

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

作為綠色建築先驅 集團致力打造優質環保商業項目





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作為綠色建築先驅 集團致力打造優質環保商業項目

- | | |
|---|--|
| 1. Shanghai ICC, Shanghai
上海市上海環貿廣場 | 4. IFC, Central
中環國際金融中心 |
| 2. ICC, West Kowloon
西九龍環球貿易廣場 | 5. Shanghai IFC, Shanghai
上海市上海國金中心 |
| 3. Sun Hung Kai Centre, Wan Chai
灣仔新鴻基中心 | 6. KCC, Kwai Chung
葵涌九龍貿易中心 |

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.

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



以心建家 Building Homes with Heart

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Editor's Note 編者按：

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

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

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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
環球貿易廣場
Location: atop the Airport Express Kowloon Station, West Kowloon
GFA: ~2.5 million square feet
Completion year: 2011
位置：西九龍，為機場快線九龍站上蓋項目
樓面面積：約250萬平方呎
落成時間：2011年



Sun Hung Kai Centre
新鴻基中心
Location: adjacent to MTR Exhibition Centre Station, Wan Chai
GFA: ~900,000 square feet
Completion year: 1980
位置：灣仔，鄰近港鐵會展站
樓面面積：約90萬平方呎
落成時間：1980年



One IFC, Two IFC and IFC Mall
國際金融中心一期、二期及商場
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：中環海濱、為港鐵香港站上蓋項目
樓面面積：合共超過300萬平方呎*
落成時間：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
註：集團應佔寫字樓樓面約100萬平方呎及零售樓面約32萬平方呎

The Group's major projects have clinched multiple international green certifications

As early as 2009, Tower One of Kowloon Commerce Centre (KCC) under the Group received LEED (Leadership in Energy and Environmental Design) gold pre-certification from the US Green Building Council. In 2012, it attained full LEED gold certification after completion, marking the first office development in Hong Kong to receive such an honour. In 2017, International Commerce Centre (ICC) was awarded Hong Kong's first-ever top Platinum certificate in BEAM Plus. The Group has continued to enhance the green management standards of its major projects. This year, a series of Hong Kong commercial projects completed in different years, including ICC, One IFC, Two IFC and IFC Mall, as well as the above 40-year-old Sun Hung Kai Centre, successfully achieved LEED Platinum

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 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
上海市上海國金中心



Shanghai ICC, Shanghai
上海市上海環貿廣場



Signing ceremony for the collaboration between the Group and PolyU
集團與理大合作簽署儀式

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.

作為綠色建築先驅 集團致力打造優質環保商業項目

憑藉對物業質素的堅持，集團多年前已開始為旗下主要商業項目注入環保元素，獲取國際知名的綠色認證，成為香港綠色建築的先驅。集團近年透過訂立長期環保目標、制定可持續發展及氣候變化政策，並且積極參與研發綠色建築創新科技等，以進一步支持創建可持續發展社區，為香港邁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
位於香港的環球貿易廣場透過物聯網技術，以確保各項設施處於最佳的運作和耗能狀態

集團主要項目屢獲國際綠色認證

早於2009年，集團旗下九龍貿易中心第一座寫字樓，已獲美國綠色建築委員會的領先能源與環境設計 (LEED) 金級預認證，落成後於2012年獲頒正式金級證書，是全港首幢獲此殊榮的商廈。環球貿易廣場則於2017年，成為全港首獲綠建環評 (BEAM Plus) 最高鉑金級別認證的商廈。集團持續提升主要項目的綠色管理水平，今年多個建於不同年代的香港商業項目，包括環球貿易廣場、國際金融中心一期、二期和國際金融中心商場，以及落成逾40年的新鴻基中心，同獲LEED「v4.1 營運與保養：現有建築」鉑金級認證，顯示集團不斷優化項目、精益求精的決心。

環球貿易廣場自落成後集團持續提升其綠色設施和管理，故今年以最高分數獲得LEED「v4.1 營運與保養：現有建築」鉑金級認證。此甲級寫字樓地標項目亦於2020年成為全港首幢商廈獲國際綠色建築評估系統BREEAM頒發最高的傑出 (Outstanding) 評級，以及於2021年成為香港第一座榮獲國際WELL健康建築研究院 (IWBI) 認證的物業設施運營管理「WELL健康—安全評價準則」證書的建築物。

該項目透過引入智能管理系統，有效監察和控制各項設備處於最佳的運作和耗能狀態，結合多項節能措施，令項目自2012年起，節省電量逾1,700萬度。有關措施包括：

- 引入物聯網 (IoT) 科技及智能照明控制系統，以提升能源效益
- 翻新中央空調，以延長其壽命和提升表現
- 採用智能室內空氣監測系統

集團總部新鴻基中心，落成至今雖已逾40年，仍獲得LEED頒發鉑金級認證，實屬難得。皆因早於十多年前，新鴻基中心已進行機電設備革新工程，並將可持續發展納入機電裝置的規劃、設計、材料採購及管理上，包括將機電設施系統重新較驗及冷凍機系統最佳化，增強效能以進一步節省電能和減低開支。

此外，新鴻基中心引入智能大廈管理系統、能源監察系統、提升通風及冷氣系統，以及安裝可調風量冷氣系統等，實現優良操作和維修作業守則，持續為環保作出貢獻。自2004年至今，累計節省超過6,000萬度電，減少42,000噸二氧化碳，相當於180萬棵樹一年吸收的二氧化碳量，成效顯著。

國際金融中心一期、二期及商場位處中環臨海商業核心地段，項目團隊致力提升綠色管理，以滿足國際企業對環保水平的高要求，因此獲得LEED「v4.1 營運與保養：現有建築」鉑金級認證，而國際金融中心二期更成為全港首幢獲得此認證的商廈。

