

SHKP Quarterly

新地季刊

Summer
2024

West Kowloon landmark development bolsters
Hong Kong's competitive edge

创建西九龙地标项目 强化本港联通优势



Cullinan Harbour well received by
the market

「天玺·海」销售反应理想

The Group signs 5-year HK\$23 billion
syndicated credit facility

集团签署230亿港元五年期银团贷款

 新鸿基地产
Sun Hung Kai Properties



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Sun Hung Kai Properties

以 心 建 家 Building Homes with Heart

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Summer 2024

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新鸿基地产发展有限公司刊物

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Editor's Note :

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编者按：

本刊旨在为投资者提供集团业务的最新资讯，维持企业高透明度及良好的企业管治。本刊内容涵盖集团业务的不同范畴，相关资料陈述并非用作宣传推广，亦不构成售楼说明书。本刊内载列的部分相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或/及可能经过电脑图像修饰处理。准买家如欲了解发展项目的详情，应亲自到该发展地盘作实地考察，以获取对该发展地盘以及其周围地区的公共设施及环境较佳的了解。

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West Kowloon landmark development bolsters Hong Kong's competitive edge



SHKP Chairman and Managing Director Mr Raymond Kwok (right) and Mr Sergio Ermotti, Group CEO of UBS Group AG officiate at the topping out ceremony of UBS Hong Kong new office building at IGC

新地主席兼董事总经理郭炳联先生（右）与瑞银集团行政总裁安思杰先生，此前主持IGC的瑞银香港新办公大楼平顶仪式

Over the years, Sun Hung Kai Properties (SHKP) has played a significant role in the development of West Kowloon. Currently, construction of two major projects, the High Speed Rail West Kowloon Terminus Development and the Artist Square Towers Project at the West Kowloon Cultural District, is underway. The office portion of the High Speed Rail West Kowloon Terminus Development has been officially named the International Gateway Centre (IGC), and the development is expected to be completed by the end of 2025.

Creating a unique commercial cluster in West Kowloon

With foresight into the development of Kowloon Station and the Airport Express Line (AEL), the Group embarked on its investment journey in West Kowloon two decades ago. Among its notable achievements is ICC, which was completed in 2011 and stands as the most iconic landmark, claiming the title of the tallest building in Hong Kong.

The opening of the High Speed Rail West Kowloon Terminus in 2018 further solidified West Kowloon's standing as a core business district. The Group's High Speed Rail West Kowloon Terminus Development is situated right on top of Hong Kong's only High Speed Rail station and adjoins the AEL and three MTR lines. It enjoys unparalleled access to various districts within Hong Kong, as well as cities on the mainland and all over the world.

Furthermore, the development will be strongly connected with neighboring communities, as it will be seamlessly integrated into a 1.5-kilometre-long walkway that will link Jordan and Yau Ma Tei with the West Kowloon promenade.

Designed by renowned Zaha Hadid Architects, the development comprises two sets of twin commercial buildings. It offers a total of about 2.6 million square feet of premium grade-A office (IGC) and approximately 600,000 square feet of retail space. The Group holds the entire retail portion and about 1.2 million square feet of the office portion as a long-term investment. The remaining portion of the office space is held by two long-term strategic investors.

Group Chairman and Managing Director Raymond Kwok highlighted the significance of the new development, along with the Artist Square Towers Project, which is under construction, ICC, and two luxury hotels slated for refurbishment. They will create a unique commercial cluster in Hong Kong, providing premium office and retail space that will enhance the district's reputation as a prominent hub for commerce, culture, arts, retail, entertainment and transportation.

“The Group's developments in West Kowloon should help solidify Hong Kong's status as a world-class financial centre, as well as a hub for wealth and asset management in the Greater Bay Area.

Group Chairman and Managing Director Raymond Kwok

”

High Speed Rail West Kowloon Terminus Development
高铁西九龙总站发展项目



Rendering 效果图



新鴻基地產 Sun Hung Kai Properties UBS Topping Out Ceremony of UBS New Office Building at SHKP High Speed Rail West Kowloon Terminus Development



(From left) Mrs Amy Lo, Chairman, UBS Global Wealth Management Asia, Head and Chief Executive of UBS Hong Kong; Mr Iqbal Khan, President, UBS Global Wealth Management; Mr Sergio Ermotti, Group CEO of UBS Group AG; Mr Raymond Kwok, SHKP Chairman and Managing Director; Mr Eric Tung, SHKP Executive Director and Mr KW Lo, General Manager (Office Leasing) of Sun Hung Kai Real Estate Agency

(左起) 瑞银财富管理亚洲区主席兼瑞银香港区主管及行政总裁卢彩云女士、瑞银财富管理总裁 Iqbal Khan 先生、瑞银集团行政总裁安思杰先生、新地主席兼董事总经理郭炳联先生、新地执行董事董子豪先生及新鸿基地产代理总经理(办公楼楼租务)卢经纬先生

He said the Group has consistently invested in Hong Kong for over half a century and developed many iconic landmarks and successful commercial projects in the city. The new developments should help solidify Hong Kong's status as a world-class financial centre, as well as a hub for wealth and asset management in the Greater Bay Area.

Commitment to sustainable development across property portfolio

Given the growing maturity of West Kowloon, many local, mainland and foreign firms have shown keen interest in setting up their operations in the area, fuelling the demand for office space. UBS, a leading global financial institution, has leased an entire 14-storey building among IGC's two twin towers. Mr Kwok said, "We are deeply honoured by UBS' decision to choose an office tower of the IGC as their Asia Pacific regional headquarters. This choice is a testimony of UBS' trust in our dedication to delivering premium building quality and best-in-class holistic property management."

