

# SHKP



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SHKP incorporates innovative technology into its vertically-integrated business model to reinforce the quality and service efficiency of its property business

集團將創新科技融合其垂直發展業務模式 提升物業質素及服務效益





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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## SHKP incorporates innovative technology into its vertically-integrated business model to reinforce the quality and service efficiency of its property business



The Group showcases its recent innovative research and achievements in construction at the Construction Innovation Expo. 集團近年積極研發與建築相關的創新科技，圖為在「建造創新博覽會」展示研發成果。

As technology continues to advance globally, leveraging innovative technology for service enhancement has become a vital strategy in many industries. The Group puts into practice its long-standing belief in Building Homes with Heart by proactively adopting innovative technology in project design, construction and facility management to enhance product and service quality, optimize operational efficiency and foster sustainable development, thereby realizing maximum value for stakeholders.

### Building Information Modelling (BIM) technology to fully optimize project design, construction and facility management

Given its strong dedication to advance with times, the Group adopted BIM technology as early as 2012, which is now applied in breadth and depth in its property development business from over a decade of exploration and development. BIM serves as a 3D modelling platform for architectural simulation, which unifies all project data and information, allowing the construction teams to comprehensively analyze and anticipate diversified situations at the outset of project, thus avoiding the necessity of ad hoc changes during project commencement to ensure an effective asset lifecycle, as well as achieving time and efficiency gains. After years of application, the Group has combined BIM technology with its vertical development business model. From land acquisition to planning, project design, construction and property management after completion, all procedures are arranged by the Group, which is one of the Group's core advantages. Different project teams can maintain effective interaction and communication at all time, which not only streamline the cooperation process, but also save time and cost.

In recent years, the Group has promoted the full deployment of BIM technology in its main projects. The 98 How Ming Street development showcases the Group's investment to introduce BIM technology. A high-precision 3D geometric model system was created to stream project planning, design and coordination across pipelines to ensure project efficiency and site safety. In addition, on the back of BIM, the project established a smart building operation system, which utilizes the Internet of Things (IoT), augmented reality (AR), virtual reality (VR) and artificial intelligence (AI) to monitor and adjust the electromechanical, air quality and air-conditioning systems in real time to achieve optimum energy savings and provide pre-emptive maintenance information for the systems. Bolstered by the systems and respective initiatives, the project's overall electricity consumption has been reduced by 15%, which is equivalent to an annual reduction of over 21,000 tons of carbon dioxide emissions, or about the amount of carbon dioxide absorbed by 900,000 trees in a year, as well as a 10% reduction in peak electricity consumption. By utilizing efficient fixtures and fittings, the project can further reduce indoor water use by 50% annually.

The Group has a Central Project Office (CPO) atop the High Speed Rail West Kowloon Terminus, facilitating collaboration between the project participants and the Group's construction teams.

集團在高鐵西九龍總站上蓋大型商業項目設「中央辦公室」，方便參與項目的合作夥伴與集團的建築團隊交流。



The Group introduces Cave Automatic Virtual Environment (CAVE), utilizing 3D projection screens and motion-sensing devices, making every aspect of project management more precise and effective. 集團引入虛擬實境互動系統 (CAVE)，透過立體投影屏幕和體感操作設備，令項目管理的各環節更加精準便捷。

### Innovative technology to enhance construction efficiency

In recent years, the Group has proactively introduced multifaceted innovative technology into its construction works, resulting in a significant enhancement in construction quality and reducing the environmental impact. The YOHO Hub in Yuen Long is a pioneering construction project in Hong Kong, which utilizes the Rotational Bridge Launching Method. Leveraging Design for Manufacture and Assembly (DfMA) technology, the team precisely engineered the bridge's rotating system, allowing it to rotate the 1,300-ton bridge structure 180 degrees from the construction site to the designated location within a short time. This enabled the successful, seamless linking of both ends of the bridge to The YOHO Hub and Yuen Long Station on the Tuen Ma Line, whilst significantly reducing construction time by over 60% to maximize efficiency and minimize disruption to the surrounding traffic and residents.

The Group also utilizes AI technology to safeguard construction quality and optimize resource management. For instance, the Group was the pioneer developer in Hong Kong to introduce an AI-based, glass-inspection robot, with an AI-based human perception defect prediction engine with fused visual and geometric features, a laser illuminated multi-surface scanning system, and digital record system that traces the flaw-checking record. All these functions have significantly enhanced the standard of construction quality monitoring.

### Fostering a digital and sustainable workplace unlike traditional construction sites

In 2019, the Group secured a mega integrated commercial project atop the High Speed Rail West Kowloon Terminus. Given its scale, the project participants involve several globally acknowledged architectural firms, engineering consultants and the SHKP teams. To enhance efficiency, the construction team established a 7,000-square-foot Central Project Office (CPO) on the construction site, which is connected to the site office, eliminating time wasted commuting back and forth. The CPO provides a green, flexible, cozy office space, featuring diversified semi-open conference rooms to foster collaboration across project teams, as well as green walls and plants to inspire creativity whilst beautifying the environment.

Unlike traditional site offices that are assembled from containers, the new CPO boasts a modern design and digital technology, including the Cave Automatic Virtual Environment (CAVE). Through the use of 3D projection screens and motion-sensing devices, the project teams can inspect and monitor a virtual 3D model of the construction site by comparing it to the actual construction drawings, making every aspect of project management more precise and effective. The office is also equipped with multiple touch screens, allowing the teams to directly upload data for discussion and modification more easily during meetings.





The construction team introduced mixed-reality technology, allowing construction to become more accurate and efficient

建築團隊引入混合實境技術，令施工更加準確高效



Augmented reality (AR) technology has brought revolutionary changes to property management, enhancing comprehensive management quality  
擴增實境技術為物業管理業帶來嶄新改變，全面提升管理質素

## 6 Incorporating smart technology to leverage the quality of property management

Kai Shing Management Services Limited (Kai Shing) and Hong Yip Service Company Limited (Hong Yip), two of the Group's property management subsidiaries, have leveraged multifaceted technology to keep enhancing service quality, safety standards and operational efficiency. About 90% of their managed properties are integrated with smart technology, including IoT, big data and cloud computing, which have been applied to a wide range of facilities to allow real-time monitoring of the respective systems.

To embrace the latest trends in smart property management, Kai Shing has continuously introduced new technologies available on the market for service enhancement and proactively established partnership with local start-ups to apply new innovative initiatives in its managed properties. The introduction of the smart washroom system in Metroplaza two years ago is a successful showcase. Kai Shing has also upgraded its existing facilities with new technology to optimize management efficiency. Taking V Walk in West Kowloon as an example, by introducing an automated equipment management system, along with chiller plant energy optimization technology and IoT applications, the property saves over four million kWh of electricity annually. Kai Shing also set a target of reducing electricity consumption by 13% in major properties under its management by 2030, making a contribution to reducing carbon emissions.

Hong Yip also keeps abreast of the latest technology development trends and successfully developed a value-added service platform, VR

Goes Everywhere. The team spent six months making the best use of 3D panoramic technology to provide customers with value-added services, including the provision of navigation services in residential estates and shopping malls through unique 3D panoramic guide technology, as well as designing interactive games for shopping malls. It will also be available for virtual property tours, keeping track of decoration status, and other multi-purpose applications, such as synchronous teaching and hosting virtual exhibitions.

To further leverage smart living, Hong Yip and Kai Shing have proactively developed and launched mobile applications exclusively for their clients, providing one-stop property management services. Residents can easily utilize their smart home systems, making clubhouse reservations and paying property management fees, for example. Both property management companies also introduced various smart robots to handle disinfection and food delivery in clubhouses.

Following the key national strategies outlined in the 14th Five-Year Plan to clearly support Hong Kong to develop into an international innovation and technology hub, the Group will continue to accelerate its development of innovative technology and contribute to Hong Kong's further integration into the national development plan. It will also proactively invest resources in research and development of innovative technology to enhance property management quality and service efficiency, creating long-term value for its stakeholders.



The Group is a pioneering developer in Hong Kong in utilizing the Rotational Bridge Launching Method, ensuring successful, seamless linking of both ends of the bridge to The YOHO Hub and Yuen Long Station on the Tuen Ma Line  
集團是香港首個使用轉體式橋樑裝嵌技術的發展商，成功搭建連接元朗The YOHO Hub與屯馬線元朗站的天橋

## 集團將創新科技融合其垂直發展業務模式 提升物業質素及服務效益

隨著全球科技的蓬勃發展，透過創科來提升品質服務，成為不同產業的關鍵策略。集團秉持「以心建家」的精神，從項目規劃、建築以至物業管理，均積極引入創新科技，作為集團一大優勢，垂直發展業務模式融合創新科技，使集團可優化產品和服務質素、提升營運效益，同時兼顧可持續發展，藉此為各持份者創造更大的價值。

### 運用BIM技術 全面優化規劃、施工到管理流程

憑著「與時並進」的信念，集團早於2012年已開始應用建築信息模型(BIM)。經過十多年時間不斷探索和發展，BIM應用層面已愈來愈廣泛和深入。BIM是一個三維模型的建築模擬平台，統一項目所有資料和數據，令建築團隊早在項目發展初期，已有效全面分析和預視不同狀況，避免在施工時才臨時修改，提高整個資產生命週期的生產力，達致節省時間、提升效率之目的。經過多年的應用，集團已將BIM技術結合其垂直發展業務模式，由土地併購與規劃，項目設計，建築及落成後的物業管理，均由集團包辦，成集團其中一個核心優勢。項目團隊之間，可隨時保持高效的互動合作及溝通，不但可以精簡合作流程，更可以節省時間及成本。

