買家的需要。

極尚會所⁷設施

Wetland Seasons Bay住客會所⁷連戶外綠化園林總面積逾303,000平方呎⁸，當中逾265,000平方呎⁸為戶外綠化園林面積⁸。住客會所⁷設施配備一應俱全，包括可俯瞰濕地公園四季怡人景致¹的空中會所⁷、約50米長室外游泳池⁷、約25米長恆溫游泳池⁷、水力按摩池⁷、桑拿室⁷、蒸氣室⁷及宴會廳⁷。健體運動設施則有24小時健身室^{7,9}、多用途運動場⁷及接連戶外瑜伽平台⁷的瑜伽室⁷。

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 purposes. 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

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: Archipuls 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

備註

1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
2. 發展項目期數的周邊環境、建築物及設施可能不時改變，賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買家到有開發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。
3. 深圳灣優質發展圈及香港北部都會區資料來源：行政長官2021年施政報告網站 <https://www.policyaddress.gov.hk/2021/chi/policy.html>（參考日期：2021年10月7日）。
4. 該數字指由2021年11月10日至2021年12月28日，資料以成交紀錄冊為準。
5. 實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指定的每一項的面積。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米之數字可能有些微差異，詳情請參閱售樓說明書。
6. 發展項目的單位戶型以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。
7. 會所/康樂設施於發展項目期數入伙時未必能即時啟用。部分設施及/或服務屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部分設施及/或服務以政府部門之書批同意或許可為準，使用者或須另外繳費。本廣告/宣傳資料內所述之設施名稱待定，所有名稱未必與會所日後啟用的設施名稱相同。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權力，毋須事先通知任何買家。買家切勿依賴此廣告作任何用途或目的。賣方保留修訂及更改會所設施及其間隔、用料、傢俬、設計、布局、用途、規格及顏色等的權利，而無須另行通知。會所不同設施之開放時間及使用（以及更改用途，如有）受相關法律、批地文件及公契條款及現場環境狀況限制。
8. 會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。
9. 會所不同設施之開放時間及使用（以及更改用途，如有）受相關法律、批地文件及公契條款及現場環境狀況限制。會所及不同康樂設施可能需要另行收費。
10. 以上相片於2021年9月22日於發展項目期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目期數大約之周圍環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，一切僅供參考。拍攝時，發展項目期數仍在興建中。發展項目期數的批准建築圖則會不時修改，落成後之詳情亦可能與本相片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會有其他建成及/或未完成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，賣方對發展項目期數區內及周邊環境、建築物及設施並不作出不論明示或隱含之要約、陳述、承諾或保證。相片內的裝置、裝修物料、設備、裝飾物、植物、園景及其他物件及其展示之景觀不一定會在發展項目期數或其附近環境出現，一切僅供參考，且不構成任何賣方就發展項目期數、其周邊環境、建築物及設施不論明示或隱含之要約、陳述、承諾或保證。賣方亦建議準買家到有開發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。

發展項目期數名稱：Wetland Lot No. 33 Development發展項目（「發展項目」）的第2期（「期數」）（期數中住宅發展項目的第1A座及第1B座、別墅RV1至別墅RV3、別墅RV5至別墅RV9稱為「Wetland Seasons Bay」）

區域：天水圍

期數的街道名稱及門牌號數：濕地公園路1號#

賣方就期數指定的互聯網網站的網址：

www.wetlandseasonsbay2.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開發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：國集有限公司
賣方的控權公司：Silver Wind Developments Limited、Time Effort Limited、新鴻基地產發展有限公司
期數的認可人士：賴志良
期數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：亞設貝佳國際（香港）有限公司
期數的承建商：駿輝建築有限公司
就期數中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、丹士打律師行、張業司徒陳律師事務所
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
盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期：2022年6月30日（「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）
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，以了解期數的資料。
#此臨時門牌號數有待期數建成時確認。
印製日期：2021年12月31日

KENNEDY 38 in Kennedy Town receives a strong market response

堅尼地城KENNEDY 38 推售 市場反應熱烈



The main entrance of the Development (computer rendering photo)⁶
發展項目住客入口（電腦模擬效果圖）⁶

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 Station¹ 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 established² 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 feet³, featuring studios, and one- and two-bedroom units⁴. 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' clubhouse⁵ 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 spaces⁵, a multi-purpose banquet room⁵, a barbecue zone⁵ and a 24-hour gym⁵ 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.

