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The Group's shopping malls are well-positioned to capitalize on opportunities from the Hong Kong-mainland border reopening

集團商場準備就緒 把握與內地通關的機遇





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集團商場準備就緒 把握與內地通關的機遇

- | | |
|---------------------------------------|--|
| 1. New Town Plaza, Sha Tin
沙田新城市廣場 | 4. Landmark North, Sheung Shui
上水廣場 |
| 2. MOKO, Mong Kok
旺角MOKO新世紀廣場 | 5. IFC Mall, Central
中環國際金融中心商場 |
| 3. V City, Tuen Mun
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觀塘 APM |

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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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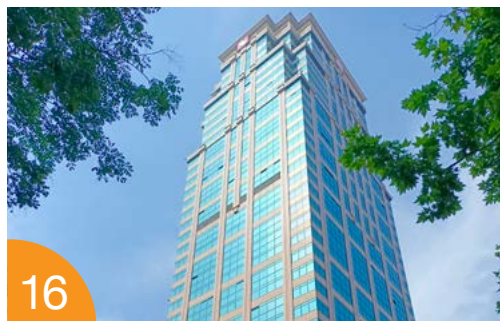
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The Group's shopping malls are well-positioned to capitalize on opportunities from the Hong Kong-mainland border reopening



New Town Plaza, Sha Tin
沙田新城市廣場

The Group has a retail portfolio with an attributable gross floor area of some 12 million square feet in Hong Kong. The gradual lifting of Hong Kong's anti-pandemic measures and the Hong Kong-mainland border reopening in early January this year, coupled with Chinese New Year being the traditional peak season for consumption, created blossoming opportunities for the Hong Kong retail market. The Group's key shopping malls were well-equipped to capture these business opportunities. The Group's initiatives included the launch of targeted and timely promotion campaigns, such as a debut cross-boundary spending reward scheme, and the distribution of welcome packs, electronic coupons and cross-border bus tickets, to attract mainland tourists to shop in the Group's shopping malls, thus boosting footfall in the malls. As a result, the Group's retail portfolio in Hong Kong recorded double-digit growth in both footfall and tenant sales for the first two months of this year compared to the same period last year.

Debut of reciprocal spending privileges between Guangzhou and Hong Kong to leverage the synergy

To capitalize on the first phase of the border reopening, coupled with the long Chinese New Year holiday, the Group's shopping mall teams quickly organized diversified festive campaigns and launched a series of tourist consumption privileges to attract local and mainland consumers. The Group debuted a cross-boundary spending reward scheme in Hong Kong and Guangzhou, leveraging the synergistic effect of its retail portfolios in the two cities. The Group's six shopping malls in Hong Kong, including **New Town Plaza** in Sha Tin, **YOHO Mall** in Yuen Long, and **MOKO** in Mong Kok, collaborated with **Parc Central** in Guangzhou to launch Fabulous Tourist Privilege, with a total of HK\$10 million in spending rewards offered to mainland visitors for spending in Hong Kong and vice versa. The spending rewards consisted of consumption vouchers, welcome packs and shopping privileges at premium brands, providing a range of dining, shopping and entertainment experiences for customers. Meanwhile, **V City**

in Tuen Mun and **V Walk** in West Kowloon, joined hands with **IGC** in Guangzhou to launch mutual spending privileges on the mainland and in Hong Kong and to invite retail brands in their malls that are popular among mainland consumers to offer exclusive privileges, allowing mainland visitors and local consumers to enjoy the unique consumption experience between two cities, thus promoting cross-border spending.

Optimizing the product mix and launching a series of privileges to drive footfall and tenant sales in the Group's shopping malls

Foreseeing opportunities arising from the spending power of mainland visitors in the first phase of the Hong Kong-mainland border reopening, the Group's key shopping malls took the initiative to maintain close communication and cooperation with their tenants. Stores that are especially popular with tourists, such as pharmacies, healthcare, sportswear, watch and jewellery stores, stocked up in advance for anticipated strong sales. Various shopping malls also refined their trade-and-tenant mix to cater for border reopening. For instance, **APM**,



APM, Kwun Tong
觀塘 APM

Kwun Tong, not only introduced multiple new tenants, including luxury watch retailers, healthcare brands and pharmacy chains, but also brought together the latest overseas professional sports brands to create an attraction of over 10,000 square feet for sportswear fashion cluster, meeting the needs of mainland consumers and stimulating consumption.

To strengthen the synergistic effect among our retail portfolio and the effectiveness of the promotional campaigns, in mid-2019, the Group launched The Point, an integrated loyalty programme covering 25 major shopping malls. The program now has over two million members. Participating shopping malls grasped the business opportunities arising from the border reopening. The malls offered a variety of electronic vouchers via The Point mobile app to mainland tourists, with triple privileges for dining, shopping and leisure, together with buy-one, get-one-free coupons for visiting the Group's sky100 Hong Kong Observation Deck, situated in ICC, West Kowloon, enabling visitors to revel in the comprehensive joy of leisure shopping.

In addition, some of the Group's major shopping malls doubled up privileges for mainland visitors. **APM** in Kwun Tong, **Tai Po Mega Mall**, **Yuen Long Plaza** and **Metropolis Plaza** in Sheung Shui gave out a total of HK\$15 million in spending rewards, including e-coupons,

cross-border bus e-tickets, and welcome packs for visitors travelling to Hong Kong. After the reopening of the Lo Wu and Huanggang Control Point in early February, the adjacent **Landmark North** in Sheung Shui launched promotional programmes offering premium privileges, aimed at attracting more mainland visitors to visit the shopping mall.

Attentive and innovative initiatives to enrich the shopping experience for customers

In view of consumer's demand for special leisure and shopping experiences, the Group's malls attentively crafted large-scale Spring Festival decorations of various themes, drawing visitors from local and overseas to take social-media worthy photos, in order to spur footfall. The Group's malls also proactively organized a wide range of interactive performances and workshops, further enriching consumers' leisure and shopping experiences, translating into increased tenant sales. For instance, **IFC Mall** in Central set up splendid floral festive installations during Chinese New Year, while **New Town Plaza** in Sha Tin brought the flower seas of Seoul, Kyoto and Taipei to the mall to enrich mall's ambience.

The Point, the Group's online platform and integrated loyalty programme for malls
集團的網上平台及綜合會員計劃 The Point



V City, Tuen Mun
屯門 V City



IFC Mall, Central
中環國際金融中心商場

The Group's multiple regional malls, such as **Harbour North** in North Point and **Metroplaza** in Kwai Fong opened creative workshops and pop-up stores, adding to the charm of the shopping malls and successfully attracting a lot of consumers to visit and shop.

During the fight against the pandemic in the past three years, the Group invested a lot of resources in introducing innovative technology and ongoing optimization to its retail portfolio, ensuring its shopping malls' software and hardware are of premium quality and preparing for the return to normal. Reinforcing its strength of being a "retailtainment" hub, a brand new 60,000-square-foot indoor entertainment zone Play Park housing family-friendly shops was opened in **New Town Plaza** in Sha Tin in the second half of last year. It also introduced the first flagship overseas store of "Kiztopia", which is the largest indoor playground in Singapore, a one-of-a-kind and the first flagship experience hub for children, "Yum Me Play", the World's largest escape room experiential brand, "LOST", and a vintage theme playground, "The Wonderful World Of Whimsy". Following its strategic rebranding and reconfiguration, **wwwtc mall** in Causeway Bay, home to young luxury brands and new-concept restaurants, is opened in phases since the beginning of the year, coinciding with the Hong Kong-mainland border reopening schedule.



Tai Po Mega Mall
大埔超級城



MOKO, Mong Kok
旺角MOKO新世紀廣場

The Group has also strengthened its use of smart technology and digital solutions to optimize management efficiency and service quality in its shopping malls, such as introducing multifunctional smart robots to conduct extra cleaning and disinfection, adopting nanotech for escalator and lift disinfection, and installing touch-free devices and 5G smart utilities. For instance, customers can enjoy contactless parking service and automatic fee settlement in the Group's parking lots via The Point mobile app. Real-time occupancy information of smart restrooms, nursery rooms and customer service centres can be easily accessed via mobile phones, providing customers with a more comfortable shopping environment.

The full border reopening with the mainland in early February and the lifting of the mask mandate, the last social-distancing measure, in early March, mean that Hong Kong is on the path to normalcy. The Group's shopping malls recorded further recovery in footfall amid faster-than-expected rebound in local retail market, driven by significant increase in mainland tourist arrivals. Looking ahead, the Group will continue to launch timely initiatives and promotions that cater to the preferences of local consumers and visitors travelling to Hong Kong, solidifying the strengths of its shopping malls and enhancing their business performance, creating a win-win situation for tenants, consumers and the overall Hong Kong retail market.



V Walk, West Kowloon
西九龍V Walk

集團商場準備就緒 把握與內地通關的機遇



Landmark North, Sheung Shui
上水廣場

集團在港擁有應佔樓面面積達1,200萬平方呎的零售物業組合。隨著香港防疫措施逐步撤銷，以及於今年一月初開始與內地通關，加上農曆新年屬傳統消費旺季，為香港零售市場帶來新機遇。集團旗下各個主要商場早已做好準備，瞄準商機，適時推出針對性的推廣活動，包括首個跨境消費獎賞計劃、送出歡迎訪港禮品包、電子優惠券及跨境巴士車票等禮遇，以吸引重臨香港的內地旅客到集團的商場消費，提高商場的人流。集團旗下商場在今年一、二月份的人流及租戶營業額皆較去年同期錄得雙位數字增長。

首推穗港互惠消費禮遇 促進相互引流的協同效應

與內地通關初期，適逢農曆新年長假期，集團商場團隊迅速舉辦多元化的節慶活動，並推出一連串的旅客消費禮遇，進一步吸納本地和內地消費者。集團於香港及廣州推行首個跨境消費獎賞計劃，發揮兩地零售物業組合的協同效益，當中沙田**新城巒廣場**、元朗**朗形點**、旺角**MOKO新世紀廣場**等六個在港商場，連同廣州**天環**攜手推出「好賞•同遊」禮遇，分別向來港內地旅客和北上消費的港人送出總值高達1,000萬港元的消費獎賞，透過派發購物優惠券、迎新禮包及星級品牌商戶購物禮遇，為顧客提供一系列的食、買、玩體驗。同時，屯門**V City**、西九龍**V Walk**則與廣州市**IGC**，攜手推出連串「中港互通消費禮遇」，