近年集團發展的主要項目，都已全面運用BIM技術。以巧明街98號項目為例，集團投資引進BIM技術，構建高精確度的立體幾何模型系統，優化了規劃、設計和不同環節的協調工作，從而提高效率和地盤的安全水平。此外，BIM同時幫助項目建立智能大廈管理系統，利用物聯網、擴增實境技術、虛擬實境技術及人工智能系統，實時監察和調校項目內的機電系統、空氣質素及冷氣系統，以達到最佳的節能效果，並作出預測性系統維護建議。透過相關系統和措施，令項目整體用電量下調15%

，相當於每年減少逾21,000噸二氧化碳排放量，即大約90萬棵樹一年所吸收的二氧化碳量；高峰用電量則會減少10%。項目亦可利用高效的裝置和配件，使每年的室內用水減少50%。

### 以創新技術提升建築效益

近年，集團積極在建築層面引入不同創新科技，不僅大大提升施工質素，同時也減少對環境的影響。元朗The YOHO Hub是香港首個使用轉體式橋樑裝嵌技術(Rotational Bridge Launching Method)的私人發展建築項目。團隊運用裝配式建築(DfMA)技術精準設計出橋身轉動系統，再透過該系統將重達1,300公噸的橋身結構，從工地於短時間內轉動180度至預定位置，讓橋的兩端連接The YOHO Hub與屯馬線元朗站，完成裝嵌。此技術大幅縮短60%以上施工時間，提高施工效率，成功將對周邊交通和居民的不利影響減至最低。

此外，集團也利用人工智能技術來確保建築質素，並優化資源管理。例如集團是本港首家引入人工智能玻璃檢測機械設備的發展商，該設備具備融合視覺和幾何特徵的人類感知瑕疵預測引擎、激光照明多層掃描系統及記錄瑕疵檢查紀錄的數碼化系統等功能，大大提高了建築質量監測水平。





The Group proactively introduced a smart management system in its newly developed and completed projects, thus achieving optimal energy savings. 集團積極在新發展和已落成項目引入智能管理系統，以達到最佳節能效果。



The Group's project at 98 How Ming Street uses BIM technology and a high-precision 3D geometric model system to stream project planning, design and coordination across pipelines. 巧明街98號項目引進BIM技術，構建高精度度的立體幾何模型系統，優化了規劃、設計和各環節的協調工作。

備，以優化管理效益。例如西九龍V Walk引入自動化設備管理系統及「優化冷凍水機組能源效率」技術，連同物聯網的應用，物業一年可省下逾400萬度電。啟勝更訂下目標，力求在2030年前為其負責管理主要物業的耗電減少13%，為減排出一分力。

至於康業亦緊貼科技發展的新趨勢，成功開發了「VR 生活停不了」增值服務平台。團隊花半年時間，利用3D全景掃描技術，為客戶各種相關增值服務：包括透過市場獨有的「3D全景帶路」技術，在屋苑和商場提供導航服務；亦可用於為商場設計互動小遊戲。此外更適用於線上睇樓、追蹤裝修情況，甚或進行同步教學和舉辦虛擬展覽等，用途十分廣泛。

為了進一步打造智能化生活，康業和啟勝同時積極開發及推出客戶手機應用程式，提供一站式物業管理服務。住戶可透過手機應用程式，輕鬆操控住所配備的智能家居系統、預約會所設施以至繳交管理費等。兩間物管公司亦引進各類智能機械人應用，處理清潔和會所送餐等不同工作。

隨著國家「十四五」規劃明確支持香港建設國際創新科技中心，集團亦將繼續配合，全速推展創科，融入國家發展大局，並將積極投放資源研發創新科技，提升旗下物業質素及服務效益，為廣大持份者締造長遠價值。

#### 8 締建數碼化與綠化工作環境 打破傳統工地寫字樓形象

集團於2019年以投得高鐵西九龍總站上蓋大型商業項目，由於項目規模龐大，參與者包括多個國際著名建築師事務所、工程顧問以及新地團隊。為令到工程更暢順高效，建築團隊特別在項目地盤設立面積約7,000平方呎的「項目中央辦公室」，與地盤建築辦公室相連，免除團隊費時往返地盤和寫字樓。項目中央辦公室提供綠化、靈活、舒適的辦公空間，不僅設有大小不同的半開放式會議室，鼓勵團隊交流合作；同時增添綠化植物牆及種植盆栽，以綠化環境啟迪創意。

有別於傳統地盤由貨櫃組裝而成的辦公室，全新的中央辦公室採用現代化設計和數碼化技術，包括虛擬實境互動系統(CAVE)，透過立體投影屏幕和體感操作設備，讓工作團隊可以視察、操控地盤的虛擬實景，對比施工圖則，令項目管理的各環節更加精準便捷。該辦公室亦設有多部輕觸式屏幕，團隊可以直接上傳資料，方便開會討論及修改。

#### 結合智能科技 提升物管質素

集團旗下的兩間物業管理公司啟勝和康業，多年來積極引入不同創新科技應用，不斷提升服務質素、安全標準和營運效率。當中兩間公司約九成轄下物業已在管理上結合智能科技，包括把物聯網(IoT)、大數據和雲端運算等數碼解決方案應用於不同的設施上，以便實時監測相關系統。

為迎接物業管理智能化的大趨勢，啟勝除了不斷引入市場上的新科技，以提升管理服務質素，更積極與本地初創企業合作，在旗下物業應用嶄新創科項目，當中兩年前在新都會廣場引入智能洗手間，就是其中一個成功例子。啟勝也透過新科技提升現有設



Supported by the 5G network, Building Information Modelling is used at the construction site allowing engineers to easily review the design, layout and the materials used, as well as the quality of the works. 透過5G網絡，地盤採用建築信息模擬(BIM)模型時，可即時呈現高像真度的建築模型，方便工程人員審查設計佈局、材質、施工工藝等。



Smart Helmets, which monitor the real-time heart rate, body temperature and location of workers, are equipped with an emergency button, which sends a signal if a worker feels unwell or falls down. 智能頭盔可實時監察工人的心跳、體溫及位置，同時備有緊急按鈕，若工人有不適或意外跌倒便可及時發出警報。

## SmarTone keeps abreast of the times by utilizing 5G & smart technology for innovative applications

### 數碼通與時並進 善用5G及智能科技推動創新應用

SmarTone, one of the Group's subsidiaries, has been leading the market with its premium networks and cutting-edge technology, and has been dedicated to prioritizing customer needs and fostering strong customer relationships. By outlining marketing strategies targeting diversified clients and providing unique service plans and value-added service, SmarTone successfully meets the diverse needs of its customers, thus reinforcing its customer-centric leadership position in the mobile communications industry in Hong Kong.

As 5G technology is increasingly prevalent, SmarTone proactively leveraged its strengths to develop related solutions, namely SmartWorks, as early as in 2019. Based on 5G, cloud and IoT technology, the smart site management system enhances worker safety and operational efficiency by employing image analysis, artificial intelligence and machine learning. SmarTone incorporates various site-safety features, including Smart Helmets, SmartHealth Station, a large-machine safety-alert system, access control and an environmental station to prevent accidents and safeguard the safety of construction workers, and allow supervisors to optimize management efficiency through its one-stop integrated platform.



Invited by the Construction Industry Council, SmarTone promotes "SmartWorks" at the Construction Innovation and Technology Fund Smart Site Safety System Scheme Launching Ceremony. 數碼通早前應建造業議會的邀請，在建造業創新科技基金的智能工地安全系統計劃啟動禮上推廣「SmartWorks 智安健」系統。

SmartWorks exemplifies the Group's innovativeness. For example, its commercial project The Millennity in How Ming Street, Kwun Tong, was the first in Hong Kong to deploy the SmartWorks solution, winning wide acclaim in the industry. The solution was awarded first prize in Construction Safety in the CIC Construction Innovation Award and was selected on a pre-approved list for the Construction Innovation and Technology fund.

集團旗下附屬公司數碼通向來以優質網絡及領先技術領導市場，用心了解客戶需要，建立優越的客戶關係。透過針對不同客戶群的市場策略、獨特的服務計劃及增值服務，數碼通成功滿足不同客戶的需求，鞏固在本港流動通訊業中以客為本的領先地位。

隨著5G科技愈趨普及，數碼通積極發揮相關優勢，致力發展相關應用方案，早於2019年已開發「SmartWorks 智安健」系統。該系統以5G、雲端和物聯網技術為基礎，配合影像分析、人工智能及機器學習，推行地盤全面化智能管理。該系統加入許多保障地盤安全的功能，包括智能頭盔、健康監察站、大型機械的安全預警系統、進出管制、環境監察站等，預防意外發生，提升建築工人安全，管理人員更可透過一站式綜合平台提升管理效率。

「SmartWorks 智安健」系統充分體現集團的創新精神，而旗下位於觀塘巧明街的商業項目 The Millennity 更是香港首個引入「SmartWorks 智安健」的建築地盤，備受業界讚賞和肯定。該系統更曾獲「建造業議會創新獎」中的建造安全組第一名，亦是建造業創新及科技基金的預先批核方案。



# University Hill, the Group’s new residential development at Pak Shek Kok, Taipo

## 集團旗下位於大埔白石角全新住宅發展項目「University Hill」



The image was taken from some height above the Phases of the Development on 27 February 2022 and has been processed with computerized imaging techniques. The general appearance of the Phases of the Development has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings and facilities surrounding the Phases of the Development. The image does not illustrate the final appearance or view of or from the Phases of the Development or any part thereof and is for reference only. The Phases of the Development were still under construction when the image was taken. The approved building plans of the Phases of the Development might be revised from time to time and the details of the Phases 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 Phases of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities in the district or surrounding the Phases of the Development. 以上相片於2022年2月27日在發展項目期數附近上空拍攝，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，落成後之詳情亦可能與本圖片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會有其他建成及/或未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不論明示或隱含之要約、陳述、承諾或保證。

The Group launched University Hill, a new residential development in the CUHK Elite Innovation and Technology Living Community at Pak Shek Kok, Tai Po. The development provides residents with low-density, highly private living space, suiting the needs of different buyers, and has received an overwhelming market response.