Global firms are increasingly prioritizing environmental, social and governance (ESG) principles. In particular, large corporations, international brands, and multinational companies place significant value on green building certifications when choosing office spaces. IGC has already obtained pre-certification for several world-class green and healthy building certification programmes. This further enhances its appeal to foreign firms and financial institutions. The Group has received a number of leasing enquiries for IGC, highlighting steady demand from large corporations for premium office spaces in Hong Kong with high ESG standards.



Rendering 效果图

创建西九龙地标项目 强化本港联通优势



Rendering 效果图

新 新鸿基地产(新地)积极参与西九龙区的发展，集团位于区内的高铁西九龙总站发展项目及西九文化区艺术广场大楼项目正在兴建中。高铁西九龙总站发展项目的办公楼部分已正式命名为 **International Gateway Centre (IGC)**，项目预计于 2025 年底落成。

创建西九独特商业建筑群

为配合九龙站及机场快线的发展，集团早著先机，于20年前已参与投资西九龙地区的发展，其中最瞩目的是全港最高建筑物、2011年落成的环球贸易广场。

随著高铁西九龙总站于2018年启用，更进一步奠定西九成为本港商业核心区的地位。其中由集团筹建的高铁西九龙总站发展项目，坐落于香港唯一高铁站的上盖，邻近机场快线和三条港铁路线，贯通香港各区，联通内地主要城市及世界各地。

项目也将与周边社区紧密相连，因为它将无缝融入一条长达 1.5 公里的步行道，将佐敦和油麻地与西九龙海滨长廊连接起来。



Rendering 效果图



项目由国际著名的扎哈·哈迪德建筑师事务所 (Zaha Hadid Architects) 设计，两幢双塔式商厦共计提供约24万平方米 (260万平方呎) 的甲级办公楼楼面 (IGC)，以及约5.6万平方米 (60万平方呎) 零售楼面。集团会持有全部零售楼面及约11万平方米 (120万呎) 办公楼作长线投资，办公楼其余部分由两名策略投资者持有。

集团主席兼董事总经理郭炳联表示，联同另一个兴建中的西九文化区艺术广场大楼项目、已落成的环球贸易广场，以及计划翻新的两间豪华酒店，集团旗下多个西九商业项目将组成香港独特的商业建筑群，为该区域提供优质办公楼及零售楼面，进一步提升西九龙作为商业、文化、艺术、零售、娱乐和交通枢纽的地位。

郭炳联表示集团扎根香港逾半世纪，先后创建了多个标志性地标和商业项目，他有信心相关项目将对推动香港作为大湾区的主要商业中心，以及为巩固香港成为资产及财富管理国际金融中心，带来积极的作用。

物业符合绿色建筑可持续发展

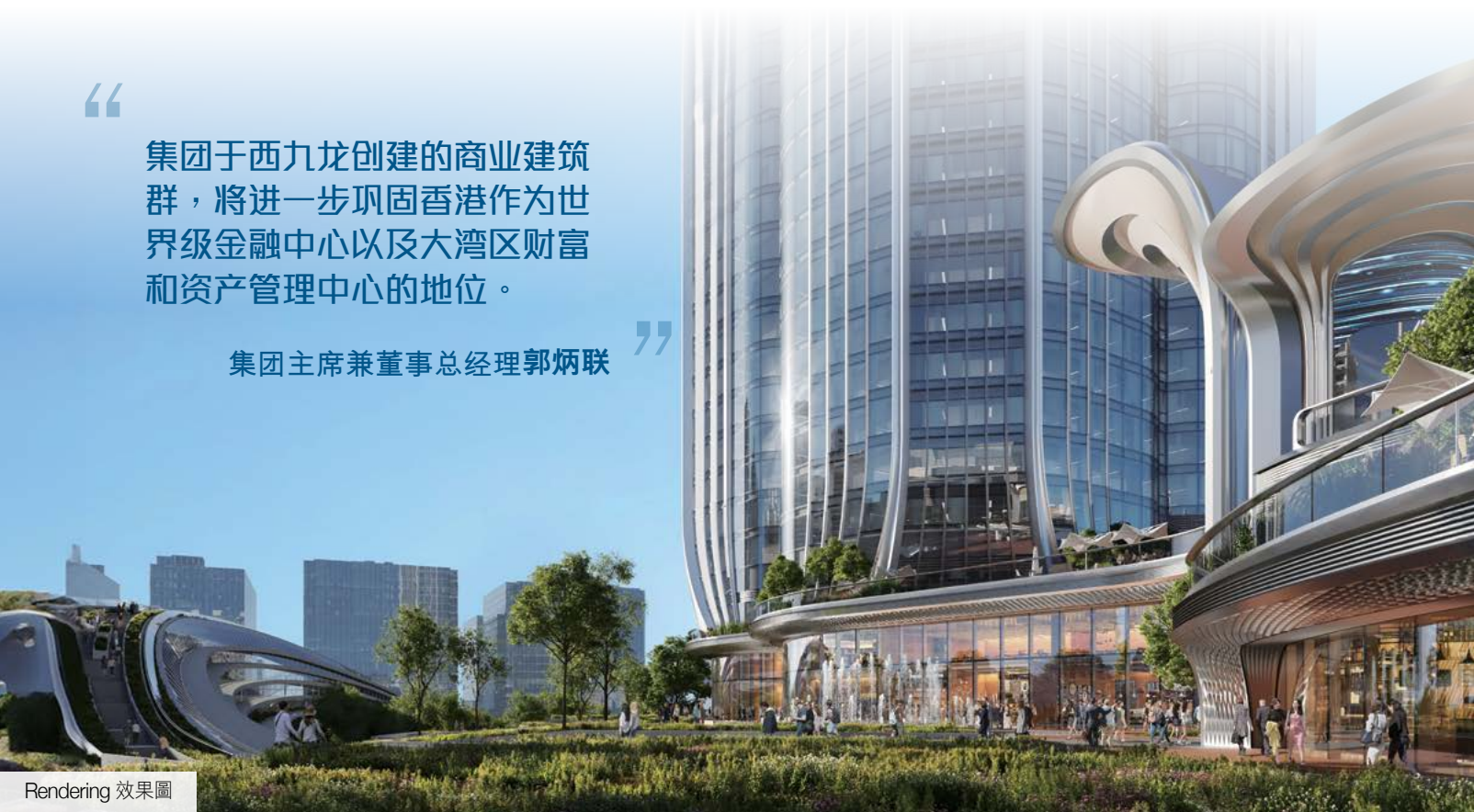
随著西九龙地区发展愈趋成熟，不少本地、内地和外资企业均有意落户该区，带动办公楼市场的刚性需求，而跨国金融机构瑞银更承租IGC两幢双子式写字楼中的一座14层高的建筑。郭炳联表示：“集团很荣幸瑞银选择落户IGC为他们的亚太区总部，印证瑞银充分信任新地出色的建筑品质和优质的物业管理能力。”

