

SHKP



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Sun Hung Kai Properties

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As a pioneer of green buildings, the Group proactively develops premium environmentally friendly commercial projects

作为绿色建筑先驱 集团致力打造优质环保商业项目



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作为绿色建筑先驱 集团致力打造优质环保商业项目

1. Shanghai ICC, Shanghai 上海市上海环贸广场	4. IFC, Central 中环国际金融中心
2. ICC, West Kowloon 西九龙环球贸易广场	5. Shanghai IFC, Shanghai 上海市上海国金中心
3. Sun Hung Kai Centre, Wan Chai 湾仔新鸿基中心	6. KCC, Kwai Chung 葵涌九龙贸易中心

The photographs, images, drawings or sketches shown in this article represent the artist's imaginative impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

本文章内载列的相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或 / 及可能经过电脑图像修饰处理。准买家如欲了解本发展项目的详情，发展商建议买方到该发展地盘作实地考察，以获取对该发展地盘以及其周围地区的公共设施及环境较佳的了解。

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Editor's Note 编者按 :

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

本刊旨在为投资者提供集团业务的最新资讯，维持企业高透明度及良好的企业管治。本刊内容涵盖集团业务的不同范畴，相关资料陈述并非用作宣传推广。

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As a pioneer of green buildings, the Group proactively develops premium environmentally friendly commercial projects

Given its strong commitment to property quality, the Group has endeavoured to incorporate green elements in the development of its major commercial projects to obtain globally renowned green certificates over the past years, hence recognized as a pioneer of green buildings in Hong Kong. In recent years, the Group has continued to show its full support for creating a sustainable community and contributing to make Hong Kong a carbon-neutral city by setting long-term environmental targets, formulating policies on sustainable development and climate change, and continuing to be actively engaged in research on innovative green building technologies.



ICC

环球贸易广场

Location: atop the Airport Express Kowloon Station, West Kowloon

GFA: ~2.5 million square feet

Completion year: 2011

位置：西九龙，为机场快线九龙站上盖项目

楼面面积：约23万平方米(250万平方呎)

落成时间：2011年



Sun Hung Kai Centre

新鸿基中心

Location: adjacent to MTR Exhibition Centre Station, Wan Chai

GFA: ~900,000 square feet

Completion year: 1980

位置：湾仔，邻近港铁会展站

楼面面积：约8.4万平方米(90万平方呎)

落成时间：1980年



One IFC, Two IFC and IFC Mall

国际金融中心一期、二期及商场

Location: atop MTR Hong Kong Station, Central Harbourfront

GFA: over 3 million square feet in total*

Completion years: 1998 (One IFC) and 2003 (Two IFC)

位置：中环海滨，为港铁香港站上盖项目

楼面面积：合共超过27.9万平方米(300万平方呎)*

落成时间：1998年(一期)及2003年(二期)

*Note: The Group owns ~1 million square feet of office space and ~320,000 square feet of retail area in attributable terms
注：集团应占写字楼楼面约9.3万平方米(100万平方呎)及零售楼面约3万平方米(32万平方呎)

certification under the v4.1 Operations and Maintenance: Existing Buildings rating system, demonstrating the Group's determination to continue project enhancement and strive for excellence.

Since its completion, the Group has continued to upgrade ICC's green facilities and management level, achieving LEED Platinum certification under the v4.1 Operations and Maintenance: Existing Buildings rating system with the highest score this year. In 2020, the iconic grade-A office development also became the first commercial building in Hong Kong to receive the top 'Outstanding' rating in the BREEAM In-Use scheme, an international green building assessment system. In 2021, it received the WELL Health-Safety Rating for Facility Operations (WELL HSR) certificate from the International WELL Building Institute (IWBI), making it the first building in Hong Kong to earn this certificate.

The project's act of introducing intelligent management system, effectively monitors and controls the optimal operation and energy consumption of the various types of equipment, and has resulted in savings of over 17 million kWh of electricity since 2012 through a combination of the energy saving measures, such as

- introducing Internet of Things (IoT) technology and a smart lighting control system to improve energy efficiency;
- refurbishing the central air conditioners to extend the service life and enhance their performance;
- adopting a smart indoor air quality monitoring system.

Sun Hung Kai Centre, the Group's headquarters, despite being completed over 40 years ago, was awarded the LEED Platinum certificate, which is a rare achievement. Over a decade ago, Sun Hung Kai Centre underwent electrical and mechanical (E&M) renovations, incorporated sustainability in planning, design, procurement and management, including the re-inspection of the E&M facility system, and optimized the chiller systems to enhance efficiency, and reduce energy use and costs.

Sun Hung Kai Centre also introduced multiple measures, including a smart building management system, an energy monitoring system, upgraded ventilation and air-conditioning systems, and the installation of a variable air volume system, to ensure excellent operation and maintenance practices, thus continuing to contribute to environmental protection. Since 2004, a remarkable 60 million kWh of electricity and 42,000 tonnes of carbon dioxide have been saved, which is equivalent to the amount of carbon dioxide absorbed by about 1.8 million trees a year.

One IFC, Two IFC and IFC Mall One IFC, Two IFC and IFC Mall are located in the heart of Central's waterfront commercial area. Their project teams have striven to upgrade the buildings' green management to meet the high environmental standards demanded by international corporations, achieving LEED Platinum certification under the v4.1 Operations and Maintenance: Existing Buildings rating system. Two IFC became the first commercial building in Hong Kong to receive this certification.

The Group's major commercial projects on the mainland have also achieved the high standard set for international green buildings. In 2020, Shanghai IFC and Shanghai ICC both achieved the Platinum rating in the LEED V4.0 for Building Operations and Maintenance: Existing Buildings for their outstanding performance in energy-optimization, resources and water management, as well as expanding the use of green transportation. The former was the commercial project to receive the world's highest score that year.

Integration of sustainable building elements

The Group's long-term environmental targets include achieving LEED Gold or Platinum certifications for its core commercial projects under development, including the High Speed Rail West Kowloon Terminus Development in Hong Kong and the 370-metre skyscraper of the ITC remaining phase in Shanghai. In order to comply with the most stringent international green standards, the Group strives to incorporate sustainable elements into the entire life cycle of its property developments, from design and materials procurement to construction and property management. In KCC, for example, the first office development to earn the LEED Gold certification in Hong Kong, multiple green design elements were adopted in its original construction, including the use of large glass curtains to effectively utilize natural light. In addition, various green landscaped areas and sky gardens were included in the development, together with the installation of indoor carbon dioxide sensors to enhance indoor air quality and provide a healthy work and leisure environment for tenants.

Continuous efforts in green management

In order to incorporate its green principles into the daily operations of its projects, the Group set a number of environmental targets, and aims to achieve three 10-year key commitments by the end of fiscal year 2030, including a 13% reduction in electricity consumption, a 25% reduction in greenhouse gas emissions and a 5% reduction in water use in about 60 of the Group's investment properties; additionally, an annual construction waste diversion rate of 70% or more for projects under construction in Hong Kong. The Group's property management and construction companies have all received ISO 9001 quality management system certification. Kai Shing and Hong Yip, two of the Group's property management companies, have proactively introduced smart management to enhance the energy efficiency of their projects under management. Kai Shing became the first company in Hong Kong to obtain internationally recognized ISO 41001 facility management system certification, and Hong Yip was the first property management company in Hong Kong's property and facilities management sector to obtain ISO 27001 certification for its information security management system.



Shanghai IFC, Shanghai
上海市上海国金中心



Shanghai ICC, Shanghai
上海市上海环贸广场



Signing ceremony for the collaboration between the Group and PolyU
集团与理大合作签署仪式

6 Collaboration with universities and high-tech companies on innovative green building technologies

Innovative technology is of utmost importance to the Group's sustainability initiatives in all aspects of property-related development. The Group partners with various local universities and scientific research institutions to drive the development of innovative green buildings. For example, in 2005, the Group and The Hong Kong Polytechnic University (PolyU) joined hands to research and develop innovative green building technology, utilizing the advantages from the collaborative development of enterprises, universities and research institutions, and successfully applied this technology in the construction of ICC. In recent months, the Group collaborated with PolyU again, focusing on the research work in three areas: Green Application, Green Materials and Green Processes. The research work includes the joint development of a smart, efficient, flexible energy management system, using the development atop the High Speed Rail West Kowloon Terminus as a pilot project to transform, realize and commercialize building technology research outcomes.

For the development atop the High Speed Rail West Kowloon Terminus, the joint team will develop a solution for the full life cycle of smart energy-saving system by making use of technological advances in artificial intelligence, IoT and digital twin, to control energy distribution in real time, maximizing the energy-saving effects. The team will also optimize carbon activation to offset part of the carbon emissions during concrete production to produce more environmentally friendly, green building materials.

The Group will also work with PolyU to build the first ever blockchain platform to record the Building Information Model (BIM) of every project, as an easy reference for stakeholders, thus maximizing traceability, which is in line with the government's comprehensive promotion of the adoption of electronic approvals in the construction industry, contributing to smart city planning in the long run.

The Group's two property management companies have also proactively partnered with universities and technology companies to develop innovative technology applications in property management. For example, Hong Yip is currently co-developing with Hong Kong Metropolitan University an IoT solution for preventive maintenance and environmental monitoring in property management for water pumping systems. The IoT-based solution will be developed by using the dynamic operational data. The solution will strengthen the property management team's capabilities of data collection and analysis, in order to help identify potential problems and risks at an early stage, ultimately enhancing operational efficiency and lifespan of equipment.

Another example is Kai Shing's collaboration with two innovative technology start-ups to optimize the building performance, efficiency and sustainability of ICC, through a joint digital twin project using BIM. It helps form a connection with the existing analysis tools and monitoring system, making use of visualization, data analysis and project performance in order to simulate, predict and optimize project efficiency. Kai Shing also leveraging this experience proactively conducts staff training to prepare for the future applications of the solution in other projects.