### Perfectly placed for transport network advantages

University Hill embraces three major geographical advantages: it is close to top learning institutions The Chinese University of Hong Kong (CUHK) and the CUHK Medical Centre and their academic research talent; it is adjacent to the proposed Hong Kong Science Park/Pak Shek Kok MTR Station<sup>1</sup>, making it perfectly placed for access to the rail network; and it is next to the soon-to-be-expanded innovation and technology base of Hong Kong Science Park, allowing it to take full advantage of the opportunities for expansion provided by the innovation and technology hub. The development also provides residents with improved quality of life through the application of technology. The living room and other rooms of all units are equipped with an in-wall Wi-Fi 6 wireless internet system, fibre optic and CAT-6 network lines<sup>5</sup>, and routers and "Smart Stations", allowing residents to set up their own personalised smart life.

### Diversified residential clubhouse facilities with green measures to create a low-carbon living circle

The Development comes with a twin clubhouse, Club Silicon<sup>6</sup>, providing a total area of over 170,000 square feet of outdoor gardens<sup>7</sup> and offering over 40 indoor and outdoor recreational facilities. University Hill has fully implemented the concept of green living and has meticulously created a "Live Well" healthy lifestyle. For example, the clubhouse has replaced disposable plastic tableware with degradable tableware made from environmentally friendly raw materials, and smart recycling bins will be placed around the residential estate to implement waste reduction and resource recycling incentive programs<sup>8</sup>. Royal Elite Service Company Limited (Royal Elite), which is responsible for property management, has set up a dedicated resource-sharing platform for the estate<sup>8</sup>, making it easy for residents to reserve and borrow

various household goods, electrical appliances, etc., to enjoy the benefits of a green circular economy.

集團早前推售位於大埔白石角中大菁英創科社區的全新住宅發展項目「University Hill」，項目為住客帶來低密度兼私隱度高的生活空間，貼心照顧不同買家需求，市場反應熱烈。

### 坐享交通網絡優勢

「University Hill」坐擁三大地利優勢，包括信步可達頂尖學府香港中文大學及中大醫院範圍，學術研究人才薈萃；毗連計劃興建的港鐵科學園／白石角站<sup>1</sup>，坐享鐵路站旁據點；鄰近即將擴展的創科基地香港科學園園區，盡佔創科重鎮的擴展先機。此外，發展項目亦透過科技應用提升居住質素，所有單位的客廳與房間均配置入牆式Wi-Fi 6無線上網系統、光纖和CAT-6網路線<sup>5</sup>，並預設路由器和「Smart Station 智慧中心」，讓住戶自組個人化智慧生活。

### 會所設備多元化 綠色措施打造低碳生活圈

發展項目設有雙子式住客會所「Club Silicon」<sup>6</sup>，連戶外綠化園林的總面積逾17萬平方呎<sup>7</sup>，提供超過40項動與靜的室內外娛樂設施。項目同時全面實踐綠色生活理念，細意打造「Live Well」健康生活，例如住客會所以環保原料製造的可降解餐具取代即棄塑膠餐具、屋苑範圍也會擺放智能回收箱，推行減廢及資源回收獎勵計劃<sup>8</sup>。負責物業管理的帝譽服務有限公司（帝譽）特設屋苑專屬資源共享平台<sup>8</sup>，方便住客預約借用各式家品及電器等，享受綠色循環經濟效益。

### Notes

- 1 Source of information about the MTR Science Park/Pak Shek Kok Station on the East Rail Line: The Chief Executive's 2022 Policy Address website (www.policyaddress.gov.hk/2022), date of reference: 20 October 2022. The location of the station has not yet been finalised, and shall be subject to the plans announced by the Government or relevant authorities.
- 2 Source of information about the bus terminal: Bus Route Planning Programme 2022-2023 of Tai Po District (www.td.gov.hk/filemanager/en/uttl\_uarticle\_cp/rpp\_22\_23\_tp.pdf), date of reference: 3 May 2022; Source of information about the bus routes: KMB bus route no.900 runs in peak hours (https://search.kmb.hk/KMBWebSite/?action=routesearch&route=900), date of reference: 6 March 2023; KMB bus route no.82D runs in peak hours (https://search.kmb.hk/KMBWebSite/?action=routesearch&route=82D), date of reference: 6 March 2023.
- 3 This proposed bus terminal and/or minibus stand are stations proposed to be built, and are expected to operate upon the handover of the residential units of the Phases of the Development. The Vendor does not give any undertaking or warranty, whether express or implied, with respect to the completion, operation and other details of the proposed station.
- 4 Source of information about the minibus stand at Yau King Lane (near the public car park): according to the New Grant No. 22/765 (land grant document), date of reference: 3 May 2022.
- 5 The fittings, finishes and appliances provided in the residential property in the Phase of the Development shall be as set out in the agreement for sale and purchase and the sales brochure. For details of fittings, finishes and appliances for the Phase of the Development, please refer to the sales brochure. Residents are required to use the designated service provider and/or apply for services and/or relevant installation services from a building contractor at their own discretion. The services are not provided by the manager of the Development. The third-party company providing the services may, at its own discretion, decide on the charges, terms of use, operating hours and service period of its service or other services. This advertisement shall not be construed as any representation, undertaking or warranty, whether expressed or implied, as to the content, speed, coverage, technology, quality, stability and service period of the services. Please contact the third-party service provider for any question.
- 6 The use or operation of some of the facilities and/or services in the residents' clubhouses of the Development may be subject to the rules and regulations of the clubhouses and facilities and the consents or licenses from the relevant Government departments, or subject to additional payments. Please refer to the Sales Brochure for details. Facilities in the residents' clubhouses and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant Government departments, and may not be available for immediate use at the time of handover of the residential properties in the Development. The names of the clubhouse zones and facilities are promotional names that appear in promotional materials only, and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title documents relating to the Phase of the Development.
- 7 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.
8. The services and/or facilities will be provided or managed by the manager of the Development or other contracted third party company subject to the terms and conditions and the manager or contracted third party company may, at its sole discretion, amend, change or add to the terms and conditions of service/use of the services and/or facilities, including and without limitation the charges, operation hours and duration of service, without further notice. The services and/or facilities shall be subject to the terms set out in the Deed of Mutual Covenant, the service contract or other relevant legal documents. The services and/or facilities may not be immediately available upon occupation of the residential properties in the Phase of the Development. In case of any dispute, the decision of the manager or the contracted third party company shall be final.

Name of the Phase of the Development: Phase 2A ("Phase 2A") of Tai Po Town Lot No.244 Development ("the Development") (Marina Tower 1, Marina Tower 2, Marina Tower 3, Marina Tower 5A & Marina Tower 5B of the residential development in the Phase are called "University Hill"); Phase 2B ("Phase 2B") of Tai Po Town Lot No.244 Development ("the Development") (Scenic Tower 1, Scenic Tower 2, Scenic Tower 3, Scenic Tower 5 and Scenic Tower 6 of the residential development in the Phase are called "University Hill")

District: Tai Po

Name of Street and Street Number of Phase 2A and Phase 2B of the Development: 63 Yau King Lane#

The website address designated by the Vendor for the particular phase in the Development:

"Phase 2A" www.universityhill.com.hk;

"Phase 2B" www.universityhill.com.hk/p2b

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: Channel First Limited  
Holding companies of the Vendor: Elisford Limited, Time Effort Limited, Sun Hung Kai Properties Limited  
Authorized Person for Phase 2A and Phase 2B of the Development: Wong Min Hon Thomas  
The firm or corporation of which the Authorized Person for Phase 2A and Phase 2B of the Development is a proprietor, director or employee in his professional capacity: Wong Tung & Partners Limited  
Building contractor for the Phase: Teamfield Building Contractors Limited  
The firm of Solicitors acting for the owner in relation to the sale of residential properties in Phase 2A and Phase 2B of the Development: Mayer Brown; Sit, Fung, Kwong & Shum; Woo Kwan Lee & Lo  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 2A and Phase 2B of the Development: The Hongkong and Shanghai Banking Corporation Limited  
Any other person who has made a loan for the construction of Phase 2A and Phase 2B of the Development: Sun Hung Kai Properties Holding Investment Limited  
The estimated material date for Phase 2A and Phase 2B of the Development as provided by the Authorized Person for Phase 2A and Phase 2B of the Development to the best of the Vendor's knowledge: 15 June 2024 ("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.)  
Prospective purchasers are advised to refer to the sales brochure for any information on Phase 2A and Phase 2B of the Development.  
Please refer to the sales brochure for details.  
This advertisement is published by the Vendor or by another person with the consent of the Vendor.  
Date of production: 29 June 2023