国际企业对环境、社会和管治 (ESG) 的概念日益重视。不少大企业、国际品牌和跨国企业在选择办公楼时，都十分重视物业的绿色建筑认证。IGC已取得多项国际级的绿色或健康建筑预认证，对外资企业和金融机构更具吸引力。集团也接获不少租赁查询，说明大型企业对香港的绿色优质办公楼项目仍有稳定需求。

“集团于西九龙创建的商业建筑群，将进一步巩固香港作为世界级金融中心以及大湾区财富和资产管理中心的地位。”

集团主席兼董事总经理郭炳联

”



Green Lease Agreement 绿色租赁协议

IGC has obtained a number of pre-certifications on sustainable development. Moving forward, the company will implement more measures to make it one of the most sustainable and environmentally-friendly buildings in the world. Signing a green lease agreement with UBS reflects the Group's strong commitment to green practices.

The development will showcase many green elements including about 100,000 square feet of open space that features a publicly accessible observation deck. Over 30% of the site area will be dedicated to greenery. The development will incorporate a high-performance façade to reduce heat gain and maximize daylight penetration. The integration of solar panels, building-integrated photovoltaics, and bio-diesel generators will further enhance energy efficiency. Furthermore, the implementation of a rainwater harvesting system will help reduce water consumption.

IGC has already acquired pre-certification for six sustainability programmes. It targets to acquire pre-certification in two more programmes: China Green Building Label and SmartScore.

IGC目前已取得多项可持续发展预认证。集团将推出更多措施，致力将发展项目打造成世界级的可持续发展及环境友好建筑。通过与瑞银签订“绿色租赁协议”，集团进一步彰显践行绿色承诺的决心。

项目将有多项绿色元素，包括提供超过9.3万平方米 (10万平方呎) 的休憩用地，其中设有开放予公众的观景台；绿化面积将占整个地盘面积逾30%；采用高效能的幕墙以减少外墙吸热程度及提升采光能力；利用太阳能板、光伏系统和采用生物柴油发电机，以降低对电网的能源需求；收集雨水循环再用，以减少用水量等。

IGC目前已成功取得六项预认证，项目也正在申请另外两项预认证：中国绿色建筑标识和SmartScore 智慧楼宇认证。



LEED – Core and Shell v4: Platinum
美国能源与环境设计先锋 (LEED) —
核心与外壳 (Core and Shell)
第4版：铂金级



BREEAM – International
New Construction V6: Excellent
英国BREEAM认证—国际版
新建建筑版本6.0：优秀 (Excellent)



China Healthy Building Label –
CHBL T/ASC 02-2021
(Design): Platinum
中国健康建筑评价标识—《健康建筑评价
标准》T/ASC 02-2021 (设计)：铂金级



WiredScore: Platinum
WiredScore楼宇通讯认证：铂金级



WELL – Core v2
(Target rating: Platinum)
WELL健康建筑标准核心体第2版
(目标评级：铂金级)

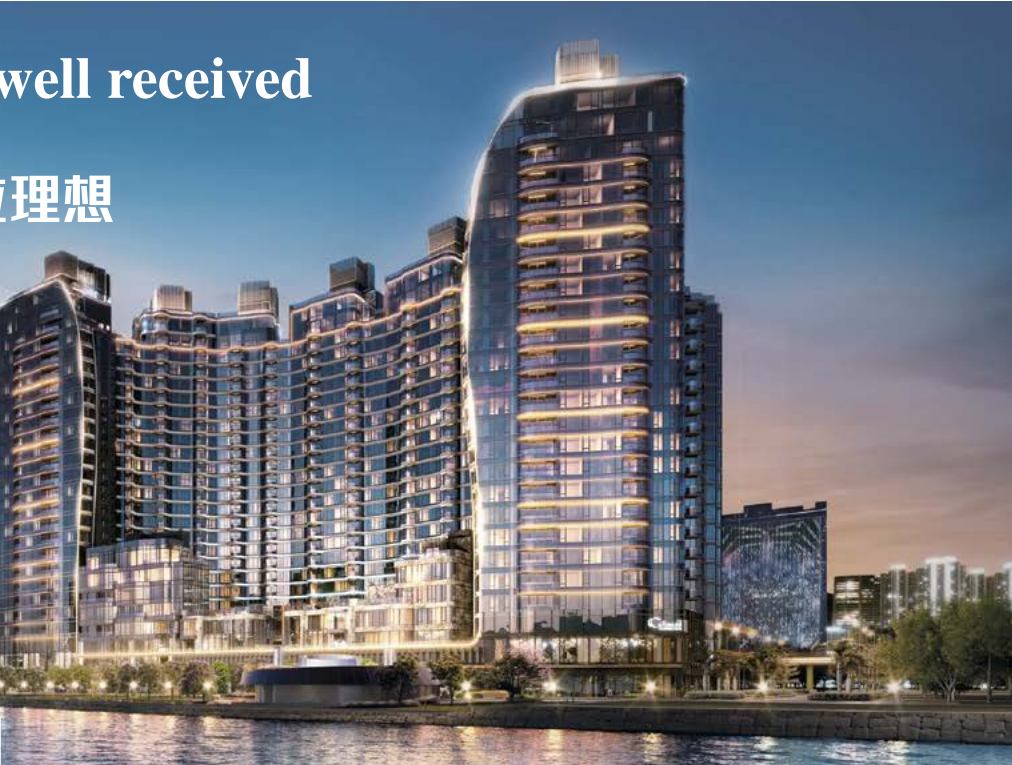


BEAM Plus –
New Building V2.0: Provisional Platinum
香港绿建环评 (BEAM Plus) —
新建建筑2.0版：暂定铂金级