邀請受內地顧客歡迎的品牌租戶，提供專屬優惠，務求讓內地訪港旅客及本地消費者享受兩地循環消費圈的獨特體驗，推動跨境消費。

優化商品組合及推出多項禮遇 帶動集團商場人流及租戶營業額

為迎接首階段通關後的內地旅客消費力，集團主要商場洞悉先機，於通關前夕已與租戶緊密溝通及合作，一些較受旅客歡迎的商戶如藥妝、保健品、運動服飾、鐘錶珠寶等，提早增加店鋪的貨量；各商場亦因應情況調整租戶及行業組合，例如觀塘**APM**不僅引入多個新租戶，包括名錶、保健品牌、藥妝連鎖店等，還特意匯集最新的海外專業運動品牌，打造超過10,000平方呎的時尚運動消費圈，以迎合內地消費者的需求，刺激他們的消費意欲。

為加強商場組合的聯動和推廣活動的效益，集團自2019年中推出「商場綜合會員計劃The Point」，現已涵蓋集團旗下25個主要商場，會員人數超過200萬。為把握是次通關帶來的商機，有關商場透過The Point的手機應用程式，特別推出「食買玩通關三重賞」，向內地旅客送出多款電子禮券，同時送出集團旗下位於西九龍環球貿易廣場天際100香港觀景台「買一送一」優惠券，讓旅客全方位體驗消閒購物樂。

此外，集團部份主要商場疊加推出更多禮遇予訪港內地旅客，例如觀塘的**APM**、**大埔超級城**、元朗**廣場**及上水的**新都廣場**送出價值1,500萬港元的消費獎賞，包括電子優惠券、跨境巴士電子車票及歡迎訪港禮品包；自二月初羅湖和皇崗口岸重新運作後，鄰近的**上水廣場**亦推出「來港勁賞禮」活動，以吸引更多內地旅客前往該商場消費。



Metropolis Plaza, Sheung Shui
上水新都廣場



East Point City, Tseung Kwan O
將軍澳東港城

貼心和創新的舉措 豐富顧客消閒購物的體驗

因應消費者期望得到具特色的消閒購物體驗，集團各大商場悉心打造不同主題的大型春節佈置，吸引本地及外地顧客「打卡」，藉以刺激商場人流，並積極舉辦多元化的互動表演及工作坊，進一步豐富消費者的消閒購物體驗，從而帶動商戶的生意額。以中環的**國際金融中心商場**為例，在農曆新年期間，便設有華麗的大型新春花藝裝置，而沙田的**新城市廣場**把首爾、京都和台北的花海搬到商場，多個區域性商場如**北角匯**、葵芳的**新都會廣場**等則開設富有創意的工作坊和期間限定店，為商場增添吸引力，有關商場均成功吸引大量顧客到訪及購物。

在過去三年的抗疫期間，集團投放大量資源，為零售物業組合引進創新科技及持續進行優化工程，以保持商場的軟硬件質素處於高水平，為復常作好準備。其中沙田的**新城市廣場**的全新室內娛樂體驗區 **Play Park** 於去年下半年開幕，新設施樓面面積達60,000平方呎，設有多家適合一家大小的商店，並引入新加坡最大型親子遊樂中心「Kiztopia」的首間海外旗艦店、兒童體驗平台「Yum Me Play」全港首家實體店、全球最大網絡密室逃脫品牌「LOST」及元祖級主題遊樂場「歡樂天地」，加強該商場作為「娛樂零售體驗」熱點的優勢。位於銅鑼灣的**wwwtc mall**商場經重新



IGC, Guangzhou
廣州市 IGC

定位及優化工程後，場內的高級年輕品牌和新式食肆等商戶也由今年初起分期開業，剛好配合與內地通關的時間表。

此外，集團積極利用智能科技和數碼化方案，以提升商場管理效率及服務水平。例如引入多功能智能機械人進行額外的清潔及消毒、採用納米光觸技術消毒扶手梯及升降機、加裝免觸式裝置，以及打造5G智能化公共設施，譬如，顧客可透過The Point應用程式，在商場停車場使用免觸式泊車及「無感泊車支付」服務，亦可在手機輕鬆閱覽智能洗手間、智能育嬰室及顧客服務中心的即時使用情況等，為顧客提供更舒適及安心的購物環境。

自今年二月初與內地全面通關，最後一項社交距離措施——口罩令也於三月初解除，意味著香港已踏上全面復常之路。隨著內地訪港旅客顯著上升，本地零售市場反彈的速度亦較預期快，集團多個商場的人流進一步回升。展望未來，集團將繼續適時推出迎合本地顧客及訪港旅客喜好的舉措及推廣活動，以強化旗下商場的優勢，提升商場業務表現，為租戶、消費者，以至整體本港零售市場締造「多贏」局面。



APM, Kwun Tong
觀塘 APM



Tsuen Wan Plaza
荃灣廣場



The Group clinches over 20 awards in the 2022 Service Talent Award
集團在去年底舉辦的「2022傑出服務」中獲得逾20個獎項

The Group's shopping malls clinch multiple international and local awards 集團商場屢獲國際及本地殊榮

The Group has always placed great emphasis on the consumer shopping experience. In addition to the ongoing upgrades of its hardware facilities, it is committed to providing premium management services. After the Hong Kong-mainland border reopening, the Group enhanced crowd control and stepped up hygiene in the public areas particularly at its major shopping malls to ensure smooth operations in view of the anticipated surge in footfall in the Group's shopping malls. The Group's shopping malls have attained multiple international and local service awards over the years, demonstrating that the Group's service quality is recognized by the industry.

The Group's customer service teams were affirmed by consumers and the retail industry for their attentive premium services over the years, achieving outstanding results, with over 20 awards in the 2022 Service Talent Award, organized by the Hong Kong Retail Management Association at the end of last year. In the Elite Brand Awards 2022, recently organized by a reputable local newspaper, both of the Group's property management companies received honours. Kai Shing won the Elite Property Management Award, and Hong Yip won the Elite Innovative Smart Property Management Award, further demonstrating the outstanding performance of the two companies in property management.

The Group has proactively launched interesting and innovative promotional programmes to draw consumers and increase footfall in its shopping malls. The Group's shopping malls portfolio in Hong Kong achieved outstanding results, with one gold and three silver awards in the "2022 MAXI Awards", an international award for shopping malls organized by the International Council of Shopping Centers (ICSC) last year, and the Group is the only winning Hong Kong operator among a crowd of global participants. The Group's two malls in Guangzhou, Parc Central and IGC, also received gold and silver awards respectively.

The Group's shopping malls also spared no effort to promote sustainable development and green management, taking the initiative to introduce green, eco-friendly elements in various areas, such as management, design and promotion. Many of the Group's shopping malls in Hong Kong received gold, bronze and merit awards in Best Green Practice in Malls, as well as Excellent Green Product Advocate in the Hong Kong Green Shop Alliance Award 2022, affirming the Group's efforts and achievements in building a green shopping environment.

集團重視商場顧客的體驗，除了持續優化硬件配套外，亦致力提供優質的管理服務。在與內地通關後，集團特別加強各主要商場的人流管理、公共區域清潔等，以確保通關後商場人流大增仍能運作暢順。多年來，集團商場獲得多個國際和本地的重要獎項，足見服務質素得到市場廣泛認同。

集團商場的客戶服務團隊，多年來憑藉優質貼心的服務，一直得到顧客和業界的稱許。在去年底舉辦的香港零售管理協會舉辦的「2022傑出服務」中，集團獲頒發逾20個獎項，成績驕人。最近由本地知名報章籌辦的「超卓品牌大獎2022」中，集團屬下兩家管理公司均奪得大獎，啟勝獲得「超卓物業管理服務大獎」，而康業榮獲「超卓創新智能物管大獎」，彰顯兩家公司在物業管理方面的理想表現。

集團積極透過策動有趣和創新的推廣活動吸引客人，帶動商場人流。於去年國際購物中心協會 (International Council of Shopping Centers, ICSC) 舉辦的國際性商場大獎「2022 MAXI Awards」，集團在港的商場組合勇奪一金三銀的佳績，亦是全球眾多參賽者中唯一獲獎的香港營運商；集團位於廣州的兩個商場項目天環廣場及IGC亦分別獲得金獎及銀獎殊榮。

此外，集團商場對推動可持續發展及綠色管理一直不遺餘力，積極把綠色環保元素融入在管理、設計、推廣等各範疇。集團多個在港商場於「香港綠建商舖聯盟大獎2022」獲頒最綠模範商場的金獎、銅獎和優異獎以及卓越綠色產品推動獎，肯定了集團在建構綠色購物環境的努力和成就。

The Group launches the largest private residential project in Tuen Mun¹ Phase 2B “NOVO LAND” 集團推售屯門最大型私人住宅發展項目¹「NOVO LAND」第2B期



The photograph was taken at the airspace in the vicinity of the Phase of the Development on 10 December 2022 and has been edited and processed with computerized imaging techniques, the approximate appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques to show the approximate surrounding environment, buildings and facilities of the Phase of the Development and is not intended to display the final appearance of the Phase of the Development or any part thereof or the view from the Phase of Development upon completion and is for reference only. At the time of photo-taking, the Phase of the Development was still under construction. The approved building plans for the Phase of the Development may be amended from time to time, details of such plans affecting the Phase of the Development upon completion may differ from what is shown in this photograph and all matters are subject to final approval by the relevant Government authorities. Other phases in the Development are under construction and its presentation has either been simplified as a semi-transparent image to show its approximate location or may not be shown in this photograph. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development. The district, surrounding environment, buildings and facilities of the Phase of the Development may change from time to time and the vendor does not make any offer, representation, undertaking or warranty whether express or implied in this regard. The fittings, finishes, appliances, decorations, roads, plants, landscaping and any other items and the view shown therein may not appear in the Phase of the Development or its surrounding areas and are for reference only and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development, the Phase of the Development, its surrounding environment, buildings and facilities. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

以上相片於2022年12月10日於發展項目期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目期數大約之周圍環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀及其景觀，一切僅供參考。拍攝時，發展項目期數仍在興建中。發展項目期數的批准建築圖則會不時修改，落成後之詳情亦可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。發展項目的其他期數仍在興建中，可能經簡化至半透明以展示其大約位置及反映在此相片內。發展項目期數四周將會有其他建成及/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，賣方對發展項目期數區內及周邊環境、建築物及設施並不作出任何不論明示或隱含之要約、陳述、承諾或保證。相片內的裝置、裝修物料、設備、裝飾物、道路、植物、園景及其他物件及其展示之景觀不一定會在本發展項目期數或其附近環境出現，一切僅供參考，且不成實賣方就發展項目或期數、其周邊環境、建築物及設施作出任何不論明示或隱含之要約、陳述、承諾或保證。賣方亦建議準買家到有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。

Phase 1A and 1B of “NOVO LAND”, the Group’s largest residential project in Tuen Mun¹, received a pleasing market response when it was launched in third quarter 2022. The launch of Phase 2B of “NOVO LAND” in early March this year also achieved strong sales. The phase offers a total of 729 residential units in two residential towers, with diversified layouts, and is located atop the Development’s own mall, NOVO Walk³, suiting the needs of different buyers.