### 備註

- 1 港鐵「東鐵綫」科學園／白石角站的資料來源：行政長官2022年施政報告網站（www.policyaddress.gov.hk/2022），參考日期：2022年10月20日。鐵路站的選址尚未落實，一切以政府或相關機構公布之計劃內容為準。
- 2巴士總站的資料來源：2022-2023年度大埔區巴士路線計劃（www.td.gov.hk/filemanager/en/uttl\_uarticle\_cp/rpp\_22\_23\_tp.pdf），參考日期：2022年5月3日；巴士路線的資料來源：九巴路線900號於繁忙時段行駛（https://search.kmb.hk/KMBWebSite/?action=routesearch&route=900），參考日期：2023年3月6日；九巴路線82D號於繁忙時段行駛（https://search.kmb.hk/KMBWebSite/?action=routesearch&route=82D），參考日期：2023年3月6日。
- 3此巴士總站及/或小巴站為擬定興建之車站，預計於本發展項目期數中的住宅物業入伙時同步運作。賣方不就有關擬定車站的落成或運作時間等事項作出不論明示或暗示之承諾或保證。
- 4優景里小巴站（近公眾停車場）的資料來源：根據《新批地文件》第22765號（批地文件），參考日期：2022年5月3日。
- 5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。需使用指定服務供應商及/或向承建商自行申請服務及/或相關的安裝服務。所述服務並非由發展項目的管理人所提供。提供服務的第三者公司可自行決定就其服務或其他所服務之收費、使用條款、營運時間及服務期限。本廣告不能視作賣方為有關服務之容、速度、覆蓋、技術、質素、穩定性、服務期限等之無論明示或暗示之陳述、承諾或保證。如有任何疑問，請向第三方服務供應商查詢。
- 6發展項目的住客會所內的部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。有關發展項目的詳細資料，請參考售樓說明書。住客會所內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準，於發展項目住宅物業入伙時未必能即時啟用。會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在期數或發展項目的公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。
- 7會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。
8. 服務及/或設施將由發展項目的管理人或其他合約聘用的第三方公司所提供或管理。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就有關服務及/或設施之服務、使用條款及細則作出修訂、更改或增減，包括及不限於收費、營運時間及服務期限，而不作另行通知，惟服務及/或設施須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務及/或設施於發展項目期數住宅物業入伙時未必能即時啟用。如有任何爭議，管理人或合約聘用的第三方公司保留最終決定權。

發展項目期數名稱：大埔市地段第244號發展項目（「發展項目」）的第2A期（「第2A期」）（第2A期中住宅發展項目的漾景閣第1座、漾景閣第2座、漾景閣第3座、漾景閣第5A座及漾景閣第5B座稱為「University Hill」）；發展項目的第2B期（「第2B期」）（第2B期中住宅發展項目的優景閣第1座、優景閣第2座、優景閣第3座、優景閣第5座及優景閣第6座稱為「University Hill」）

區域：大埔

發展項目第2A期及第2B期的街道名稱及門牌號數：優景里63號#

賣方就個別期數指定的互聯網網站的網址：「第2A期」www.universityhill.com.hk；「第2B期」www.universityhill.com.hk/p2b

查詢熱線：(852) 3119 0008

#此臨時門牌號數有待期數建成時確認。

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：昌保有限公司  
賣方的控權公司：Elisford Limited、Time Effort Limited、新鴻基地產發展有限公司  
發展項目第2A期及第2B期的認可人士：黃明康  
發展項目第2A期及第2B期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：王董建築師事務所有限公司  
發展項目第2A期及第2B期的承建商：添輝建築有限公司  
就發展項目第2A期及第2B期中的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、薛馮鄭考律師行、胡關李羅律師行  
已為發展項目第2A期及第2B期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司  
已為發展項目第2A期及第2B期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited  
盡賣方所知由第2A期及第2B期的認可人士提供的第2A期及第2B期的預計關鍵日期：2024年6月15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。）  
賣方建議準買方參閱有關售樓說明書，以了解發展項目第2A期及第2B期的資料。詳情請參閱售樓說明書。  
本廣告由賣方發布或在賣方的同意下由另一人發布。  
製作日期：2023年6月29日



# TOWNPLACE WEST KOWLOON will be available for lease in the second half of 2023

## TOWNPLACE WEST KOWLOON 將於 2023 下半年推出

The Group's brand new flagship residential leasing property, TOWNPLACE WEST KOWLOON, will be launched in the second half of 2023. Complementing the Group's other large-scale developments in West Kowloon, the new project will feature the modern 'Aparthotel' concept, the first of its kind in the market, providing a flexible and innovative lifestyle for young professionals, overseas and mainland talents.

With the introduction of Hong Kong's new talent admission schemes, demand for quality rental options from young professionals and business travellers has increased dramatically. TOWNPLACE WEST KOWLOON is a new addition to TOWNPLACE, the Group's residential leasing brand targeting young professionals. The landmark project will become the first large-scale 'Aparthotel' in Hong Kong, offering flexible daily or monthly leasing terms and modern hospitality on demand to fulfil young professionals' desire for a quality lifestyle.

### Strategically located in West Kowloon with excellent connectivity and convenience

Only a stone's throw from the MTR Nam Cheong Station, TOWNPLACE WEST KOWLOON will enjoy easy access to major transport facilities, such as the High Speed Rail West Kowloon Terminus and the Airport Express station, providing residents with excellent transport connectivity to the mainland and the rest of the world. It will also offer convenient access to ICC and IFC, two of the world's tallest skyscrapers, with grade-A offices, via the MTR.

The buzzing West Kowloon Cultural District is a destination for creative activities. With the opening of M+ and the Hong Kong Palace Museum, the district has become a hub for young professionals to work together, while enjoying a wide range of entertainment, leisure, arts and cultural activities. Along with the rapid development of West Kowloon, the Group expects to complete its integrated commercial project atop the High Speed Rail West Kowloon Terminus in 2025. Comprising grade-A offices with a gross floor area of about 2.6 million square feet and enjoying unparalleled connectivity to major mainland cities and the rest of the world, the mega project is expected to create synergy with the nearby ICC and foster the development of West Kowloon into a business, retail, cultural exchange, entertainment and transportation hub. TOWNPLACE WEST KOWLOON will support the Group's other large-scale developments in the vicinity while meeting the accommodation and daily needs of mainland and overseas talent.



TOWNPLACE WEST KOWLOON, the Group's harbourfront landmark, offers a panoramic waterfront view with a thoughtfully planned spacious area and green landscaped zone to provide a relaxed metropolitan living environment. 集團臨海地標項目 TOWNPLACE WEST KOWLOON 盡覽海濱景致，經悉心規劃的廣闊空間和綠化地帶，締造休閒寫意的都會生活環境。

### 'Aparthotel' — a brand new leasing model with a modern twist

Young professionals like to pursue a premium, flexible lifestyle with a diverse range of experiences. TOWNPLACE WEST KOWLOON is introducing the innovative 'Aparthotel', a hybrid short- and long-term leasing model offering flexible rental periods, ranging from days to months, and a hotel service-on-demand option. Presenting a personalized lifestyle concept for young professionals, TOWNPLACE WEST KOWLOON will provide hotel-class facilities and a panoramic view of Victoria Harbour, creating an all-round quality rental experience for residents.

### Wide range of facilities, creating an exclusive ecosystem for young professionals

TOWNPLACE WEST KOWLOON, a large-scale residential leasing flagship project in the Group's development blueprint in West Kowloon, will transform the traditional rental model of stand-alone living space into an all-in-one experience for young professionals. TOWNPLACE will also partner with many international and local brands to offer exclusive experiences for its residents. This will allow young talent to meet like-minded friends and come up with innovative ideas in the TOWNPLACE Community, creating myriad opportunities and possibilities. A convenient and efficient integrated ecosystem with a wide range of facilities and services will be created, providing residents with a one-stop shop for socializing, dining, entertainment and well-being.

集團以嶄新「Aparthotel」概念打造的租住旗艦項目 TOWNPLACE WEST KOWLOON 將於 2023 下半年推出，配合集團在西九龍的其他大型發展項目，為年輕才俊、海外及內地優才等提供靈活和充滿品味的生活模式。

隨着一系列搶人才措施出台，年輕專才及商旅人士對優質住宿的需求激增，但本港卻缺乏相應的租住選擇。集團旗下的靈活租住品牌「TOWNPLACE 本舍」以服務年輕才俊為主，將於今年下半年在西九龍推出全新旗艦項目 TOWNPLACE WEST KOWLOON。項目引入創新的「Aparthotel」長短租賃酒店混合模式，全方位配合新世代的專業人士對便捷高質生活的追求，將成為本港首個大型的靈活租住項目。

### 策略性西九選址兼具活力與便利

TOWNPLACE WEST KOWLOON 的位置四通八達，瞬間可達港鐵南昌站，前往高鐵西九龍總站、機場快線等重要交通網絡亦非常便捷，方便住客往返內地和其他國家。住客也可以乘搭港鐵暢達全球其中兩幢最高的摩天大廈——甲級商廈環球貿易廣場 (ICC) 及國際金融中心 (IFC)。

西九文化區是備受矚目的文化藝術新天地，集合不同類型的藝術活動。近年 M+ 與香港故宮文化博物館相繼開幕，令該區匯聚眾多年輕才俊，並成為尋求商務合作、追求休閒娛樂及欣賞文化藝術的熱點。隨着西九龍迅速發展，集團旗下高鐵西九龍總站上蓋大型綜合商業項目預計在 2025 年內落成，項目提供約 260 萬方呎甲級寫字樓

樓面，將與毗鄰的 ICC 發揮聯動效益，貫通內地主要城市與世界各地，帶動西九成為香港以至大灣區內集商業、零售、文化、娛樂和交通於一體的綜合樞紐。TOWNPLACE WEST KOWLOON 將與集團在西九龍的其他大型項目產生協同效應，並充分配合來港發展的內地和海外專才在居住和生活方面的需要。

### 嶄新多元自主「Aparthotel」租賃模式

現今的專業人士追求高質、高自由度的生活方式，崇尚多元化居住體驗，TOWNPLACE WEST KOWLOON 引入創新的「Aparthotel」長短租賃酒店混合模式，提供日租和月租計劃，配合酒店級服務選擇，為他們制定個人化的優質生活模式，再加上項目飽覽維港景致及具備酒店級設施，全方位為年輕專業人士帶來高品質的租住體驗。

### 設施多元便利 創建專屬生活圈

作為集團另一項大型租住項目，TOWNPLACE WEST KOWLOON 顛覆傳統的租住方式，項目並非提供單一的居住空間，而是為新世代專業人士帶來包羅萬有的居住體驗。TOWNPLACE 亦將與眾多國際及本地知名品牌合作提供專屬品牌體驗活動，讓一眾年輕住客有更多機會結識志同道合的朋友，甚至成為生意合作夥伴，完美打造充滿機遇及引發無限可能性的 TOWNPLACE Community。TOWNPLACE 為住客構建便捷高效的綜合生活圈，提供各式各樣的設施和服務，配合住客在社交、飲食、娛樂和健康方面的需要。