业务动向

Cullinan Harbour well received by the market 「天玺·海」销售反应理想



Rendering of Cullinan Harbour 「天玺·海」效果图

Cullinan Harbour, the Group’s luxury residential development situated at the front end of the Kai Tak runway area, offers breathtaking views of Victoria Harbour*. Developed in two phases, the project offers a total of 439 high-end residential units and a 24,000-square-foot retail podium*. Phase 1 of the Development has been well received by the market.

Cullinan Harbour is the first residential project in Hong Kong designed by the world-class architectural firm SOM. With its unique geometric design and a large-scale lighting art installation on the façade, the residential tower is set to become a new landmark along Victoria Harbour.

Approximately 90% of the units of the Development enjoy captivating open sea views*. All have balconies or outdoor space, with over 70% being four-bedroom units. Standard units in Phase 1 vary in their saleable areas from 541 to 2,196 square feet®, featuring two to four bedrooms. Moreover, there are 18 special units& available for selection.

Club Harbour[®] features communal gardens and leisure areas, with a total area of approximately 80,000 square feet[#]. It offers a variety of facilities including the Jade Pool [®], a 35-metre outdoor pool, the Indigo Pool [®], a 20-metre heated indoor pool, and a dining area with a panoramic sea view.

集团旗下位处启德跑道区前端的豪宅发展项目「天玺·海」，坐拥维港美景*，眺望维港双海峽*。项目分两期发展，合共提供439个优质住宅单位，并设有约2.4万平方呎基座商场*。发展项目的第1期自推售以来，备受市场追捧，销情理想。

「天玺·海」为世界级建筑师事务所SOM于香港设计的首个住宅项目。住宅大楼独特的几何流线设计及大型外墙灯光艺术装置，意将成为维港两岸新地标。

整个项目约九成单位可享开扬海景*，全数单位均附设露台或户外空间，逾七成为四房单位。发展项目的第1期标准单位之实用面积由541至2,196平方呎不等®，户型涵盖两房至四房，另备有18伙特色单位&。

住客会所「Club Harbour[®]」连公用花园及游乐地方的总面积约8万平方呎[#]，特设约35米户外泳池「澄映池 Jade Pool [®]」、约20米室内恒温泳池「漾映池 Indigo Pool [®]」及全海景餐饮空间等多元化设施。

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Notes

+ This is only a general description of the surroundings of the Development and the Phase, it does not imply that all units enjoy the relevant view simultaneously. The views mentioned are subject to the floor level, orientation, height and the surrounding buildings and environment of the units, they may not be applicable to all units, and the surrounding buildings and environment may change from time to time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the views of the Development and the Phase as well as the surrounding environment and buildings, whether or not in relation to the views. 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. Please refer to the Sales Brochure for details of the Development and the Phase.

® The saleable areas and the floor areas of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (excluding the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas listed above in square feet are converted from 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, there may be some slight discrepancies between the figures in square feet and square metres. Please refer to the Sales Brochure for details of the saleable area of individual units.

& Special units refer to the units located in Phase 1 of the Development and named in the SKYPLEX and MANOR series in the Sales Brochure, as well as VICTORIA HOUSE and HARBOUR HOUSE, of which the total number is 18 units. Please refer to the Sales Brochure for details of the Development and the Phase.

® Club Harbour is a residents' clubhouse of the Development, the clubhouse/restaurant/bar/lounge/wine cellar/landscaped garden/recreational facilities/shared space, etc. (collectively the "Facilities") may not be instantly available upon handover of the Development and/or the Phase. The names of the Facilities are for promotional purposes only and will not be shown in the Deed of Mutual Covenant, the Provisional Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase, the Deed of Assignment or any other title deeds. The Facilities and completion dates of the Facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant government departments. The opening hours and use of the Facilities are subject to the relevant laws, land grant documents, terms of the Deed of Mutual Covenant and the site conditions. The Vendor reserves the right to make alterations to the building plans and other design plans of the Development and/or the Phase and any part thereof from time to time. The Vendor also reserves the absolute right to make changes to any part of the Facilities (including but not limited to their names, specifications, areas, scope, partitions, designs, layouts, use and features) without prior notice to any purchaser. The use or operation of some of the facilities and/or services of the Facilities may be subject to the general rules and regulations of the clubhouse and consents or permits issued by the relevant government departments, and users may be required to make additional payment. Some of the Facilities are part of Phase 2 of the Development and cannot be used before completion of Phase 2 of the Development.

The clubhouse and landscaping of the entire Development includes an indoor residents' clubhouse with an area of about 25,000 square feet and an outdoor residents' clubhouse, communal gardens or leisure areas (covered and uncovered) with an area of nearly 54,000 square feet. All of the Development's residential property owners, occupants and their guests will be allowed to use the clubhouse and recreational facilities subject to the terms and conditions of the Deed of Mutual Covenant, relevant government licences, regulations, and may be required to pay a fee. The clubhouse and recreational facilities, communal gardens and leisure areas will be opened and operated upon handover of the residential properties of the respective Phase.