作为绿色建筑先驱 集团致力打造优质环保商业项目

凭借对物业品质的坚持，集团多年前已开始为旗下主要商业项目注入环保元素，获取国际知名的绿色认证，成为香港绿色建筑的先驱。集团近年通过订立长期环保目标、制定可持续发展及气候变化政策，并且积极参与研发绿色建筑创新科技等方式，以进一步支持创建可持续发展社区，为香港迈向碳中和城市而作出努力。



ICC in Hong Kong ensures that all facilities are in their optimum state regarding operations and energy efficiency by introducing IoT technology
位于香港的环球贸易广场通过物联网技术，以确保各项设施处于最佳的运作和耗能状态

集团主要项目屡获国际绿色认证

早于2009年，集团旗下九龙贸易中心第一座写字楼，已获美国绿色建筑委员会的领先能源与环境设计(LEED)金级预认证，落成后于2012年获颁正式金级证书，是全港首幢获此殊荣的商厦。环球贸易广场则于2017年，成为全港首获绿建环评(BEAM Plus)最高铂金级别认证的商厦。集团持续提升主要项目的绿色管理水平，今年多个建于不同年代的香港商业项目，包括环球贸易广场、国际金融中心一期、二期和国际金融中心商场，以及落成逾40年的新鸿基中心，同获LEED®v4.1 营运与保养：现有建筑”铂金级认证，显示集团不断优化项目、精益求精的决心。

环球贸易广场自落成后，集团持续提升其绿色设施和管理，故今年以最高分数获得LEED®v4.1 营运与保养：现有建筑”铂金级认证。此甲级写字楼地标项目亦于2020年成为全港首幢获由国际绿色建筑评估系统BREEAM颁发的最高杰出(Outstanding)评级的商厦，并于2021年成为香港第一座荣获国际WELL健康建筑研究院(IWBI)认证的物业设施运营管理“WELL健康—安全评价准则”证书的建筑物。

该项目通过引入智能管理系统，有效监察和控制各项设备处于最佳的运作和耗能状态，结合多项节能措施，令项目自2012年起，节省电量逾1,700万度。有关措施包括：

- 引入物联网(IoT)科技及智能照明控制系统，以提升能源效益
- 翻新中央空调，以延长其寿命和提升表现
- 采用智能室内空气监测系统

集团总部新鸿基中心，落成至今虽已逾40年，仍获得LEED颁发铂金级认证，实属难得。皆因早于十多年前，新鸿基中心已进行机电设备革新工程，并将可持续发展纳入机电装置的规划、设计、材料采购及管理上，包括将机电设施系统重新较验及冷冻机系统最佳化，增强效能以进一步节省电能和减低开支。

此外，新鸿基中心通过引入智能大厦管理系统、能源监察系统、提升通风及冷气系统，以及安装可调风量冷气系统等，实现优良操作和维修作业守则，持续为环保作出贡献。自2004年至今，累计节省超过6,000万度电，减少42,000吨二氧化碳排放，相当于180万棵树一年吸收的二氧化碳量，成效显著。

国际金融中心一期、二期及商场位处中环临海商业核心地段，项目团队致力提升绿色管理，以满足国际企业对环保水平的高要求，因此获得LEED®v4.1 营运与保养：现有建筑”铂金级认证，而国际金融中心二期更成为全港首幢获得此认证的商厦。

集团在内地的主要商业项目，同样达到国际绿色建筑的高标准。其中上海国金中心及上海环贸广场，凭借在“优化能源使用”、“资源和用水管理”以及“强化绿色交通使用”等多个范畴的优异表现，于2020年双双获得LEED®v4.0 营运与保养：现有建筑”铂金级认证。前者更成为当年全球分数最高的商业项目。



引入可持续建筑元素

集团订立的长期环保目标包括为在建中的核心商业项目获取LEED金级或铂金级认证，其中包括香港高铁西九龙总站上盖发展项目及上海ITC余下期数楼高370米的摩天大楼。为符合最严格的国际环保标准，集团致力在整个物业发展生命周期中，从设计、物料采购、建造至物业管理加入可持续发展元素。以成为全港首座获得LEED金级认证的商厦九龙贸易中心为例，项目自筹建时已采用多项环保设计元素，包括采用大玻璃幕墙设计，有效运用天然光源；另外建造了多个绿化园林地带及空中花园，并于室内安装二氧化碳含量感应器，提高室内空气质量，让租客有一个健康的工作环境及休憩空间。



贯彻绿色管理

为了将环保理念融入项目日常营运中，集团制定多项环保目标，其中包括2030年财政年度或之前落实三大十年承诺：为旗下约60幢商业物业降低耗电强度13%；降低温室气体排放强度25%及用水强度降低5%；另外，每年于香港在建项目的建筑废物分流率达到70%或以上。集团旗下物业管理和建筑公司均已获得ISO9001品质管理系统认证。此外，属下两间物业管理公司启胜及康业，亦积极引入智能化管理，大大提升项目的节能效益。启胜更成为香港首家获得国际认可的ISO41001设施管理体系认证的公司；而康业是香港物业及设施管理界别中首家获得ISO27001资讯保安管理体系认证的物业管理公司。

与大学及创科企业合研绿色建筑创新技术

创新科技对集团推行各项物业相关的可持续发展举措至关重要。集团通过与不同的本地大学及科研机构合作，以推动创新绿色建筑的发展。例如，集团早于2005年已经与香港理工大学合作，共同研发创新绿色建筑技术，发挥“产学研”优势，并在兴建环球贸易广场时成功应用。近月，集团与理工大学再度合作，针对绿色应用、绿色建筑物料及绿色建造流程等三方面的研发工作，其中包括共同打造智慧建筑能源管理系统，并以高铁西九龙总站上盖项目为试点，务求将科技成果落地转化和产业化。

合作团队会为高铁西九龙总站上盖项目，研发“全生命周期智慧节能技术及系统方案”——利用人工智能、物联网、数码分身(Digital Twin)等技术，实时控制能源分配，将节能成效最大化。此外，团队又将研究优化“碳激发技术(Carbon Activation)”，目标是在生产混凝土时，抵销部分碳排放，以制造出更环保的绿色建筑物料。

集团亦会与理大搭建首个建筑业区块链平台，记录每个项目的建筑资讯模型(BIM)，方便持份者参考，充分发挥其可溯性的优点，以配合政府全面推动建筑产业审批电子化的趋势，长远有助智慧城市规划。

至于集团两间物业管理公司亦积极与大学和创科企业合作，研发创新科技应用于物业管理中。例如康业现正与香港都会大学共同开发针对水泵系统的“物业管理预防性维护及环境监控的物联网解决方案”——通过水泵系统中的运行数据、状况等动态资料，开发以物联网为本的解决方案，增强收集和分析数据的能力，以协助物管团队及早发现潜在问题及风险，从而提升设施效益及使用寿命。

另一个案例则是启胜与两间初创公司合作，以优化环球贸易广场的建筑性能、效率和可持续性，发展数码分身项目——通过建筑资讯模型，连接项目已有的分析工具和控制系統，并利用可视化、数据分析和项目的性能表现，以模拟、预测及优化项目绩效。此外，凭借此次经验，启胜也积极进行相关的员工培训，为日后应用至其他项目作好准备。



The landmark project atop High Speed Rail West Kowloon Terminus achieves LEED pre-certification

西九龙高铁站地标项目获LEED预认证

The commercial project under construction atop the High Speed Rail West Kowloon Terminus is expected to be completed by 2025. Recently, UBS, a leading global wealth manager, became the project's first anchor tenant. The bank will relocate and consolidate its Hong Kong operations to the top nine floors of the tallest tower of this superbly located mega project starting in early 2026, taking up a total floor area of approximately 250,000 square feet.

Apart from its location on the only high speed rail terminus in Hong Kong, the commercial project above the High Speed Rail West Kowloon Terminus is strategically adjoined to the Airport Express Line and is connected to three other MTR lines, giving it unparalleled connectivity with major mainland cities and other parts of the world. The Group will strive to make the project one of the most sustainable and environmentally friendly buildings in the world, and is set to obtain six major green and WELL building certifications. The project has already received pre-certification in LEED – Core and Shell v4: Platinum. With its premium quality and excellent location, the Group believes that the landmark project will attract more quality tenants.

Amy Lo, Co-Head of Wealth Management Asia Pacific, UBS Global Wealth Management, Head and Chief Executive, UBS Hong Kong, said: “We are excited to be moving to the workplace of the future with state-of-the-art infrastructure that brings together and empowers all of our UBS colleagues in Hong Kong under one roof. The office will be built for our purposes, and we believe it will improve the productivity, collaboration and well-being of our colleagues. With its superb location, it will connect us with the rest of the Greater Bay Area, major cities on the Mainland and to the world with convenient access.”

现正兴建中的西九龙高铁站商业项目，预计2025年内落成。此前该项目成功引入国际知名财富管理机构瑞银成为首个主要租户，租用项目最高一座大楼的最高九层，总楼面面积约2.3万平方米(25万平方呎)。瑞银将于2026年初开始进驻，将其在香港的营运单位迁入该项目。

西九龙高铁站商业项目除了坐落于本港唯一的高铁站上盖外，更邻近机场快线和三条港铁路线，贯通内地主要城市以至世界各地。集团竭力将其打造成为世界级的可持续发展及环境友好建筑物，预计可获得六项重要的绿色及WELL建筑标准认证，并已获得LEED“核心与外壳(Core and Shell)第4版：铂金级”的预认证。凭借优越的品质和地理位置，集团相信此地标项目将能吸引更多优质企业进驻。

瑞银财富管理亚太区联席主管兼瑞银香港区主管及行政总裁卢彩云指出：“我们很高兴能够与所有瑞银香港的同事一起进驻到这座引领未来的商业建筑。全新的办公室设计将会按我们所需而建，旨在提升同事的工作效率、团队合作及福利。新办公室优越的地理位置，将让我们更有效地与大湾区及内地主要城市、以至世界各地接轨。”

Wetland Seasons Bay (Phase 3), the finale of SHKP's Wetland Park Series

新地湿地公园系列“Wetland Seasons Bay”(第3期)压轴登场



Wetland Seasons Bay, the Group's residential development project located next to Hong Kong Wetland Park, overlooks the bustling vistas of Shenzhen Bay and Nanshan1, and benefits from the inclusion of the "Shenzhen Bay Quality Development Circle"2 and "The Northern Metropolis"2 in Hong Kong, on the northern and southern sides of the Shenzhen Bay Bridge in Tin Shui Wai. Wetland Seasons Bay (Phase 3) has been well-received by buyers since its launch and has achieved satisfactory sales performance.

Diversified unit layouts to meet market needs

The newly launched Wetland Seasons Bay (Phase 3) comprises two 9-storey low-density residential towers, two 6-storey residential villas, and six blocks of houses, offering a total of 384 premium residential units. The standard tiered units of towers and villas come in ten different layouts, including studio (open kitchen)³, one-bedroom (open kitchen)³, one-bedroom with store room (open kitchen)³, two-bedroom (open kitchen)³, two-bedroom with store room (open kitchen)³, three-bedroom (open kitchen)³, three-bedroom with one en-suite (open kitchen)³, three-bedroom with one en-suite and store room (open kitchen)³, three-bedroom with one en-suite, storage room and utility room³, and four-bedroom with one en-suite and utility room³. The saleable area ranges from about 270 to 800 square feet⁴, with special units and villas to choose from.

