



Rendering of The YOHO Hub
The YOHO Hub¹ 的模拟效果图

This is a computerized image of the Phase and the other phase(s) of the Development (except for residential towers), the residential towers of other Phase(s) are represented by transparent effect, and part of the podium of the Development has not been shown. This computerized image has been processed and composited with computerized imaging techniques and is for reference only. The Phase of the Development is under construction. The above image shows the general external appearance of the completed Development and does not reflect the actual external appearance of the Phase of the Development upon completion, the colour, materials, facilities, fittings, finishes, decoration, plants, gardening and other items shown in this computerized image will not be included in the actual flats, and may not appear in the Phase or any part thereof. Pipes, conduits, air-conditioners, grilles etc. that may appear on the external walls, flat roofs and roofs of the Phase of the Development and the surrounding areas, buildings or structures therein regarding the Phase of the Development are not fully shown. 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.

这是发展项目期数及其他期数(除住宅大楼以外的)模拟效果图,其中其他期数的住宅大楼以透明效果显示,而发展项目部份基座并没有显示。此模拟效果图经电脑合成及修饰处理,仅供参考。发展项目期数仍在兴建中,此图像作显示本发展项目期数住宅物业落成后大概之用,并不反映其实际外观、景观、周边环境或最后完成之面貌,模拟效果图内的颜色、用料、设施、装置、装修物料、设备、装饰物、植物、园境及其他物件并非交接标准,未必会在发展项目期数其任何部份出现。发展项目期数的外墙、平台及天台可能存在之喉管、管线、冷气机、格栅等及发展项目期数的周边环境及建筑物并无完全显示,内容仅供参考。准买家如欲了解发展项目期数的详情,请参阅售楼说明书。卖方建议准买家到有关发展地盘作实地考察,以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

The YOHO Hub¹, the only residential project atop MTR Yuen Long Station, released as the finale² 港铁元朗站上盖唯一住宅项目 The YOHO Hub¹压轴登场²

The YOHO Hub¹, a brand-new large-scale residential development atop MTR Yuen Long Station, is the final development in the YOHO series². Situated at the Yuen Long transportation hub, the development is backed by comprehensive facilities and services in the neighbourhood, while overlooking the bustling view of the vast Yuen Long town centre³ and the Shenzhen metropolitan view in the distance³. The development's podium mall will connect to YOHO MALL I and YOHO MALL II, creating a one-million-square-foot-plus stylish shopping network⁴ for added benefits.

The YOHO Hub¹ will provide 1,030 residential units in four high-rise residential towers. Units will vary from 317 to 1,182 square feet⁵ in terms of saleable area with various layouts, ranging from one bedroom to four bedrooms⁶ to suit the

needs of different buyers.

Unique twin clubhouse design⁷ with comprehensive facilities

The YOHO Hub¹ will be the first YOHO series² project to adopt the twin clubhouse design⁷. The clubhouses will cover about 40,000 square feet and provide comprehensive facilities and services. The outdoor landscapes will span about 210,000 square feet to complement the premium lifestyle in the project.

The dual swimming pool design will consist of an approximately 50-metre-long outdoor swimming pool in the north clubhouse and an approximately 28-metre-long outdoor swimming pool in the south clubhouse. There will be a children's water play zone and a Jacuzzi that can accommodate up to 18 persons. Overlooking the outdoor green space, the mansion-style banquet

room will be equipped with an individual Jacuzzi. It will also have two multi-purpose banquet rooms, one of them connected to an outdoor leisure space to give a flexible yet highly private space.

The residents' clubhouses⁷ will offer a variety of fitness and sports facilities, including two gymnasiums, a yoga room, a multi-purpose sports hall, sauna rooms and steam rooms. Entertainment facilities will include a karaoke room, snooker room, mahjong room, piano room and studio for residents with an interest in photography. The children's outdoor arena will include a nearly 140-metre-long children's scooter driveway. Other facilities will include an outdoor playground with a tunnel slide and two indoor playgrounds.

The twin clubhouses will be surrounded by sweeping lush greenery, featuring outdoor gardens and an approximately 1,200-metre-long jogging trail along the entire development. There will also be an outdoor BBQ zone and a pet-friendly outdoor park.