▲ Cullinan Harbour's retail podium is located in Phase 1 of the Development, its design and area shall be subject to the final plans approved by the government. The Vendor reserves the right to amend and change the store facilities and their partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The stores may not be opened immediately upon handover of the Phase and/or the Development. The above infrastructure and/or commercial projects and/or proposals and/or proposed buildings and facilities etc. are still under construction/planning and may be subject to change from time to time. The completion and opening dates are subject to the final announcement by the relevant government departments or private organizations. This advertisement/promotional material does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, with respect to the infrastructure project and/or the commercial project and/or the proposal and the final planning, design, area, completion and opening dates. After completion, the condition may be different from that described in this advertisement. The Vendor recommends prospective purchasers to conduct on-site visit for a better understanding of the development site, its views, surrounding environment and the public facilities nearby.

Name of the Phase of the Development: Phase 1 ("Phase 1 of the Development") and Phase 2 ("Phase 2 of the Development") (each phase is referred to below as the "Phase") of Cullinan Harbour Development ("the Development") (Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, MANSION 1 and MANSION 2 of the residential development in the Phase are called "Cullinan Harbour"; Tower 7, Tower 8 and Tower 9/9A of the residential development in Phase 2 of the Development are called "Cullinan Harbour II")

District: Kai Tak
Name of the street and the street number of the Phase: No. 26 Shing Fung Road*
The website address designated by the Vendor for the Phase: (Phase 1 of the Development) www.cullinanharbour.com.hk; (Phase 2 of the Development) www.cullinanharbour2.com.hk

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Well Capital (H.K.) Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, Trade Up Ventures Limited
Authorized Person of the Phase: Chen Yat Ching Philip
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners 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: Woo Kwan Lee & Lo; Mayer Brown; Siu, 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 1 of the Development) 30 November 2025; (Phase 2 of the Development) 31 December 2025. Material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.
Please refer to the sales brochure for details of the Phase.
The provisional street number is subject to confirmation when the Phase is completed.
Date of printing/production: 28 June 2024

备注

+ 仅为发展项目及期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处楼层、座向、高度及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对发展项目及期数之景观及周边环境及建筑物并不作出任何不论明示或隐含之要约、陈述、承诺或保证(不论是否有关景观)。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。有关发展项目及期数的详细资料，请参阅售楼说明书。

® 实用面积、以及露台、工作平台及阳台(如有)的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。其他指明项目的面积(不计算入实用面积)，是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米显示之数字可能有些微差异。有关个别单位之实用面积之详情，请参阅售楼说明书。

& 特色单位指分布于发展项目的第1期，并于售楼说明书中指名为「SKYPLEX」及「MANOR」系列之单位，以及VICTORIA HOUSE及HARBOUR HOUSE，合共18伙。详情请参阅售楼说明书。

® 「Club Harbour」为发展项目的住客会所，会所/餐厅/酒吧/休息室/酒窖/园景花园/康乐设施/共享空间等(统称「该等设施」)于发展项目及/或期数入伙时未必能即时启用。该等设施之名称仅作推广之用，将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。该等设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。该等设施之开放时间或使用受相关法律、批地文件、公契条款及现场环境状况限制。卖方保留权利不时更改发展项目及/或期数及其任何部分之建筑图则及其他图则设计。卖方亦保留一切更改各该等设施的任何部分(包括但不限于其名称、规格、面积、范围、间隔、设计、布局、用途及特色)之绝对权利，事先毋须通知任何买家。该等设施部分设施及/或服务的使用或操作可能受制于会所守则及相关设施及/或服务的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。部分该等设施属于发展项目的第2期，于发展项目的第2期落成前不可使用。

整个发展项目之会所及园林，包括面积约为2.5万平方呎的室内住客会所，以及面积近5.4万平方呎的室外住客会所、公用花园或游乐地方(有上盖及没有上盖遮盖)。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规约的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用。会所及其康乐设施、公用花园及游乐地方于住宅物业入伙时将按个别期数入伙时间开放及启用。

▲ 「天玺·海」基座商场位于发展项目的第1期，商场之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店铺设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺于发展项目及/或期数入伙时未必即时启用，上述基建项目及/或商业项目及/或方案及/或拟建建筑物及设施等仍在兴建中/规划中，可能不时更改，其最终落成及启用日期以有关政府部门或私人机构最终公布为准。本广告/宣传资料对该基建项目及/或商业项目及/或方案及其最终之规划、设计、面积、落成及启用日期并不作出任何不论明示或隐含之要约、承诺、陈述或保证。完成后之状况与本广告所述者可能不同。卖方建议准买家到有关发展项目地盘作实地考察，以对该发展地盘、其景观、周边地区环境及附近的公共设施有较佳了解。

发展项目期数名称: 天玺海发展项目(「发展项目」)的第1期(「发展项目的第1期」)及第2期(「发展项目的第2期」)(各期下称「期数」)(发展项目的第1期中住宅发展项目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2称为「天玺海」;发展项目的第2期中住宅发展项目的第7座、第8座和第9/9A座称为「天玺海II」)

区域: 启德
期数的街道名称及门牌号数: 承丰道26号*
卖方就期数指定的互联网网站的网址: (发展项目的第1期)www.cullinanharbour.com.hk; (发展项目的第2期)www.cullinanharbour2.com.hk
本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 华荣(香港)有限公司
卖方的控股公司: 新鸿基地产发展有限公司、Time Effort Limited、Trade Up Ventures Limited
期数的认可人士: 陈一贞
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 王董建筑师事务有限公司
期数的承建商: 新辉城建工程有限公司
就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、孖士打律师行、薛冯马诺律师行
已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司已为期数的建造提供贷款的任何其他: Sun Hung Kai Properties Holding Investment Limited
尽买方所知的期数的预计关键日期: (发展项目的第1期) 2025年11月30日; (发展项目的第2期) 2025年12月31日。关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。
本广告由卖方发布或在卖方的同意下由另一人发布。
卖方建议准买方参阅有关售楼说明书，以了解期数的详细资料。
详情请参阅售楼说明书。
*此临时门牌号数有待期数建成时确认。
印制/制作日期: 2024年6月28日