Integrating high-end and smart technology into daily life

“NOVO LAND”’s property management is in the capable hands of new service brand WeSpire Living. Residents only need to download the dedicated mobile app Live e-as^{4,5} on their smartphone to use various smart technologies, such as virtual keys, QR code visitor cards, Bluetooth automatic sensors and automatic doors⁶, to enjoy a contactless experience throughout the Development. Smart electronic door locks⁷ are installed for each residential unit so that residents can enjoy personalised smart home living.

Combined advantages next to two circular bus routes⁸ and two MTR stations⁸

“NOVO LAND” has the advantages of being situated next to two circular bus routes⁸ and two MTR stations⁸, Siu Hong Station and Tuen Mun Station on the Tuen Ma Line. It takes only about 2 minutes and 55 seconds⁹ to get from “NOVO LAND” to the MTR Siu Hong Station; about 15 minutes¹⁰ to reach Shenzhen Bay Port via the Hong Kong-Shenzhen Western Corridor, with rapid onward connections to Qianhai and Nanshan; about 20 minutes¹¹ to drive to Hong Kong International Airport and the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge via the Tuen Mun 2024 “Material Gate” means the date on which the condition of the Phase 2B of the Development is subject to any extension of time that is permitted under the Agreement for Sale and Purchase. This advertisement is published by the Vendor or with the consent of the Vendor. Please refer to the sales brochure for details. As at the date of production of this advertisement/promotional material, the sales brochure of Phase 2A is not yet available. Date of production: 30 March 2023

集團於屯門最大型私人住宅發展項目¹「NOVO LAND」第1A期及第1B期，於2022年第三季推售獲得良好的市場反應。已於今年三月初推售的「NOVO LAND」第2B期亦錄得理想成績。該期包括兩座住宅大樓共提供729個住宅單位，設多元化間隔，更坐落於發展項目自設的商場「NOVO Walk」³之上，貼心照顧不同買家需求。

高端智能科技融入生活

「NOVO LAND」由嶄新服務品牌「WeSpire Living」負責物業管理，住戶只需以智能手機下載專屬流動應用程式「Live e-as^{4,5}」，即可運用虛擬鑰匙、二維碼訪客證、藍牙自動感應及自動門等智能科技⁶，享受全屋苑免觸通行體驗。每個住宅單位更會安裝智能電子門鎖⁷，讓住戶享受個人化智能家居生活。

坐擁雙循環線⁸及雙站優勢⁸

項目坐擁雙循環線⁸及港鐵屯馬綫「兆康站」與「屯門站」雙站優勢⁸，由「NOVO LAND」出發前往港鐵兆康站的車程僅約2分55秒⁹。駕車經港深西部通道前往深圳灣口岸僅約15分鐘¹⁰，迅速前海及南山；經屯赤隧道前往香港國際機場及港珠澳大橋香港口岸約20分鐘¹¹；經9號及3號幹線前往港鐵九龍站環球貿易廣場（ICC）及中環國際金融中心（IFC），車程分別約28分鐘¹¹及33分鐘¹¹。

Notes

1. The “largest” refers to the private residential development with the largest number of units in the Tuen Mun district. Private residential development does not include the Home Ownership Scheme run by the Housing Authority or private sector participants.
2. The figure refers to the number of preliminary agreements for sale and purchase of the residential units that had been entered into from 30 July to 27 August 2022, please refer to the Register of Transactions of the Phase. The information provided in the Register of Transactions shall prevail.
3. The NOVO Walk shopping mall is located in Phase 2A of the Development. Name of the shopping mall is a promotional name only and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment, or any other title deeds or documents. The design and floor area of the shopping mall are subject to the final building plans approved by relevant government authorities. The Developer reserves the right to amend and alter shop facilities, 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. Shop mix will be finalized upon the official opening of the shopping mall.
4. The above-mentioned management services, activities and other services will be provided by the manager of the Phase or other contractually engaged third-party companies, details are subject to terms and conditions. The manager or contractually engaged third-party companies may solely determine the fees, terms of use, operation hours and service period of its management services, activities or other services, subject to the terms and conditions of the Deed of Mutual Covenant, service contract or other relevant legal documents. The Live e-as^{4,5} App is a smartphone application in the course of development, and its functions and services may be modified, increased, removed or adjusted from time to time without notice to any purchaser. The above-mentioned facilities, fittings and appliances (including but not limited to Live e-as^{4,5} App) may not be ready for immediate use at the time of handover of the residential properties of the Phase and might change from time to time. The names of the facilities, fittings and appliances are for promotional purposes only and are not necessarily the same as the names and descriptions of the actual facilities, devices and equipment. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.
5. All owners of the residential properties in the Development, residents and their guests will have access to the clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay additional fees. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development, subject to the consent or permit issued by the relevant government departments. The clubhouse and recreational facilities, communal garden and play area will be made available in line with the moving-in time of the various phases once residences have begun to be occupied.
6. The facilities installed in the Common Areas in the Development do not form part of the fittings, finishes and appliances of the residential properties upon handover. The system facilities may not be available for immediate use at the time of handover of the residential properties in the Development and are subject to change or termination. The Vendor reserves the right to make changes at any time to the above facilities, fittings and appliances and does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied. The provision of systems and services is subject to the terms and conditions of the service provider, and the use of such facilities, fittings and appliances may be subject to charges. For details of the facilities, fittings and appliances of the residential properties in the Development, please refer to the sales brochure.
7. The fittings, finishes and appliances of the residential property in the Phase of the Development are subject to those specified in the agreement for sale and purchase and the sales brochure of the Phase. For details of fittings, finishes and appliances of the Phase of the Development, please refer to the sales brochure. If the Vendor fails to install equipment of the brand name or product model specified in the Appliances Schedule, equipment of comparable quality will be installed.
8. Source of bus routes now in service: Route No.K54 [www.hkemobility.gov.hk](https://www.mtr.com.hk/ch/customer/services/searchBusRouteDetails.php?routeID=K54;RouteNo.50Mhttps://mobile.bravobus.com.hk/nwp3/?f=1&ds=50M-Wo_Tin_Estate;RouteNo.50https://mobile.bravobus.com.hk/nwp3/?f=1&ds=50-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.55https://mobile.bravobus.com.hk/nwp3/?f=1&ds=55-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.56https://mobile.bravobus.com.hk/nwp3/?f=1&ds=56-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.56Ahttps://mobile.bravobus.com.hk/nwp3/?f=1&ds=56A-Queen%26%98%99%_Hill_Fanling_(via_Sheung_Shu_Station);RouteNo.67Ahttps://search.kmb.hk/KMBWebSite?action=routes&search&route=67A&lang=zh-hk;RouteNo.950https://mobile.bravobus.com.hk/nwp3/?f=1&ds=950-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.955https://mobile.bravobus.com.hk/nwp3/?f=1&ds=955-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.A34http://www.lwb.hk/ch/pdf/A34.pdfandRouteNo.A33http://www.lwb.hk/ch/pdf/promo_NA33.pdf, for reference only. The Vendor does not guarantee the accuracy or latest revision of the above URLs. Services of the bus routes mentioned above are/will be provided by third-party companies, not by the Vendor. The third-party companies have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned services. The provision of such services is subject to the terms in the service contract or any other relevant legal documents. Please refer to the relevant authorities for details of the services. Bus interchange services provided by MTR are subject to MTR’s terms and conditions. The Vendor does not make any offer, undertaking or warranty, 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. The above-mentioned driving time was evaluated on 27 April 2022 by a field test conducted with a private car, which started at Yan Po Road route outside the NOVO LAND project and ended at the pickup/drop off point at MTR Siu Hong Station in Tuen Mun. The test drive is for reference only and the actual travelling time required may vary depending on factors such as the car, road conditions, traffic, weather, route taken, etc.10. The above-mentioned driving time was evaluated on 3 February 2023 by a field test conducted with a cross border coach arranged by Eternal East Tours Company Limited, which started from the entrance of NOVO LAND Development located at Yan Po Road and arrived at the pickup/drop off point of cross-border coach at Shenzhen Bay Port. The test drive is for reference only and the actual travelling time required may vary depending on factors such as the car, road conditions, traffic, weather, route taken, etc. The actual travelling time and route taken by cross border transport services to be planned by Eternal East Tours Company Limited may also vary with the travelling time and test route. Eternal East’s bus service will be provided by third-party companies, not by the Vendor. The third-party companies have the rights to determine the fees, terms and conditions, operation hours, route taken and service period of the above-mentioned services. The provision of such services is subject to the terms in the service contract 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, whether expressed or implied, regarding the said services or matters. Prospective purchasers must not rely on this or make any claims against the Vendor.11. The above travel times are based on the Transport Department’s HkeMobility website (<a href=)) /mobile application, which were searched for the shortest times. They are for reference only, and are subject to actual traffic and road conditions.

Name of the Phase of Development: Phase 1A, Phase 1B, Phase 2A and Phase 2B of NOVO LAND (“the Development”)

This advertisement is for the promotion of residential properties in Phase 1A, Phase 1B, Phase 2A and Phase 2B of the Development only.

District: Tuen Mun

Name of the street and the street number of the Phase: 8 Yan Po Road[#]

The website address designated by the Vendor for the Phase: (Phase 1A) www.novoland.com.hk; (Phase 1B) www.novoland1b.com.hk; (Phase 2A) www.novoland2a.com.hk; (Phase 2B) www.novoland2b.com.hk

Enquiries: (852) 3119 0008

[#]The provisional street number is subject to confirmation when the Phase is completed.

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 on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Pacific Good Investment Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Peak Harbour Development Ltd

Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited

Building Contractor for the Phase: Sanfield Engineering Construction Limited

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

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase to the best of the Vendor’s knowledge: (Phase 1A) 29 June 2023; (Phase 1B) 30 June 2023; (Phase 2A) 16 May 2024; (Phase 2B) 17 May 2024 “Material date” means the date on which the condition of the Phase 2B of the Development is subject to any extension of time that is permitted under the Agreement for Sale and Purchase)

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

Please refer to the sales brochure for details.

As at the date of production of this advertisement/promotional material, the sales brochure of Phase 2A is not yet available.