集團現正以合作發展形式，於堅尼地城興建全新住宅發展項目KENNEDY 38。發展項目集結交通網絡、消閒娛樂及名校網多種優勢於一身，勢必成為港島西都會新地標。

KENNEDY 38 於2021年11月中開售，深受市場歡迎，截至2021年12月28日，錄得合約銷售總額逾15億港元。

港島西黃金地段 瞬間連繫港九新界

KENNEDY 38 前臨卑路乍灣海濱長廊，背靠龍虎山及西高山，坐擁悠然愜意的生活環境。發展項目鄰近港鐵堅尼地城站¹，坐擁多條巴士、小巴及電車線路覆蓋，盡享多元化的交通網絡優勢，方便貫連港九新界核心商業及購物區。此外，社區生活配套完善²，位處港島著名校網區，優勢不言而喻。

KENNEDY 38 為單幢式住宅大樓，提供341個住宅單位。標準分層單位實用面積由229至456平方呎³不等，戶型涵蓋開放式、一房及二房間隔⁴；另設連平台以及連平台與天台的特色單位，貼心照顧不同買家的居住需要。

型格私人會所 締造愜意生活

KENNEDY 38 的住客會所⁵設有多元化室內外設施，集工作、生活及消閒配套於一身。會所設有室內共享空間⁵、多用途宴會室⁵、燒烤區⁵及設有先進健身器材的24小時健身室⁵。瑜伽區設有兩部智能健身鏡，提供超過300款健身課程供住戶選擇。

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

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

備註

1. 堅尼地城站及港島綫資料源自香港鐵路有限公司網站 (<http://www.mtr.com.hk/en/customer/jp/index.php>，參考日期為2021年8月3日)。相關資料僅供參考，本廣告/宣傳資料內提及之交通運輸服務由第三者提供，賣方對服務提供與否，詳情或路線均不作任何承諾或保證。
2. 發展項目的周邊環境、建築物及設施可能不時改變，賣方對發展項目的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方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。
3. 實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
4. 發展項目的單位戶型以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。
5. 會所及康樂設施各區域及設施的名稱為宣傳名稱並僅於宣傳資料中顯示，將不會在公契、臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。且該等名稱待定，未必與會所日後啟用時的區域或設施名稱相同。有關發展項目的詳細資料，請參考售樓說明書。
6. 本圖像經電腦修飾處理，純屬畫家對本發展項目之想像，僅作顯示本發展項目大概外觀之用，並不反映本發展項目落成後之實際外觀，其景觀或其周邊環境，僅供參考。圖像內的設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、裝飾物、藝術品、樹木、植物、園景、園藝及其他物件等不一定會在本發展項目或其附近範圍出現，僅供參考。本發展項目的周邊建築物和環境並無完全顯示或可能與圖像內所述者不同。準買家如欲了解本發展項目的詳情，請參閱售樓說明書。本發展項目的周邊環境、建築物及設施會不時改變，賣方建議準買家到有關發展地盤作實地考察，以對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。本圖像不構成亦不得詮釋成賣方就本發展項目或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證。

發展項目名稱：KENNEDY 38

區域：堅尼地城及摩星嶺

發展項目的街道名稱及門牌號數：
卑路乍街38號#

賣方就發展項目指定的互聯網網站的網址：
www.kennedy38.com

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：溢寶有限公司、偉龍管理有限公司、城軒有限公司、萬穎發展有限公司

賣方的控股公司：新鴻基地產發展有限公司・Assets Garden Holdings Limited・Triplex Fortune Group Limited・Ample Talent International Limited・Wentel Investment Limited・Silver Radiance Limited・會德豐地產有限公司・Myers Investments Limited・Wheelock Investments Limited・會德豐有限公司

發展項目的認可人士：周駿森

發展項目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：李景勳、雷煥庭建築師有限公司

發展項目的承建商：新輝城建工程有限公司

就發展項目中的住宅物業的出售而代表擁有入行事的律師事務所：孖士打律師行、的近律師行、中倫律師事務所有限法律責任合夥

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：不適用
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・NART Finance Limited・恒基財務有限公司
畫賣方所知的發展項目的預計關鍵日期：2023年2月26日（預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

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。

#臨時門牌號數有待發展項目完成後確認。

印製日期：2021年12月31日



MOKO PARK, which covers an area of about 18,000 square feet, was recently officially opened. The park has various challenging large-scale sports and leisure facilities. 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 動樂園！」糅合環保概念打造休閒空間

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 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.