* This is a rendered image of the Development, and/or the Phase and/or the clubhouse of the Development, and has been processed and synthesized with computerized imaging techniques. It only represents a designer's impression of the Development, the Phase and the clubhouse and is for reference only, not taken from the Development or the Phase or the clubhouse. The Development, the Phase and the clubhouse are still under construction and the image only shows the general appearance of the Development, the Phase and the clubhouse upon completion, and does not reflect their actual appearance, view, vicinity or the final appearance. The rendered image may not reflect the air-conditioning units, conduits, grilles, louvers and other facilities that may appear on the external wall of the Development and the Phase. The scenery reflection or sky reflection (if any) of the glass curtain wall shown in the background (if any), residential buildings and residential clubhouse are not the actual view of the Development and the Phase and are for reference only. The Vendor reserves the right to make alterations to the building plans and other plans from time to time, and the design of the Development, the Phase and the clubhouse shall be subject to the final plans approved by the relevant government authorities. The nearby roads, buildings, facilities and environment of the Development and the Phase may be omitted or simplified. The rendered image may not show all buildings and/or facilities nearby the Development and the Phase and may show buildings, facilities and district development scheme outside the Development and the Phase that are completed, under construction or uncompleted. Where the details of such buildings, facilities and district development scheme, (including but not limited to implementation, name, location, design, size, scale, distance, completion date, etc.) shall be subject to the final approval of relevant institutions or government authorities. Such buildings, facilities, district development scheme and etc. may be uncompleted or abandoned upon completion or handover of the Development



HKBAC JetLink Service to leverage Hong Kong's "double gateway" advantages

香港商用航空中心推出“商务机联程直达服务” 助力发挥香港“双门户”优势



HKBAC Chairman Allen Fung and Deputy General Manager Sheree Cheung said the business aviation market has expanded and diversified in recent years
香港商用航空中心主席冯玉麟及副总经理张美仪表示航空业近年积极扩展多元化业务

The rebound in leisure travel and growth in business aviation due to increasing economic activity has led to robust demand for air services. The Hong Kong Business Aviation Centre (HKBAC), a subsidiary of the Group, has introduced the new HKBAC JetLink Service to provide seamless connectivity between business jets and commercial flights, offering passengers greater convenience and a personalized transfer journey with enhanced privacy.

Allen Fung, Chairman of HKBAC, noted that in recent years, HKBAC's main clientele has grown beyond the traditional business owners, senior executives of financial corporations and high net-worth individuals to also include a wide variety of passengers on charter flights, group tours and family getaways, as well as pet transportation. This expansion and diversification of the business aviation market has met evolving customer needs and increased demand for business jets, he said.

The new HKBAC JetLink Service provides passengers with wing-to-wing airside transfers. With dedicated personnel

accompanying the travellers throughout the entire transfer, they can clear customs and claim baggage with great ease. This enhancement can improve privacy and potentially reduce transfer time by approximately one-third.

The government's drive for a mega event economy and initiatives to attract family offices have fuelled demand for premium air services that promise a high level of privacy and flexibility. Business aviation is well placed to meet the travel needs of this clientele and can help further attract global talent and business travellers to Hong Kong. This, in turn, will strengthen the competitiveness of Hong Kong International Airport (HKIA) and benefit Hong Kong's overall economic development.



Rendering 效果图
The new terminal will feature an all-weather canopy for passenger service
新航站楼将设有全天候顶篷，为客人提供更佳的服务体验

Mr Fung pointed out that Hong Kong's superior geographical location provides access to all major Asia Pacific markets in four hours and half the world's population within five hours. As Hong Kong's only Fixed-Base Operator franchisee, HKBAC will continue to support Hong Kong's role as a "double gateway" between the Mainland and the world, and solidify its position as an international aviation hub as stipulated in the National 14th Five-Year Plan.

In tandem with the phased launch of HKIA's Three-runway System and "Airport City" initiatives, HKBAC commenced a terminal redevelopment project in 2022. When the project is completed in 2025, HKBAC will be able to double its business jet handling capacity and provide upgraded facilities to further enhance the travel experience of transit passengers.

全球旅游业正稳步复苏，加上经济活动及公务往返愈趋频繁，市场对航空服务的需求持续增加。集团附属公司香港商用航空中心推出全新的“商务机联程直达服务”，加强商务与民航机的无缝连接，为乘客提供高效便捷、个性化及私密性更高的优质转机体验。

香港商用航空中心主席冯玉麟表示，香港商用航空中心的顾客以往多是企业主、金融商业机构高层及高净值



人士。然而随著各种形式的包机及旅游模式逐渐兴起，例如团体旅游、家庭度假、宠物旅游等，近年商用航空的服务对象已不限于商务旅客，为满足顾客不断变化的需要，将进一步带动商用机的需求。

香港商用航空中心推出全新商务与民航机中转服务，让乘客直接在机场禁区范围内转机，并有专人全程陪同及协助清关及提取行李，令过程更加轻松。提升私密性之余，有望缩短约三分之一的转机时间。

随著政府大力推动盛事经济，积极吸纳家族办公室落户，市场需要具弹性、高效、高私密性及高质量的航空服务。商用航空正好配合这批人士的出行习惯与模式，有助吸引相关国际人才、商旅游客来港，从而提高香港国际机场的竞争力，促进香港的经济展。

冯玉麟表示，香港坐拥优越地理位置，4小时飞行航程可达亚太区主要市场，5小时航程可覆盖全球过半数人口居住地。作为本港唯一一特许商务机营运基地，香港商用航空中心将会继续令香港更好发挥联通内地和国际市场“双门户”的桥梁角色，配合国家“十四五”规划，支持香港拓展航空网络，巩固及提升香港国际航空枢纽地位。

为配合机场三跑道系统落成和机场城市的愿景，香港商用航空中心已于2022年启动扩建提升工程，预计于2025年完成。设施升级后，处理商务航班数量将增加一倍，从而提升过境旅客的服务体验。



The Group signs 5-year HK\$23 billion syndicated credit facility 集团签署230亿港元五年期银团贷款



The Group has secured a HK\$23 billion five-year syndicated credit facility from a diverse group of financial institutions, which was oversubscribed by nearly five times.