Date of production: 30 March 2023

備註

1. 最大型指屯門區內單位數目最多的私人住宅項目，私人住宅項目不包括房委會及私人參建的居者有其屋項目。
2. 該數字指由2022年7月30日至2022年8月27日期間已簽署臨時買賣合約的期數住宅單位數目，詳情請參閱期數之成交紀錄冊，資料以成交紀錄冊為準。
3. 「NOVO Walk」商場位於本發展項目期數第2A期。商場名稱僅作推廣之用，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，商場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。店舖於發展項目期數入伙時未必即時啟用，商場的商舖組合以商場開張啟用時為準。
4. 上述管理服務、活動及其他服務將由期數的管理人或其他合約聘用的第三方公司所提供，詳情受制於條款及細則。管理人或合約聘用的第三方公司可自行決定就其管理服務、活動或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。[Live e-as^{4,5}]為流動智能電話的應用程式，仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而毋須事先通知買方。上述設施、裝置及設備（包括但不限於[Live e-as^{4,5}]應用程式）於期數入伙時未必能即時使用，亦可能不時更改，設施、裝置及設備的名稱僅為推廣目的，未必與實際之設施、裝置及設備的名稱及描述相同，以上資料並不構成或不應被視作賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。
5. 所有發展項目內的住宅物業的業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能需支付費用。會所及康樂設施於發展項目內的住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數的入伙時間開放及啟用。
6. 安裝於發展項目用地方的設施並非住宅物業的裝置、裝修物料及設備的交換標準之一。系統設施於發展項目住宅物業入伙時未必能即時使用，亦可能不時更改或終止。賣方保留權利不時更改上述設施、裝置及設備，就此並不作出任何不論明示或隱含之要約、陳述、承諾或保證。系統與服務的提供受制於服務供應商的條款及細則，使用上述設施、裝置及設備可能需要收費。有關發展項目住宅物業的設施、裝置及設備，請參閱售樓說明書。
7. 發展項目期數住宅物業所提供的裝置、裝修物料及設備均以正式買賣合約及期數的售樓說明書內訂定為準。有關發展項目期數的裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。賣方如未能安裝售樓說明書內指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
8. 已投入服務巴士路線資料來源：K54巴士路線[www.hkemobility.gov.hk](https://www.mtr.com.hk/ch/customer/services/searchBusRouteDetails.php?routeID=K54;RouteNo.50Mhttps://mobile.bravobus.com.hk/nwp3/?f=1&ds=50M-Wo_Tin_Estate;RouteNo.50https://mobile.bravobus.com.hk/nwp3/?f=1&ds=50-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.55https://mobile.bravobus.com.hk/nwp3/?f=1&ds=55-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.56https://mobile.bravobus.com.hk/nwp3/?f=1&ds=56-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.56Ahttps://mobile.bravobus.com.hk/nwp3/?f=1&ds=56A-Queen%26%98%99%_Hill_Fanling_(via_Sheung_Shu_Station);RouteNo.67Ahttps://search.kmb.hk/KMBWebSite?action=routes&search&route=67A&lang=zh-hk;RouteNo.950https://mobile.bravobus.com.hk/nwp3/?f=1&ds=950-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.955https://mobile.bravobus.com.hk/nwp3/?f=1&ds=955-Tuen_Mun_(Ching_Tin_and_Wo_Tin);RouteNo.A34http://www.lwb.hk/ch/pdf/A34.pdfandRouteNo.A33http://www.lwb.hk/ch/pdf/promo_NA33.pdf, 僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版。上述巴士路線服務將由第三者公司提供，並非由賣方提供，第三者公司可自行決定就上述服務之收費、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。有關發展項目期數的裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。賣方如未能安裝售樓說明書內指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。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。9. 上述行車時間於2022年4月27日以私家車進行之實地測試評估得出，測試由「NOVO LAND」項目對出之欣寶路行車線，直往屯門的港鐵兆康站對開上落客區為止。測試的行車時間僅供參考，實際行車時間可能因應車輛、路面情況、交通、天氣、行車路線等因素而與測試的行車時間不同。10. 上述行車時間於2023年2月3日以永東旅行社安排之過境巴士進行之實地測試評估得出，測試由NOVO LAND發展項目位於欣寶路的入口直往深圳灣口岸跨境巴士上落客區為止。測試的行車時間僅供參考，實際行車時間可能因應車輛、路面情況、交通、天氣、行車路線等因素而與測試的行車時間不同，行車時間及測試路線亦可能與未來永東旅行社計劃安排的過境穿梭交通服務的實際行車時間及路線不同。永東巴士服務將由第三者公司所提供，並非由賣方提供。第三者公司可自行決定就上述服務之收費、使用條款、營運時間、行車路線及服務期限，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。有關發展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。11. 上述行車時間是根據運輸署之香港出行易網站（<a href=)）/應用程式評估提供，按最長時間搜尋，所述時間僅供參考，並受實際交通及路面情況影響及限制。

發展項目期數名稱：NOVOLAND（「發展項目」）
的第1A期、第1B期、第2A期及第2B期

本廣告僅為促銷發展項目第1A期、第1B期、第2A期及第2B期內的住宅物業。

區域：屯門

期數的街道名稱及門牌號數：欣寶路8號[#]

賣方就期數指定的互聯網網站的網址：（第1A期）www.novoland.com.hk；（第1B期）www.novoland1b.com.hk；（第2A期）www.novoland2a.com.hk；（第2B期）www.novoland2b.com.hk

查詢熱線：(852) 3119 0008

[#]此臨時門牌號數有待期數建成時確認。

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賣方：達協投資有限公司

賣方的控股公司：新鴻基地產發展有限公司、Vast Earn Limited、Peak Harbour Development Ltd

期數的認可人士：陳頌明

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：巴馬丹拿建築師有限公司

期數的承建商：新輝城建工程有限公司

就期數中的住宅物業的出售而代表擁有入行事的律師事務所：孖士打孖士打律師行、胡耀李耀輝律師行、薛馬鄭李律師行

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

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

盡賣方所知的期數的預計關鍵日期：（第1A期）2023年6月29日；（第1B期）2023年6月30日；（第2A期）2024年6月16日；（第2B期）2024年5月17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。

本廣告由賣方或賣方的同意下發布。

截至本廣告/宣傳資料的製作日期為止，第2A期的售樓說明書尚未發布。

製作日期：2023年3月30日

The Millennity, the office portion of the Group's How Ming Street Project in Kowloon East, is completed

集團位於九龍東巧明街項目的寫字樓部分「The Millennity」已落成



The Millennity showcases the Group's commitment to sustainable development, the latest in building technologies and smart facility management systems

「The Millennity」展示了集團對可持續發展的承諾，更展現了最新的建築技術和智能設施管理系統

The office-cum-retail joint-venture development at 98 How Ming Street (How Ming Street Project) in Kowloon East is owned by the Group and Transport International Holdings Limited (TIH). The Group owns an effective interest of 70.6% in the project. Located close to the Kwun Tong and Ngau Tau Kok MTR stations, the commercial landmark development comprises Grade-A offices in two 20-storey towers of 650,000 square feet, namely The Millennity, and a podium mall of 500,000 square feet. The Millennity was completed with some tenants moving in recently while the shopping mall is slated to open in 2024.

The Group is committed to realizing its vision of developing a modern landmark area with top-notch office buildings, green facilities and multi-purpose event spaces, reinforcing the Millennium City community and driving the development of Kowloon East into another core business district in Hong Kong. Complementing to offices at The Millennity, the shopping mall in the 10-storey podium will feature lush, leisurely retail space, with a scale comparable to that of APM. Nearly 400 parking spaces are provided in a four-storey parking garage in the basement, a number of which are equipped with electric vehicle charging systems. The Millennity has in its vicinity about 300 restaurants, 20 fitness centres and five hotels, providing about 1,500 rooms. With comprehensive facilities, a wide variety of restaurants nearby and extensive transport facilities in the area, The Millennity is designed to meet the daily and professional needs of all types of businesses.

Prime location, top-level facilities and superb surrounding amenities to foster growth into a core international business district

Strategically located in the heart of Kwun Tong, The Millennity is close to the

Kwun Tong and Ngau Tau Kok MTR stations. Approximately 70 nearby bus routes offer easy access to all parts of Hong Kong. The Millennity is directly connected to Millennium City 6 via a covered footbridge and is only a five-minute walk from the Ngau Tau Kok MTR station.

Building on the concepts of Infinity and Community to create a dazzling Kowloon East commercial district

The Group meticulously planned the large-scale commercial project riding on its five decades of development experience, together with foresight and vision. The Millennity is built on the concepts of Infinity and Community, harnessing the infinite possibilities of Kowloon East and connecting the Millennium City community in the district, allowing the Group to realize its vision of elevating the Kwun Tong business district and seizing global opportunities along the way. Parts of the two towers have already been secured by well-known international brands and multinational corporations. The Millennity will synergize with existing Millennium City office cluster, forming a unique office hub in Kowloon East.

Lo King Wai, General Manager (Office Leasing) of Sun Hung Kai Real Estate Agency, said: "The Group has demonstrated ingenuity and dedication to building every project to maximize success. We firmly believe that Kowloon East has great potential for development as another premier CBD in

Hong Kong under the Government's Energizing Kowloon East blueprint. Attuned to the latest development trends in commercial projects, The Millennity is designed as a flexible development project, with commercial, green and leisure space. The Group expects The Millennity to serve as a link among international businesses, and to create opportunities and enhance the quality of life in the community."

People-oriented design recognized by a number of international green building certifications

The Group is committed to fulfilling its social responsibility and focusing on sustainable development. The Millennity not only promotes the use of electric vehicles, harnesses renewable energy and offers more green space, but also integrates innovative technologies into traditional construction procedures to provide a safe and healthy work environment. The project received Leadership in Energy and Environmental Design (LEED) Platinum pre-certification by the US Green Building Council, WELL Platinum pre-certification by the International WELL Building Institute, and Platinum pre-certification for new buildings under BEAM Plus, issued by the Hong Kong Green Building Council. A testament to The Millennity's achievements in energy saving, environmental protection and emissions reduction, these accolades also acknowledge the Group's continuous commitment to its people-oriented culture.

The Group proactively adopts advanced new technologies to enhance property management quality. For instance, it has invested more than HK\$20 million to introduce Building Information Modelling (BIM) for The Millennity. This allows the implementation of a high-precision three-dimensional geometric model system to digitize property information so that more accurate data can be obtained for improving the operation and management efficiency of the premises. In the future, the Group will continue to invest in commercial projects, to promote community development and enhance the competitiveness of Hong Kong.