集團位於港鐵旺角東站上蓋的大型商場MOKO新世紀廣場的「MOKO動樂園！」於最近正式啟用。這是集團為提升其物業戶外空間而採取的其中一項措施。佔地近18,000平方呎，園內設計意念取材自旺角的地標雀仔街及花墟，以雀鳥及花卉作主題，劃分四大專區，增設不同種類的大型親子戶外遊樂設施，並同時糅合環保概念，打造自然生態區及休閒空間，為遊人帶來多元化的精彩休閒體驗。

「玩樂專區」設置大型運動及玩樂設施

專區設有不同種類的大型玩樂設施，當中包括「動感攀爬天地」近50米長，是目前全港最長的攀爬牆。牆上更以罌粟花、豌豆花、鬱金香和牡丹花等特色花卉設計，場內更附有花卉詳細的介紹，既美觀又有教育意義。「雀仔滑梯大冒險」配合以六組不同高度的巨型滑梯（最高的一組滑梯高達3.8米），必定能滿足不同家長及小朋友的放電要求！

「教育專區」提倡動植物生態保育

區內特設「自然生態區」，可讓小朋友玩得樂而忘返外，生動的插畫形式配以文字表達鸚鵡繁殖及成長的過程，同時涵蓋動植物生態的冷知識，可讓他們學習生態和環保知識。此外，專區將再生能源融入設施中，從而加強大眾的環保意識。專區內的「活力充電區」更設置多架充電健身動感單車，配備電子充電座，遊人只需要自備充電線就可以免費使用。

「探索專區」讓親子同樂

「童遊雀仔屋」讓小朋友體驗棲息於雀鳥屋；「親子互動小山丘」則帶來不同的山丘及山洞探索隧道，讓小朋友任意爬行，左穿右竄冒險感滿分！

「休憩及打卡專區」善用綠化資源

區內的休憩設施糅合多元環保概念，包括以舊安全地墊循環再用製成的斜坡玩樂設施以及提倡可再生能源的流動裝置充電設施；同時，區內栽種多棵草木，讓遊人得以於樹蔭下乘涼休憩。區內亦特設「奇趣打咭牆」，讓到訪的遊人拍照留念。



The park has various challenging large-scale sports and leisure facilities. 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 leisure slope was made from recycled safety mats, thus incorporating environmental concepts. The park sets up a funky wall for visitors to take photos. 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 park sets up a funky wall for visitors to take photos. 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 park has a 50-metre-long dynamic climbing wall, which is the longest climbing wall in Hong Kong. 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.

SHKP Malls present diverse Christmas festive themes

新地商場營造各式聖誕風情

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 中環國際金融中心商場

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.



YOHO Mall, Yuen Long 元朗形點

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 ten-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.



Park Central, Tseung Kwan O 將軍澳中心

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.

為迎接聖誕節這個傳統零售旺季，集團旗下主要商場均添上不同主題的聖誕特色裝置，並舉辦多元化推廣活動和推出消費獎賞優惠，令商場增添節日氣氛，以帶動人流，助租戶創造商機。

香港

豐富多采的冬日風情

集團位於中環的IFC商場帶顧客走進充滿歐陸風情的「東方快車」鐵道之旅。場內展出80多件來自東方快車的珍貴文物和舊照片，而列車裝置更以1930年代的原始火車為設計藍本，還原度極高。此外，位於元朗的YOHO MALL透過光影技藝呈現奇幻場景，讓人猶如置身於神秘又夢幻的森林中；二期中庭則有一朵4.5 米高的巨型聖誕花，而戶外園林也有多個打卡位。至於位處將軍澳的將軍澳中心則與韓國觀光公社合作，在場內設置大型冰雪互動裝置和遊戲，還有夢幻雪境讓顧客盡情拍照。