集團在內地的主要商業項目，同樣達到國際綠色建築的高標準。其中上海國金中心及上海環貿廣場，憑藉在「優化能源使用」、「資源和用水管理」以及「強化綠色交通使用」等多個範疇的優異表現，於2020年雙雙獲得LEED「v4.0 營運與保養：現有建築」鉑金級認證。前者更成為當年全球分數最高的商業項目。

引入可持續建築元素

集團訂立的長期環保目標包括為在建中的核心商業項目獲取LEED金級或鉑金級認證，當中包括香港高鐵西九龍總站上蓋發展項目及上海ITC餘下期數樓高370米的摩天大樓。為符合最嚴格的國際環保標準，集團致力在整個物業發展生命週期中，從設計、物料採購、建造至物業管理加入可持續發展元素，以成為全港首座商廈獲得LEED金級認證的九龍貿易中心為例，項目自籌建時已採用多項環保設計元素，包括採用大玻璃幕牆設計，有效運用天然光源；另外建造了多個綠化園林地帶及空中花園，並於室內安裝二氧化碳含量感應器，提高室內空氣質素，讓租客有一個健康的工作環境及休憩空間。



貫徹綠色管理

為了將環保理念融入項目日常營運中，集團制定多項環保目標，當中包括2030年財政年度或之前落實三大十年承諾：為旗下約60幢商業物業降低耗電強度13%；降底溫室氣體排放強度25%及用水強度降低5%；另外，每年於香港在建項目的建築廢物分流率達到70%或以上。集團旗下物業管理和建築公司均已獲得ISO9001品質管理系統認證。此外，屬下兩間物業管理公司啟勝及康業，亦積極引入智能化管理，大大提升項目的節能效益。啟勝更為香港首家獲得國際認可的ISO41001設施管理體系認證的公司；而康業是香港物業及設施管理界別中首家獲得ISO 27001資訊保安管理體系認證的物業管理公司。

與大學及創科企業合研綠色建築創新技術

創新科技對集團推行各項物業相關的可持續發展舉措至關重要。集團透過與不同的本地大學及科研機構合作，以推動創新綠色建築的發展。例如，集團早於2005年已經與香港理工大學合作，共同研發創新綠色建築技術，發揮「產學研」優勢，並在興建環球貿易廣場時成功應用。近月，集團與理工大學再度合作，針對綠色應用、綠色建築物料及綠色建造流程等三方面的研發工作，當中包括共同打造智慧建築能源管理系統，並以高鐵西九龍總站上蓋項目為試點，務求將科技成果落地轉化和產業化。

合作團隊會為高鐵西九龍總站上蓋項目，研發「全生命周期智慧節能技術及系統方案」— 利用人工智能、物聯網、數碼分身(Digital Twin)等技術，實時控制能源分配，將節能成效最大化。此外，團隊又會研究優化「碳激發技術(Carbon Activation)」，目標是在生產混凝土時，抵銷部分碳排放，以製造出更環保的綠色建築物料。

集團亦會與理大搭建首個建築業區塊鏈平台，記錄每個項目的建築資訊模型(BIM)，方便持份者參考，充分發揮其可溯性的優點，以配合政府全面推動建築產業審批電子化的趨勢，長遠有助智慧城市規劃。

至於集團兩間物業管理公司亦積極與大學和創科企業合作，研發創新科技應用於物業管理中。例如康業現正與香港都會大學共同開發針對水泵系統的「物業管理預防性維護及環境監控的物聯網解決方案」— 透過水泵系統中的運行數據、狀況等動態資料，開發以物聯網為本的解決方案，增強收集和分析數據的能力，以協助物管團隊及早發現潛在問題及風險，從而提升設施效益及使用壽命。

另一個案例則是啟勝與兩間初創公司合作，以優化環球貿易廣場的建築性能、效率和可持續性，發展數碼分身項目 — 通過建築資訊模型，連接項目已有的分析工具和控制系統，並利用可視化、數據分析和項目的性能表現，以模擬、預測及優化項目績效。此外，憑藉此次經驗，啟勝也積極進行相關的員工培訓，為日後應用至其他項目作好準備。



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

西九龍高鐵站地標項目獲LEED預認證

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."

現正興建中的西九龍高鐵站商業項目，預計2025年內落成。早前該項目成功引入國際知名財富管理機構瑞銀成為首個主要租戶，租用項目最高一座大樓的最高九層，總樓面面積約25萬平方呎。瑞銀將於2026年初開始進駐，將其在香港的營運單位遷入該項目。

西九龍高鐵站商業項目除了坐落本港唯一的高鐵站上蓋外，更鄰近機場快線和三條港鐵路線，貫通內地主要城市以至世界各地。集團竭力將其打造成為世界級的可持續發展及環境友善建築物，預計可獲得六項重要的綠色及WELL建築標準認證，並已獲得LEED「核心與外殼(Core and Shell)第4版：鉑金級」的預認證。憑藉優越的質素和地理位置，集團相信此地標項目將能吸引更多優質企業進駐。

瑞銀財富管理亞太區聯席主管兼瑞銀香港區主管及行政總裁盧彩雲指出：「我們很高興能夠與所有瑞銀香港的同事一起進駐到這座引領未來的商業建築。全新的辦公室設計將會按我們所需而建，旨在提升同事的工作效率、團隊合作及福祉。新辦公室優越的地理位置，將讓我們更有效與大灣區及內地主要城市、以至世界各地接軌。」

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

新地濕地公園系列「Wetland Seasons Bay」(第3期)壓軸登場



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.