由集團及載通國際控股有限公司(載通國際)擁有、位於九龍東巧明街98號的寫字樓暨零售合作發展項目(巧明街項目)，集團持有該項目70.6%實際權益。毗鄰港鐵觀塘站及牛頭角站，該商業地標包括兩幢樓高20層、樓面面積達650,000平方呎的甲級寫字樓，已命名為「The Millennity」；以及500,000平方呎的基座商場。「The Millennity」已經落成，部分租戶亦於近期遷入，而商場則預計於2024年開業。

集團致力打造集頂級辦公大樓、環保綠化設施及多用途活動空間於一身的新地標，進一步建構全面且極具潛力的創紀之城社區，引領九龍東成為香港新核心商業區。整個巧明街項目還包括10層高的基座商場，規模與APM相若，另設有綠意盎然的休憩空間。此外，項目

地庫四層停車場共設有近400個車位，當中配備電動汽車充電系統。鄰近亦有約300間餐廳、20間健身中心、五間酒店共提供約1,500間客房。坐擁完善的生活配套、匯聚環球美食、交通四通八達，日常所需一應俱全，便利跨國商務往來。

坐擁優越地理位置、頂級辦公室設備及完善周邊配套 建構九龍東國際級商業新核心

「The Millennity」地理位置優越，不但相鄰港鐵觀塘站及牛頭角站，鄰近觀塘道更有約70條巴士線直達港九新界。亦配有行人天橋，接駁創紀之城六期，步行到港鐵牛頭角站亦只需約五分鐘。

以無限Infinity及社區Community為理念 延續創紀項目 打造耀目九龍東商圈

集團結合五十年發展經驗、遠見及視野，精心規劃「The Millennity」大型商業項目。「The Millennity」蘊含Infinity及Community兩大主軸理念，寓意九龍東發展的無限可能、及創紀之城社區的延續與連繫。集團展現獨到眼光，不斷擴闊業務優勢，昇華觀塘商區，匯聚全球機遇。項目已獲多家國際知名品牌及跨國企業預租，連同已有的創紀之城寫字樓建築群將發揮聯動效益，成為九龍東獨一無二的寫字樓樞紐。

新鴻基地產代理總經理(寫字樓租務)盧經緯表示：「集團獨具匠心，一直致力打造每一個成功項目。我們深信九龍東是本港極具發展潛能的重點商業區域，是次項目配合起動九龍東計劃，將『The Millennity』打造成商業、綠化、休憩空間兼備的靈活新型商廈。集團期望『The Millennity』能成為國際商業之間的連結，創造機遇，同時提升社區生活質素。」

設計以人為本 榮獲多個國際綠色建築認證

集團致力履行社會責任，注重可持續發展，關注社會及環境議題。「The Millennity」不但推動使用電動汽車及可再生能源，增設綠化休憩空間，更將應用智能科技融入傳統的建築程序中，以提升其建築工地的健康和水平。項目榮獲美國領先能源與環境設計(LEED)及國際健康建築標準預認證(WELL)最高級別的鉑金預認證，同時獲得香港綠色建築議會頒授的綠建環評(BEAM Plus)新建建築的鉑金預認證，足見權威機構對於「The Millennity」在節能、環保、減少排放等方面的高度認可，更是以人為本的業界翹楚。

集團亦積極引入嶄新科技，提升整體物業管理水平。是次集團投資超過二千萬元，為項目「The Millennity」引進建築資訊模型(BIM)，構建高精確度的立體幾何模型系統，將物業資訊數碼化，從而獲得準確資訊，提升營運效率，完善管理效能。往後，集團將繼續積極投資商業項目，推動社區發展，提升本港競爭力。



Located in a prime location, the development provides tenants with a panoramic view of Victoria Harbour
項目位置優越，租戶可眺望開揚維港景致

The Group wins three tenders for commercial projects to further expand its investment property footprint

集團投得三個商業項目 進一步擴大其投資物業版圖

With strong confidence in the long-term prospects of Hong Kong, the Group is pleased to win three tenders for commercial projects – a commercial site on Sai Yee Street, Mong Kok, the right to develop and operate the Artist Square Towers Project, and commercial sites near Kwun Tong's Anderson Road – to further expand its investment property footprint for future growth.

The Group is committed to Building Homes with Heart and continually supports the development of Hong Kong. Following its tender success for the Artist Square Towers Project in the West Kowloon Cultural District last November and with Hong Kong on the path to economic recovery, the Group is excited to again embark on



The Group wins a tender for a commercial site on Sai Yee Street, Mong Kok, which will be developed into a new landmark in Kowloon
集團投得旺角洗衣街商業項目，將打造該項目成為九龍的全新地標

the opportunities from the commercial site on Sai Yee Street, Mong Kok. This new project will create strong synergy with **Grand Century Place Complex**, including offices, MOKO and Royal Plaza Hotel, which are owned by the Group for more than two decades, giving fresh impetus to the development of Hong Kong.

The commercial site on Sai Yee Street, Mong Kok, with a gross floor area of 1.5 million square feet, will have a 320-metre-tall tower, making it the tallest commercial landmark in Kowloon after ICC. It will come with a walkway to the MTR Mong Kok East Station, as well the Group's Grand Century Place Complex. As the latter has a total gross floor area of 1.6 million square feet, the aggregate commercial space of the two projects will be around 3.0 million square feet, making the cluster the largest office-and-retail landmark in Mong Kok and a business, retail and tourist hub in Central Kowloon. The project will provide a public rooftop viewing platform, the only such facility in the vicinity, as well as plenty of green open space, offering an unprecedented experience to visitors and residents of Mong Kok. It will also provide a public transport interchange, and an improved road network and pavements, which will substantially improve traffic in the area. Linked to the nearby footbridge network, the project will be seamlessly connected to the MTR Mong Kok Station, where the Tsuen Wan Line and the Kwun Tong Line intersect, as well as the East Rail Mong Kok East Station, thus greatly enhancing the connectivity of the district.

In addition, following the Group's tender win of large-scale commercial project atop the High Speed Rail West Kowloon Terminus at the end of 2019, it has again invested in large-scale developments in West Kowloon, winning the right to develop and operate the Artist Square Towers Project, whose total gross floor area is nearly 700,000 square feet, for approximately 47 years. In view of the nation's clear support, stated in the National 14th Five-year Plan, for Hong Kong to develop into an East-meets-West centre for international cultural exchange, the Group believes that upon completion, the project will not only help foster the development of Eastern and Western arts and cultural exchanges in Hong Kong,

but also create synergy with the nearby ICC and the under-construction project High Speed Rail West Kowloon Terminus Development, forming a unique commercial cluster consisting of 5.7 million square feet of premium grade-A office space as well as two luxury hotels. This will further boost the West Kowloon area's status as a unique commercial, cultural, arts, retail, entertainment and transportation hub in Hong Kong and the Greater Bay Area. The Group also won the tender for commercial sites near Anderson Road, with a gross floor area of over 110,000 square feet. The Group plans to develop community shopping centres on the site for residents in the area, further expanding its retail portfolio in Kowloon East.

集團對香港的長遠前景充滿信心，並於早前投得三個商業項目，分別為旺角洗衣街商業項目、西九藝術廣場大樓項目的發展及營運權，以及觀塘安達臣道附近的商業用地，進一步擴大其投資物業版圖，推動業務增長。

集團一直秉承「以心建家」的信念建設香港，繼去年11月投得西九文化區藝術廣場大樓後，隨著本港經濟正踏上復蘇之路，集團再次把握機遇投得旺角洗衣街商業項目，新項目將會與集團經營20多年的新世紀廣場項目（包括寫字樓、MOKO新世紀廣場及帝京酒店）發揮巨大協同聯動作用，並幫助推動香港繼續向前發展。

旺角洗衣街商業項目的樓面面積達150萬平方呎，樓高達320米，將會是繼集團的環球貿易廣場（ICC）後全九龍第二最高的地標式商業大廈，項目會興建連接旺角東站及集團新世紀廣場項目的行人通道，發揮聯動效益，連同新世紀廣場項目的160萬呎樓面，兩個項目合起來共提供約300萬呎商業樓面，會成為旺角區最大型的地標式寫字樓商場組合，更是中九龍的商業、零售購物和旅遊消費核心。同時，新項目頂層設區內唯一的公眾觀景台，以及大量綠化休閒空間，可為旺角區市民與遊人提供嶄新消閒體驗；項目更設公共運輸交匯處以及優化行人及車路安排，將可大大改善目前區內交通狀況，並透過接駁東鐵旺角站與項目周邊行人天橋網絡，將港鐵東鐵綫旺角東站和荃灣綫及觀塘綫的旺角站無縫連接，大大方便區內行人的通達性。

此外，集團繼2019年底投得高鐵西九龍總站上蓋大型商業項目後，再次在西九投資發展大型項目，成功獲得藝術廣場大樓項目約47年的發展及



The Group plans to develop community shopping centres on the commercial sites near Anderson Road
集團計劃在安達臣道附近的商業用地興建社區購物商場



(A rendering of the Notional Scheme of the Artist Square Towers provided by the West Kowloon Cultural District Authority) The Group is confident that the Artist Square Towers Project in West Kowloon will create synergy with its ICC and the under-construction project High Speed Rail West Kowloon Terminus Development (概念圖由西九文化區管理局提供) 集團相信西九藝術廣場大樓落成後，可與旗下環球貿易廣場，及正在興建的高鐵西九龍總站發展項目產生協同效應

營運權，項目總樓面面積近70萬平方呎。因應國家在《十四五規劃綱要》中，已明確支持香港發展成為中外文化藝術交流中心。集團深信項目落成後，不僅有助香港促進中西文化藝術交流，更會與毗鄰的環球貿易廣場，以及正在興建的高鐵西九龍總站發展項目發揮聯動效益，組成獨有的商業建築群，提供逾570萬平方呎甲級寫字樓樓面及兩間豪華酒店，進一步提升西九作為香港以至大灣區內獨特的商業、文化、藝術、零售、娛樂和交通樞紐的地位。同時，集團亦成功投得安達臣道附近的商業用地，可建樓面面積逾110,000平方呎，將興建社區購物商場，服務區內居民，進一步擴大集團在九龍東的零售物業組合。



Two landmark developments in Beijing and Shanghai attain LEED certification

京滬兩大地標項目榮獲 LEED 認證



Shanghai Central Plaza, the Group's third landmark development in Shanghai, received LEED v4 O+M:EB Platinum certification. 上海中環廣場榮登集團旗下第三個獲得 LEED 既有建築鉑金級認證 (LEED v4 O+M:EB Platinum) 的上海地標項目。



The Beijing APM Office Tower received LEED v4 ID+C:Commercial Interiors Gold certification. 北京 APM 寫字樓榮獲 LEED 商業室內金級認證 (LEED v4 ID+C:Commercial Interiors Gold)。

The Group is dedicated to promoting sustainable development. As a result, two of its landmark developments in the hub of Shanghai and Beijing, namely Shanghai Central Plaza and the Beijing APM Office Tower were awarded LEED v4 O+M:EB Platinum and LEED v4 ID+C:Commercial Interiors Gold certification, respectively, issued by The U.S. Green Building Council (USGBC), demonstrating the Group's long-standing commitment to low-carbon sustainability and its outstanding achievements in green city development.

Shanghai Central Plaza attained the full score in four criteria in the LEED rating, including location and transportation, sustainable sites, innovation and regional priority, becoming the Group's third landmark development in Shanghai to receive LEED v4 O+M:EB Platinum certification, after Shanghai IFC and Shanghai ICC. The Beijing APM Office Tower is dedicated to fulfilling the latest standards of environmentally friendly buildings. The development applies energy-saving measures in all areas, proactively adopting energy-saving and environmentally friendly facilities and materials, refining space division with environmental protection function as well as using green strategic resolutions to reduce indoor air pollution during construction, resulting in LEED v4 ID+C:Commercial Interiors Gold certification and creating an office environment that meets international environmental protection and health standards for tenants and employees.