Convenient transportation and comprehensive living facilities

The Development is next to the envisioned future northern core development hub and Wetland Seasons Bay (Phase 3) is the nearest phase to the Light Rail Wetland Park Stop in the Wetland Park series. All units of Wetland Seasons Bay (Phase 3) are completed⁹. The pedestrian path connected to the Light Rail Wetland Park Stop is within walking distance. The Development provides comprehensive community living facilities⁵, and is home to commercial stores⁶ covering an area of about 30,000 square feet, with a diversified shop mix⁶.

Comprehensive clubhouse facilities integrated into the green natural landscape

The Development's premium private clubhouse, Club Seasons by the Bay⁷, covers a

The image was taken from some height above the Phase on 26 July 2022 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development 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, structures 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 of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image 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, all the environment might also change from time to time. The actual design, layout, partitions, construction, location, fittings, finishes, appliances, decoration, plants, gardening and other items shown therein are for reference only and may not appear in the Phase or the Development or its surrounding area. This advertisement does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor as to the Phase or the Development or its view. For details of the Phase and the Development, please refer to the sales brochure. 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.

此相片于2022年7月26日于期数附近上空拍摄，并经电脑修饰处理，发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目期数大约之周边环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观或其景观，一切仅供参考。拍摄时，发展项目期数仍在兴建中。发展项目所有期数的批准建筑图则会不时修改，落成后之详情亦可能与本相片所述者不同，一切以政府相关部门最后批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施，且区内及周边环境、建筑物及设施会不时改变，所有环境亦可能不时改变。其展示的实际设计、布局、间隔、建筑、位置、装置、装修物料、设备、装饰物、植物、园艺及其他物件等不一定在期数、发展项目或其周边地方出现，仅供参考。本广告并不构成卖方就期数或发展项目及其景观不论明示或隐含之要约、承诺、陈述或保证。有关期数及发展项目的详细资料，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。

total area of more than 303,000 square feet⁸ (including outdoor green space) and is situated next to a vast garden and Wetland Park. The clubhouse has a diverse range of facilities, with an outdoor swimming pool⁷ and an indoor heated swimming pool⁷, a jacuzzi⁷, a sauna room⁷ and a steam room⁷, as well as a 24-hour gym room⁷ and Multi-purpose Sports Playground⁷, and other recreational facilities.

集团坐落香港湿地公园旁的住宅发展项目「Wetland Seasons Bay」，远眺深圳湾及南山区的繁华盛景¹，更受惠于天水围被纳入由深圳湾公路大桥南北两岸组成的「深圳湾优质发展圈」²及香港「北部都会区」²规划。自「Wetland Seasons Bay」(第3期)推售以来，深受买家欢迎，销情理想。

户型间隔多样化 迎合市场需求

全新推出的「Wetland Seasons Bay」(第3期)由两座9层高的低密度住宅大楼、两幢6层高的别墅及六幢洋房组成，合共提供384个优质住宅单位。住宅大楼及别墅的标准分层单位设有十种户型，涵盖开放式(开放式厨房)³、一房(开放式厨房)³、一房连储物房(开放式厨房)³、两房(开放式厨房)³、两房连储物房(开放式厨房)³、三房(开放式厨房)³、三房一套(开放式厨房)³、三房一套连储物房(开放式厨房)³、三房一套连储物房及工作间³与四房一套及工作间³，实用面积由约270至约800平方呎⁴不等，另备有特色单位及洋房以供选择。

交通便捷 生活设施不假外求

项目毗邻预料未来北部核心发展枢纽，加上「Wetland Seasons Bay」(第3期)已届现楼⁹，更是湿地公园系列当中与轻铁湿地公园站距离最近的期数，经连接轻铁湿地公园站的行人路信步即达。发展项目除了提供完善社区生活配套⁵，更自设占地约30,000平方呎的商业铺位⁶，设有多元化的商户组合⁶。

会所设施动静皆备 融合大自然翠绿景致

项目附设顶级私人会所「Club Seasons by the Bay」⁷连户外绿化园林总面积逾30.3万平方呎⁸，会所与广阔的园林花园与湿地公园为

Notes

The proposed or uncompleted road, buildings, facilities and regional development referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to its implementation, location, design, alignment, completion and opening date etc.) are subject to the final decision of the Government. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement / promotional material upon completion. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty on the part of the Vendor.

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 of the Phase of the Development and the surrounding structures and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

2. Source of information about the Shenzhen Bay Quality Development Circle and the Northern Metropolis in Hong Kong: The Chief Executive's 2021 Policy Address website (www.policyaddress.gov.hk/2021/eng/policy.html), date of reference: 14 October 2022.

3. The Vendor reserves the rights to amend and/or change the design, layout, partition or area of any part of the Development, subject to the final approval by the relevant Government departments, please refer to the sales brochure for details.

4. The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from those shown in square metres, please refer to the sales brochure for details.

5. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities. 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.

6. The design and floor area of the shop are subject to the final building plans approved by relevant government authorities. The Developer reserves the right to amend and alter shop facilities and the details of which (including but not limited to its location, design, types, business model or operation hours) and its partitions, materials, design, orientation, usage, specifications and features, etc. without prior notice. The shops may not be operational by the moving-in times of the Phase of the Development. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion. Shop mix will be finalized upon the official opening. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.

7. Club Seasons by the Bay is the residents' clubhouse of the Development. The clubhouse and/or recreational facilities may not be immediately available for use upon handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government authorities and may be subject to additional charges. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the 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 amend any facilities,

Name of the Phase of the Development: Phase 3 ("the Phase") of Wetland Lot No.33 Development ("the Development") (T6A and T6B, WV10 and WV11, House 1 to House 3 and House 5 to House 7 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.wetlandseasonsbay3.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: Archipius 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

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

This advertisement is published by the Vendor or by another person with the consent of the Vendor.

The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31st 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.)

Please refer to the sales brochure for details.

All contents of this advertisement do not constitute and shall not be constituted as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied.

Date of printing/production: 30 December 2022

邻。会所设施多元化，设有室外游泳池⁷及室内恒温游泳池⁷，更配备按摩池⁷、桑拿室⁷及蒸气室⁷，另有24小时健身室⁷及多用途运动场⁷，与其他消遣娱乐设施。

design, fees or usage not yet set out.

8. The actual area of the clubhouse and gardens are subject to the final plans and/or documents approved by the relevant government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and gardens.

9. The occupation permit has been issued, and the Phase (Phase 3) is a completed phase pending compliance. This advertisement intends to promote the sale of residential properties in Phase 3 of the Development only.

备注

本广告/宣传资料内载列的规划中的或未落成的道路、建筑物、设施及区域发展等仅供参考，其详情(包括但不限于落实与否、位置、设计、路线及竣工与通车时间等)均以政府最终决定为准，于本发展项目期数落成及入伙时可能尚未完成，落成后之详情亦可能与本广告/宣传资料所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

1. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

2. 「深圳湾优质发展圈」及香港「北部都会区」资料来源：行政长官2021年施政报告网站(www.policyaddress.gov.hk/2021/chi/policy.html)，参考日期：2022年10月14日。

3. 卖方保留权利修改及变更发展项目内任何部分的设计、布局、间隔或面积等，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。

4. 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。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的每一项目的面积。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显示之数字可能有些微差异，详情请参阅售楼说明书。

5. 发展项目期数的周边环境、建筑物及设施可能不时改变，卖方对发展项目期数的周边环境、建筑物及设施并不作出任何不论明示或隐含之要约、承诺、陈述或保证。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

6. 商铺之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店铺设施，其详情(包括但不限于位置、设计、店铺种类、营运方式或营运时间等)及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺于发展项目期数入伙时未必即时启用，于本发展项目期数落成及入伙时可能尚未完成，落成后之详情亦可能与本广告/宣传资料所述者不同。商铺组合以开幕及启用时为准。卖方对其并不作出亦不得被诠释成作出任何不论明示或隐含之要约、陈述、承诺或保证。

7. 「Club Seasons by the Bay」为发展项目的住客会所，会所/康乐设施于发展项目期数入伙时未必能即时启用。部分设施及/或服务以政府部门之审批同意或许可，准使用者或需另外缴费。本广告/宣传资料出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途的权利。

8. 会所及园林的实际面积以政府相关部门最后批准之图则及/或文件为准。卖方保留修订及更改会所及园林面积的权利。

9. 有关占用许可证已发出，期数(第3期)属尚待符合条件的已落成期数。

本广告仅为促销发展项目第3期内的住宅物业。

发展项目期数名称: Wetland Lot No. 33 Development 发展项目(「发展项目」)的第3期(「期数」)(期数中住宅发展项目的第6A座及第6B座、别墅WV10及别墅WV11、洋房1至洋房3及洋房5至洋房7称为「Wetland Seasons Bay」)

区域: 天水围

期数的街道名称及门牌号数: 湿地公园路1号

卖方就期数指定的互联网网站的网址:

www.wetlandseasonsbay3.com.hk

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

卖方: 国集有限公司

卖方的控股公司: Silver Wind Developments Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士: 赖志良

期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法人: 亚设贝佳国际(香港)有限公司

期数的承建商: 骏辉建筑有限公司

就期数中的住宅物业的出售而代表拥有行人事务的律师事务所: 胡关李罗律师行、孖士打律师行、张叶司徒陈律师事务所

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

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

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

尽卖方所知，由期数的认可人士提供的期数之预计关键日期: 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展限的。)

详情请参阅售楼说明书。

本广告的所有内容并不构成亦不得诠释成作出任何不论明示或隐含之合约条款、要约、陈述、承诺或保证。

本广告之印制/制作日期: 2022年12月30日

PARK YOHO Bologna, the final phase of PARK YOHO¹ commences sales

“PARK YOHO”¹ 压轴一期 “PARK YOHO Bologna” 开展销售



The photo was taken on July 22, 2021 in the vicinity of the phase. It has been processed with computerized imaging techniques and is for reference only. The surrounding environment, plants, buildings and facilities of the phase will change from time to time, and the above photo does not constitute any offer, undertaking, representation or warranty, whether express or implied, by the vendor in relation to the phase. 相片于2021年7月22日在期数附近地段实景拍摄，并经电脑修饰处理，仅供参考。期数之周边环境、植物、建筑物及设施会不时改变，以上相片不构成卖方就期数作出任何不论明示或隐含之要约、承诺、陈述或保证。

PARK YOHO¹, an Italian lifestyle landmark situated in Kam Tin North, Yuen Long, under the Group, features a low-density environment surrounded by lush greenery² with transport links to core city districts. The entire development of PARK YOHO¹ covers an area of about 1.9 million square feet³. PARK YOHO's¹ previous phases⁴ received an enthusiastic market response. The newly launched final phase is officially named PARK YOHO Bologna and has received a pleasant market response.