TOWNPLACE WEST KOWLOON — a holistic, experience-driven habitat for young professionals  
TOWNPLACE WEST KOWLOON 全方位緊貼年輕才俊的生活體驗



Addition of a RMB counter for the shares of the Group
集團股份增設人民幣櫃台



Group Chairman and Managing Director Raymond Kwok (fourth right) attends the HKD-RMB Dual Counter Model launch ceremony
集團主席兼董事總經理郭炳聯(右四)出席「港幣—人民幣雙櫃台模式」啟動儀式

To further support the RMB development in the Hong Kong securities market, Hong Kong Stock Exchange (HKEX) introduced the HKD-RMB Dual Counter Model to the secondary market for trading and settlement purposes. It allows investors in Hong Kong to trade securities issued by the same issuer in both HKD and RMB, and transact across HKD and RMB counters.
The Group is pleased to be one of the 24 HK-listed companies, trading as Dual Counter Securities at launch. Effective from 19 Jun 2023, the Group's shares are listed in both the Hong Kong dollar (HKD) counter and the RMB counter. The Group believes that the Dual Counter Model offers investors a choice of trading currency and the opportunity to potentially tap into new liquidity. The Group is also pleased to support the internationalisation of the RMB and the initiatives taken by the Government of the Hong Kong Special Administrative Region in developing offshore RMB business in Hong Kong.

為進一步支持人民幣於香港證券市場的發展，香港交易所於二級市場推出了「港幣-人民幣雙櫃台模式」作交易及結算之用。該模式讓投資者可選擇以港幣或人民幣交易同一發行人的證券，並可在港幣櫃台和人民幣櫃台間進行跨櫃台交易。證券在不同貨幣的櫃台交易，但一般屬於同一類別，擁有相同的持有人權利及權益，並可在櫃台之間完全互換。
集團很高興，其證券在雙櫃台模式實施時，即成為可使用該模式交易的24家香港上市公司之一。由2023年6月19日起，集團擁有同在港幣櫃台及人民幣櫃台上市的股份。集團相信該雙櫃台模式將為投資者提供新的交易貨幣選擇以及可能提供更多流動性的機會。集團亦欣然支持人民幣國際化，以及支持香港特別行政區政府為發展香港離岸人民幣業務所作的措施。

The stock code, the English stock short name and the Chinese stock short name for Shares under the HKD counter and those for Shares under the RMB counter are stated in the table below:
在港幣櫃台及人民幣櫃台下的股份的股份代號、英文股份簡稱及中文股份簡稱載列於下表：

Table with 3 columns: Field, Shares under the HKD counter (港幣櫃台下的股份), and Shares under the RMB counter (人民幣櫃台下的股份). Rows include Stock code (00016 vs 80016), English stock short name (SHK PPT vs SHK PPT-R), and Chinese stock short name (新鴻基地產 vs 新鴻基地產-R).

The Point launches Hong Kong's first\* rewards-redeemable, free super-fast 60kW EV charging service
The Point 推出全港首創\*以積分換領60kW免費特快充電服務



Group Executive Director Christopher Kwok said the Group launched The Point EV Super Charging service to support the Government's efforts to encourage the use of EVs and provide greater convenience to The Point members
集團執行董事郭基泓指，集團積極響應政府推動電動車普及化，故推出The Point 電動車特快充電服務，為會員提供更便捷的服務，更好的消費、出行和生活體驗

The Point, an integrated membership program under the Group, enhances members' shopping and leisure experience by continuously introducing new features. Its recent launch of Hong Kong's first rewards-redeemable, free, super-fast EV charging service (free super-fast EV charging service) provides The Point members with greater convenience when shopping at the Group's malls.

Hong Kong's first rewards-redeemable, free super-fast EV charging service with flexible fee settlement

The Point members can enjoy a rewards-redeemable, free super-fast 60kW EV charging service at member-exclusive charging zones in designated malls by registering for the contactless parking service and binding credit cards. Each charging session lasts for 15 minutes. Each session costs HK\$40 or the redemption of 1,500 The Point bonus points. Each member can enjoy a maximum of two sessions a day for a total duration of 30 minutes in each participating mall, thus providing comprehensive support for The Point members driving electric vehicles.

Service available at six of the Group's malls

The Point free, super-fast EV charging service is available at six of the Group's malls: Tseung Kwan O East Point City, Tsuen Wan Plaza, San Po Kong Mikiki, Tai Po Mega Mall, Yuen Long YOHO MALL and Tuen Mun V city. The Point free super-fast EV charging service will be available in the Group's other participating malls in phases, providing members with greater convenience when shopping at the Group's malls. By launching the free super-fast EV charging service, the Group proactively supports the government's fostering of electric vehicles and endeavours to make Hong Kong a liveable and sustainable green smart city.

\*As at end-February 2023, comparing The Point and charging models of other major shopping malls in Hong Kong

集團旗下綜合會員計劃The Point一直透過引入新功能，提升會員的購物消閒體驗。早前推出全港首創以積分換領電動車免費特快充電服務(下稱免費特快充電)，讓The Point 會員更輕鬆方便於集團旗下商場購物消費。

靈活收費 全港首創以積分換領免費特快充電

The Point會員只需啟動免觸式泊車服務並綁定信用卡，便可到指定商場的會員專屬充電區享以積分換領60kW免費特快充電。充電時間每15分鐘為一節，每節收費透過手機應用程式以1,500積分兌換或支付HK\$40，每位會員每日可於同一參與商場最多享用兩節共30分鐘的充電服務，周全照顧駕駛電動車的The Point 會員。

涵蓋集團旗下六個商場

The Point免費特快充電涵蓋集團旗下六個商場，當中包括將軍澳東港城、荃灣廣場、新蒲崗 Mikiki、大埔超級城、元朗 YOHO MALL 形點及屯門 V city。The Point特快充電服務將於更多新地商場陸續推出，讓會員在集團旗下商場休閒購物更盡興。同時，集團藉特快充電服務響應政府推動電動車普及化，積極打造香港成為宜居、可持續發展的綠色智慧城市。

\*截止2023年2月，The Point與本港主要商場之收費模式作出比較的結論



The Point super-fast EV charges will be available in 18 SHKP malls across the city by the second quarter of 2024
於2024年第二季前，集團遍佈全港各區的18個商場將設有The Point 電動車特快充電站



# The Group signs a syndicated loan of HK\$27.5 billion

## 集團簽署275億港元銀團貸款



Rendering 效果圖



Rendering 效果圖

The Group is confident about the prospects of both Hong Kong and the mainland, pursuing multiple mega projects, such as the development atop the High Speed Rail West Kowloon Terminus and Shanghai ITC. The robust development and financial status of the projects have won wide acclaim in the industry

集團對香港和內地前景充滿信心，發展多個大型項目如包括高鐵西九龍總站發展項目、上海ITC等，穩健的發展和財務狀況亦獲得市場高度信賴

The Group signed a five-year loan facility with 18 prime international and local banks. The credit facility received an overwhelmingly positive response from the banking community, oversubscribed five times of its initial amount. The final size of the syndicated loan amounted to HK\$27.5 billion, the largest ever for the Group.

Group Chairman and Managing Director Raymond Kwok said: “We are grateful for the strong support and vote of confidence shown by the participating banks in Sun Hung Kai Properties Limited (SHKP). With the full opening of the border and the lifting of all the Covid prevention measures, all social activities have resumed to full normalcy and the economy is also returning to its pre-Covid level. We have full confidence in the prospects of the country and believe that Hong Kong will continue to thrive under ‘One Country, Two Systems’. We are also confident that with the strong support of the Central Government and Hong Kong’s connectivity to the world, the future of Hong Kong will be very promising. The Group will continue to invest in Hong Kong and to take advantage of the growth arising from Greater Bay Area and the mainland, and to contribute to the continuous prosperity of Hong Kong and the mainland.”

He added the Group has a strong pipeline of upcoming new projects for sale, and its growing property investment portfolio generates sizeable and reliable recurrent income. The Group will speed up sales of its residential units to satisfy the housing needs of the Hong Kong public. “We are excited about our recent wins in the tenders for the Artist Square Towers Project in the West Kowloon Cultural District and the large-scale integrated commercial project in Mong Kok, both of which we believe will create strong synergy with our existing properties in the vicinity and provide fresh impetus to the future growth of Hong Kong as a financial and innovation centre. The Group’s recurrent income stream will be further strengthened upon completion of these two projects in Hong Kong and several integrated developments in Hong Kong and major mainland cities like the High Speed Rail West Kowloon Terminus Development in Hong Kong, ITC in Shanghai and IFC in Nanjing.”

Bank of China (Hong Kong) Limited is the facility and documentation agent. The Hongkong and Shanghai Banking Corporation Limited and MUFG Bank, Ltd. are the publicity agents. They work together to coordinate this facility with the backing of the banks shown in the table.

The facility was signed by Sun Hung Kai Properties (Financial Services) Limited, with its parent, SHKP, providing a guarantee. It has a 30:70 split between a term loan and revolving credit tranches, and a maturity of five years. The proceeds will be used to finance some of its debts and extend the maturity profile which is in line with the Group’s policy of arranging substantial committed facilities for its future development. SHKP has the highest credit ratings among property companies in Hong Kong, attaining an A1 and A+ rating with a stable outlook from Moody’s and S&P respectively.