集團一直致力推動可持續發展，旗下位於京滬核心地段的兩座地標項目——上海中環廣場和北京 APM 寫字樓，分別榮獲由美國綠色建築委員會 (USGBC) 頒發的 LEED 既有建築鉑金級認證 (LEED v4 O+M:EB Platinum)，和 LEED 商業室內金級認證 (LEED v4 ID+C:Commercial Interiors Gold)，彰顯集團長期貫徹低碳可持續理念、推動環保城市建設的卓越成效。

上海中環廣場在 LEED 評選中，其選址與交通、可持續場址、創新及區域優先四個方面均獲得滿分，成為繼上海國金中心和上海環貿廣場後，集團旗下第三個獲得 LEED 既有建築鉑金級認證 (LEED v4 O+M:EB Platinum) 的上海地標項目。北京 APM 寫字樓則致力達到環保建築的最新標準，項目將節能措施全方位應用在各方面，積極選用節能環保設備與材料，空間劃分上細化環保功能要求，並實行綠色施工策略，減少施工期間造成的室內空氣污染，因而獲得 LEED 商業室內金級認證 (LEED v4 ID+C:Commercial Interiors Gold)，為租戶及其員工創造符合國際級環保健康標準的辦公環境。

Tower B of Three ITC, Shanghai, tops out its core to create a premium commercial area

上海市 ITC 第三期 B 座大樓核心筒封頂 締建高質商務空間



Tower B of Three ITC, Shanghai
上海市 ITC 第三期 B 座大樓

The Group's ITC is strategically located at the centre of Shanghai's Xujiahui area. With its 370-metre-high Tower B with a total gross floor area of 2.4 million square feet (220,000 square metres), topping out its core, the tower has become the highest building in Puxi, Shanghai. Following its completion, ITC, is expected to become a commercial landmark in the area for its diversity and comprehensive transportation network.

The team adopted cutting edge BIM technology and an exclusive monitoring system for premium construction under challenging building conditions, and to ensure a minimal impact on the surrounding environment during construction. By meeting the high standards of international green and healthy buildings, the project attained LEED Platinum and WELL Platinum pre-certification. The completed development of ITC includes the phase one and two office towers, as well as One ITC, which opened in 2019, and is sought after by multinationals. With its Tower B, flagship mall on Hongqiao Road and five-star

Andaz Shanghai ITC hotel successively completed, in conjunction with the government's "One Ring One Line" Footbridge System, ITC, Shanghai's synergy effect in promoting the economic development of the Xujiahui commercial area will be brought into full play.

集團旗下的 ITC 第三期位於上海徐家匯核心區，其建築面積約 240 萬平方呎 (22 萬平方米)、樓高達 370 米的 B 座大樓核心筒已正式封頂，落成後將成為上海浦西第一高樓。預計 ITC 整體落成後，憑藉項目多元化及完善的交通網絡，將成為該區的商業地標。

團隊採用先進的建築資訊模型技術和獨創的監控系統，成功在高難度的施工條件下，興建高質量的項目，並確保施工時對周邊環境的影響降到最低。項目亦符合國際綠色建築及健康認證的高標準，獲評 LEED 鉑金和 WELL 鉑金的預認證。現時 ITC 已落成的部分包括寫字樓第一期及第二期，以及早於 2019 年開幕的 One ITC 商場，得到不少跨國企業進駐。隨著 B 座大樓、位於虹橋路的旗艦商場以及五星級酒店 Andaz Shanghai ITC 陸續竣工，配合政府「一環一線」空中連廊工程，ITC 將充分發揮協同效應，推進徐家匯商圈的經濟發展。

TODTOWN, a large-scale transit-oriented superstructure development project in Shanghai, officially commences construction on its large podium

上海大型交通樞紐上蓋項目天薈大平台正式動工



TODTOWN, Shanghai
上海市天薈

TODTOWN, the Group's large-scale development project built over the Xinzhuang station in Shanghai, officially commenced construction on its large podium located above the national railway. Xinzhuang station, one of the largest city-integrated transport nodes in southwest Shanghai,

carries nearly one million passengers a day. The project has a total gross floor area of 700,000 square metres, comprising a large complex of residences, office space, apartment-style offices, hotels and shopping malls. Adhering to its cutting-edge beliefs, the Group developed the newly built large podium into a commercial area and made the best use of land resources by connecting the south and north ends of Xinzhuang. The project is expected to relieve the shortage of high-end commercial projects in Xinzhuang with its premium commercial space.

集團位於上海莘莊站上蓋的大型發展項目天薈，早前其位於國鐵上方的大平台正式啟動施工。莘莊站是上海西南地區其中一個最大城市綜合交通樞紐，每日處理近百萬客流量。項目總建築面積達 700,000 平方米，為集住宅、辦公樓、公寓式辦公、酒店、以及購物中心的大型綜合體。集團以先進創新的理念，將新建的大平台發展成商業中心，更善用土地資源，連接莘莊南北兩端。預計項目落成後，將有助解決莘莊區域高級商業項目不足的問題，締建高質商務空間。

The Group announces 2022/23 interim results

集團公布2022/23年度中期業績



Group top management including Chairman & Managing Director Raymond Kwok (centre) hosted the in-person results analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯（中）主持實體業績分析員簡報會

The Group reported that underlying profit attributable to the Company's shareholders for the six months ended 31 December 2022, excluding the effect of fair-value changes on investment properties, amounted to HK\$9,465 million, down 36% year on year (YoY). Underlying earnings per share were HK\$3.27. The directors declared an interim dividend of HK\$1.25 per share, unchanged from the same period last year.

During the period under review, profit from property sales reached HK\$3,366 million, down 56% YoY. The key reason for the substantial decrease was that all residential projects for sale in Hong Kong scheduled for completion in the current financial year will be completed in the second half. The Group's net rental income during the period, inclusive of contributions from joint ventures and associates, declined 9% YoY to HK\$8,887 million. The main reason for the decline was that performance of the rental portfolio on the mainland was negatively affected by the pandemic and Renminbi depreciation.

Following the full border reopening and normalization of economic activities, the Group will continue to put up new projects for sale when ready. Over the next 10 months, about 2.6 million and 2.0 million square feet of attributable gross floor area are planned to launch for sale in Hong Kong and on the mainland respectively. As at 31 December 2022, the Group's attributable residential land bank under development in Hong Kong exceeded 16 million square feet, which is adequate to meet the Group's development needs for the next five to six years.

The Group continued to expand its property investment portfolio in Hong Kong. The grade-A office buildings at The Millennity at 98 How Ming Street in Kowloon East was recently completed, and started to be handed over to tenants. The Group will also continue to develop integrated landmarks in first-tier and top second-tier cities on the mainland. On sustainability front, while aiming to obtain LEED Gold or Platinum ratings for its major commercial projects under development, the Group has leveraged innovative technologies to improve the sustainability of its existing properties, irrespective of their age, and meet the latest green building standards.

Under 'One Country, Two Systems', with strong support from the motherland and close connection with the world, further supported by our seasoned management team, strong financial position, well-trusted brand and time-tested business strategies, the Group has full confidence in the future and will continue to grasp all development opportunities with good potential and contribute to the long-term prosperity of Hong Kong and the country.

集團公布截至2022年12月31日止六個月，在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為94.65億港元，較去年同期減少36%。每股基礎溢利為3.27港元。董事局宣布派發中期股息每股1.25港元，與去年同期相同。

回顧期內，來自物業銷售的溢利為33.66億港元，按年減少56%；跌幅顯著的主要原因是所有預計在本財政年度完成並用作出售的香港住宅項目均會於本年度下半年落成。回顧期內，連同所佔合營企業和聯營公司的租金收入，集團淨租金收入按年下跌9%至88.87億港元，主要是由於內地出租物業組合的表現受疫情所影響和人民幣貶值所致。

隨著各個口岸全面開通和經濟活動恢復，集團會繼續在新項目就緒後推出市場發售。在未來十個月，香港和內地分別約有260萬和200萬平方呎的所佔樓面面積推出發售。截至2022年12月31日，按所佔樓面面積計算，集團在香港興建中的住宅土地儲備超過1,600萬平方呎，足夠未來五至六年發展所需。

集團持續在香港擴大物業投資組合，近日落成位於九龍東巧明街98號甲級寫字樓The Millennity已陸續交付予租戶。集團亦會繼續在內地一線和主要二線城市發展多個地標綜合項目。在可持續發展方面，集團力爭為旗下發展中的主要商業項目取得LEED金級或鉑金級別認證。現有項目方面，不論物業樓齡，集團均運用創新科技，讓物業具備更優質的可持續發展元素，並達至最新的綠色建築標準。

在「一國兩制」下「背靠祖國，聯通世界」，集團對發展前景充滿信心，憑藉經驗豐富的管理團隊、雄厚的財務實力、具信譽的品牌和行之有效的業務策略，將會一如以往，把握具潛力的發展機遇，同時協助香港繼續前行，在國際舞台上綻放光芒，並為國家保持長期繁榮出一分力。

SUNeVision announces 2022/23 interim results

新意網公布2022/23年度中期業績

SUNeVision Holdings Ltd. announced its interim results for the six months ended 31 December 2022. During the period under review, SUNeVision's revenue increased 11% year on year (YoY) to HK\$1,108 million, as a result of increased demand from new and existing customers. EBITDA rose 11% YoY to HK\$805 million, and profit attributable to owners of the Company increased 6% YoY to HK\$433 million.

Over the past six months, connectivity demand remained robust, and multiple clients increased their presence at MEGA-i. The Hong Kong Segment of the Asia Direct Cable is landing at SUNeVision's HKIS-1 cable landing station, and other subsea cables are being planned to be connected to Hong Kong, further enhancing demand for capacity in SUNeVision's data centres. This strong momentum was also seen in the demand from cloud players, with multiple cloud clients having increased their presence in SUNeVision facilities, and some are already planning for the next wave of expansion with state-of-the-art data centre equipment.

Looking ahead, the construction of MEGA Gateway in Tsuen Wan was completed, adding approximately 200,000 square feet GFA and 20 MW IT load to SUNeVision's data centre portfolio. Today, more than 60% of the space was committed by customers. MEGA IDC, SUNeVision's flagship greenfield project in Tseung Kwan O, will see the completion of Phase 1 (approximately 500,000 square feet GFA and 50MW IT load) by the end of 2023. The total gross floor area of SUNeVision's data centres in Hong Kong will grow from 1.5 million square feet as at 31 December 2022 to almost 3 million square feet, and its power capacity will increase from 80MW to over 280MW.