PARK YOHO¹ provides a total of 3,124 residential units across all seven phases. The final phase, PARK YOHO Bologna, is Tower 8 of PARK YOHO¹, with 164 premium residential units in one tower. Multi-level units range from studios to three-bedroom units with diverse layouts. There are also a variety of special units with platform and/or roof to suit the living needs of different families, allowing residents to savour the noble, relaxed Italian lifestyle.

A mainline rail hub, equipped with two clubhouses

PARK YOHO Bologna sits in the heart of the Development, with two clubhouses, Club COMO⁵ and Club GARDA⁵, set amongst over 1.2 million square feet of lush greenery². The phase offers different views from every angle⁶. Two MTR stations, Yuen Long Station and Kam Sheung Road Station^{7,8}, along with Au Tau Station on the Northern Link^{9,10} make the development a transport hub^{11,8}. The development also has its own mall, PARK CIRCLE¹², of around 75,000 square feet, which is closely connected to the flagship shopping mall YOHO MALL¹³ in the northwest New Territories.

集团旗下位处元朗锦田北之意式生活国度新地标「PARK YOHO」¹，坐拥低密度绿意环境²，同时连系都会核心。「PARK YOHO」¹ 整个发展项目占地约190万平方呎³。「PARK YOHO」¹ 过往推出的期数⁴ 均深受热捧，全新推出的压轴期数正式命名为「PARK YOHO Bologna」，市场反应良好。

「PARK YOHO」¹ 全数七期共提供3,124个住宅单位，压轴期数「PARK YOHO Bologna」乃「PARK YOHO」¹ 第8座，仅只1座提供164个优质住宅单位，标准分层单位由开放式至三房单位，单位间隔多元化，亦提供多种不同间隔的连平台及/ 或连天台特色单位，切合不同家庭的居住需要，让住客享受尊贵惬意的意式生活。

重要铁路枢纽 附设双会所

「PARK YOHO Bologna」位处整个发展项目之中间地段，左享Club COMO⁵、右拥Club GARDA⁵，尽享双会所优势，坐拥逾120万平方呎绿意环境²，期数尽揽多角度景致⁶。同时，项目拥港铁元朗站及锦上路站「双站优势」^{7,8} 毗邻「北环线」^{9,10} 凹头站，更附设交通总汇^{11,8}。项目亦自设面积约75,000平方呎的商场「PARK CIRCLE」¹²，并紧密连系新界西北区旗舰商场「YOHO MALL」¹³。

Notes

1. "PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and title deeds relating to the Phase(s).
2. Lush greenery refers to the green spaces within Park Vista Development which has a total area of approximately 1.22 million square feet, including communal gardens, play areas, wetland, ponds, landscape areas, etc.
3. According to Sun Hung Kai Properties' 2015/16 Annual Report, the site area of Park Vista Development is approximately 1.9 million square feet. Source: Sun Hung Kai Properties' 2015/16 Annual Report website (www.shkp.com/sites/assets/files/exist/fin_report/pdf/annual_report_zh-hant_8.pdf).
4. Phases launched previously refer to Phase 1A, Phase 1B, Phase 1C, Phase 2A, Phase 2B and Phase 2C of the Development.
5. Club COMO, Club GARDA and the names of the clubhouse facilities are promotional names 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. All owners of residential units in the development, residents and their guests will have access to Club COMO, Club GARDA and their recreational facilities. The use or operation of some of the facilities and/or services of the clubhouse and/or recreational facilities may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, or additional payment being payable by users.
6. 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 level, orientation, surrounding buildings and environment of the unit and are not applicable to all units of the Phase of the Development and the surrounding buildings, facilities and environment of the Phase of the Development may change from time to time, and is for reference purpose only. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the surrounding buildings, facilities, environment and views of the Phase of the Development.
7. MTR services mentioned above will be provided by third party companies, not by the Vendor.
8. The third party companies have the right to determine the fees, terms and conditions of use, operation hours and service period of management services and other services mentioned above. The provision of such services is subject to the terms in the service agreement or any other relevant legal documents. Please refer to the relevant authorities for details of the services. The Vendor does not make any offer, undertaking or warranty whatsoever, whether expressed or implied, regarding the said services or matters. Prospective purchasers must not rely on this or make any claims against the Vendor.
9. Source: MTR's Northern Link website (<https://mtrnorthernlink.hk>), Highways Department website (www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html) and Environmental Protection Department website (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf).
10. The Vendor does not guarantee the accuracy or whether it is the latest revision of the URL. It is for reference only and may be different from the description in this advertisement. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.
11. The bus, mini-bus, taxi, cross-border direct bus and limousine pick-ups services at the Transport Terminus will be provided by third parties.
12. The design and floor area of PARK CIRCLE are subject to the final building plans approved by relevant government authorities. The developer reserves the right to amend and alter shop facilities, its partitions, materials, design, orientation, usage, specifications and features etc. without prior notice. Shop mix will be finalized upon the official opening of PARK CIRCLE.
13. Source of information on YOHO MALL website: www.yohomall.hk/tch/main/about. The Vendor does not guarantee the accuracy, shop mix or whether it is the latest revision of the above URL. It is for reference only.

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 the Phase(s):
Phase 3 www.parkyoho.com/bologna;
Phase 1A www.parkvista.com.hk/1a;
Phase 1B www.parkyoho.com/venezia;
Phase 1C www.parkyoho.com/sicilia;
Phase 2A www.parkyoho.com/genova;
Phase 2B www.parkyoho.com/napoli;
Phase 2C 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: Not Applicable (Phase 3); The Hongkong and Shanghai Banking Corporation Limited (Phases 1A, 1B, 1C, 2A, 2B and 2C)
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(s).
"PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment and title deeds relating to the Phase(s).
This advertisement is published by or with the consent of the Vendor.
Date of printing: 30 December 2022

备注

1. 「PARK YOHO」为「峻峦发展项目」市场推广之用的名称，并不会在关于期数的任何公契、临时买卖合约、买卖合约、转让契及契据出现。
2. 「绿意环境」指峻峦发展项目内的绿化地方，面积约122万平方呎，包括公园花园、游乐地方、湿地、池塘、园景等。
3. 根据《新鸿基地产2015/16年年报》，峻峦发展项目占地约190万平方呎。资料来源：《新鸿基地产2015/16年年报》网页 (www.shkp.com/sites/assets/files/exist/fin_report/pdf/annual_report_zh-hant_8.pdf)。
4. 过往推出的期数指发展项目第1A期、第1B期、第1C期、第2A期、第2B期及第2C期。
5. Club COMO、Club GARDA及会所设施名称仅作推广之用，将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。发展项目的住宅物业的业主、住客及其宾客均可使用 Club COMO 及 Club GARDA 会所及康乐设施，会所及/ 或康乐设施部分设施及/ 或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。
6. 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、座向及周边建筑及环境所影响，并不适用于所有单位，且周边建筑物、设施及环境会不时改变，仅供参考。卖方对期数周边建筑物、设施、环境及景观并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
7. 上述港铁服务由第三者公司所提供，并非由卖方提供。
8. 第三者公司可自行决定就其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。
9. 资料来源：港铁北环线网页 (<https://mtrnorthernlink.hk>)、路政署网页 (www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html) 及环境保护署网页 (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf)。
10. 卖方并不保证网址之准确性及是否最新修订版，内容仅供参考，详情亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
11. 交通总汇提供之巴士、小巴、的士及专属轿车服务将由第三者公司所提供。
12. PARK CIRCLE之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店铺设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。商铺组合以PARK CIRCLE启用时为准。
13. YOHO MALL资料参考自www.yohomall.hk/tch/main/about。卖方并不保证上述网址之准确性，商铺组合及是否最新修订版，内容仅供参考。

区域：锦田北

期数的街道名称及门牌号数：
青山公路潭尾段18号

卖方就期数指定的互联网网站的网址：
第3期www.parkyoho.com/bologna；
第1A期www.parkvista.com.hk/1a；
第1B期www.parkyoho.com/venezia；
第1C期www.parkyoho.com/sicilia；
第2A期www.parkyoho.com/genova；
第2B期www.parkyoho.com/napoli；
第2C期www.parkyoho.com/milano

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

卖方：辉强有限公司
卖方的控股公司：Fourseas Investments Limited、新鸿基地产发展有限公司
期数的认可人士的姓名或名称：吕元祥博士
期数的认可人士以其专业身分担任经营人、董事或雇员的商号或法人：吕元祥建筑师事务所（香港）有限公司
期数的承建商：骏辉建筑有限公司
就期数中的住宅物业的出售而代表拥有入人事的律师事务所：孖士打律师行、胡关李罗律师行、王瀚律师行
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：不适用（第3期）、香港上海汇丰银行有限公司（第1A期、第1B期、第1C期、第2A期、第2B期及第2C期）
已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
卖方建议准买方参阅有关售楼说明书，以了解期数的资料。
"PARK YOHO" 为「峻峦发展项目」市场推广之用的名称，并不会于关于期数的任何公契、临时买卖合约、买卖合约、转让契及契据出现。
本广告由卖方或在卖方的同意下发布。
印制日期：2022年12月30日

SHKP malls present festive atmosphere via a wide range of Christmas thematic installations

新地商场通过一系列圣诞主题装置 营造浓厚节日气息

As Christmas is one of the most popular festivals in Hong Kong, the Group's shopping malls presented various Christmas thematic installations, related promotions and spending reward privileges to attract shoppers, boost sales, and generate more business opportunities for tenants in this festive season.



IFC Mall, Central 中环国际金融中心商场



APM, Kwun Tong 观塘APM

14 Hong Kong

Presenting global-style Christmas installations

IFC Mall in Central, partnered with the Finland's official Santa Claus Village to present Asia's first "Santa Claus Village" Christmas installation, showcasing a range of attractions, such as Santa Claus Office, Main Post Office, Mrs. Claus Bakery and the Elf Workshop, providing a great Nordic festive vibe. **New Town Plaza**, in Sha Tin, featured installations and activities inspired by the Vinicunca Rainbow Mountain, in Peru, and the adorable alpacas, including an outdoor starlight installation decorated with over a million sparkling lights for photo-taking, an Alpaca Christmas Carnival, and Christmas DIY workshops. **East Point City**, in Tseung Kwan O, offered shoppers a unique archaeological experience this Christmas. Visitors were transformed into archaeologists, travelling through a northern European-inspired wooden Christmas museum and exploring six attractive photo checkpoints with archaeological features. **YOHO Mall**, in Yuen Long, presented the gorgeous snowy scene in a roughly 2,500-square-foot Christmas thematic installation, called 'Christmas Fantasy Forest', decorated with over 20,000 small light bulbs, at which shoppers can take stunning photos in the 'Duo Colour Forest' and make wishes at a six metre- high giant 'Christmas Starlight Tower'. **Yuen Long Plaza** was transformed into a winter Christmas wonderland, featuring a 15-foot-tall Christmas gift box for photo taking, a Christmas AR game installation and a Santa Claus parade.