玩具動漫主題迎聖誕

位處觀塘的APM為近期廣受歡迎的「罐頭豬 LuLu」打造了節日限定的冬日小鎮，包括有十呎高的罐頭豬聖誕樹，以及3D全息投影互動遊戲等。The Point會員更可以利用積分換領罐頭豬 LuLu盲盒。至於在旺角東的MOKO 新世紀廣場則遍佈miffy的蹤影，顧客除了可以與三米高的miffy及其好友拍照外，也可以到一樓及四樓「捕獲」這隻人見人愛的小兔。至於深受大家歡迎的吉ULTRAMAN則將「超人太空站」搬到九龍東的Mikiki，場內除有四米高的超人吉田首次由日本來港坐鎮外，也設有「ULTRAMAN 超人360° 全景攝影裝置」和期間限定店。

現代藝術風節日裝置

大埔超級城聯乘英國鬼才塗鴉大師Jon Burgerman，將商場變成Art Jam遊樂場，包括15呎高的Pizza聖誕樹和旋轉木馬打卡位等，彩色繽紛令人目不暇給。在屯門的V City則邀請巴西流行藝術家Romero Britto，打造了色彩滿溢的聖誕馬戲團，場內有不少互動裝置，令人仿如置身嘉年華之中。



V City, Tuen Mun 屯門V City



MOKO, Mong Kok 旺角MOKO新世紀廣場



Tai Po Mega Mall, Tai Po 大埔超級城



Mikiki, Kowloon East 九龍東Mikiki



APM, Kwun Tong 觀塘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 上海市環貿IAPM



Parc Central, Guangzhou 廣州市天環



IGC, Guangzhou 廣州市IGC



Shanghai IFC Mall, Shanghai 上海市上海國金中心商場

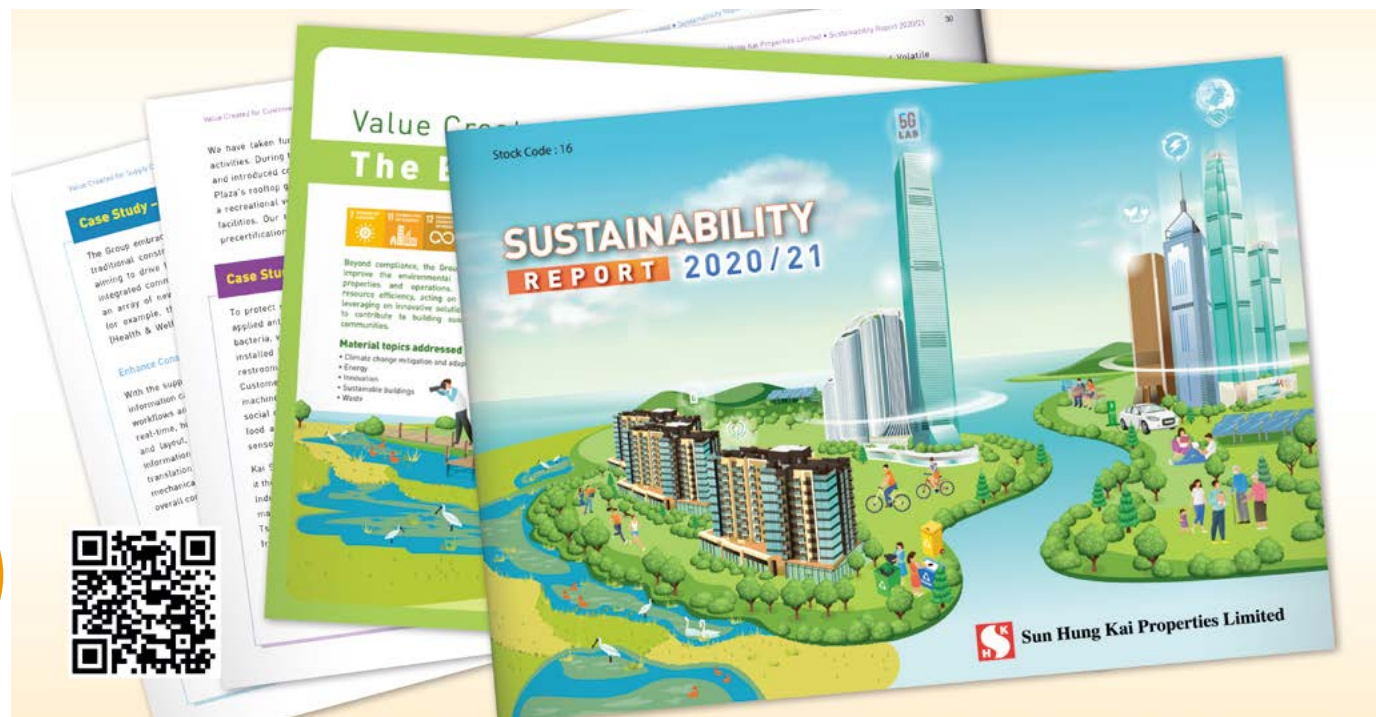
內地

集團旗下位於上海的商場，其中上海國金中心商場於聖誕期間化身為北極夢幻世界，一幅大型LED弧形巨幕展示瑰麗極光帶，加上精緻的北極度假屋，及大型互動聖誕鈴和幻彩燈光裝置等，為客人帶來「璀璨聖誕極光盛典」。還有One ITC 商場聯袂租戶推出連串精采活動及禮遇。商場內外則以聖誕美妝點綴：戶外區域以STARRY HEART燈光裝置點亮夜幕，場內則有「煥顏驚喜相片站」和「美妝Pop up」裝置。此外，環貿IAPM商場邀請五位國際知名設計師，為深受歡迎的玩具人偶Neo Blythe打造全新禮服，帶來結合設計美學與潮玩收藏的冬日舞會，讓顧客近距離欣賞Blythe 20周年系列寶藏展品。