Banks that lend money include:	
貸款銀行包括：	
Agricultural Bank of China Limited	中國農業銀行
DBS Bank Ltd	星展銀行
Industrial and Commercial Bank of China (Asia) Limited	中國工商銀行（亞洲）
Oversea-Chinese Banking Corporation Limited	華僑銀行
China Minsheng Banking Corporation	中國民生銀行
Hang Seng Bank Limited	恒生銀行
Fubon Bank (Hong Kong) Limited	富邦銀行（香港）
Standard Chartered Bank (Hong Kong) Limited	渣打銀行（香港）
United Overseas Bank Limited	大華銀行
Sumitomo Mitsui Banking Corporation	三井住友銀行
Chiyu Banking Corporation Limited	集友銀行
Citibank, N.A.	花旗銀行
BNP Paribas	法國巴黎銀行
Dah Sing Bank, Limited	大新銀行
Mizuho Bank, Limited	瑞穗銀行

集團早前與18家主要的國際及本地銀行簽署一筆五年期貸款協議。銀行界對是次銀團貸款反應熱烈，錄得五倍超額認購，最終總貸款額達275億港元，是集團歷來最大額的銀團貸款。

集團主席兼董事總經理郭炳聯表示：「我們感謝參與銀行對集團的支持。隨著全面通關和取消所有新冠防疫措施，社會各項活動全面回復正常，經濟亦逐步回復至疫情前的水平。我們對內地的前景充滿信心，深信香港會繼續在『一國兩制』下蓬勃發展。我們亦深信憑藉中央政府的支持，加上聯通世界的優勢，香港的前景將會十分美好。集團將繼續在香港投資，以及把握大灣區和內地帶來的發展機遇，為香港和內地的長期繁榮出一分力。」

郭炳聯稱集團正發展多個可供出售項目，其物業投資組合帶來可觀和穩妥的經常性收入，並且持續加強。集團亦會加快銷售住宅項目，以切合香港市民的住屋需求。他表示：「集團很高興近期兩度中標，先後投得西九文化區藝術廣場大樓項目和旺角洗衣街大型綜合商業項目，相信兩個項目均能與集團在附近的現有物業產生強大的協同效應，並為香港作為金融和創科中心的未來發展注入新動力。集團亦正在香港和內地主要城市發展多個綜合項目，包括高鐵西九龍總站發展項目、上海ITC及南京國金中心。上述項目相繼落成後，集團的經常性收入將進一步提升。」

中國銀行（香港）有限公司擔任是次貸款的融資及文件代理行，香港上海滙豐銀行有限公司及三菱UFJ銀行擔任宣傳推廣代理行。以上銀行共同協調是次貸款，其餘安排貸款的銀行包括圖表所示。

是項貸款由新鴻基地產（金融服務）有限公司簽署，母公司新鴻基地產發展有限公司作擔保。貸款包括三成定期貸款及七成循環貸款，年期為五年。集團將運用貸款為部分債項融資及延長還款期，貫徹集團的政策，為未來發展取得大額信貸。集團是本港信貸評級最高的地產發展商，穆迪及標普分別給予集團A1及A+評級，兩者的評級展望均為穩定。





## Forest Park, Guangzhou South Railway Station, the Group's large-scale residential development in the Greater Bay Area is for sale

集團推售粵港澳大灣區大型住宅項目 廣州南站「峻鑾」



Rendering 效果圖

Forest Park is built along a natural riverbank, with every unit facing south, providing residents with panoramic views  
「峻鑾」順著原生態河畔而建並戶戶向南，住客可享開揚景觀

The Group's wholly-owned large-scale integrated landmark development, Guangzhou South Station ICC, in Guangzhou, comprises office space, a shopping mall, a hotel, residential units and apartments, and public transport facilities. Seamlessly connected to the Guangzhou South Railway Station, the project enjoys the strategic advantage of being only about an hour away from the high speed rail's Hong Kong West Kowloon Station, providing convenient access to the one-hour living circle of the Greater Bay Area. The residential development of Guangzhou South Station ICC, named Forest Park, has been launched for sale.

The project, a premium, low-density residential development situated in the Guangzhou South Railway Station hub, will be completed in phases, providing about 1,300 units, ranging from two to four bedrooms, including the distinctive sky flat. The first batch of units features two- to four-bedroom units, with two ensembles, from 68 to 162 square metres (730 to 1,740 square feet). The project is designed to provide residents with exclusive access to its privileged leisure facilities, including a 50-metre-long outdoor resort-style swimming pool, a heated indoor swimming pool, Chinese- and Western-style banquet rooms, tea rooms and music rooms, and space for exercise, including a professional gymnasium and yoga studios, to cater for the diversified needs of residents.

由集團全資發展的大型標誌性綜合項目「廣州環球貿易廣場」(廣州南站ICC)集寫字樓、商場、酒店、住宅、公寓及公共交通設施於一身。項目與高鐵廣州南站無縫連接，由高鐵香港西九龍站出發，車程僅約一小時，盡享粵港澳大灣區「一小時生活圈」交通優勢。「廣州環球貿易廣場」的住宅項目已命名為「峻鑾」並開展銷售。



Rendering 效果圖

The exquisitely designed banquet rooms are one of the privileged leisure facilities for the exclusive use of Forest Park residents

位於「峻鑾」住戶尊享休閒設施的宴會廳，設計時尚雅致

項目屬廣州南站核心區內的低密度優質住宅，備有兩房至四房連特色天際單位，全數約1,300個單位將會分期發展。首批單位為面積由約68平方米(約730平方呎)至162平方米(約1,740平方呎)的兩至四房雙套房間隔。同時，項目設有住客尊享休閒設施，包括50米室外度假式游泳池、室內恆溫游泳池、中西式宴會廳、品茗室、音樂室，還有專業健身室、瑜伽室等運動空間，滿足住戶的不同需求。

## The latest units of The Woodland, Zhongshan are now for sale

中山市「奕翠園」新一期單位現正推售



Rendering 效果圖

The Woodland, located in the very heart of Zhongshan, is surrounded by plenty of educational and recreational facilities  
「奕翠園」位於中山市核心地段，教育和康樂設施林立

The Woodland, the Group's large-scale residential development located in the very heart of Zhongshan, boasts comprehensive amenities, including premium hotels, integrated shopping malls, large-scale restaurants and libraries. The project is adjacent to the Zhongshan station and Zhongshan North station, providing residents with convenient access to Guangzhou, Shenzhen and Hong Kong. It also benefits from the strategic advantage of the completed Hong Kong-Zhuhai-Macao Bridge and the Shenzhen-Zhongshan Bridge, which is scheduled for completion in 2024.

Phase 5A of the project is of premium quality and has been successfully handed over. Phase 5B, featuring five high-rise residential towers, ranging from 25 to 30 floors, is now available for sale. The flagship residential tower, No. 81, offers two- to four-bedroom units, from 83 to 154 square metres (893 to 1,658 square feet). The project's noble design, with refined glass facades with curved linings, complemented by a French-style landscaped garden for the exclusive use of residents, and its superb location adjacent to Zimaling Park make it highly sought after by the market.

集團旗下位於中山市核心地段的大型住宅項目「奕翠園」，坐擁完善配套包括優質酒店、綜合商場、大型餐廳及圖書館等。項目毗鄰中山站及中山北站，住戶可輕鬆來往廣深港三地，同時受惠於已落成的港珠澳大橋及預期2024年落成的深中通道，盡享交通優勢。

項目的第五期A質素卓越並已成功交樓，現正推售的第五期B，設有五幢達25至30層高的住宅大樓，首推的81號住宅大樓單位面積為約83平方米(約893平方呎)至154平方米(約1,658平方呎)的兩至四房間隔。項目設計高貴，採用大玻璃外牆配以弧形線條，同時設有住戶專享的法式園林並毗鄰紫馬嶺公園，因而深受市場歡迎。



The picturesque French-style landscaped garden is for the exclusive use of The Woodland residents  
位於「奕翠園」住戶專享的法式園林，景致優美



The refined elegance of The Woodland's lobby  
「奕翠園」的大堂設計高貴典雅



## Noah's Ark Hong Kong supports the underprivileged through multifaceted charity initiatives

香港挪亞方舟藉不同公益活動關懷弱勢社群



In collaboration with the Hong Kong Paralympic Committee, Noah's Ark Hong Kong once again organizes the Inclusive Para Sports Day in Ma Wan to help foster an equal and inclusive society for all under its multifaceted Para sports. 香港挪亞方舟與香港殘疾人奧委會早前在馬灣再度合辦「傷健合Big!」運動日，透過舉辦多元化的殘疾運動項目，以宣揚「傷健平等共融」的精神。

Noah's Ark Hong Kong, established and operated by the Group, endeavours to serve and show care for the underprivileged by organizing multifaceted charity initiatives. By partnering with St. James' Settlement and the Rainbow Foundation, Noah's Ark launched a two-month programme, called From the Heart – Arts & Games Journey, in which 50 deprived students were invited to engage in a series of art creations, as well as interactive activities for coping with emotions and stress, thus helping them acquire collaborative communication skills to resume moderate social activities following the pandemic.

In collaboration with the Hong Kong Paralympic Committee, Noah's Ark Hong Kong once again organized the Inclusive Para Sports Day to raise public awareness of the importance of wellness for people with disabilities, thus promoting an equal and inclusive society for all. Thomas Kwok, Senior Director of Sun Hung Kai Real Estate Agency Limited, Jenny Fung, President, Hong Kong Paralympic Committee, So Wa-wai, six-time gold medalist at the Paralympic Games, Joanna Yip, Assistant General Manager, Noah's Ark Hong Kong, and principals and student representatives from four special schools were invited to be the officiating guests to kick off the event. About 150 students from special schools and accompanying family members participated in the event, helping to foster an inclusive society without barriers, for mutual love and respect.