此相片於2022年7月26日於期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目期數大約之周邊環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，一切僅供參考。拍攝時，發展項目期數仍在興建中。發展項目所有期數的批准建築圖則會不時修改，落成後之詳情亦可能與本相片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會其他建成及/或未建成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，所有環境亦可能不時改變。其展示的實際設計、布局、間隔、建築、位置、裝置、裝修物料、設備、裝飾物、植物、園藝及其他物件等不一定在期數、發展項目或其周邊地方出現，僅供參考。本廣告並不構成賣方就期數或發展項目及其景觀不論明示或隱含之要約、承諾、陳述或保證。有關期數及發展項目的詳細資料，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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.

集團坐落香港濕地公園旁的住宅發展項目「Wetland Seasons Bay」，遠眺深圳灣及南山區的繁華盛景¹，更受惠於天水圍被納入由深圳灣公路大橋南北兩岸組成的「深圳灣優質發展圈」²及香港「北部都會區」²規劃。自「Wetland Seasons Bay」(第3期)推售以來，深受買家歡迎，銷情理想。

戶型間隔多樣化 迎合市場需求

全新推出的「Wetland Seasons Bay」(第3期)由兩座9層高的低密度住宅大樓、兩幢6層高的別墅及六幢洋房組成，合共提供384個優質住宅單位。住宅大樓及別墅的標準分層單位設有十種戶型，涵蓋開放式(開放式廚房)³、一房(開放式廚房)³、一房連儲物房(開放式廚房)³、兩房(開放式廚房)³、兩房連儲物房(開放式廚房)³、三房(開放式廚房)³、三房一套(開放式廚房)³、三房一套連儲物房(開放式廚房)³、三房一套連儲物房及工作間³與四房一套及工作間³，實用面積由約270至約800平方呎⁴不等，另備有特色單位及洋房以供選擇。

交通便捷 生活設施不假外求

項目毗鄰預料未來北部核心發展樞紐，加上「Wetland Seasons Bay」(第3期)已屆現樓⁹，更是濕地公園系列當中與輕鐵濕地公園站距離最近的期數，經連接輕鐵濕地公園站的行人路信步即達。發展項目除了提供完善社區生活配套⁵，更自設佔地約30,000平方呎的商業鋪位⁶，設有多元化的商戶組合⁶。

會所設施動靜皆備 融合大自然翠綠景致

項目附設頂級私人會所「Club Seasons by the Bay」⁷連戶外綠化園林總面積逾30.3萬平方呎⁸，會所與廣闊的園林花園與濕地公園為

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

鄰。會所設施多元化，設有室外游泳池⁷及室內恆溫游泳池⁷，更配備按摩池⁷、桑拿室⁷及蒸氣室⁷，另有24小時健身室⁷及多用途運動場⁷，與其他消遣娛樂設施。

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.

備註

本廣告/宣傳資料內載列的規劃中的或未落成的道路、建築物、設施及區域發展等僅供參考，其詳情(包括但不限於落實與否、位置、設計、路線及竣工與通車時間等)均以政府最終決定為準，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變，賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

2. 「深圳灣優質發展圈」及香港「北部都會區」資料來源：行政長官2021年施政報告網站(www.policyaddress.gov.hk/2021/chi/policy.html)，參考日期：2022年10月14日。

3. 賣方保留權利修改及變更發展項目內任何部分的設計、布局、間隔或面積等，以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。

4. 實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的每一項目的面積。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米顯示之數字可能有些微差異，詳情請參閱售樓說明書。

5. 發展項目期數的周邊環境、建築物及設施可能不時改變，賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

6. 商舖之設計及面積以政府最終批核之圖則為準。賣方保留修訂及更改店舖設施，其詳情(包括但不限於位置、設計、店舖種類、營運方式或營運時間等)及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。店舖於發展項目期數入伙時未必即時啟用，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。商舖組合以開幕及啟用時為準。賣方對其並不作出亦不得被詮釋成作出任何不論明示或隱含之要約、陳述、承諾或保證。

7. 「Club Seasons by the Bay」為發展項目的住客會所，會所/康樂設施於發展項目期數入伙時未必能即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或需另付繳費。本廣告/宣傳資料出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。本廣告/宣傳資料所述之設施名稱待定，所有名稱未必與會所日後啟用時的設施名稱相同。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途的權利。

8. 會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林面積的權利。

9. 有關佔用許可證已發出，期數(第3期)屬尚待符合條件的已落成期數。

本廣告僅為促銷發展項目第3期內的住宅物業。

發展項目期數名稱：Wetland Lot No. 33 Development 發展項目(「發展項目」)的第3期(「期數」)(期數中住宅發展項目的第6A座及第6B座、別墅WV10及別墅WV11、洋房1至洋房3及洋房5至洋房7稱為「Wetland Seasons Bay」)

區域：天水圍

期數的街道名稱及門牌號數：濕地公園路1號

賣方就期數指定的互聯網網站的網址：

www.wetlandseasonsbay3.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：國集有限公司

賣方的控權公司：Silver Wind Developments Limited、Time Effort Limited、新鴻基地產發展有限公司

期數的認可人士：賴志良

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：亞設貝佳國際(香港)有限公司

期數的承建商：駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、孖士打律師行、張業

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期：2023年3月31日(「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

詳情請參閱售樓說明書。

本廣告的所有內容並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。

本廣告之印製/製作日期：2022年12月30日

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

「PARK YOHO」¹ 壓軸一期「PARK YOHO Bologna」開展銷售



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. 相片於2021年7月22日在期數附近地段實景拍攝，並經電腦修飾處理，僅供參考。期數之周邊環境、植物、建築物及設施會不時改變，以上相片不構成賣方就期數作出任何不論明示或隱含之要約、承諾、陳述或保證。

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.