Group Chairman and Managing Director Raymond Kwok (middle, front row) said at the loan signing ceremony: “This overwhelming response is a very strong vote of confidence in SHKP and the future of Hong Kong. Amid macroeconomic headwinds, the Group remains committed to prudent financial discipline and places strong emphasis on cash flow management, including the implementation of strict controls on capital expenditure and the continuous launch of residential projects for sale.”

The Group will use part of the facility proceeds to refinance some of its existing debts, with the remainder reserved as working capital for the Group’s business developments.

The Group holds the highest credit ratings among property companies in Hong Kong, with an A+ rating from Standard & Poor’s and an A1 rating from Moody’s. The Group’s dedication to developing quality and green properties, along with its premium, trustworthy brand and strong reputation, is well recognized among tenants, shoppers, home buyers and the investment community.

集团与23家金融机构签订230亿港元的五年期银团贷款协议，并获银行界超额认购近五倍，反应热烈。

集团主席兼董事总经理郭炳联（前排中）于签署仪式上表示：“银行界反应踊跃，显示他们对新地及香港的未来非常有信心。面对当前的经济环境，集团会继续恪守审慎的财务原则，高度重视现金流管理，包括严格控制资本开支，并继续推出待售住宅项目。”

部分贷款将用于为现有债务再融资，而其余部分则作为集团业务发展的营运资金。

集团是本地地产发展商中信贷评级最高的公司，标普评级为A+，穆迪评级为A1。集团致力发展优质及绿色物业，拥有优质和具信誉的品牌，深受租户、购物者、物业买家及投资界认可。

SHKP malls gear up for Paris 2024 Olympics 新地商场全力支持巴黎奥运



Gearing up for the Paris 2024 Olympics, the Group has stepped up as the venue sponsor for the Sports Federation & Olympic Committee of Hong Kong, China’s (SF&OC) “Road to Paris” roving promotion. This exciting partnership will see SHKP malls host a series of Olympics-themed campaigns to generate support for Hong Kong athletes in the lead-up to the global sporting event.

At the kickoff ceremony for “Road to Paris” held at apm, Kwun Tong, Group Executive Director Christopher Kwok (first left, left photo) said: “SHKP malls will present live broadcasts of the games and roll out various promotional activities, offering special privileges for The Point members. We believe that by bringing major events to different districts through our mall network, it will help boost the economy, drive local tourism and the retail market in alignment with the government’s vision of ‘tourism is everywhere in Hong Kong.’”

From early June to mid-July, 10 SHKP malls will host a series of Olympic and sports-themed events, including exhibitions, interactive game booths, athlete photo exhibitions, sports experiences and athlete sharing sessions.

随著2024巴黎奥运会即将开幕，集团很荣幸成为中国香港体育协会暨奥林匹克委员会（港协暨奥委会）“迈向巴黎奥运 Road to Paris”巡回推广活动的场地赞助商，让系列奥运造势活动在旗下商场举行，与市民一同为香港运动员打气。

集团执行董事郭基泓（左图左一）在观塘apm举行的“迈向巴黎奥运 Road to Paris”启动礼上表示：“奥运期间，新地各区商场都会直播赛事，同时推出一系列精彩推广活动及The Point会员优惠，希望借力体育盛事‘拼经济’，同时希望响应政府‘香港无处不旅游’的理念，通过新地商场网络，将盛事带到各个社区，振兴本地旅游业和消费市场。”

集团10个商场由六月初至七月中，会举办一系列的奥运及体育主题活动，包括展览、互动摊位游戏、运动员影展、运动体验及运动员分享会等。



The Group purchases electric construction equipment 集团购置纯电动建筑设备



To further promote green construction, the Group acquired nine pieces of electric construction equipment to replace their diesel counterparts. This is expected to result in an annual reduction of approximately 240 tonnes of carbon emissions, which is equivalent to the environmental impact of planting over 10,000 trees.

The nine pieces of equipment include five truck cranes, two truck mixers and two trailer pumps. Some of the equipment has already been put to use in the Group's ongoing projects, including the mega project at Sai Sha near Ma On Shan, the Hong Kong Business Aviation Centre in-situ expansion, and projects in Kwu Tung and So Kwun Wat.

During the ceremony commemorating the handover of the equipment, Group Executive Director Adam Kwok (middle) said: "SHKP has committed substantial resources to reducing carbon emissions and promoting sustainable development. Electrification on construction sites is an important component of the Group's carbon-reduction strategy. This purchase will help us create a 'triple-win' scenario, benefitting the environment, the industry and our construction workers. Our collective efforts will contribute to making Hong Kong a greener, low-carbon city."

He believed the move would not only reduce carbon emissions, but also encourage other industry players to embrace green building equipment. Furthermore, the use of electric equipment would provide frontline workers on construction sites with a cleaner and healthier work environment.

In addition to the equipment purchase, the Group has implemented various green initiatives in five key areas of construction. These include the use of green smart technologies from design, construction to facility management; the development of green energy infrastructure, including one of the largest solar power networks in Hong Kong; collaboration with universities to conduct research on green building technologies; the provision of green building materials for the Group's projects and the industry; and the establishment of Sanfield Construction Innovations Limited to train green building talent.