A special football Christmas filled with excitement

As the quadrennial FIFA World Cup was held in December 2022, many of the Group's shopping malls incorporated football elements into the Christmas installations. **APM**, in Kwun Tong, presented a 3,000-square-foot decoration, called 'Futuristic Christmas City'. Led by Christmas robots, shoppers could visit three Christmas zones filled with science fiction elements and watch the thrilling football matches on a massive TV screen. **Tai Po Mega Mall**, in association with international renowned illustrator TADO, displayed a 'Christmas Fantasy Castle', which was a 1,500 square foot interactive installation, featuring numerous thematic spots, including a 20-foot-



Harbour North, North Point 北角汇



V Walk, West Kowloon 西九龙V Walk

tall 'Giant Glittering Christmas Tree' and a 'Christmas Interactive AR Feature Wall' for photographs. **V Walk**, in West Kowloon, and **V City**, in Tuen Mun, jointly presented over 20 Instagrammable Christmas decorations and a series of festive activities. Both malls invited Santa Claus to present Christmas gift to shoppers, and organized various free activities for both children and adults, including "Christmas Mission Possible" and "Xmas Interactive Storytelling".

Celebrating Christmas with a playful festive theme

Tsuen Wan Plaza presented a Disney-themed 'Green Fantasy Christmas', featuring eight must-visit photography spots, including Disney Princess- and Disney Animal-themed outdoor installations, and a giant five-metre-tall Christmas tree. **MOKO**, in Mong Kok East, invited Duffy and Friends, along with their new friend LinaBell, to celebrate a fantastic Winter Fest! Take your time to visit and take photos at the "LinaBell Christmas Tree House" and other Duffy and friends' photo spots! **Life@KCC**, in Kwai Chung, invited popular Spanish illustrator Mia Charro and introduced her work in Hong Kong for the first time, taking the shoppers on a journey in a fairyland full of colourful blossoms and adorable small animals. **Landmark North** in Sheung Shui, set up six huge indoor and outdoor thematic installations decorated with Sonny Angel in the latest festive costume. Shoppers could play interactive games, take beautiful Christmas photos and enjoy a wonderful time. **Harbour North**, in North Point, summoned 12 dinosaurs to celebrate Christmas, setting up a full-scale replica of a robot dinosaur at the harbourfront promenade opposite the mall and displaying 11 different species of dinosaur models around the corner

圣诞节向来是深受香港大众喜爱的节日之一，集团亦于旗下主要商场增添各具特色的圣诞主题布置，并举办相关推广活动和推出消费奖赏优惠，以刺激商场人流和生意额，为商户创造节日机遇。

香港

环球圣诞风情

中环国际金融中心商场与芬兰官方圣诞老人村合作，首度在亚洲呈献“Santa Claus Village 圣诞老人村”，重塑村内的不同设施如办公室和邮政局，并设计了圣诞老婆婆烘焙店和圣诞精灵工作坊等装置，极具浓厚北欧节日气氛。沙田新城市广场今年圣诞以秘鲁彩虹山及可爱的羊驼为主题，包括逾百万颗灯光打造的户外星光打卡装置、羊驼圣诞嘉年华、DIY 圣诞工作坊等。将军澳的东港城为消费者带来不一样的圣诞考古体验——游客化身成考古专员，穿越充满北欧气息的原木风圣诞博物馆，探索六大注目考古打卡位。元朗形点也特别打造了一个占地近232平方米(2,500平方呎)、由20,000颗小灯泡装饰而成的大型圣诞雪景主题装置“雪影极幻森林”。游客可以到“双色梦之森”拍摄，及在六米高的“圣诞星光塔”前许愿。至于元朗广场则以冬日圣诞梦幻国度为主题，大家可走进4.6米(15呎)高巨型圣诞礼物盒内拍照，还有圣诞AR体感玩乐装置和圣诞老人巡礼。

洋溢足球热情的圣诞

2022年12月适逢四年一度的世界杯赛事，集团旗下多个商场的圣诞装置都融入了足球元素。观塘APM打造的“玩转未来圣诞城”装饰占地278.7平方米(3,000平方呎)，顾客在圣诞机器人引领下，参观三大充满科幻元素的圣诞主题区，并可通过巨型电视屏幕投入精彩足球赛事。大埔超级城联合国际著名插画师TADO，打造面积达139平方米(1,500平方呎)的“圣诞梦幻城堡”互动装置，多个主题景点包括有6米(20呎)高的“巨型发光圣诞树”、“圣诞互动AR打卡墙”等。西九龙V Walk及屯门V City联手打造了逾20大圣诞打卡位及一系列圣诞活动，圣诞老人更亲临商场派送圣诞礼物。大小朋友更可免费参与“玩转圣诞Mission Possible”挑战、“圣诞互动Storytelling”等活动。



MOKO, Mong Kok East 旺角东MOKO新世纪广场



New Town Plaza, Sha Tin 沙田新城市广场



Tai Po Mega Mall 大埔超级城



East Point City, Tseung Kwan O 将军澳东港城

充满童趣的圣诞主题

荃湾广场为大家带来一个Disney主题“绿悠梦幻圣诞”，八个必拍打卡位包含Disney Princess 与 Disney Animals 主题的户外装置，以及五米高的巨型圣诞树。旺角东MOKO新世纪广场则有Disney的Duffy与一众好友和LinaBell齐过圣诞。访客可以走进“LinaBell圣诞树屋”等不同景点与Duffy及好友打卡拍照。位于葵涌的Life@KCC

则邀请了西班牙人气森林系插画师Mia Charro，将她笔下的作品首度带到香港，带大家进入满载缤纷花卉与疗愈小动物的童话世界。上水广场的室内及室外设有六个全新节日造型的SonnyAngel巨型主题装置，游客可畅玩互动游戏并拍下甜蜜照片，令人乐而忘返！北角汇则召唤了“十二只恐龙过圣诞”——除了商场对面的海滨公园设有1:1原尺寸的机器恐龙外，另有11只不同品种的恐龙遍布场内不同角落。



YOHO Mall, Yuen Long 元朗形点



V City, Tuen Mun 屯门V City



Landmark North, Sheung Shui 上水广场



Yuen Long Plaza 元朗广场

Mainland

Among the Group's shopping malls in Shanghai, Shanghai IFC Mall's festive theme is "Sparkling Christmas Kingdom". Renowned Italian illustrators were invited to produce an exclusive series of fairy tale characters. The mall especially included augmented reality (AR) for an interactive experience, together with a large sparkling Christmas tree over five meters high and luxury carriages, presenting a joyful Christmas kingdom to visitors. One ITC, now celebrating its third anniversary, set up a "Starry Night" winter outdoor light installation and partnered with Poland and international artists to create a large-scale outdoor art installation, called "Hola! Bear Hugging", and launched a series of consumer privileges. It also partnered with mall tenants to release limited edition gifts to celebrate its third anniversary. In addition, IAPM invited popular character IP Marsper and French artists to create a limited-edition holiday figure, called "KidCup Marsper" and installed a seven-metre-high wishing tree and a 220-metre-long trail, showcasing romantic floral lights for the winter carnival.



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



IAPM, Shanghai 上海市环贸IAPM

In Guangzhou, IGC's vibrating sport vibe was in the air, with renowned dreamer Snoopy dressed in sportswear, creating the first PEANUTS "Snoopy Soccer Carnival" on the mainland, together with a number of immersive photo-taking spots, including a 3.5-metre-high golden football, a 7.5-metre-high Snoopy, a world-cup starlight tunnel, a game booth for a gate-keeper experience, and a starry football stadium. The mall also released series of attractive consumption rewards during the event period (from now until 2 January 2023) to help visitors enjoy the festive joy of shopping. Parc Central's theme is "Fantasy Tales in Wonderland", providing a romantic and vibrant atmosphere. The mall's rooftop garden at L3 installed a "Floral Rooftop" Christmas market, allowing visitors fully immerse in the festive winter vibe.



IGC, Guangzhou 广州市IGC



Parc Central, Guangzhou 广州市天环

内地

集团旗下位于上海的商场，其中上海国金中心商场以“乐享璀璨圣诞王国”为主题，诚邀意大利著名插画艺术家独家制作多款童话人物造型，更特别增设AR 扩增实境互动体验，配合逾五米高的巨型璀璨圣诞树及奢华马车，为游客呈现欢乐的圣诞王国。至于One ITC 商场适逢开幕三周年纪念，除呈献“璀璨星芒”冬日户外光影装置，更联同波兰及国际知名艺术家打造“Hola! 抱抱熊”大型户外艺术装置及推出一系列消费礼遇，并联合场内租户打造三周年限定礼品。此外，环贸IAPM邀请人气IP Marsper 及法国艺术家，呈献节日限定的“圣诞红”配色潮玩公仔，配合七米高的星光许愿圣诞树及长达220 米的浪漫花海灯饰，带来冬日盛典。



One ITC, Shanghai 上海市One ITC

至于广州的IGC则以国际知名“梦想家”史努比超级球员的装扮将运动炽热气氛带到商场，打造全国首个PEANUTS“史努比动感狂欢足球嘉年华”，并设立多个沉浸式打卡位，其中包括3.5米高黄金足球、7.5米高史努比、超级杯星光隧道、龙门体感游戏及星空足球馆等装置。商场更于活动期间（即日起至2023 年1月2日）推出丰富消费奖赏，让游客尽享愉悦的圣诞气氛及购物乐趣。广州天环以“Fantasy Tales 森临琦境”为主题，传递浪漫遐想与活力，而商场的L3天台花园更设有“天台有花漾”圣诞市集。让顾客在浓厚的冬日氛围下，感受满满节日暖意。

The Group shares its latest ESG initiatives in the newly published 2021/22 Sustainability Report

集团此前发布 2021/22 年度《可持续发展报告》
分享其最新环境、社会及管治措施



The Group's 2021/22 Sustainability Report is available online
集团 2021/22 年度《可持续发展报告》可于网上阅览

The Group released 2021/22 Sustainability Report, which sets out the Group's Environmental, Social and Governance (ESG) performance and its latest sustainability initiatives.