集團旗下位處元朗錦田北之意式生活國度新地標「PARK YOHO」¹，坐擁低密度綠意環境²，同時連繫都會核心。「PARK YOHO」¹ 整個發展項目佔地約190萬平方呎³。「PARK YOHO」¹ 過往推出的期數⁴ 均深受熱捧，全新推出的壓軸期數正式命名為「PARK YOHO Bologna」，市場反應良好。

「PARK YOHO」¹ 全數七期共提供3,124個住宅單位，壓軸期數「PARK YOHO Bologna」乃「PARK YOHO」¹ 第8座，僅只1座提供164個優質住宅單位，標準分層單位由開放式至三房單位，單位間隔多元化，亦提供多種不同間隔的連平台及/ 或連天台特色單位，切合不同家庭的居住需要，讓住客享受尊貴愜意的意式生活。

重要鐵路樞紐 附設雙會所

「PARK YOHO Bologna」位處整個發展項目之中間地段，左享Club COMO⁵、右擁Club GARDA⁵，盡享雙會所優勢，坐擁逾120萬平方呎綠意環境²，期數盡攬多角度景致⁶。同時，項目擁港鐵元朗站及錦上路站「雙站優勢」^{7,8} 毗鄰「北環綫」^{9,10} 凹頭站，更附設交通總匯^{11,8}。項目亦自設面積約75,000平方呎的商場「PARK CIRCLE」¹²，並緊密連繫新界西北區旗艦商場「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: Fouseas 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

備註

1. 「PARK YOHO」為「峻嶺發展項目」市場推廣之用的名稱，並不會在關於期數的任何公契、臨時買賣合約、買賣合約、轉讓契及契據出現。
2. 「綠意環境」指峻嶺發展項目內的綠化地方，面積約122萬平方呎，包括公用花園、遊樂地方、濕地、池塘、園景等。
3. 根據《新鴻基地產2015/16年報》，峻嶺發展項目佔地約190萬平方呎。資料來源：《新鴻基地產2015/16年報》網頁 (www.shkp.com/sites/assets/files/exist/fin_report/pdf/annual_report_zh-hant_8.pdf)。
4. 過往推出的期數指發展項目第1A期、第1B期、第1C期、第2A期、第2B期及第2C期。
5. Club COMO、Club GARDA及會所設施名稱僅作推廣之用，將不會在公契、臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。發展項目的住宅物業的業主、住客及其賓客均可使用 Club COMO 及 Club GARDA 會所及康樂設施，會所及/ 或康樂設施部分設施及/ 或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。
6. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築及環境所影響，並不適用於所有單位，且周邊建築物、設施及環境會不時改變，僅供參考。賣方對期數周邊建築物、設施、環境及景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
7. 上述港鐵服務由第三者公司所提供，並非由賣方提供。
8. 第三者公司可自行決定就其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。有關服務詳情請參閱相關部門公布。賣方並無對上述服務或事宜作出任何明示或隱含的要約、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。
9. 資料來源：港鐵北環綫網頁 (<https://mtrnorthernlink.hk>)、路政署網頁 (www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html) 及環境保護署網頁 (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf)。
10. 賣方並不保證網址之準確性及是否最新修訂版，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
11. 交通總匯提供之巴士、小巴、的士及專屬轎車服務將由第三者公司所提供。
12. PARK CIRCLE之設計及面積以政府最終批核之圖則為準。賣方保留修訂及更改店舖設施及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。商舖組合以PARK CIRCLE啟用時為準。
13. YOHO MALL資料參考自www.yohomall.hk/tch/main/about。賣方並不保證上述網址之準確性，商舖組合及是否最新修訂版，內容僅供參考。

區域：錦田北

期數的街道名稱及門牌號數：

青山公路潭尾段18號

賣方就期數指定的互聯網網站的網址：

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

本廣告/ 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/ 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：輝強有限公司
賣方的控股公司：Fouseas Investments Limited、新鴻基地產發展有限公司
期數的認可人士的姓名或名稱：呂元祥博士
期數的認可人士以其專業身分擔任經管人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司
期數的承建商：駿輝建築有限公司
就期數中的住宅物業的出售而代表擁有人人事的律師事務所：孖士打律師行、胡蘭李羅律師行、王濬律師行
已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用（第3期）、香港上海滙豐銀行有限公司（第1A期、第1B期、第1C期、第2A期、第2B期及第2C期）
已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
賣方建議準買方參閱有關售樓說明書，以了解期數的資料。
"PARK YOHO" 為「峻嶺發展項目」市場推廣之用的名稱，並不會於關於期數的任何公契、臨時買賣合約、買賣合約、轉讓契及契據出現。
本廣告由賣方或在賣方的同意下發布。
印製日期：2022年12月30日

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

新地商場透過一系列聖誕主題裝置 營造濃厚節日氣息

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 中環國際金融中心商場



APM, Kwun Tong 觀塘APM

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 北角匯



V Walk, West Kowloon 西九龍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.

聖誕節向來是深受香港大眾喜愛的節日之一，集團亦於旗下主要商場增添各具特色的聖誕主題佈置，並舉辦相關推廣活動和推出消費獎賞優惠，以刺激商場人流和生意額，為商戶創造節日機遇。

香港

環球聖誕風情

中環國際金融中心商場與芬蘭官方聖誕老人村合作，首度在亞洲呈獻「Santa Claus Village聖誕老人村」，重塑村內的不同設施如辦公室和郵政局，並設計了聖誕老婆婆烘焙店和聖誕精靈工作坊等裝置，極具濃厚北歐節日氣氛。沙田**新城市廣場**今個聖誕，以秘魯彩虹山及可愛的羊駝為主題，包括逾百萬顆燈光打造的戶外星光打卡裝置、羊駝聖誕嘉年華、DIY聖誕工作坊等。將軍澳的**東港城**為消費者帶來不一樣的聖誕考古體驗——遊人化身成考古專員，穿越充滿北歐氣息的原木風聖誕博物館，探索六大注目考古打卡位。元朗**形點**亦特別打造了一個佔地近2,500平方呎、由20,000顆小燈泡裝飾而成的大型聖誕雪景主題裝置「雪影極幻森林」。遊人可以到「雙色夢之森」拍攝，及在六米高的「聖誕星光塔」前許願。至於**元朗廣場**則以冬日聖誕夢幻國度為主題，大家可走進15呎高巨型聖誕禮物盒內拍照，還有聖誕AR體感玩樂裝置和聖誕老人巡禮。