至於廣州的IGC與國際知名藝術家合作，將商場打造成時尚舞台。除有夢幻旋轉木馬、香水、水晶花牆和AR拍照區等打卡位外，由近千朵深紅玫瑰鑲嵌的四米高花裙女孩更是全場焦點，華麗觸目。廣州天環以機械結合音樂藝術，帶來五大聲光電藝術裝置，頂層花園亦變身成空中星光玫瑰音樂星球，讓遊人被數千朵浪漫玫瑰燈簇擁。此外，顧客更可以智能手機登陸「天環小程序」，體驗AR浪漫飄雪特效。

The Group publishes 2020/21 *Sustainability Report* 集團出版2020/21年度《可持續發展報告》

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《可持續發展報告》可於網上閱覽

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
在報告年度，上海國金中心（右）和上海環貿廣場（左）榮獲LEED「既有建築：營運與保養4.0版」鉑金級認證

誠如在集團最新的《可持續發展報告》所述，在過去的財政年度，集團在環境、社會及管治（ESG）各表現均獲得相當進展後，披露了涵蓋不同ESG核心範疇的政策以及制定了全新的10年環境目標，強化日後的可持續發展基礎。

出版2020/21年度《可持續發展報告》

集團最近發布了2020/21年度《可持續發展報告》，報告闡述在本財政年度，集團在可持續發展計劃所作出的承諾和取得的成果。其重點工作及為持份者和社區所創造的價值如下：

環境：環球貿易廣場成為香港第一幢獲得國際WELL健康建築研究院頒發的「WELL健康 – 安全評價準則」物業設施運營管理認證的建築。集團興建中的核心商業項目均按領先能源與環境設計（LEED）金級或鉑金級的標準設計。此外，為應對氣候變化，集團提倡使用電動車和可再生能源。

員工：集團是最踴躍參與政府「大灣區青年就業計劃」首輪招聘中的企業。集團於疫情期間更加關注員工的健康，亦是本港首家地產發展商參與政府外展疫苗接種計劃。

顧客：集團充分利用智能科技，特別是5G網絡，以推廣智能生活及盡力提升顧客和物業使用者的滿意度。截至2021年6月底，透過「新地商場」應用程式推出的會員計劃The Point by SHKP已擁有逾120萬名會員。

供應鏈：集團的供應商接近100%來自本地，有助減少運輸中的碳排放，同時支持本地經濟發展。集團亦將智能科技融入傳統的建築程序中，以提升建築工地的健康和安全管理水平。

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：集團繼續推動青少年閱讀、運動行善和關顧弱勢社群。集團過渡性房屋項目同心村預計於2022年落成，將提供1,800個單位。若計入各家庭獲編配公屋而遷出同心村，而其他家庭得以遷入，預計最終約有5,000個基層家庭受惠。另外，集團將在元朗東成里發展其首個跨世代住宅項目，設有健康中心、幼稚園及幼兒中心。