The Group fully supports Hong Kong and the mainland's goals of reaching carbon neutrality by 2050 and 2060, respectively. To respond to the global call for climate action, the Group has strengthened its climate change management and in this reporting year, started to make disclosures with reference to the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). Climate-related governance, strategy, risk management and targets are highlighted in this report. In 2021/22, the Group signed two sustainability-linked loan facilities with leading banks. Both loans were the largest of their kind for the Hong Kong real estate sector at the time. They demonstrated the banking industry's trust in, and support for the Group's work on ESG.

Highlights of the Group's sustainability initiatives are as follows:

Environment

The Group supports low-carbon transition. Progress in meeting the 10-year environmental targets established in 2020/21 was well on track. The Group is committed to improving the environmental performance of its existing buildings and having all its new core commercial projects obtain Leadership in Energy and Environmental Design (LEED) Gold or Platinum certification. In the reporting year, Two IFC became the first building in Hong Kong to be awarded LEED Platinum certification under the v4.1 Operations and Maintenance: Existing Buildings rating system. This is one of the 108 green-building-related certifications the Group had obtained as of the end of June 2022.



Sustainability Report
可持续发展报告



People

The Group nurtures a people-oriented culture and strives to create an inclusive workplace by actively promoting diversity and providing fair employment opportunities. In 2021/22, the Group employed 485 people with physical or mental disabilities, and 755 people from ethnic minorities. The Group continued to support the government's Greater Bay Area (GBA) Youth Employment Scheme and offered graduates career opportunities in GBA cities.

Customers

The Group leverages smart technologies, particularly its 5G network, to provide better customer service. For example, the Group's mobile app The Point by SHKP, through 5G, provides real-time occupancy information of washroom and nursery facilities in selected shopping malls. Signature Homes uses cloud technology for flat visits, residential leasing management and tenant services. The Go Royal by SHKP programme of the five Royal hotels was launched in the reporting year, a mobile-based customer-loyalty programme integrated with The Point, has become the largest hotel and shopping loyalty programme in Hong Kong. Members can redeem hotel accommodations or mall privileges via the mobile app.

Supply Chain

The Group upholds sustainability value in procurement decisions. In the reporting year, the Group refined the Sustainable Supply Chain Management Guideline, enabling its construction arm to strengthen supply chain management. The Group and its contractors also employed smart technologies in construction. The Group was the first property developer in Hong Kong to adopt the rotational bridge launching construction method for its bridge construction project in Yuen Long.

Community

In 2021/22, the Group contributed substantially to combat the fifth wave of COVID-19 by lending sites for free for two major community-isolation facilities, including a land site at Tam Mi, Yuen Long for a 10-hectare facility. The Group also provided two commercial spaces for community vaccination centres and donated caring kits for people in need. The Group-initiated transitional housing project, United Court, is Hong Kong's largest project of such in full operation. It opened in June this year, which provides 1,800 units for families awaiting public housing.

集团此前发布的 2021/22《可持续发展报告》，阐述集团在环境、社会及管治 (ESG) 方面的表现，及推动可持续发展的最新措施。

集团全力支持香港和内地分别在 2050 年和 2060 年或之前实现碳中和的目标。为响应全球对气候变化的关注，集团已加强这方面的管理，并由本报告年度开始参考气候相关财务信息披露工作组 (TCFD) 的建议，披露与气候相关的管治、策略、风险管理与目标。在 2021/22 年

度，集团与主要银行签署了两笔可持续发展表现挂钩贷款协议，该两笔贷款在当时为香港房地产业界同类贷款中规模最大，展示出银行业界对集团 ESG 工作的信任和支持。

集团的可持续发展举措重点如下：

环境

集团支持低碳转型，在实现 2020/21 年度所制定的十年环境目标方面，进展良好。集团致力改善现有物业的环境表现，并承诺为所有新核心商业项目取得领先能源与环境设计 (LEED) 金级或铂金级认证。截至 2022 年 6 月，集团取得了 108 项绿色建筑相关认证，其中国际金融中心二期在报告年内获得 LEED“v4.1 营运与保养：现有建筑”铂金级认证，为香港首幢获此殊荣的建筑物。

员工

集团以人为本，提供公平就业机会，努力创建一个多元共融的工作环境。在 2021/22 年度，集团聘用了 485 名残疾人士，另有 755 名员工为少数族裔。集团继续支持政府的“大湾区青年就业计划”，并为毕业生提供大湾区城市的就业机会。

顾客

集团利用智能科技，特别是 5G 网络，提供更好的客户服务，例如通过 5G 在集团的移动应用程序 The Point by SHKP 显示指定商场内的洗手间及育婴室设施的实时使用情况。Signature Homes 也利用云端技术让顾客在网上参观示范单位，并协助员工处理租赁和租户事宜。五家“帝”系酒店于报告年内推出“帝赏”，结合集团商场综合会员计划 The Point，通过手机应用程序，会员便可兑换酒店住宿或商场礼遇，为香港最大的酒店和购物综合赏计划。

供应链

集团在采购决策中坚守可持续发展的价值。在报告年内，集团进一步优化《可持续供应链管理指南》，协助集团的建筑部门加强供应链管理。集团及其承建商也在施工过程中采用智能科技，例如在元朗桥梁工程项目中采用“转体式桥梁嵌装技术”，是香港首家应用这种技术的房地产发展商。

社群

在 2021/22 年度，集团致力协助政府应对新冠病毒第五波疫情，包括免费借出两幅地块用作兴建主要社区隔离设施，其中位于元朗潭尾的土地达 10 公顷。集团亦提供两个商业空间作社区疫苗接种中心之用，并向有需要的人士捐赠爱心抗疫包。集团规划的过渡性房屋项目同心村已于今年 6 月正式启用，是香港迄今已全面启用的最大型过渡性房屋项目，提供 1,800 个单位予正在轮候公屋的家庭或人士。

Successful conclusion to the Sun Hung Kai Properties Hong Kong Cyclothon, demonstrating the spirit of Sports for Charity “新鸿基地产香港单车节”顺利举行 贯彻集团“运动行善”精神



Group Chairman and Managing Director Raymond Kwok (front, sixth left), John Lee (front, centre), Chief Executive of Hong Kong Special Administrative Region, Kevin Yeung, Secretary for Culture, Sports and Tourism (front, fifth right) and HKTb Chairman Pang Yiu-kai (front, sixth right) and other guests of honour with the winners
集团主席兼董事总经理郭炳联（前排左六）、香港特别行政区长官李家超（前排中）、文化体育及旅游局局长杨润雄（前排右五）及旅发局主席彭耀佳（前排右六）等多名主礼嘉宾与一众得奖选手合照

Sun Hung Kai Properties Hong Kong Cyclothon, for which the Group is the title and charity sponsor, and which is organized by the Hong Kong Tourism Board, came to a successful conclusion in December. Nearly 4,000 cyclists participated in six cycling events and professional races, making the event the largest outdoor sports event of the year.

Attracted nearly 4,000 cyclists with philanthropic elements

There were six cycling events in all. The two most popular were the non-competitive 50-km and 30-km rides. Other exciting events were the Men's and Women's Open Race, and the Team Time Trial for The HKSAR 25th Anniversary Trophy. Participants were encouraged to make a registration donation of HK\$100 to HK\$500 and all the registration fees for the CEO Charity and Celebrity Ride were donated to support the needy in the community through The Community Chest of Hong Kong, together with the Group's top up donation, demonstrating the spirit of Sports for Charity.

Group Chairman and Managing Director Raymond Kwok said, "I was pleased to see thousands of people participate in the Sun Hung Kai Properties Hong Kong Cyclothon, which was the largest outdoor sports event in Hong Kong this year. As a champion of Sports for Charity, we were the title and charity sponsor again and will make extra donations to support those in need." He noted that Hong Kong people have been fighting hard against the pandemic over the past few years and that the participants sent a clear message that "no matter how long the race is, we will reach the finish line". He said the Group was glad to see the government's relaxation of anti-pandemic measures and Hong Kong opening its doors to tourists, as the city returned to the global stage. He thanked the Hong Kong Tourism Board for its professionalism in organizing the event and various government departments for their full support. Group Executive Director Adam Kwok said, "This year's Sun Hung Kai Properties Hong Kong Cyclothon marks the city's gradual return to normal. It sends a clear signal that Hong Kong has emerged from the pandemic even stronger. I look forward to seeing more and more sports events in the coming year." He added that the Group has been promoting cycling for years, setting up the SHKP Cycling Academy in 2018 to offer cycling training to secondary school students and sponsoring the SHKP Supernova Cycling Team, which provides systematic cycling training to young people.

由集团冠名及慈善赞助，香港旅游发展局主办的“新鸿基地产香港单车节”已于12月顺利举行。活动有近4,000人参与共六项单车活动及专业比赛，为本年最大型的户外体育盛事。

吸引近4,000人参与 继续加入慈善元素

活动设有六大单车项目，除了最受参与者欢迎的“50公里组”及“30公里组”两个非竞赛项目外，亦上演多场精彩单车赛事，包括“香港特别行政区成立25周年纪念杯”的男女子公路绕圈赛及队际计时赛。同时，主办方鼓励参与者在报名时，做出港币100至500元慈善捐献；而“总裁慈善及名人单车游”全数报名费亦拨作慈善用途，连同新地额外捐款通过公益金扶助社会上有需要人士，贯彻运动行善精神。

集团主席兼董事总经理郭炳联表示：“非常高兴看到数千名选手踊跃参与今年的‘新鸿基地产香港单车节’。作为今年香港最大型的户外体育盛事，新地除了再次冠名和慈善赞助外，亦额外捐款帮助有需要人士，贯彻集团‘运动行善’的精神。”他提到香港在过去数年奋勇抗疫，各位选手正是提醒大家，比赛路程再长，也总会到达终点，集团乐见政府取消多项防疫措施，积极推动旅游业，重新打开香港旅游大门，让香港重返国际舞台，并感谢旅发局悉心筹办活动以及各政府部门的鼎力支持，令活动得以圆满举行。集团执行董事郭基辉亦表示：“今年的‘新鸿基地产香港单车节’标志著香港迈向复常，希望带出香港在疫情下破风而出的信息，期望未来体育活动可以一浪接一浪。”他续指，集团积极推广单车运动，于2018年成立新地单车学院，向中学生提供单车培训；集团亦赞助SHKP Supernova单车队，向青少年提供系统性单车训练。

The Group and PolyU sign memoranda of understanding on building innovation and technology research projects, and a scholarship programme 集团与理大签署创新建筑科技研究及奖学金合作备忘录



Officiating at the MoUs signing ceremony are Group Chairman & Managing Director Raymond Kwok (back, second left), Group Executive Director Adam Kwok (back, first left), Financial Secretary of the HKSAR Paul Chan (back, third left), Director General of the Youth Department of the Liaison Office of the Central People's Government in the HKSAR Zhang Zhihua (back, third right), PolyU Council Chairman Dr Lam Tai-fai (back, second right) and other guests
集团主席兼董事总经理郭炳联（后排左二）、集团执行董事郭基辉（后排左一）、财政司司长陈茂波（后排左三）、中联办青年工作部部长张志华（后排右三）、理大校董会主席林大辉博士（后排右二）等嘉宾主持合作备忘录签署仪式

The Group has always fully supported the development strategy of the country and the HKSAR government. The Group and The Hong Kong Polytechnic University (PolyU) recently signed two memoranda of understanding (MoUs) to enhance collaboration between the industry, academic and research sectors in Hong Kong, to promote innovation and technology (I&T) upgrading in the construction industry, and to cultivate outstanding talent.