洋溢足球熱情的聖誕

2022年12月適逢是四年一度的世界盃賽事，集團旗下多個商場的聖誕裝置都融入了足球元素。觀塘**APM**打造的「玩轉未來聖誕城」裝飾佔地3,000平方呎，顧客在聖誕機械人引領下，參觀三大充滿科幻元素的聖誕主題區，並可透過巨型電視屏幕投入精彩足球賽事。**大埔超級城**聯乘國際著名插畫師TADO，打造面積達1,500平方呎的「聖誕夢幻城堡」互動裝置，多個主題景點包括有20呎高的「巨型發光聖誕樹」、「聖誕互動AR打卡牆」等。西九龍**V Walk**及屯門**V City**聯手打造了逾20大聖誕打卡位及一連串聖誕活動，聖誕老人更親臨商場大派聖誕禮物。大小朋友更可免費參與「玩轉聖誕Mission Possible」挑戰、「聖誕互動Storytelling」等活動。



MOKO, Mong Kok East 旺角東MOKO新世紀廣場



New Town Plaza, Sha Tin 沙田新城市廣場



Tai Po Mega Mall 大埔超級城



East Point City, Tseung Kwan O 將軍澳東港城

充滿童趣的聖誕主題

荃灣廣場為大家帶來一個Disney主題「綠悠夢幻聖誕」，八個必影打卡位包含Disney Princess 與 Disney Animals 主題的戶外裝置，以及五米高的巨型聖誕樹。旺角東MOKO新世紀廣場則有Disney的Duffy與一眾好友和LinaBell與過聖誕。訪客可以走進「LinaBell聖誕樹屋」等不同景點與Duffy及好友打卡拍照。位於葵涌的

Life@KCC則邀請了西班牙人氣森林系插畫師Mia Charro，將她筆下的作品首度帶到香港，帶大家進入滿載繽紛花卉與療癒小動物的童話世界。上水廣場的室內及室外設有六個全新節日造型的Sonny Angel巨型主題裝置，遊人可大玩互動遊戲及拍下甜蜜照片，令人樂而忘返！北角匯則召喚了「十二隻恐龍過聖誕」——除了商場對出海濱公園設有1:1原大的機械恐龍外，另有11隻不同品種的恐龍遍佈場內不同角落。



YOHO Mall, Yuen Long 元朗形點



V City, Tuen Mun 屯門V City



Landmark North, Sheung Shui 上水廣場



Yuen Long Plaza 元朗廣場

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 上海市上海國金中心商場



IAPM, Shanghai 上海市環貿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 廣州市IGC



Parc Central, Guangzhou 廣州市天環

內地

集團旗下位於上海的商場，其中**上海國金中心商場**以「樂享璀璨聖誕王國」為主題，誠邀意大利著名插畫藝術家獨家製作多款童話人物造型，更特別增設AR擴增實境互動體驗，配合逾五米高的巨型璀璨聖誕樹及奢華馬車，為遊客呈現歡樂的聖誕王國。至於**One ITC**商場適逢開幕三周年紀念，除呈獻「璀璨星芒」冬日戶外光影裝置，更聯同波蘭及國際知名藝術家打造「Hola! 抱抱熊」大型戶外藝術裝置及推出一系列消費禮遇，並聯合場內租戶打造三周年限定禮品。此外，**環貿IAPM**邀請人氣IP Marsper及法國藝術家，呈獻節日限定的「聖誕紅」配色潮玩公仔，配合七米高的星光許願聖誕樹及長達220米的浪漫花海燈飾，帶來冬日盛典。



One ITC, Shanghai 上海市One ITC

至於廣州的**IGC**則以國際知名「夢想家」史努比超級球員的裝扮將運動熾熱氣氛帶到商場，打造全國首個PEANUTS「史努比動感狂歡足球嘉年華」，並設立多個沉浸式打卡位，當中包括3.5米高黃金足球、7.5米高史努比、超級杯星光隧道、龍門體感遊戲及星空足球館等裝置。商場更於活動期間（即日起至2023年1月2日）推出豐富消費獎賞，讓遊客盡享愉悅的聖誕氣氛及購物樂趣。廣州**天環**以「Fantasy Tales森臨琦境」為主題，傳遞浪漫遐想與活力，而商場的L3天台花園更設有「天台有花漾」聖誕市集。讓顧客在濃厚的冬日氛圍下，感受滿滿節日暖意。

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

集團最近發布 2021/22 年度《可持續發展報告》
分享其最新環境、社會及管治措施



The Group's 2021/22 Sustainability Report is available online
集團 2021/22 年度《可持續發展報告》可於網上閱覽

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
可持續發展報告



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.