由集團籌建及營運的香港挪亞方舟，透過舉辦不同公益活動，關懷社會上有需要人士，例如與聖雅各福群會及Rainbow Foundation等合辦為期兩個月的「從心出發：藝術與遊戲之旅」計劃。該計劃邀請約50位來自弱勢社群的學童參與，透過一連串藝術創作與互



The closing ceremony of From the Heart – Arts & Games Journey is held at Noah's Ark in Ma Wan. 「從心出發：藝術與遊戲之旅」計劃早前在馬灣挪亞方舟舉行閉幕禮。

動遊戲，讓他們抒發情緒與壓力，並學習與人溝通和合作，以助學童在疫情後恢復適度的社交生活。

此外，香港挪亞方舟早前亦聯同香港殘疾人奧委會，再度舉辦「傷健合Big!」運動日，藉此鼓勵大眾關注殘疾人士的身心健康，並一同實踐「傷健共融」的精神。當日大會邀請了新鴻基地產代理資深董事郭炳江、香港殘疾人奧委會會長馮馬潔嫻、殘奧運六面金牌得主蘇樺偉、香港挪亞方舟助理總經理葉頌恩以及四間特殊學校之校長與學生代表擔任活動嘉賓，為運動日揭開序幕。同時邀請了約150位來自特殊學校的學生及家人參與其中，促進互相關愛與尊重，共建無障礙的包容社會。

## Nature Rescue's public clean-up at Shui Hau beach on Lantau Island

「山・灘拯救隊」大嶼山水口清潔行動



More than 100 students, teachers and volunteers support Nature Rescue, collecting about 150kg of waste and recyclables at Shui Hau beach on Lantau Island. 超過100名師生和義工參與「山・灘拯救隊」活動，在大嶼山水口清理約150公斤垃圾及可回收廢物。



As part of its commitment to promoting healthy and sustainable living, the Group joined hands with Green Power in mobilizing over 100 people for an earlier clean-up activity at an ecologically important beach in Shui Hau on Lantau Island. Leading the action were Christopher Kwok, Group Executive Director, Dr Yip Yin, Assistant Director (Country & Marine Parks) of the Agriculture, Fisheries and Conservation Department, Dr Man Chi Sum, Vice Chairman of Green Power, and Johnny Chow, Chairman of the Hong Kong Hiking Association, China. They were joined by 100 students, teachers and other volunteers. About 150 kg of waste and recyclables were collected overall. In addition to students from Tung Chung Catholic School, the participants were from the Hong Kong Hiking Association, China, the Agency for Volunteer Service, the Friends of KMB volunteer team, and the SHKP Volunteer Team.

Christopher Kwok, Group Executive Director said he looks forward to providing a better environment for the next generation. He added that he believes environmental protection can be done in a fun way. The Group launched the SHKP Love Nature Campaign more than 10 years ago to spread green messages to students and other young people through fun-filled initiatives. Nature Rescue, the first terrestrial and coastal clean-up mobile app in Hong Kong, was rolled out in 2018 to encourage the public to participate in activities to protect the environment. He added that with the lifting of all anti-pandemic measures and Hong Kong's return to normal, the SHKP Love Nature Campaign will strengthen its collaboration with different sectors of society, including companies, customers, students

and non-profit-making organizations, and encourage more people to use the Nature Rescue app. The programme aims to hold several coastal and countryside clean-ups every month.

集團一直致力推動健康及可持續生活，集團執行董事郭基泓早前聯同漁農自然護理署助理署長（郊野公園及海岸公園）葉彥博士、綠色力量副主席文志森博士、中國香港旅行遠足聯會主席周國強，以及100名師生和義工在大嶼山水口清理垃圾。是次活動合共清理約150公斤垃圾及可回收廢物，當中參與「山・灘拯救隊」大嶼山水口清潔行動的團體包括：東涌天主教學校、中國香港旅行遠足聯會、義務工作發展局、九巴義工隊及集團義工隊。

集團執行董事郭基泓在活動中表示，希望香港下一代都有美好的環境，所以一直關注環保議題。環保也可以充滿趣味，所以10多年前發動集團推出「新地齊心愛自然」計劃，以輕鬆有趣的方式，與學生及年青人分享環保資訊，更於2018年推出「山・灘拯救隊」，為全港首個「郊野及海岸清潔主題」app，鼓勵市民積極身體力行實踐環保。他續說，香港的防疫措施已完全解除，標誌社會全面復常。因此，「新地齊心愛自然」計劃今年將加強和社會不同層面團體的合作，包括：企業、消費者、學生及非牟利組織，希望「山・灘拯救隊」得到更廣泛的認可及應用，目標是每個月舉辦數次清潔活動，積極清潔全港郊野和海岸，營造可持續發展的整體氣氛。



## The Group establishes partnership with local university to nurture talent for the hotel industry

集團與本地大學合作 為酒店業培育人才



The SHKP Hotels X SHTM Hackathon encourages students to conceive creative corporate planning proposals for the Group's hotels  
SHKP Hotels X SHTM Hackathon 鼓勵同學為集團旗下酒店構思創新企劃建議

In support of attracting young talent to join the hotel industry, the Group formed a strategic partnership with The Hong Kong Polytechnic University (PolyU). Through internship programmes and creative corporate planning events, students are provided with invaluable expertise and insights, thus fostering the development of skilled talent in the hotel industry to capitalize on the opportunities arising in the post-pandemic return to normal.

### Offering students a two-year experiential learning programme

The Group and the College of Professional and Continuing Education (CPCE) of PolyU previously signed a memorandum of understanding on a two-year experiential learning programme. Selected students in the programme will be offered more than 500 hours of internship training at the Group's nine hotels: Four Seasons Hotel Hong Kong, The Ritz-Carlton, Hong Kong, W Hong Kong, Hyatt Centric Victoria Harbour Hong Kong, The Royal Garden, Royal Plaza Hotel, Royal Park Hotel, Royal View Hotel and Alva Hotel by Royal. Furthermore, the hotels pledged to give priority to graduates of the internship programme in the recruitment of candidates for full-time positions.

The SHKP Hotels x PolyU CPCE Experiential Learning Programme recently held an open day, in which more than 200 internship opportunities were offered at the Group's nine hotels. The event garnered an overwhelming response, attracting nearly 500 students. The Group believes that society's return to normal will result in a gradual surge in demand for skilled talent in the hotel industry. Thus, the program aims to recruit more young talent to join the sector to provide new blood for the hotel industry.

### Collaborating with PolyU for creative corporate planning events

The Group and the School of Hotel and Tourism Management (SHTM) of PolyU also co-organized the SHKP Hotels X SHTM Hackathon, which provides students with opportunities to conceive creative corporate planning proposals for the Group's hotels, whilst earning valuable insights into their operations, thus preparing them for future careers in the hotel industry.



The SHKP Hotels x PolyU CPCE Experiential Learning Programme receives an overwhelming response  
「新地酒店x理大CPCE實習計劃」開放日反應熱烈

為協助年輕人投身酒店行業，集團與香港理工大學合作，透過推出實習計劃和創意企劃活動，與學生分享知識與經驗，推動培訓酒店業人才，以把握復常後帶來的機遇。

### 為學生提供兩年實習計劃

集團早前與香港理工大學專業及持續教育學院（CPCE），簽署為期兩年的實習計劃合作備忘錄。透過計劃獲選的學生將會在集團旗下九間酒店包括香港四季酒店、香港麗思卡爾頓酒店、香港W酒店、香港維港凱悅尚萃酒店、帝苑酒店、帝京酒店、帝都酒店、帝景酒店及帝逸酒店，進行逾500小時的實習。酒店更承諾若招聘全職員工時，會優先考慮已完成實習的學生。

最近舉行的「新地酒店x理大CPCE實習計劃」開放日，集團旗下九間酒店共提供逾200個酒店實習崗位，活動反應熱烈，吸引近500學生人次出席。集團相信隨著社會復常，酒店業對人手的需求亦相應增加，期望藉此計劃吸引更多年輕人加入酒店業，為業界補充新血。

### 與理大合辦創意企劃活動

此外，集團亦與香港理工大學酒店及旅遊業管理學院合辦「SHKP Hotels X SHTM Hackathon」，學生可透過活動為酒店構思創新企劃建議，並在過程中進一步了解集團旗下酒店的營運情況，為未來投身酒店業作好準備。

## The SHKP Reading Club proactively promotes STEM education 新聞會積極推廣STEM教育

In recent years, the Group has been dedicated to promoting STEM education through the SHKP Reading Club and sponsored the publication of the *Hong Kong Chronicles for Children*, an illustrated book that explores intriguing history across various districts of Hong Kong, Kowloon, and the New Territories, as well as STEM knowledge, in an engaging way. The Group plans to distribute 3,000 copies free of charge to primary schools and kindergartens across Hong Kong, with the aim of fostering patriotic sentiment, promoting community involvement among children, and nurturing their interest in innovative technology.

The SHKP Reading Club organized the Read to Dream x Future Engineer Grand Challenge with the Hong Kong STEM Education Alliance once again this year, inviting all primary and secondary schools to design technology applications that showcase green innovation, artificial intelligence and smart living, thus inspiring students to channel their ingenuity into practical solutions and unleashing their potential for innovation.