In the MoU on SHKP X PolyU Building Innovative & Technology Research Projects, the Group pledged to carry out research with PolyU in three categories: green applications, green materials and green processes. The team will also explore new ways to transform and commercialize the research output to help Hong Kong develop into a smart, carbon-neutral city.

Group Chairman and Managing Director Raymond Kwok attended the signing ceremony and said, "We hope to leverage PolyU's strengths in academic research and our extensive practical experience to foster innovation and technology research in the construction industry. By utilizing innovative technologies in our projects, SHKP will respond to the strategy of achieving 'peak carbon and carbon neutrality', which is laid out in the National 14th Five-Year Plan, and will help Hong Kong become a green, low-carbon international I&T hub."

The Group also launched the Building Homes with Heart Scholarship Programme to support 56 academically outstanding students with limited means majoring in real estate and engineering-related subjects who are eager to explore career opportunities in Hong Kong and the Greater Bay Area.

一直以来，集团积极配合国家和特区政府的发展策略。此前集团与香港理工大学签署两份合作备忘录，强化香港“产学研”优势，提升建造业创科水平，以及为业界培育优秀人才。

在“新地 x 理大创科建筑研究计划”的合作备忘录中，集团承诺将与理工大学联手就三大范畴进行研究，分别是绿色应用 (Green Application)、绿色建筑物料 (Green Materials) 及绿色建造流程 (Green Processes)，并探索将大学科研成果落地转化及产业化，成为香港走向碳中和，发展成为智慧城市的助力。

集团主席兼董事总经理郭炳联在签署仪式上表示：“希望利用理大的学术科研优势，配合新地实际应用的丰富经验，促进建筑业的创新和科研发展。新地旗下项目将采用创新技术，响应国家‘十四五’规划提倡‘碳达峰、碳中和’的重大战略决策，一同协助香港成为绿色及低碳的国际创科中心。”

此外，集团同时设立“新地郭氏基金以心建家奖学金计划”，提供56个奖学金名额，支持有经济需要、成绩优秀、主修房地产或工程及有志于香港和大湾区发展的理大学生。

Read to Dream x Future Engineer Grand Challenge encourages young people to unleash creativity

“新地齐读好书 x 未来工程师大赛”鼓励青少年发挥创意



Group Executive Director Christopher Kwok (front, fourth right) attends an award-presentation ceremony of Read to Dream X Future Engineer Grand Challenge
集团执行董事郭基泓(前排右四)出席“新地齐读好书 x 未来工程师大赛”颁奖礼

The SHKP Reading Club collaborated with the Hong Kong STEM Education Alliance to organize Read to Dream x Future Engineer Grand Challenge, which is a contest to promote innovation and technology (I&T) education. With the overwhelming participation of over 50 primary and secondary schools, the SHKP Reading Club previously held an award presentation ceremony at the Sky100 Hong Kong Observation Deck in the International Commerce Centre (ICC), awarding the students for their endless creativity.

Over 50 primary and secondary schools participated

Read to Dream x Future Engineer Grand Challenge is an accredited event to celebrate the 25th anniversary of the establishment of the Hong Kong Special Administrative Region. The contest was divided into primary, junior secondary and senior secondary categories. Students were invited to design applications and tools that use the latest technology to tackle inconveniences in everyday life. 110 entries were submitted from 51 schools. The winning designs broadly covered assistive tools for daily living, leveraging big data, the internet of things and artificial intelligence (AI) to help the elderly. The designs included an enhanced electric wheelchair with an AI system, providing greater safety and convenience for wheelchair users.

Group Executive Director Christopher Kwok encouraged students to continuously read to equip themselves at the award-presentation ceremony, adding: “Our competition drew a lot of creative entries, and the students showed great imagination and a good grasp of I&T applications. I hope all the students will continue to work hard and contribute to the development of Hong Kong and serve the country when they grow up.”

Illustrated books of Hong Kong's stories given free of charge to Hong Kong primary schools and kindergartens

To enable students to learn more about some of Hong Kong's unique landmarks and stories over the past 25 years in an interesting way, the Group sponsored the publication of an illustrated book for children, titled Hong Kong Chronicles for Children – the HKSAR 25th Anniversary Edition. The illustrated book will be distributed free of charge to all primary and kindergartens in Hong Kong. A series of outreach activities will be organized by The SHKP Reading Club to increase the young generation's understanding of Hong Kong.

为推广创新科技教育，新阅会与香港科技创新教育联盟合办“新地齐读好书 x 未来工程师大赛”。赛事共吸引逾50间中小学参加，反响热烈。此前新阅会在环球贸易广场“天际100香港观景台”举行颁奖典礼，向创意无限的获奖同学作出嘉许。

逾50间中小学参加

“新地齐读好书 x 未来工程师大赛”是庆祝香港特别行政区成立25周年的认可活动，赛事分为小学组、初中组高中组，以“改善生活的科创点子”为题，邀请学生设计各种科技应用程序和工具，改善生活上的不便。本届比赛收到51间学校共110份参赛作品，获奖作品涵盖众多与生活息息相关的主题：如通过大数据、物联网和人工智能帮助照顾长者；也有构思为电动轮椅加入智能装置，改善使用者的出行安全和便利。

集团执行董事郭基泓在颁奖典礼中鼓励学生继续通过阅读增进知识，他表示：“本次赛事收到许多极具创意的作品，反映同学们在应用创新科技方面有丰富的想像力和掌握。我希望各位同学继续努力，好好装备自己，长大之后一同建设香港，为国家服务。”

香港故事绘本赠予全港小学及幼儿园

此外，为了让学生以轻松愉快的方式，认识回归25年来香港的特色地标和故事，集团特别赞助出版《庆回归25周年儿童地方志系列——说好香港故事“找找看”情景绘本》，并将会免费派发予全港小学及幼儿园。新阅会将举办一系列到校活动，借此令年轻一代通过阅读增加对香港的认识。

The Group fully supports the Strive and Rise Programme

集团全力支持“共创明‘Teen’计划”



Group Executive Director Adam Kwok (left) accepts a certificate of appreciation on behalf of the Group
集团执行董事郭基辉(左)代表集团接受感谢状



Group Executive Director Christopher Kwok (back, sixth right) attends the Partners' Board meeting under the Strive and Rise Programme
集团执行董事郭基泓(后排右六)参与“共创明‘Teen’计划”合作伙伴委员会会议

The Group places great emphasis on nurturing the young generation to succeed through various initiatives, and actively supports the government's recent launch of the Strive and Rise Programme. In addition to providing donations, it recruited about 250 colleagues across the Group's diversified subsidiaries to act as voluntary mentors to share their life experience and help the students formulate personal development plans. The Group also plans to collaborate with the organizer to arrange various programmes for young people, including site visits to the Group's businesses, engagement in the Group's community charity events and work exposure, in order to broaden their horizons and help them set personal goals.

集团一直以来通过不同计划，培育年轻人成才，并积极响应此前由特区政府推动的“共创明‘Teen’计划”。除做出捐款外，更招募了约250位来自集团不同附属公司员工，担任成为计划的义务“友师”，与学员分享人生经验，及教导他们如何规划人生。此外，集团亦计划与主办机构协作，安排学员参观旗下项目、参加由集团举办的公益慈善活动，并提供工作体验机会，以帮助这群少年拓宽视野，为自己定下个人目标。

The Group supports innovative technology education for Hong Kong's young generation

集团全力支持香港青少年科技创新教育

In recent years, Hong Kong has been actively promoting STEM education to nurture innovative technology talent for the community. The Group fully supported the “Innovative Technology Forum”, organized by the Hong Kong STEM Education Alliance, as it provides a bridging platform for collaboration among innovative technology experts on the mainland and in Hong Kong's schools. Since 2019, top scientists on the mainland have been invited to give talks on popular science to Hong Kong students to enhance their interest in scientific technology. The Group, which was honoured to be the professional corporate consultant in the “Innovative Technology Forum”, proactively utilizes its business resources and partners with the Hong Kong STEM Education Alliance to lead primary and secondary students to experience how technology is integrated into business applications and our daily lives to cultivate their interest in innovative technology and continue to create a strong ambience of innovative technology in Hong Kong.

近年香港积极推动STEM教育，为社会培育科创人才。集团全力支持由香港科技创新教育联盟开办的“科创大讲堂”——它是一个让内地科创专家与香港学校联系的平台，自2019年起通过邀请内地顶尖科学家，为香港学生提供科普讲座，增强学生对科学技术的兴趣。集团作为“科创大讲堂”的企业专家顾问，将积极通过业务资源，与香港科技创新教育联盟携手合作，一同引领中小学生在商业应用和日常生活场景中，体验科技融入，培养他们对创新科技的兴趣，为香港营造浓厚的创科氛围。



Group Executive Director Christopher Kwok (right) accepts the “Professional Corporate Consultant” appointment letter on behalf of the Group, issued by John Lee (middle), Chief Executive of Hong Kong Special Administrative Region
集团执行董事郭基泓(右)代表集团接受香港特别行政区行政长官李家超(中)颁发的“企业专家顾问”聘书

SHKP volunteer team arranges unique festive celebrations for beneficiary groups

集团义工队别出心裁 与受助团体同庆佳节

The SHKP volunteer team has been reaching out to those in need in society by introducing diversified programmes to provide them with physical and mental support. As Christmas approached, the volunteer team made arrangements to visit underprivileged families and elderly for joyful celebrations.

The volunteer team made arrangements for families in the SHKP Peer Support Programme to visit the Group's ICC, the tallest building in Hong Kong. All participants joined activities such as balloon twisting and eco-friendly handicraft activities, enjoyed the spectacular view from the Sky100 Hong Kong Observation Deck and a visit to the 5G LAB, and received enriching gifts from the volunteers, providing a day of festive joy for everyone.