集團早前發布的 2021/22《可持續發展報告》，闡述集團在環境、社會及管治 (ESG) 方面的表現，及推動可持續發展的**最新措施**。

集團全力支持香港和國家分別在 2050 年和 2060 年或之前實現碳中和的目標。為響應全球對氣候變化的關注，集團已加強這方面的管理，並由本報告年度開始參考氣候相關財務信息披露工作組 (TCFD) 的建議，披露與氣候相關的管治、策略、風險管理與目標。在 2021/22 年

度，集團與主要銀行簽署了兩筆可持續發展表現掛鉤貸款協議，該兩筆貸款在當時為香港房地產業界同類貸款中規模最大，展示出銀行業界對集團 ESG 工作的信任和支持。

集團的可持續發展舉措重點如下：

環境

集團支持低碳轉型，在實現 2020/21 年度所制定的十年環境目標方面，進展良好。集團致力改善現有物業的環境表現，並承諾為所有新核心商業項目取得領先能源與環境設計 (LEED) 金級或鉑金級認證。截至 2022 年 6 月，集團取得的 108 項綠色建築相關認證，其中國際金融中心二期在報告年內獲得 LEED「v4.1 營運與保養：現有建築」鉑金級認證，為香港首獲獲此殊榮的建築物。

員工

集團以人為本，提供公平就業機會，努力創造一個多元共融的工作環境。於 2021/22 年度，集團聘用了 485 名殘疾人士，另有 755 名員工為少數族裔。集團繼續支持政府的「大灣區青年就業計劃」，並為畢業生提供大灣區城市的就業機會。

顧客

集團利用智能科技特別是其 5G 網絡，提供更好的客戶服務，例如透過 5G 在集團的流動應用程式 The Point by SHKP 顯示指定商場內的洗手間及育嬰室設施的實時使用情況。Signature Homes 亦利用雲端技術讓顧客在網上參觀示範單位，並協助員工處理租賃和租戶事宜。五家「帝」系酒店於報告年內推出「帝賞」，結合集團商場綜合會員計劃 The Point，透過手機應用程式，會員便可兌換酒店住宿或商場禮遇，為香港最大的酒店和購物綜合獎賞計劃。

供應鏈

集團在採購決策中堅守可持續發展的價值。在報告年內，集團進一步優化《可持續供應鏈管理指南》，協助集團的建築部門加強供應鏈管理。集團及其承建商也在施工過程中採用智能科技，例如在元朗橋樑工程項目中採用「轉體式橋樑裝嵌技術」，是香港首家應用這種技術的房地產發展商。

社群

在 2021/22 年度，集團致力協助政府應對新冠病毒第五波疫情，包括免費借出兩幅地塊用作興建主要社區隔離設施，其中位於元朗潭尾的土地達 10 公頃。集團亦提供兩個商業空間作社區疫苗接種中心之用，並向有需要的人士捐贈愛心抗疫包。集團策動的過渡性房屋項目同心村已於今年 6 月正式啟用，是香港迄今已全面啟用最大型的過渡性房屋項目，提供 1,800 個單位予正在輪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 「新鴻基地產香港單車節」順利舉行 貫徹集團「運動行善」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 集團主席兼董事總經理郭炳聯(前排左六)、香港特區行政長官李家超(前排中)、文化體育及旅遊局長楊潤雄(前排右五)及旅發局主席彭耀佳(前排右六)等多名主禮嘉賓與一眾得獎車手合照

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.

由集團冠名及慈善贊助，香港旅遊發展局主辦的「新鴻基地產香港單車節」已於12月順利舉行。活動有近4,000人參與共六項單車活動及專業比賽，為本年最大型的戶外體育盛事。

吸引近4,000人參與 繼續加入慈善元素

活動設有六大單車項目，除了最受參加者歡迎的「50公里組」及「30公里組」兩個非競賽項目外，亦上演多場精采單車賽事，包括「香港特別行政區成立25周年紀念盃」的男女子公路繞圈賽及隊際計時賽。同時，大會鼓勵參加者在報名時，作出港幣100至500元慈善捐獻；而「總裁慈善及名人單車遊」全數報名費亦撥作慈善用途，連同新地額外捐款透過公益金扶助社會上有需要人士，貫徹運動行善精神。

集團主席兼董事總經理郭炳聯表示：「非常高興看到數千名選手踴躍參與今年的『新鴻基地產香港單車節』。作為今年香港最大型的戶外體育盛事，新地除了再次冠名和慈善贊助外，亦額外捐款幫助有需要人士，貫徹集團『運動行善』的精神。」他提到香港在過去數年奮勇抗疫，各位選手正正提醒大家，比賽路程再長，也總會到達終點，集團樂見政府取消多項防疫措施，積極推動旅遊業，重新打開香港旅遊大門，讓香港重返國際舞台，並感謝旅發局悉心籌辦活動以及各政府部門的鼎力支持，令活動得以圓滿舉行。集團執行董事郭基輝亦表示：「今年的『新鴻基地產香港單車節』標誌着香港邁向復常，希望帶出香港在疫情下破風而出的信息，期望未來體育活動可以一浪接一浪。」他續指，集團積極推廣單車運動，於2018年成立新地單車學院向中學生提供單車培訓；集團亦贊助SHKP Supernova單車隊，向青少年提供系統性單車訓練。

The Group and PolyU sign memoranda of understanding on building innovation and technology research projects, and a scholarship programme 集團與理大簽署創新建築科技研究及獎學金合作備忘錄



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 集團主席兼董事總經理郭炳聯(後排左二)、集團執行董事郭基輝(後排左一)、財政司司長陳茂波(後排左三)、中聯辦青年工作部部長張志華(後排右三)、理大校董會主席林大輝博士(後排右二)等嘉賓主持合作備忘錄簽署儀式

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.