制定ESG政策及全新10年環境目標

在2020/21財政年度，集團就多個ESG範疇檢討和披露相關政策，旨在將可持續發展融入日常業務營運之中。有關範疇包括氣候變化、紀律、環保、健康及安全、供應商紀律以及可持續建築。

此外，集團最近制定了全新的10年環境目標，承諾：

環保建築：力爭旗下所有新落成的投資物業項目均獲取LEED認證。

減碳、節能及用水：於2029/30年度或之前，將香港指定投資物業組合的溫室氣體排放強度（範圍一及二）降低25%、耗電強度降低13%以及用水強度降低5%。

廢物管理：在報告範圍內的香港在建項目中，將每年的建築廢物分流率達到70%以上。

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

集團簽署首筆86.5億港元可持續發展表現掛鈎貸款

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/m²)
- Demonstrating continuous improvements in the S&P Global ESG Scores⁽¹⁾
- Retaining as a constituent member of the Hang Seng Corporate Sustainability Index with a designated rating⁽²⁾

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.

集團最近與八家主要的國際及本地銀行，簽署集團首筆與可持續發展表現掛鈎的貸款協議；是項四年期俱樂部貸款獲得超額認購，總貸款額達86.5億港元，是香港地產業界中最大規模的可持續發展表現掛鈎貸款。是項貸款進一步表明集團致力實現可持續發展，以達至長遠增長。

銀行對是項貸款反應熱烈，貸款金額由原來的30億港元大幅增加至86.5億港元，清晰地反映了銀行業界鼎力支持集團的可持續發展工作。

集團持續將綠色和健康元素融入業務營運當中，務求為持份者帶來可持續價值。集團在香港和內地主要城市發展了不少已取得綠色認證的商業地標項目，並力求在項目發展和環境保育之間取得平衡。為了協助應對氣候變化，集團訂立多個清晰的環境目標。集團努力在環境、社會及管治（ESG）方面取得進展，表現廣受具有公信力的機構和財經界認同。集團連續三年在「恒生可持續發展企業指數」中名列前三位；此外，自2018年起，集團持續獲選為「富時社會責任環球指數」成份股。

集團主席兼董事總經理郭炳聯表示：「這項貸款為新地的可持續發展道路確立另一個里程碑，讓我們擁有更多資源，為持份者以至整個社會帶來長遠價值。貸款展示了集團一直努力推進可持續發展工作，而且有助我們更堅定地秉持「以心建家」的信念，讓我們的社區以至世界成為更美好的家園。集團除了決意達成可持續發展表現目標外，亦會一如以往建設舒適、綠化和可持續發展的社區，營造鼓勵跨代人士一起居住、工作和享樂的環境。」

根據貸款協議，當集團達成預先就ESG設定的可持續發展表現目標時，可獲得貸款利率折扣。預設的可持續發展表現目標包括：

- 達成減低電力消耗強度的年度目標（電力消耗強度以「千瓦時/平方米」為單位）
- 取得的標普全球ESG評分持續上升⁽¹⁾
- 繼續成為「恒生可持續發展企業指數」成份股，並取得特定評級⁽²⁾

是項貸款由新鴻基地產（金融服務）有限公司簽署，由母公司新鴻基地產發展有限公司作擔保。貸款包括三成定期貸款及七成循環貸款，年期為四年。貸款款項將用作集團日常營運資金，以及支持現正進行的可持續發展工作。新地是本港取得最高信貸評級的地產發展商，分別獲穆迪及標準普爾給予A1和A+評級，兩者的評級展望均為穩定。

中國銀行（香港）有限公司、星展銀行及香港上海滙豐銀行有限公司共同擔任是項貸款的可持續發展顧問，負責就可持續發展表現目標的相關事宜，向集團提出意見。其餘安排貸款的銀行包括瑞穗銀行、三菱UFJ銀行、中國農業銀行股份有限公司、三井住友銀行及恒生銀行有限公司。

備註

(1) 標普全球ESG評分（前稱為SAM ESG評分；道瓊斯可持續發展指數評分）是一個環境、社會及管治資料集，根據標普全球可持續發展評估（CSA）流程提供公司級別、要素級別和標準級別的評分，為對公司可持續實踐的年度評估。

(2) 恒生可持續發展企業指數包含首30家在企業可持續發展方面表現良好的香港上市公司。成份股公司挑選程序乃由獨立的专业評審機構香港品質保證局進行評審，以達至客觀及可靠。新地於2020年及2021年度均獲得最高的AAA評級。

The Group wins multiple awards at Asian Excellence Award 2021

集團在「2021亞洲卓越大獎」中榮獲多個獎項

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.