集團近年透過新聞會致力推廣STEM教育，早前便贊助出版《兒童「地方志」——回歸尋寶》情景繪本。該書以有趣的方式探索分佈於港九新界各區有趣的歷史和STEM知識。集團並計劃向全港小學及幼稚園免費派發共3,000冊，藉此培養兒童對家國的情懷，對社區的歸屬感，以及對創科的興趣。



The SHKP Reading Club sponsored the publication of *Hong Kong Chronicles for Children*, which enhances children's understanding of Hong Kong's reunification and the community  
由新地新聞會贊助出版的《兒童「地方志」——回歸尋寶》讓孩童對香港回歸及社區加深認識

此外，新聞會今年再度與香港科技創新教育聯盟舉辦「新地齊讀好書 x 未來工程師大賽」，邀請全港中小學設計「綠色創科」、「藝術科技」或「智慧生活」的科技應用，鼓勵學生們將創意轉化成實物，發揮創科潛能。

## SHKP-Kwoks' Foundation meets with leaders of Zhejiang University in Hong Kong 新鴻基地產郭氏基金與浙江大學領導在港會面交流

The SHKP-Kwoks' Foundation (the Foundation) is committed to nurturing talent for the country. A delegation from Zhejiang University recently visited the Group's headquarters in Hong Kong and met with SHKP-Kwoks' Foundation Executive Director Amy Kwok to exchange views on strengthening collaboration on academic research and nurturing talent. In the meeting, Huang Xianhai, Vice President of the University, expressed his heartfelt gratitude to the Foundation for its donations over the years. As an honorary trustee of Zhejiang University, Amy Kwok cares deeply about the infrastructure development of the university and the beneficiary students, believing that Hong Kong has great demand for top talent, high-calibre graduates of Zhejiang University could pursue their entrepreneurial or career goals and achieve remarkable results in Hong Kong.

新鴻基地產郭氏基金致力為國家培育人才。浙江大學代表團早前親訪集團的香港總部，與新鴻基地產郭氏基金執行董事郭婉儀會面，了解浙大在科研、教學與人才培育等方面的最新發展。會面期間，黃先海副校長感謝新鴻基地產郭氏基金多年來的捐贈。作為浙江大學榮譽校董，郭婉儀十分關心中學目前的建設發展及受資助學生的情況，指出香港非常渴求高端人才，相信以浙大畢業生優秀實幹的作風，在香港創業或工作都必能大放異彩。



A delegation from Zhejiang University presents an illustrated book drawn by beneficiary students to SHKP-Kwoks' Foundation Executive Director Amy Kwok (middle) to express their heartfelt gratitude  
浙江大學一眾嘉賓向新鴻基地產郭氏基金執行董事郭婉儀(中)送上受助學生親手繪制的畫冊，表達謝意和祝福



## Wetland Seasons Park wins the Quality Building Award for its success in striking a balance between conservation and development

實踐平衡保育與發展 Wetland Seasons Park 奪優質建築大獎



Group Executive Director Robert Chan (front, fifth right) leads the team to receive the Grand Award in the Hong Kong Residential (Multiple Buildings) category in the Quality Building Award 2022

集團執行董事陳康祺(前排右五)率領團隊接受香港住宅項目(多幢建築物)優質建築大獎

Wetland Seasons Park, developed by the Group, was awarded the Grand Award in the Hong Kong Residential (Multiple Buildings) category in the Quality Building Award 2022, the highest honour in the category. The award is recognition of Wetland Seasons Park's achievements in urban-rural integration and striking the right balance between development and conservation.



The Group adhered to stringent regulatory requirements in the planning, design and construction of Wetland Seasons Park, which is located next to Hong Kong's only Wetland Park. The project exemplifies a good balance between development and conservation

Wetland Seasons Park 毗鄰香港唯一的濕地公園，無論規劃設計或建築施工均符合非常嚴謹的規例要求，是發展與保育平衡的成功典範

集團執行董事陳康祺表示：「Wetland Seasons Park 毗鄰香港唯一的濕地公園，享有獨特優美的自然生態景觀。縱使項目在規劃設計及建築工程上充滿挑戰，集團各團隊秉承『以心建家』的精神，群策群力，令每個環節都達到最高水平，為住戶締造結合自然生態 (Green)、心康體健 (Wellness) 和智能居所 (Smart) 的健康生活模式，為香港建設可持續城市及社區作出貢獻。」

「優質建築大獎」為業界兩年一度的盛事，由業內九個專業團體組成合辦，包括：香港建造商會、香港建築師學會、香港營造師學會、香港工程師學會、香港房屋經理學會、香港測量師學會、香港品質保證局、國際設施管理協會香港分會，以及香港地產建設商會，旨在表揚在設計和在建造優質建築中能充分發揮團隊精神的項目隊伍，今屆主題是「智慧創新 • 持續發展 • 卓越建築」，展示各個成功改造不同社區的建築項目。

2022 年度「優質建築大獎」共收到 42 份參賽作品，其評審委員會由 15 名業界翹楚組成，經過實地考察及項目團隊匯報的嚴格評選下，Wetland Seasons Park 奪得香港住宅項目(多幢建築物)類別中的優質建築大獎。

## The Group clinches six awards at Corporate Governance Asia's Asian Excellence Award 2023

集團在《亞洲企業管治》舉辦的「2023 亞洲卓越大獎」中榮獲六大獎項

The Group received six awards in the Asian Excellence Award 2023, 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, Best Investor Relations Professional and Best Corporate Communications. 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 has recognized 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「2023 亞洲卓越大獎」中，獲頒發六項大獎，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」、「最佳投資者關係專業人員」及「最佳公司傳訊」。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



The Group clinches six awards at the Asian Excellence Award 2023, demonstrating its market-leading position

集團勇奪「2023 亞洲卓越大獎」中的六項大獎，彰顯集團在市場的領先地位

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。

## Kai Shing and Hong Yip clinch multiple awards at the Hong Kong Awards for Environmental Excellence

啟勝與康業於「香港環境卓越大獎」勇奪多項殊榮

The Group has always attached great importance to sustainable development. Two of its property management subsidiaries, Kai Shing and Hong Yip, were bestowed with multiple accolades for their outstanding achievement at the Hong Kong Awards for Environmental Excellence (HKAEE), which was co-organized with the Environmental Campaign Committee, the Environment and Ecology Bureau, and nine other organizations.

New Town Plaza, New Town Tower and Metropolis Plaza, all of which are managed by Kai Shing, clinched the Gold Award this year. Additionally, 39 properties it manages were certified as Hong Kong Green Organizations, attesting to their outstanding performance in four areas: waste reduction, energy saving, carbon reduction and indoor air quality enhancement. Park Central (Shopping Arcade), Tsuen Wan Plaza (Shopping Arcade), Royal



Kai Shing clinches multiple key awards at the HKAEE 啟勝在「香港環境卓越大獎」中奪得多個主要獎項

Peninsula and New Tech Plaza, managed by Hong Yip, were recognized as Outstanding HKAEE Promotional Partners, and the headquarters of Hong Yip and 245 of the properties it manages were certified as Hong Kong Green Organizations.

集團一向重視可持續發展，旗下兩間物業管理公司啟勝和康業，憑藉優秀的表現，早前在由環境運動委員會、環境及生態局，以及九個機構合辦的「香港環境卓越大獎」中，獲得多項嘉許。

啟勝轄下的新城市廣場及新城市商業大廈連同新都廣場均奪得金獎，同時有 39 個物業獲嘉許為「香港綠色機構」，足證這些項目在減廢、節能、減碳及改善室內空氣質素四方面皆有卓越表現。另外，康業轄下將軍澳中心(商場)、荃灣廣場(商場)、半島豪庭及新科技廣場獲評選為「傑出香港環境卓越大獎推廣夥伴」，同時康業總部及旗下合共 245 個物業亦獲嘉許為「香港綠色機構」。



Multiple properties managed by Hong Yip are recognized as Outstanding HKAEE Promotional Partners and are certified as Hong Kong Green Organizations 康業轄下多個項目被選為「傑出香港環境卓越大獎推廣夥伴」及嘉許為「香港綠色機構」



## sky100 Hong Kong Observation Deck clinches awards from Hong Kong parenting platform

天際 100 獲本地親子平台頒發獎項

sky100 Hong Kong Observation Deck, Hong Kong's highest viewing platform and a renowned tourist landmark, was recently honoured with the Best Family Activity and Destination Award from a prominent Hong Kong parenting platform, attesting to its popularity among both tourists and Hong Kong citizens. The sky100 Hong Kong Observation Deck team is dedicated to organizing diverse workshops and programmes for children to explore Hong Kong's historical culture. The 5G LAB@sky100 features various interactive installations, showcasing the use of innovative 5G technology in daily life. sky100 Hong Kong Observation Deck has won wide acclaim from parents in Hong Kong for intriguing and educational leisure experiences.

作為全港最高觀景台的天際 100，享有香港著名旅遊地標美譽，最近獲一本地著名親子平台頒發「父母最喜愛親子活動好去處大獎」，足證其深受旅客和本地居民歡迎。團隊一直以來舉辦多元化的工作坊與活動，讓小朋友認識本地歷史與文化。另外，場內設有「5G LAB 科技館」，透過多項互動設置，展示 5G 創新科技如何應用於日常生活。天際 100 憑藉提供有趣而富教育意義的消閒體驗，得到本地家長的欣賞與認同。



sky100 Hong Kong Observation Deck is honoured with the Best Family Activity and Destination Award from a prominent Hong Kong parenting online platform  
天際 100 獲本港著名親子網絡平台頒發「父母最喜愛親子活動好去處大獎」

## Brand-new ICC Light and Music Show animation

「ICC 聲光耀維港」全新燈光動畫登場

The ICC Light and Music Show is presenting a brand-new two-minute animation, called Infinite Timing, illuminating Victoria Harbour and taking the public on a special time journey. The light show will be displayed every evening from 7 to 10pm, transforming the facades of the Group's International Commerce Centre into Hong Kong's tallest 'clock tower'. The animation reminds people of the quick passing of time via various devices, inspiring them to cherish the present and live life to the fullest.

每晚點綴維港夜空的「ICC 聲光耀維港」，早前推出全新一輯燈光動畫「時·機」。透過兩分鐘的燈光匯演，引領大眾體驗時間之旅。每晚 7 時至 10 時，集團旗下環球貿易廣場的幕牆會化身成為香港最高的「鐘樓」。燈光動畫以各種計時器演繹時光荏苒，歲月如梭，藉此鼓勵大家珍惜光陰，活出精彩人生。