一直以來，集團積極配合國家和特區政府的發展策略。早前集團與香港理工大學簽署兩份合作備忘錄，強化香港「產學研」優勢，提升建造業創科水平，以及為業界培育優秀人材。

在「新地X理大創科建築研究計劃」的合作備忘錄中，集團承諾將與理工大學聯手就三大範疇進行研究，分別是綠色應用(Green Application)、綠色建築物料(Green Materials)及綠色建造流程(Green Processes)，並探索將大學科研成果，落地轉化及產業化，成為香港走向碳中和，發展成為智慧城市的助力。

集團主席兼董事總經理郭炳聯在簽署儀式上表示：「希望利用理大的學術科研優勢，配合新地實際應用的豐富經驗，促進建築業的創新和科研發展。新地旗下項目將採用創新技術，響應國家『十四五』規劃提倡『碳达峰、碳中和』的重大戰略決策，一同協助香港成為綠色及低碳的國際創科中心。」

此外，集團同時設立「新地郭氏基金以心建家獎學金計劃」，提供56個獎學金名額，支持有經濟需要、成績優秀、主修房地產或工程及有志於香港和大灣區發展的理大學生。

Read to Dream x Future Engineer Grand Challenge encourages young people to unleash creativity 「新地齊讀好書 x 未來工程師大賽」鼓勵青少年發揮創意



Group Executive Director Christopher Kwok (front, fourth right) attends an award-presentation ceremony of Read to Dream X Future Engineer Grand Challenge
集團執行董事郭基泓(前排右四)出席「新地齊讀好書 x 未來工程師大賽」頒獎禮

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.

為推廣創新科技教育，新聞會與香港科技創新教育聯盟合辦「新地齊讀好書 x 未來工程師大賽」。賽事共吸引逾50間中小學參加，反應熱烈。早前新聞會在環球貿易廣場「天際100香港觀景台」舉行頒獎典禮，向創意無限的得獎同學作出嘉許。

逾50間中小學參加

「新地齊讀好書 x 未來工程師大賽」是慶祝香港特別行政區成立25周年的認可活動，賽事分為小學組、初中組、和高中組，以「改善生活的科創點子」為題，邀請學生設計各種科技應用程式和工具，改善生活上的不便。今屆比賽收到51間學校共110份參賽作品，獲獎作品涵蓋眾多與生活息息相關的主題：如透過大數據、物聯網和人工智能幫助照顧長者；也有構思為電動輪椅加入智能裝置，改善使用者的出行安全和便利。

集團執行董事郭基泓在頒獎典禮中鼓勵學生繼續透過閱讀增進知識，他表示：「今次賽事收到許多極具創意的作品，反映同學們在應用創新科技方面有豐富的想像力和掌握。我希望各位同學繼續努力，好好裝備自己，長大之後一同建設香港，為國家服務。」

香港故事繪本贈予全港小學及幼稚園

此外，為了讓學生以輕鬆愉快的方式，認識回歸25年來香港的特色地標和故事，集團特別贊助出版《慶回歸25周年兒童地方志系列——說好香港故事「找找看」情景繪本》，並將會免費派發予全港小學及幼稚園。新聞會將舉辦連串到校活動，藉此令年輕一代透過閱讀增加對香港的認識。

The Group fully supports the Strive and Rise Programme

集團全力支持「共創明『Teen』計劃」



Group Executive Director Adam Kwok (left) accepts a certificate of appreciation on behalf of the Group
集團執行董事郭基輝(左)代表集團接受感謝狀



Group Executive Director Christopher Kwok (back, sixth right) attends the Partners' Board meeting under the Strive and Rise Programme
集團執行董事郭基泓(後排右六)參與「共創明『Teen』計劃」合作夥伴委員會會議

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.

集團一直以來透過不同計劃，培育年輕人成材，並積極響應早前由特區政府推動的「共創明『Teen』計劃」。除作出捐款外，更招募了約250位來自集團不同附屬公司員工，擔任成為計劃的義務「友師」，與學員分享人生經驗，及教導他們如何規劃人生。此外，集團亦計劃與主辦機構協作，安排學員參觀旗下項目、參加由集團舉辦的公益慈善活動，並提供工作體驗機會，以幫助這班少年人拓闊視野，為自己定下個人目標。

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

集團全力支持香港青少年科技創新教育

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.

近年香港積極推動STEM教育，為社會培育科創人才。集團全力支持由香港科技創新教育聯盟開辦的「科創大講堂」——它是一個讓內地科創專家與香港學校聯繫的平台，自2019年起通過邀請內地頂尖科學家，為香港學生提供科普講座，增強學生對科學技術的興趣。集團作為「科創大講堂」的企業專家顧問，將積極通過業務資源，與香港科技創新教育聯盟攜手合作，一同引領中小學生在商業應用和日常生活場景中，體驗科技融入，培養他們對創新科技的興趣，為香港營造濃厚的創科氛圍。



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
集團執行董事郭基泓(右)代表集團接受香港特區行政長官李家超(中)頒發的「企業專家顧問」聘書

SHKP volunteer team arranges unique festive celebrations for beneficiary groups

集團義工隊別出心裁 與受助團體同慶佳節

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.

一直以來，集團義工隊透過開展不同計劃，接觸社區內的有需要人士，為他們提供身心支援。早前趁著聖誕節臨近，義工隊走訪社會不同角落，與基層家庭和長者歡度佳節。



The SHKP volunteer team celebrates festive joy with underprivileged families by arranging visits to the Sky100 Hong Kong Observation Deck
集團義工隊安排基層家庭登上天際 100 香港觀景台歡度佳節

義工隊早前安排「新地友伴同行計劃」的家庭，到訪集團旗下全港最高的建築物環球貿易廣場，大家一起扭氣球和製作環保小手工，並登上天際 100 香港觀景台欣賞香港景色和參觀「5G 科技館」，最後更獲義工隊送贈豐富的聖誕禮物，感受到滿滿的節日喜悅。

此外，向來關心獨居和雙老長者的義工隊，早前亦透過視像方式，與「新地再續白田鄰舍情」的受助長者，一同學習以「蝶古巴特拼貼」藝術方法製作的聖誕手提袋；他們亦特別學習繪製和諧粉彩聖誕卡，並隨附禮物包送給 250 位「新地郊友 Team 力量」的長者，可謂極具心思。

SHKP-Kwoks' Foundation Northwest University Scholarship Programme

新鴻基地產郭氏基金西北大學助學金



SHKP-Kwoks' Foundation and Northwest University hold a video conference
新鴻基地產郭氏基金與西北大學進行視頻會談

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.