港铁元朗站上盖全新大型住宅发展项目 The YOHO Hub¹, 为YOHO系列²的压轴项目。发展项目位处元朗交通枢纽, 社区生活配套完善, 可享辽阔元朗市中心璀璨景观³, 同时远眺深圳大都会景致³。发展项目基座商场更将贯通YOHO MALL形点I及形点II, 拼构成逾百万平方呎的时尚购物网络⁴, 优势尽享。

The YOHO Hub¹由四座高层住宅大楼组成, 合共提供1,030个住宅单位。实用面积由317至1,182平方呎⁵不等, 户型多元化, 涵盖一房至四房⁶, 贴心照顾不同买家的需要。

独特双住客会所⁷设计 设施一应俱全

The YOHO Hub¹属YOHO系列²中首个采用双住客会所⁷设计的项目。会所面积约40,000平方呎, 配备多元化设施及服务。户外园林面积约210,000平方呎, 缔造优越的生活体验。

会所采用双泳池设计, 位处北面会所的户外泳池约50米, 位处南面会所的户外泳池则约28米; 另设有儿童水上乐园及可容纳最多18人的按摩池。别墅式宴会厅可饱览户外绿化空间, 并设有独立水力按摩池。另有两个

多用途宴会厅, 其中一个连接户外休憩空间, 提供多元化且高隐私度的空间。

住客会所⁷设有多样健身运动设施, 包括两个健身室、一个瑜伽室、多用途体育馆、桑拿房及蒸气室。娱乐游戏设施包括卡拉OK房、桌球室、麻将室、练琴房及为富有摄影触觉的住户特设的工作室。会所专为小朋友设置户外竞技场, 提供接近140米长的儿童滑板车车道; 其他设施包括设有管道滑梯的户外游乐场以及两个室内玩乐空间。

双住客会所坐拥辽阔开扬的绿意环境, 设有户外庭园、农庄及长约1,200米贯穿整个发展项目的缓跑径。另有户外BBQ烧烤区及可携同宠物入内的户外玩乐花园。



Notes

1. Name of the Phase of the Development is Phase B ("the Phase") of The YOHO Hub Development. Tower 1, Tower 2, Tower 3 and Tower 5 of the residential development in the Phase are called "The YOHO Hub".
2. YOHO series refers to the developments known as YOHO Town, YOHO Midtown, Grand YOHO Development and The YOHO Hub Development.
3. 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 (irrespective of whether relating to view).
4. The Development's podium mall's shopping centre/shops attributable gross floor area is 106,564 square feet, while according to Sun Hung Kai Properties 2020/21 Annual Report, YOHO MALL I's shopping centre/shops attributable gross floor area is 695,000 square feet, and YOHO MALL II's shopping centre/shops attributable gross floor area is 245,000 square feet. The total shopping centre/shops attributable gross floor area for the Development's podium mall, YOHO MALL I and YOHO MALL II is 1,046,564 square feet. Source of information: Sun Hung Kai Properties 2020/21 Annual Report https://www.shkp.com/Content/Uploads/FinReports/SHKPAR_TC_2020_21.pdf
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 Vendor reserves the right to amend the building plans of the Development or the Phase. Layouts of the units in the Phase are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
7. Part of the twin clubhouse belong to subsequent phase(s) of the Development, which can only be open for use after the completion of the said subsequent phase(s) and upon the satisfaction of all requisite requirements.

Note: The information in this advertisement does not represent the final appearance of the clubhouse and recreational facilities of the Phase of the Development and is for reference only, and does not constitute or be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the actual design, colour, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, landscaping, plants, gardening and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or structures (irrespective of whether relating to view). The Vendor reserves its absolute right to amend and change any part of the clubhouse and landscaped garden, and all of their facilities, without giving any prior notice to any purchaser. Purchasers must not rely on this advertisement for any use or purpose. For details of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden, covered landscaped garden and/or recreational facilities are subject to the final approval by the Buildings Department, Lands Department and/or other relevant Government departments. The clubhouse, landscaped garden, covered landscaped garden and/or recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Development. The use or operation of some of the facilities and/or services may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant Government departments, or may be subject to additional payments.