新意網集團有限公司公布截至2022年12月31日止六個月的中期業績。受新客戶及現有客戶對數據中心的需求增加所帶動，新意網期內收入按年上升11%至11.08億港元。EBITDA按年上升11%至8.05億港元，公司股東應佔溢利按年上升6%至4.33億港元。

於過去的六個月，網絡連接的需求持續強勁，多名客戶在MEGA-i擴大其容量。亞洲直達海纜（ADC）香港段將登陸新意網的海纜登陸站HKIS-1，多條國際海底光纜將會連接香港，進一步增加對新意網數據中心容量的需求。同時，雲端服務供應商需求增長動力強勁，多個雲端服務供應商已在新意網的設施中增加了容量，部分客戶已經計劃利用最先進的數據中心設備進行下一波擴張。

展望未來，位於荃灣的 MEGA Gateway 建築工程已完成，為新意網的數據中心組合增加了約200,000平方呎樓面面積及20兆瓦電力容量。時至今日，已有超過60%的樓面面積得到客戶承諾進駐；位於將軍澳的旗艦新用地項目MEGA IDC將於今年年底完成第一期工程（約500,000平方呎樓面面積及50兆瓦電力容量）。新意網於香港數據中心的總樓面面積將由 2022年12月31日的150萬平方呎擴充至近300萬平方呎，而其電力容量將由80兆瓦增加至超過280兆瓦。

SmarTone announces 2022/23 interim results

數碼通公布2022/23年度中期業績

SmarTone Telecommunications Holdings Limited announced its interim results for the six months ended 31 December 2022. During the period under review, service revenue and service EBITDA increased 4% and 2% YoY respectively, driven by strong core local service business and reinforced by a recovery in roaming revenue, which further accelerated from the end of December. Profit attributable to equity holders increased slightly to HK\$256 million from HK\$251 million in the same period last year.

SmarTone saw continuous growth in 5G subscriptions, supported by a modest recovery in roaming revenue as Covid restrictions were gradually relaxed in the last few months of 2022. The customer base of SmarTone's 5G Home Broadband business continued to grow strongly, together with the growth in the Enterprise Solutions portfolio, which also contributed to growth in revenue. SmarTone's 5G provides exceptional coverage to over 99% of the city's population. Even with the already expansive coverage, the Company continued to invest, and SmarTone's 5G network now extends, for instance, to the new Tseung Kwan O – Lam Tin Tunnel and the Cross Bay Link. SmarTone is also one of only two operators that provides 5G coverage along Route 3, a crucial highway to the Northern Metropolis.

Looking ahead, the reopening of Hong Kong and recently of China is a big boost for SmarTone's roaming revenue, which recorded rapid uptake in January 2023. SmarTone's roaming revenue rebounded to nearly 70% of the pre-pandemic level in January alone, and has continued to show strong growth. SmarTone also expects to continue to see positive uptake of 5G, together with healthy growth of its 5G Home Broadband business. SmarTone will continue to invest in building a world-class digital infrastructure to reinforce Hong Kong's development as a technology hub and further supporting the city's integration with China and the Greater Bay Area.

數碼通電訊集團有限公司公布截至2022年12月31日止六個月的中期業績。於回顧期內，服務收入和服務EBITDA分別按年增長4%和2%，主要由於核心本地服務業務表現強勁，以及漫遊業務收入回復增長，並自12月底起加速增長。而股東應佔溢利則由去年同期的2.51億港元微升至2.56億港元。

數碼通5G用戶持續上升，加上隨著政府於2022年最後數月逐步放寬防疫限制措施，帶動漫遊業務收入溫和回升。數碼通5G家居寬頻業務的客戶群持續擴大，而企業應用方案業務的表現理想，亦推動收入上升。數碼通5G網絡為全港超過99%人口提供超卓的覆蓋。儘管網絡覆蓋範圍甚廣，數碼通仍然積極投資，將5G網絡擴展至例如新落成的將軍澳-藍田隧道及將軍澳跨灣連接路等項目，而數碼通亦是兩家營運商其中之一，為通往北部都會區主要幹道的三號幹線沿線提供5G覆蓋。

展望未來，隨著香港和中國內地先後通關，帶動數碼通的漫遊收入，於2023年一月已錄得快速增長，僅於一月份已反彈至疫情前近70%的水平，並繼續呈現強勁增長。此外，數碼通預計會有更多客戶轉用5G服務，而5G家居寬頻服務亦會錄得理想增長。數碼通將繼續投資建設世界級的數碼基建，以鞏固香港發展成為科技樞紐，並進一步支持香港融入中國內地及大灣區。

Successful conclusion of the Sun Hung Kai Properties Hong Kong 10K Championships

「新鴻基地產香港十公里錦標賽」圓滿結束



The Sun Hung Kai Properties Hong Kong 10K Championships is successfully held in Tin Shui Wai
「新鴻基地產香港十公里錦標賽」假天水圍順利舉行

Amid the gradual relaxation of anti-pandemic measures in recent months, the Sun Hung Kai Properties Hong Kong 10K Championships, for which the Group is the title sponsor, was successfully held in Tin Shui Wai in early January, attracting about 2,000 long-distance running enthusiasts to sign up, infusing Tin Shui Wai with a bustling atmosphere.

Because of the pandemic in the past three years, multiple major sports events had limited entry and had to be conducted in other ways. The return to the pre-pandemic arrangements for the race demonstrates that Hong Kong is on a recovery trajectory. The event was well-received by the public during the registration period, and the runners fully enjoyed the long-awaited race by achieving some outstanding performances. Zero Yu was the overall champion in the Men's race with a personal best time, and Wong Cheuk-ning was the overall champion in the Women's race.



Runners are thrilled to take part in The Sun Hung Kai Properties Hong Kong 10K Championships, as it is the first long-distance running race held in early January
於一月初舉行的「新鴻基地產香港十公里錦標賽」是首項道路長跑賽，跑手能參與其中皆感雀躍



Group Executive Director Robert Chan (fourth right), with Zero Yu (sixth right) and Wong Cheuk-ning (fifth right), the overall champions in the Men's and Women's races, respectively
集團執行董事陳康祺(右四)與全場男、女子組總冠軍得主余顯華(右六)及黃卓寧(右五)合照

隨著近月本地防疫措施陸續放寬，由集團冠名贊助的「新鴻基地產香港十公里錦標賽」，於一月初假天水圍順利舉行。賽事吸引約2,000位長跑愛好者報名參加，氣氛熱鬧。

過去三年受疫情影響，不少大型體育活動的報名名額受限制，甚至要改以其他方式進行，今次賽事能回復疫前安排進行，意味香港繼續邁向復常。賽事在報名期已得大眾關注，反應十分踴躍。活動當日跑手們亦盡情享受久違了的競賽氣氛，並造出理想成績。其中余顯華更以創出個人最佳時間奪得全場男子組總冠軍，而全場女子組總冠軍則由黃卓寧獲得。



Most of the runners are able to complete the race in the good weather
當日天氣清，大部分選手都能順利完成賽事

The Group co-organizes Hong Chi Climbathon for social inclusion

集團協辦「匡智慈善跑樓梯」 支持共融精神

To provide support services for people with intellectual disabilities and their families, the Group co-organized the Hong Chi Climbathon to raise funds for the Hong Chi Association. The climbathon was held online this year, and four colleagues under the Group's project monitoring department signed up for charity.

Following the successful conclusion of the event, the organizer held the Hong Chi Climbathon 2022/23 Fun Day at Central Plaza, Wan Chai in mid-February. In addition to the award presentation, there were onsite charity booths and a VR experimental zone, and Hong Chi students showcased their artistic talent in a dance performance.



Hong Chi Climbathon 2022/23 Fun Day is held at Central Plaza, Wan Chai
「匡智慈善跑樓梯2022/23同樂日」假灣仔中環廣場舉行

SmarTone launches 5G Ednovation Programme

數碼通推動5G智慧校園計劃

SmarTone, a subsidiary of the Group, has been committed to promoting the widespread adoption of 5G technology since its launch of 5G services in 2020. SmarTone previously launched the "SmarTone 5G Ednovation Programme" to help the new generation capture the opportunities unleashed by 5G. Combining education with innovation, SmarTone offered three pilot schools, HKSKH Bishop Hall Secondary School, Kowloon Bay St. John The Baptist Catholic Primary School and Man Kwan Pak Kau College, smart administration and class management systems, as well as tailor-made 5G smart learning solutions to assist teachers and stimulate students' passion for STEM.

SmarTone will continue to collaborate with more schools and organizations in the future to stimulate the young generation's learning passion for innovative technology and nurture more technological talent, thus fuelling Hong Kong's development as a smart city.

集團旗下數碼通自2020年推出5G服務後，致力推動5G科技普及應用。為了讓新一代掌握當中的機遇，數碼通早前推出「SmarTone 5G Ednovation智慧校園計劃」，以教育(Education)結合創意(Innovation)，為參與計劃的三間先導學校——香港聖公會何明華會督中學、九龍灣聖若翰天主教小學，及萬鈞伯裘書院，提供智能化學校行政及教學管理系統，並為每間學校度身訂造5G智慧學習方案，以協助老師教學及激發學生對STEM的興趣。

為協助智障人士及其家庭獲得支援服務，集團以協辦機構的身份支持「匡智慈善跑樓梯」，為匡智會籌募經費。今年活動以「線上跑」形式進行，集團工程監察部亦派出四位同事參與其中，為慈善出一分力。

隨著活動圓滿結束，主辦單位已於二月中假灣仔中環廣場舉行「匡智慈善跑樓梯2022/23同樂日」。當日除頒發獎項，現場亦設置多個義賣攤位及VR虛擬實景體驗區，並同時邀請匡智學生獻出舞蹈表演，充分展現學員們的藝術才能。



Tracy Law (right), Head of Broadband and Telephone Line Businesses, SmarTone, and Daniel Leung (left), General Manager, Digital Development and Technology, SmarTone, present a souvenir to Stanley Kam (centre), Principal, HKSKH Bishop Hall Secondary School, for the school's participation in the programme
數碼通寬頻及固網電話業務主管羅艷芬(右)，與數碼通數碼科技及開發總經理梁廣德(左)，致送紀念品予參與該計劃的香港聖公會何明華會督中學校長金偉明(中)

未來，數碼通會繼續與更多學校及機構合作，激發年輕一代對先進科技的學習興趣，協助培育更多科技人才，推動香港智慧城市的發展。

The Group wins three major awards in the ESG Leading Enterprise Awards 2022 集團在「ESG 領先企業大獎2022」獲三項殊榮

Adhering to the belief in Building Homes with Heart, the Group is dedicated to strengthening its sustainable strategic planning and initiatives. In recognition of the Group's excellent performance in environmental, social and governance (ESG) initiatives, the Group won three major awards in the ESG Leading Enterprise Awards 2022, co-organized by the *Bloomberg Businessweek/ Chinese edition* and Deloitte. The three major awards were the ESG Leading Enterprise Award, the Leading Environmental Initiative Award and Leading Social Initiative Award, demonstrating the Group's continuous efforts to fuel a low-carbon economic transition, as well as its project developments in creating comfortable, green and sustainable communities, providing long-term value to its stakeholders and the community.