集團在《亞洲企業管治》雜誌舉辦的「2021亞洲卓越大獎」中，成功囊括多個大獎，當中包括「亞洲最佳CEO」大獎、「亞洲最佳CSR」、「最佳環保責任」、「最佳投資者關係公司」及「最佳投資者關係專業人員」。集團積極履行企業社會責任，維持高水平的企業管治，並發展多元業務，致力為股東創造可持續發展的價值。

「亞洲卓越大獎」自2011年成立以來，一直表彰在管理能力、財務表現、企業社會責任、環境管理實踐及投資者關係領域表現出色的亞太區企業，遍及內地、香港、日本、韓國、印度、印度尼西亞、馬來西亞、菲律賓、新加坡、台灣、泰國和越南。

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

環球貿易廣場獲世界高層建築與都市人居學會頒發十年卓越獎

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 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.

環球貿易廣場早前在世界高層建築與都市人居學會(CTBUH)的年度會議上，奪得「CTBUH十年卓越獎」。環球貿易廣場於2010年建成，是由集團發展的全港最高綠色建築，集辦公、商業、酒店和娛樂休閒設施於一體，總樓面面積達300萬平方呎。過去十年，環球貿易廣場在社會經濟效益、環境表現、工程績效及公眾安全等方面，均呈現最佳品質與可持續的價值，對城市發展的貢獻備受認可。

CTBUH是一個在研究和促進城市發展方面具領導地位的國際非牟利組織，對世界上的高層建築進行分類和排名；「CTBUH十年卓越獎」旨在表彰建成並運營十年期間，展現突出價值並表現優異的建築項目，為行業和社會回顧和評價那些已經建成並投入運營十年的高層建築。



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

「新鴻基地產香港單車節」復辦 全新港珠澳大橋路線帶來嶄新體驗



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 集團執行董事郭基輝(右二)及旅發局總幹事程鼎一(左二)宣布「新鴻基地產香港單車節」活動詳情

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.

由集團冠名及慈善贊助的「新鴻基地產香港單車節」將於2022年1月16日復辦，活動首次移師港珠澳大橋香港段舉行，設有48公里及26公里兩個組別，為這條全球最長的橋隧組合跨海通道啟用以來的首項大型活動盛事。是次活動亦首設免費虛擬體驗，讓全球的車手亦有機會體驗馳騁大橋的快感。

活動將繼續貫徹集團「運動行善」精神，除公眾報名費部分將撥捐慈善機構外，新地亦會以5比1形式額外捐款，即是參加者捐100元，新地捐出500元，幫助社會上有需要人士，為活動加添意義。

V City enhances energy saving and emissions reduction with technology

V City應用科技提升節能減排

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.

集團持續在旗下物業推動綠色生活，創建更優質的低碳環境。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，康業及啟勝合共獲得14個獎項，當中包括三個界別金獎，分別由V City、華景山莊和YOHO Midtown奪得。有關華景山莊和YOHO Midtown的得獎詳情，可參閱第11頁。



The V City team regularly visits tenants with a mobile recycle cart to facilitate recycling and waste separation V City團隊利用流動環保回收專車，定期造訪租戶進行分類回收

V City在物業管理（工商業）界別榮獲金獎。商場透過重新校驗系統及採用雲端大數據製冷機組能源優化系統，實施節能減排。商場運用物聯網感應器技術，監測垃圾箱容量，將垃圾袋消耗量減少達65%。V City亦積極參與回收及廢物分類，發起「加素與減塑」計劃，利用流動環保回收專車，定期造訪租戶進行分類回收；同時邀請餐廳商戶參與廚餘收集計劃。在租戶翻新期間，管理團隊免費提供重用的棄置木板作臨時圍欄，並鼓勵新租戶保留原有間隔裝置，以減少建築廢料。

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

集團積極融入國家發展 全力支持香港文化科創建設



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 哈佛大學香港校友會主題交流活動由集團執行董事郭基泓(右二)致歡迎辭，香港特區行政會議召集人、香港故宮文化博物館主席陳智思(左二)主講，《南華早報》行政總裁劉可瑞(右一)主持及哈佛大學香港校友會董事李智滔(左一)擔任主禮嘉賓

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.