备注

1. 发展项目期数名称为「The YOHO Hub发展项目的第B期」(「期数」)。期数中住宅发展项目的第1座、第2座、第3座及第5座称为「The YOHO Hub」。
2. YOHO系列指「YOHO Town」、「YOHO Midtown」、「Grand YOHO发展项目」及「The YOHO Hub发展项目」。
3. 上述仅为发展项目期数周边环境的大概描述,并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响,并非适用于所有单位,且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证(不论是否有关景观)。
4. 发展项目基座商场之商场/商铺可建面积为106,564平方呎,而根据《新鸿基地产2020/21年报》,「YOHO MALL I 形点」之商场/商铺可建面积为695,000平方呎,「YOHO MALL II 形点」之商场/商铺可建面积为245,000平方呎,发展项目基座商场、「YOHO MALL I 形点」及「YOHO MALL II 形点」之商场/商铺可建面积总和为1,046,564平方呎。资料来源:《新鸿基地产2020/21年报》https://www.shkp.com/Content/Uploads/FinReports/SHKPAR_TC_2020_21.pdf。
5. 实用面积以及露台、工作平台及阳台(如有)的楼面面积,是按照《一手住宅物业销售条例》第8条计算得出的。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的项目的面积。上述以平方呎所列之面积,均以1平方米=10.764平方呎换算,并以四舍五入至整数平方呎,以平方呎与以平方米之数字可能有些微差异,详情请参阅售楼说明书。
6. 卖方保留权利更改发展项目或期数之图则。期数的单位户型以政府有关部门最后批准的图则为准,详情请参阅售楼说明书。
7. 部分双住客会所属于发展项目后续期数,直至该后续期数落成后及所有相关规定已获符合,才可开放使用。

注:此广告内的资料并非代表发展项目期数的会所及康乐设施最终落成之面貌,仅供参考,并不构成或不应被视作任何有关会所及园景花园之实际设计、颜色、布局、间格、建筑、位置、装置、装修物料、设备、家俱、装饰物、园景、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑物不论明示或隐含之要约、承诺、陈述或保证(不论是否有关景观)。卖方保留其修改及改变会所及园景花园任何部份及其所有设施之绝对权利,事先毋须通知任何买家。买家切勿依赖此广告作任何用途或目的。有关发展项目期数的详细资料,请参阅售楼说明书。会所、园景花园、有盖园景花园及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所、园景花园、有盖园景花园及/或康乐设施于发展项目住宅物业入伙时未必能即时启用。部份设施及/或服务的使用或操作可能受制于会所守则、设施的使用守则及政府有关部门发出之同意书或许可证,或需额外付款。

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Name of the Phase of the Development: Phase B ("the Phase") of The YOHO Hub Development (Tower 1, Tower 2, Tower 3 and Tower 5 of the residential development in the Phase is called "The YOHO Hub")

District: Yuen Long

Name of the street and the street number of the Phase: No. 1 Long Lok Road#

The website address designated by the Vendor for the Phase: www.theyohohub.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: Yuen Long Property Development Limited (as "Owner"), Success Keep Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited

Holding companies of the Vendor (Person so engaged): Able Mariner Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Cheng Yan Ying Grace

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: AGC Design Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Gallant, Mayer Brown, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum and Kao, Lee & Yip

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 to the best of the Vendor's knowledge: 31 March 2023. 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 Person so engaged with the consent of the Owner. 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 March 2022

发展项目期数名称: The YOHO Hub发展项目的第B期(「期数」)(期数中住宅发展项目的第1座、第2座、第3座及第5座称为「The YOHO Hub」)

区域: 元朗

期数的街道名称及门牌号数: 朗乐路1号#

卖方就期数指定的互联网网站的网址: www.theyohohub.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情,请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察,以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 元朗物业发展有限公司(作为“拥有人”)、成协有限公司(作为“如此聘用的人”)(备注:“拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监督期数的设计、规划、建造、装置、完成及销售的过程的人士。)

卖方(拥有人)的控股公司: 西铁物业发展有限公司

卖方(如此聘用的人)的控股公司: Able Mariner Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士: 郑恩莹

期数的认可人士以其专业身份担任经营人、董事或雇员的高号或法团: 创智建筑师有限公司

期数的承建商: 新辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 何耀斌律师事务所、孖士打律师事务所、胡关李罗律师事务所、薛冯邱岑律师事务所及高李叶律师事务所

已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司

已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知的期数的预计关键日期: 2023年3月31日。关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。

本广告由如此聘用的人在拥有人的同意下发布。

卖方建议准买方参阅有关售楼说明书,以了解期数的资料。

#临时门牌号有待期数完成后确认。

印制日期: 2022年3月31日