In addition, the volunteer team has always put great effort into supporting the singleton and couple elderly, made good use of online learning to make Christmas handbags with the Decoupage artistic approach to benefit the elderly from the programme of ongoing neighbourhood care for the elderly in Pak Tin Estate. They also learned how to draw Christmas cards with pastels and included them as presents in the goodie bags they delivered to 250 elderly previously engaged in "Make a friend, Connect with suburban" programme.

一直以来，集团义工队通过开展不同计划，接触社区内的有需要人士，为他们提供身心支援。此前借圣诞节临近之际，义工队走访社会不同角落，与基层家庭和长者欢度佳节。



The SHKP volunteer team celebrates festive joy with underprivileged families by arranging visits to the Sky100 Hong Kong Observation Deck
集团义工队安排基层家庭登上天际 100 香港观景台欢度佳节

义工队此前安排“新地友伴同行计划”的家庭，到访集团旗下全港最高的建筑物环球贸易广场，大家一起扭气球和制作环保小手工，并登上天际 100 香港观景台欣赏香港景色和参观“5G 科技馆”，最后更获义工队赠送丰富的圣诞礼物，感受到满满的节日喜悦。

此外，向来关心独居和双老长者的义工队，此前也通过视频方式，与“新地再续白田邻舍情”的受助长者，一同学习以“蝶古巴特拼贴”艺术方法制作的圣诞手提袋；他们还特别学习绘制和谐粉彩圣诞卡，并随附礼物包送给 250 位“新地郊友 Team 力量”的长者，可谓极具心意。

SHKP-Kwoks' Foundation Northwest University Scholarship Programme

新鸿基地产郭氏基金西北大学助学金



SHKP-Kwoks' Foundation and Northwest University hold a video conference
新鸿基地产郭氏基金与西北大学进行视频会谈

SHKP-Kwoks' Foundation collaborated with Northwest University to establish the SHKP-Kwoks' Foundation Northwest University Scholarship Programme in 2005. Since then, it has provided around 2,500 grants to outstanding students from underprivileged families, with funding totalling more than RMB10 million, and established the SHKP-Kwoks' Student Association. The scholarship programme has become a major influential sponsorship programme for Northwest University, with the largest number of recipients benefiting from high single-sponsorship amounts. In view of Northwest University's 120th anniversary, SHKP-Kwoks' Foundation Associate Director Terry Li, and Standing Committee Member of the CCP and Vice President of Northwest University Wu Zhenlei held a video conference, in which they reviewed the sponsorship programme, the details of its implementation and prospects for future collaboration.

新鸿基地产郭氏基金自 2005 年与西北大学合作设立“新鸿基地产郭氏基金西北大学助学金”，先后资助逾千万元人民币，惠及家庭困难而品学兼优学子约 2,500 人次，并成立“新地郭氏励志社”，成为西北大学受助人数最多、单人资助金额高、具有重要影响力的资助项目。适逢西北大学 120 周年校庆，新鸿基地产郭氏基金助理总监李家华与西北大学党委常委兼副校长吴振磊进行视频会谈，双方就资助项目的执行情况，以及实施过程中的细节进行回顾和探讨，并对未来的合作有所展望。

The Group tops the Hong Kong real estate sector in Euromoney's Real Estate Awards 2022

集团在《Euromoney》2022 年度房地产大奖获选为香港地产组别之首



The Group clinched 13 honours in Euromoney's Real Estate Awards 2022, including Hong Kong's Best Overall Developer
集团在《Euromoney》2022 年度房地产大奖中勇夺 13 项大奖，包括“香港整体最佳地产公司”的盛誉

The Group is dedicated to building premium developments, offering excellent customer service, maintaining high standards of corporate governance, and proactively engaging with stakeholders. Putting into practice its belief in Building Homes with Heart, the Group records an outstanding result of winning 13 accolades in the Real Estate Awards 2022, organized by internationally renowned financial magazine Euromoney, recognizing the Group's leading position in the market.

The Group took home all nine real estate awards in Hong Kong, including the Best Overall Developer, Best Residential Developer, Best Retail/Shopping Developer, Best Office/Business Developer, Best Mixed-use Developer, Best Innovation Developer, Best Sustainability Developer, Best Data Centre Developer and Best Industrial/Warehouse Developer. The Group also won the Best Residential Developer on the mainland. In the Asia Pacific region, the Group won the Best Industrial/Warehouse Developer and Best Data Centre Developer. The Group also won the global honour of the Best Industrial/Warehouse Developer.

Euromoney's annual Real Estate Awards is recognized as one of the benchmark awards for the real estate industry. The Awards invite real estate professionals to vote for firms they believe have provided the highest quality real estate products and services in their market during the past 12 months. Almost 7,000 representatives from property advisers, developers, investment managers, banks, and corporate end users of real estate worldwide cast their votes this year.

集团一直致力发展优质物业，为客户提供卓越服务，并恪守高水平的企业管治，积极与利益相关方维持紧密联系。凭借将其“以心建家”的理念付诸实践，集团成功于著名国际财经杂志《Euromoney》主办的 2022

Best Developer - Overall, Hong Kong 香港整体最佳地产公司
Best Developer - Residential Sector, Hong Kong 香港最佳住宅项目发展商
Best Developer - Retail/Shopping Sector, Hong Kong 香港最佳零售项目/商场发展商
Best Developer - Office/Business Sector, Hong Kong 香港最佳写字楼/商业项目发展商
Best Developer - Industrial/Warehouse Sector, Hong Kong 香港最佳工业/仓库发展商
Best Developer - Innovation Sector, Hong Kong 香港最佳创新发展商
Best Developer - Sustainability Sector, Hong Kong 香港最佳可持续发展发展商
Best Developer - Mixed-use Sector, Hong Kong 香港最佳综合项目发展商
Best Developer - Data Centre Sector, Hong Kong 香港最佳数据中心发展商
Best Developer - Residential Sector, China 中国最佳住宅项目发展商
Best Developer - Industrial/Warehouse Sector, Asia Pacific 亚太区最佳工业/仓库发展商
Best Developer - Data Centre Sector, Asia Pacific 亚太区最佳数据中心发展商
Best Developer - Industrial/Warehouse Sector, Global 环球最佳工业/仓库发展商

年度房地产大奖中勇夺 13 项大奖，成绩骄人，足见集团在市场的领先地位。

在香港地产组别的奖项，集团囊括全部九项大奖，包括“香港整体最佳地产公司”、“香港最佳住宅项目发展商”、“香港最佳零售项目/商场发展商”、“香港最佳写字楼/商业项目发展商”、“香港最佳综合项目发展商”、“香港最佳创新发展商”、“香港最佳可持续发展发展商”、“香港最佳数据中心发展商”及“香港最佳工业/仓库发展商”。在内地方面，集团勇夺“中国最佳住宅项目发展商”。在亚太地区方面，集团获颁“亚太区最佳工业/仓库发展商”及“亚太区最佳数据中心发展商”。此外，集团更荣获“环球最佳工业/仓库发展商”的盛誉。

由《Euromoney》主办的年度房地产大奖广被视为房地产业指标性大奖，有关奖项邀请地产界别的专业人士投票选出他们认为在过去 12 个月内市场上提供了最优质房地产产品和服务的企业。今年度更获约 7,000 位来自全球物业顾问公司、发展商、投资经理、银行及企业用户的代表参与评选。

The Group clinches five awards at Corporate Governance Asia's Asian Excellence Award 2022

集团在《亚洲企业管治》举办的“2022亚洲卓越大奖”中荣获五大奖项

The Group received five awards in the Asian Excellence Award 2022, organized by *Corporate Governance Asia*, including Asia's Best CEO, received by **Group Chairman and Managing Director Raymond Kwok**, Asia's Best CSR, Best Environmental Responsibility, Best Investor Relations Company and Best Investor Relations Professional. The Group is determined to create long-term sustainable value for its shareholders and other stakeholders by developing and leasing premium properties with attentive services in Hong Kong and major mainland cities as well as upholding high standards of corporate governance.

Since its inception in 2011, the Asian Excellence Award is designed to recognize the firms and management teams with achievements and excellence in management acumen, financial performance, corporate social responsibility, environmental practices and investor relations in Asia, including the mainland, Hong Kong, Indonesia, Malaysia, Philippines, Singapore, Taiwan, Thailand and Vietnam.

集团在《亚洲企业管治》杂志举办的“2022亚洲卓越大奖”中，获颁发五项大奖，包括**集团主席兼董事总经理郭炳联**获选为“亚洲最佳CEO”、“亚洲最佳CSR”、“最佳环保责任”、“最佳投资者关系公司”及“最佳投资者关系专业人员”。集团致力在香港和内地主要城市发展和出租优质物业，以及提供贴心服务，同时维持高水平的企业管治，为其股东及其他利益相关方创造长远的可持续价值。

自2011年成立以来，“亚洲卓越大奖”旨在表扬在管理能力、财务表现、企业社会责任、环境管理实践及投资者关系领域取得成就和出色表现的亚洲企业和管理团队，遍及中国内地、中国香港、印度尼西亚、马来西亚、菲律宾、新加坡、中国台湾、泰国和越南。



The Group's solid fundamentals and achievements in ESG are acknowledged at Asian Excellence Award 2022

集团稳健的基础及在可持续发展的绩效在“2022亚洲卓越大奖”中获得嘉许

ICC facade displays special Christmas and New Year's Eve light shows

环球贸易广场幕墙呈献圣诞除夕限定灯光汇演



The ICC Light & Music Show presents special light shows on the ICC facades, bringing festive blessings to citizens
“ICC声光耀维港”于环球贸易广场外墙呈献特别灯光汇演，为市民送上节日祝福

To celebrate the holiday season, the Group has set up diversified festive installations in its malls as well as putting its heart into displaying festive illuminations on the facades of its landmark buildings. In particular, a Christmas-themed light show was presented on the ICC facades in December, adding more festive vibes to Victoria Harbour. And, to welcome the coming New Year with the citizens and celebrate the joy together, a special countdown show and congratulatory blessings are arranged to display on the ICC facades on New Year's Eve and during the Chinese New Year.

为庆祝佳节，集团除为旗下商场布置不同主题的节日装饰，并悉心为地标建筑物外墙增添节日灯饰。12月环球贸易广场外墙每晚上演圣诞特别灯光汇演，为维港增添节日气氛；此外，为与市民见证新一年的来临，环球贸易广场外墙更于除夕当晚及新春期间展示倒数及祝贺语句，与大家一同庆祝佳节。