新鴻基地產郭氏基金自 2005 年與西北大學合作設立「新鴻基地產郭氏基金西北大學助學金」，先後資助逾千萬元人民幣，惠及家庭困難而品學兼優學子約 2,500 人次，並成立「新地郭氏勵志社」，成為西北大學受助人數最多、單人資助金額高、具有重要影響力的資助項目。適逢西北大學 120 周年校慶，新鴻基地產郭氏基金助理總監李家華與西北大學黨委常委兼副校長吳振磊進行視頻會談，雙方就資助項目的執行情況，以及實施過程中的細節進行回顧和探討，並對未來的合作有所展望。

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

集團在《Euromoney》2022 年度房地產大獎獲選為香港地產組別之首



The Group clinched 13 honours in Euromoney's Real Estate Awards 2022, including Hong Kong's Best Overall Developer
集團在《Euromoney》2022 年度房地產大獎中勇奪 13 項大獎，包括「香港整體最佳地產公司」的盛譽

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.

集團一直致力發展優質物業，為客戶提供卓越服務，並恪守高水平的企業管治，積極與持份者維持緊密聯繫。憑藉將其「以心建家」的信念付諸實踐，集團成功於著名國際財經雜誌《Euromoney》主辦的 2022 年度

Best Developer - Overall, Hong Kong 香港整體最佳地產公司
Best Developer - Residential Sector, Hong Kong 香港最佳住宅項目發展商
Best Developer - Retail/Shopping Sector, Hong Kong 香港最佳零售項目/商場發展商
Best Developer - Office/Business Sector, Hong Kong 香港最佳寫字樓/商業項目發展商
Best Developer - Industrial/Warehouse Sector, Hong Kong 香港最佳工業/倉庫發展商
Best Developer - Innovation Sector, Hong Kong 香港最佳創新發展商
Best Developer - Sustainability Sector, Hong Kong 香港最佳可持續發展發展商
Best Developer - Mixed-use Sector, Hong Kong 香港最佳綜合項目發展商
Best Developer - Data Centre Sector, Hong Kong 香港最佳數據中心發展商
Best Developer - Residential Sector, China 中國最佳住宅項目發展商
Best Developer - Industrial/Warehouse Sector, Asia Pacific 亞太區最佳工業/倉庫發展商
Best Developer - Data Centre Sector, Asia Pacific 亞太區最佳數據中心發展商
Best Developer - Industrial/Warehouse Sector, Global 環球最佳工業/倉庫發展商

房地產大獎中勇奪 13 項大獎，成績驕人，足見集團在市場的領先地位。

在香港地產組別的獎項，集團囊括全部九項大獎，包括「香港整體最佳地產公司」、「香港最佳住宅項目發展商」、「香港最佳零售項目/商場發展商」、「香港最佳寫字樓/商業項目發展商」、「香港最佳綜合項目發展商」、「香港最佳創新發展商」、「香港最佳可持續發展發展商」、「香港最佳數據中心發展商」及「香港最佳工業/倉庫發展商」。在內地方面，集團勇奪「中國最佳住宅項目發展商」。在亞太地區方面，集團獲頒「亞太區最佳工業/倉庫發展商」及「亞太區最佳數據中心發展商」。此外，集團更榮獲「環球最佳工業/倉庫發展商」的盛譽。

由《Euromoney》主辦的年度房地產大獎廣被視為房地產業指標性大獎，有關獎項邀請地產界別的專業人士投票選出他們認為在過去 12 個月內市場上提供了最優質房地產產品和服務的企業。今年度更獲約 7,000 位來自全球物業顧問公司、發展商、投資經理、銀行及企業用戶的代表參與評選。

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

集團在《亞洲企業管治》舉辦的「2022 亞洲卓越大獎」中榮獲五大獎項

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.

集團在《亞洲企業管治》雜誌舉辦的「2022 亞洲卓越大獎」中，獲頒發五項大獎，包括**集團主席兼董事總經理郭炳聯**獲選為「亞洲最佳CEO」、「亞洲最佳CSR」、「最佳環保責任」、「最佳投資者關係公司」及「最佳投資者關係專業人員」。集團致力在香港和內地主要城市發展和出租優質物業，以及提供貼心服務，同時維持高水平的企業管治，為其股東及其他持份者創造長遠的可持續價值。

自2011年成立以來，「亞洲卓越大獎」旨在表揚在管理能力、財務表現、企業社會責任、環境管理實踐及投資者關係領域取得成就和出色表現的亞洲企業和管理團隊，遍及內地、香港、印度尼西亞、馬來西亞、菲律賓、新加坡、台灣、泰國和越南。



The Group's solid fundamentals and achievements in ESG are acknowledged at Asian Excellence Award 2022
集團穩健的基礎及在可持續發展的績效在「2022 亞洲卓越大獎」中獲得嘉許

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

環球貿易廣場幕牆呈獻聖誕除夕限定燈光匯演



The ICC Light & Music Show presents special light shows on the ICC facades, bringing festive blessings to citizens
「ICC聲光耀維港」於環球貿易廣場外牆呈獻特備燈光匯演，為市民送上節日祝福

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.

為慶祝佳節，集團除為旗下商場佈置不同主題的節日裝飾，亦悉心為地標建築物外牆增添節日燈飾。12月環球貿易廣場外牆每晚上演聖誕特備燈光匯演，為維港增添節日氣氛；此外，為與市民見證新一年的來臨，環球貿易廣場外牆更於除夕當晚及新春期間展示倒數及祝賀語句，與大家一同慶祝佳節。



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免費登記成為
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5 Royal Hotels × 25 SHKP Malls
新地商場