集團秉持「以心建家」的精神，致力加強可持續發展策略和措施。憑著在環境、社會及管治(ESG)範疇中的優秀表現，集團在《彭博商業周刊/中文版》和德勤合辦的「ESG領先企業大獎2022」中，獲頒「ESG領先企業獎」、「領先環保項目獎」和「領先社區項目獎」三大獎項，以表彰集團持續推動低碳經濟轉型，並將旗下項目打造為舒適、綠化及可持續發展的社區，為持份者以至整個社區帶來長遠價值。



The Group's ESG efforts were recognized in the ESG Leading Enterprise Awards 2022. Brian Sum (right), Associate Member of the Group's Executive Committee and General Manager – Corporate Planning, received the ESG Leading Enterprise Award. The Group's efforts in ESG were also recognized in the ESG Leading Enterprise Awards 2022, demonstrating the Group's continuous efforts to fuel a low-carbon economic transition, as well as its project developments in creating comfortable, green and sustainable communities, providing long-term value to its stakeholders and the community.

The Group's honour of first listing in S&P Global Sustainability Yearbook 2023 集團首度入選《標普全球可持續發展年鑑 2023》



The Group's 2020/21 and 2021/22 Sustainability Reports
集團2020/21及2021/22可持續發展報告

The Group attained its first-ever honour of being listed in the S&P Global Sustainability Yearbook 2023 for its strong dedication to sustainable development and low-carbon operations practised in diversified channels. The Yearbook recognizes the top performance of companies in corporate sustainability based on an in-depth evaluation conducted over 7,800 companies in 61 industries. Only companies scoring within the top 15% of their industry and achieving an S&P Global Sustainability Score within 30% of their industry's top-performing company were listed. Being listed in this year's Yearbook demonstrates recognition and international affirmation of the Group's longstanding efforts in corporate sustainability and ESG.

集團致力透過不同渠道，實踐對可持續發展和低碳營運的承諾，最近更首度入選《標普全球可持續發展年鑑 2023》。該年鑑對 61 個行業、超過 7,800 間企業進行深入評估，選出並嘉許在可持續發展方面有傑出表現的企業。只有在業界中得分前 15% 以內，並且在「標普全球可持續發展分數」表現最好的 30% 企業，才獲列入該年鑑。此次入選，足證集團在可持續發展和 ESG 方面的成就，得到國際肯定。

SHKP Volunteer Team wins multiple awards in the 1st Hong Kong Volunteer Award 集團義工隊在第一屆「香港義工獎」獲頒多個獎項

The SHKP Volunteer Team puts the Group's longstanding belief in Building Homes with Heart into practice. Despite the pandemic situation and the related stringent precautionary measures, the team adjusted its service model to provide support and express care for those in need in the community over the past three years. The team received recognition for its enthusiasm by winning multiple awards in the 1st Hong Kong Volunteer Award.

Co-organized by the Home and Youth Affairs Bureau and the Agency for Volunteer Service, the Hong Kong Volunteer Award is dedicated to recognizing the contribution of outstanding volunteers, corporations and organizations from various sectors, and cross-sectoral partnership projects in Hong Kong. The SHKP Volunteer Team garnered multiple awards, including the Top Ten Highest Volunteer Hours (Corporate with 1,000 or above full-time employees), the Excellence Gold Award (Corporate & Non-Commercial Organization), and Outstanding Collaboration Project for the Redevelopment of Pak Tin Estate – Neighbourhood Support Programme. In addition, over 10 colleagues received the Excellence Gold Award (500 volunteer hours or above in 2021), in recognition of their active participation in volunteer service.

集團義工隊一直秉持「以心建家」的信念，過去三年雖然受疫情和防疫措施所限，但透過不斷調整服務方式，持續關懷社會上有需要人士。這份熱心，令他們在第一屆「香港義工獎」中獲頒多個獎項。

「香港義工獎」由民政及青年事務局與義務工作發展局合辦，旨在嘉許本地傑出義工、企業、各界機構，以及義工協作計劃對社會的貢獻。集團義工隊除獲得「年度十大最高義工時數(全職僱員人數 1,000 人以上之商業機構)」、「卓越金獎(企業及非商業機構)」外，更以「白田邨重建-友情人鄰里計劃」獲頒「傑出協作計劃」。此外，有十多位義工隊成員獲得卓越金獎(2021 年義工服務時數 500 小時或以上)，以表揚他們積極參與義務工作。



SHKP Volunteer Team receives recognition by winning multiple awards in the 1st Hong Kong Volunteer Award. The group's volunteer team in the 1st Hong Kong Volunteer Award won multiple awards, receiving social affirmation.

SHKP-Kwoks' Foundation grants beneficiary students to participate in social-cultural activities 新鴻基地產郭氏基金資助受助同學參與公益文化活動

The SHKP-Kwoks' Foundation has provided scholarships at various universities in Hong Kong and the Mainland to enable talented but underprivileged students to complete their university education, benefiting many. In order to extend the range of grant beneficiaries from individuals to social groups, the Foundation supports graduates to form alumni groups to make more effective use of donations, improve the quality of talent development, and enhance the scholarship brand. The SHKP-Kwoks' Northwest University Student Association held the Hunan Red Tourism Summer Event earlier enhancing the participating students to learn more about the development of red cultural tourism in Changsha, Hunan province, and the history of China to gain insight through practice. And the Nanjing University Student Association held a Weekend Voluntary Teaching Event, providing weekend classes for stay-at-home children in Longpao Subdistrict, Liuhe District, Nanjing City, to help them feel cared for by the community through the provision of learning support.

新鴻基地產郭氏基金於香港及內地多間大學設立獎助學金，讓品學兼優的清貧學生完成大學教育，受助者眾。同時，為使資助效益由獨立個體推展至社會群體，基金支持受助畢業生組成校友群，以提升善款的使用效益、人才的培養質量和助學金的品牌。「西北大學新地郭氏勵志社」早前舉辦「瀟湘紅旅勵志暑期實踐活動」，讓參與學生了解湖南長沙紅色文化旅遊發展，感受中國歷史及通過實踐增長見識；而「南京大學鴻新社」則舉辦「青春桃李活動」為南京市六合區龍袍街道的留守兒童舉行週末課堂，透過提供學習支援讓他們感受社會關愛。



The SHKP-Kwoks' Northwest University Student Association and the Nanjing University Student Association organize social-cultural activities. 「西北大學新地郭氏勵志社」及「南京大學鴻新社」舉辦公益文化活動。

Sanfield Construction Innovations attends the Construction Innovation Expo to share its research outcomes

「新輝建築創科」於建造創新博覽會上分享研發成果

Amid the rapid advances in construction technology, in 2021, the Group established Sanfield Construction Innovations Limited (SCIL) to develop innovative, scientific and systematic solutions for the construction industry. Earlier, the company attended the Construction Innovation Expo, organized by the Construction Industry Council, and shared new technologies and application experience with its industry peers. The company showcased various research solutions, including "Construction Robots", "Ai-IoT Hub", "Digitalization: Blockchain Enabled Platform", "SMART FM Energy Efficiency



SCIL showcases its research achievements, such as, "5G-Enabled Unmanned Tower Crane" at the Construction Innovation Expo
新輝建築創科於創新博覽會展示「5G遙遠控制天秤系統」等研發成果

and Flexibility" and "5G-Enabled Unmanned Tower Crane", and conducted in-depth communication for valuable experience-sharing with Hong Kong and overseas construction industry practitioners.

SCIL will continue to foster the transformation and upgrading of the construction industry by strengthening its technology research and nurturing talent. The company will also facilitate energy saving and emissions reduction, and continue to offer quality, high-tech construction products.

建築科技日新月異，集團於2021年創立了「新輝建築創科有限公司」，致力研發與建築相關的創新科研與系統性解決方案。早前該公司參加了由建造業議會舉辦的「建造創新博覽會」，與業界分享相關新技術與經驗。會上他們展示了多項研發項目，包括「建築機械人方案」、「人工智能建築物聯網方案」、「區塊鏈方案」、「智慧大廈節能環保方案」及「5G遙遠控制天秤系統」，並與本地和海外的建造業同行深入交流，互相分享寶貴經驗。

未來，新輝建築創科會繼續增強技術研發和人才培養，促進建築行業的轉型升級，在節能減排的同時，為社會提供高質素、高科技的建築產品。

Kai Shing and Hong Yip clinch multiple awards in the Excellence in Facility Management Award 2022

啟勝及康業勇奪「卓越設施管理獎2022」多項殊榮

The Group's property management arms, Kai Shing and Hong Yip, continue to introduce new, advanced technologies to enhance the efficiency of facility management, providing customers with comprehensive, quality property management service. As a result, the two companies clinched multiple awards in the Excellence in Facility Management Award 2022, organized by the Hong Kong Institute of Facility Management.

The awards included the Grand Award, received by YOHO Mall, in Yuen Long, and Aegean Coast, in Tuen Mun, in the Retail and Medium-scale Residential categories, respectively. Kowloon Commerce Centre, in Kwai Chung, which combines an innovative mindset with advanced technologies to monitor property operations, earned the Gold Award in the "Theme Award – Smart Technology", in the Office Building category.



Thanks to Kai Shing's premium management, 53 properties it manages receive the honour in the Excellence in Facility Management Award 2022
憑著優質管理，啟勝旗下53個管理物業於「卓越設施管理獎2022」獲得嘉許

Kai Shing and Hong Yip will continue to leverage innovative technologies and mindsets, striving for excellence in facility management in order to provide an exceptional customer experience.

集團旗下物業管理公司啟勝及康業，不斷引入創新科技以提升設施管理效率，致力為顧客提供全面優質的物業管理服務，並於香港設施管理學會主辦的「卓越設施管理獎2022」榮獲多項殊榮。

獲獎項目當中包括元朗形點及屯門愛琴海岸，分別奪得「卓越大獎（商場）」及「卓越大獎（中型住宅）」的最高殊榮；而葵涌九龍貿易中心憑藉創新思維，結合各種新科技以監察物業運作，奪得「主題獎——智能科技（商業樓宇）」金獎。未來啟勝及康業將繼續精益求精，以創新科技及思維，優化設施管理及提升顧客體驗。



Hong Yip clinches multiple excellence awards in the Excellence in Facility Management Award 2022
康業在「卓越設施管理獎2022」中勇奪多個卓越獎