哈佛大學香港校友會主題交流活動於集團旗下香港環球貿易廣場的「天際100香港觀景台」舉行，集團執行董事郭基泓亦受邀以哈佛大學校友及集團代表致歡迎辭，分享香港與大灣區協同發展的方向。集團一直積極配合國家政策，隨著國家在「十四五」規劃中明確支持香港發展中外文化藝術交流中心，集團將繼續致力發展西九文化區的兩個地標性項目，包括已落成的環球貿易廣場，以及在建的廣深港高鐵西九龍總站上蓋的綜合發展項目，後者將包括全新的觀景台及全長1.5公里的西九花園徑，全力打造融合藝術的城市空間。

當日出席交流活動的嘉賓參觀集團旗下的全港首個5G互動展覽「5G科技館」，集團將繼續把握「十四五」規劃所帶來的發展機遇，積極參與全力鞏固香港在未來科技發展與大灣區融合的基礎。

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

新地郭氏基金與西南大學簽定新一期捐贈協議

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.

新地郭氏基金早前與西南大學簽定新一期獎助學金捐贈協議。基金與西南大學合作多年，捐款額累計達人民幣1,000萬元，受惠人次達2,500。繼新地郭氏基金於2007年設立「新鴻基地產郭氏基金西南大學獎助學金」，西南大學為感謝新地郭氏基金對西部地區高等教育發展給予的支持，亦為此項目注入配套資金，用於學生學習能力提升訓練，讓他們與時並進，提升競爭力。



SHKP-Kwoks' Foundation Executive Director Amy Kwok (second left) takes photo with teachers and the beneficiary students in the online signing ceremony 新地郭氏基金執行董事郭婉儀(左二)與西南大學師生透過視像捐贈儀式合照

新地郭氏基金自2002年成立以來，積極投入慈善項目，其中對教育培訓項目尤其重視，先後在國內外多家高等院校設立獎助學金項目，資助優秀的貧困學生完成學業。

Nature Rescue saves endangered horseshoe crabs and wild fireflies

「山·灘拯救隊」拯救瀕危馬蹄蟹及野外螢火蟲

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.

為鼓勵大眾保護環境，集團聯同綠色力量透過「山·灘拯救隊」流動應用程式召集熱愛自然人士，前往馬蹄蟹及野外螢火蟲的主要棲息點一帶清理垃圾。自今年10月起，截至12月中，舉行了11次海岸及郊野清潔行動，有近450人次參與，當中半數為青少年，共收集約900公斤的垃圾；另增設「山·灘拯救隊」獎勵計劃，以表揚熱心參與的人士。此外，「新地齊心愛自然」繼續走進校園，透過舉辦活動及製作環保教材，培養學生愛護自然的意識。

「山·灘拯救隊」為「新地齊心愛自然」計劃一部份，自2018年推出流動應用程式以來舉辦了逾100場活動，清理的垃圾逾12,000公斤。



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

集團義工隊以心關懷長者及有特別需要的家庭

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，集團義工隊繼續善用企業專才，以心服務社群。早前，義工隊透過鑽石山啟鑽苑的「邨·流·活水入伙支援計劃」，為獨居長者、雙老長者及有特別需要的家庭提供基本家居裝修服務，致力為他們提供實際幫助，並送上關懷。

另外，義工隊於2007年至2009年期間，曾為受牛頭角下邨重建影響的長者戶，提供一站式的入伙支援服務。雖然事隔14年，義工隊仍然心繫牛下的一班老友記。早前更透過「牛頭角下邨重建 — 老朋友重逢記」讓當年的義工和受助長者重聚。一眾高齡長者與義工再次聚首，大家都非常感恩和興奮。義工隊透過互動遊戲細說當年外，更親手準備禮物包。



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

「牛頭角下邨重建 — 老朋友重逢記」活動中，受助婆婆特地帶來當年的相片跟義工細說當年