Electric construction equipment 纯电动建筑设备



Truck crane 汽车伸缩吊机



Truck mixer 混凝土搅拌车



Trailer pump 拖式混凝土泵

为进一步实践绿色环保建筑，集团购置了九部纯电动建筑设备取代传统柴油设备，预计每年能减少约240公吨的碳排放，相当于种植超过10,000棵树。

引入的九部纯电动建筑设备分别为五部汽车伸缩吊机、两部混凝土搅拌车，以及两部拖式混凝土泵。部分设备已应用于集团旗下不同项目，包括马鞍山附近的西沙大型项目、香港商用航空中心扩建项目、古洞和扫管笏的发展项目等。

集团执行董事郭基辉(中)在设备交付仪式上表示：“新地积极投入资源推动绿色建筑可持续发展，节能减排，而提升建筑工地电气化正是集团的减碳策略之一，期望本次引入的九部纯电动建筑设备可以为环境、为业界、为建筑工友实现‘三赢’局面，协助香港成为更加绿色的低碳城市。”他还指出，购买纯电动建筑设备不只可减碳，更有望启发业界采用更多绿色建筑设备。此外，使用纯电动设备可为建筑工地的工人提供更健康的工作环境。

同时，为推动香港成为低碳城市，集团也于以下五大范畴积极推行绿色建筑措施，包括从设计、施工到设施管理，采用绿色智能技术；建设绿色能源，发展全港最大的太阳能发电网络之一；与香港的大学合作研发绿色建筑科技；提供绿色建材供集团项目和业界使用；以及成立新辉建筑创科有限公司，培训绿色建筑人才。





Two decades of promoting reading for all 深耕廿载推动全民阅读



Group Executive Director Christopher Kwok said President Xi Jinping has expressed his wish for everyone to actively engage in reading. SHKP has been promoting reading since 2005 and is honoured to provide a bustling venue for the 2024 Hong Kong Reading+ carnival to foster a love of reading in the city. Group Executive Director Gao Hui said, "President Xi Jinping once mentioned, 'I hope everyone in the whole society can participate in reading.' This is a great honor for us to provide a high-traffic venue for the event, promoting the reading atmosphere for all."

The Group has been a strong advocate for reading for almost two decades. In support of government's designation of 23 April as Hong Kong Reading for All Day starting from 2024, the Group provided the venue of New Town Plaza in Shatin for 2024 Hong Kong Reading+, a four-day carnival held at the end of April.

Organized by the Hong Kong Publishing Federation and sponsored by Create Hong Kong of the Culture, Sports and Tourism Bureau, 2024 Hong Kong Reading+ featured a series of exciting events. They included an exhibition, a book fair, musical performances, parent-child workshops as well as seminars by renowned writers including a talk by Hideko Yamashita, the acclaimed Japanese writer of the global bestseller "DanShaRi". In addition to supporting the carnival, New Town Plaza launched online and offline activities during the Hong Kong Reading Week, from 20 to 28 April, to promote reading.

集团在过去近20年积极推广阅读，适逢政府从今年起将4月23日订为“香港全民阅读日”，集团全力支持并为“2024香港阅读+”提供场地，让主办单位于四月下旬连续四日在沙田新城市广场举行嘉年华活动。

由香港出版总会主办、文化体育及旅游局“创意香港”赞助的“2024香港阅读+”嘉年华，呈献了一系列精彩活动，包括展览、书展、音乐表演、亲子工作坊及作家讲座，并邀请日本著名作家、全球畅销书《断舍离》作者山下英子举办分享会。沙田新城市广场更于“香港悦读周”期间（即4月20日至28日）举行线上线下活动，进一步推广阅读风气。



The Group sponsored the Hong Kong Publishing Professionals Society's annual reading survey. In a panel discussion on the survey results, Group Executive Director Allen Fung (middle) shares the Group's longstanding efforts to promote reading in the community over the years. Group Executive Director Feng Yulin (center) happily shared the Group's efforts to promote the reading interest of young people in the past.

Hong Kong's first sustainability-linked supplier payment services programme in the construction industry

香港建造业界首个与可持续发展表现挂钩的供应商付款服务方案



Desmond Tsoi, General Manager of Sanfield (Management) Limited (left) and Wallace Lam, Managing Director and Head of Institutional Banking Group of DBS Bank Hong Kong (right), introduce the pioneering sustainability-linked supplier payment services programme in the Hong Kong construction industry. 新辉（建筑管理）有限公司总经理蔡旭文（左）及星展香港董事总经理兼企业及机构银行总监林永德（右）推出香港建造业界首个与可持续发展表现挂钩的供应商付款服务方案。

Sanfield (Management) Limited, the Group's wholly-owned subsidiary, has partnered with DBS Bank (Hong Kong) Limited to launch Hong Kong's first sustainability-linked supplier payment services (SPS) programme in the construction industry.

Under this programme, Sanfield will establish a range of sustainability-related performance targets encompassing environmental, social, and governance (ESG) disclosure, safety performance, waste reduction, adoption of innovative technology, and carbon emissions reduction. By joining the SPS programme and meeting pre-determined sustainability-related targets, Sanfield's suppliers and sub-contractors may get early payment from Sanfield, thereby improving their cash conversion cycle while enhancing their ESG performance.

Desmond Tsoi, General Manager of Sanfield, said, "The sustainability-linked supplier payment services programme will encourage Sanfield's suppliers to accelerate their transition to more sustainable construction practices. This will benefit all three parties: the environment, the industry and our construction partners."

集团旗下全资拥有附属公司新辉（建筑管理）有限公司此前与星展银行（香港）有限公司联手推出香港建造业界首个与可持续发展表现挂钩的供应商付款服务方案。

新计划下，新辉会设立一系列可持续发展绩效目标，包括提升环境、社会和管治（ESG）资讯的披露、加强安全表现、减少废弃物、采用创新技术以及减少碳排放。参与新方案的供应商和承包商达成与可持续发展表现挂钩的预设目标后，可获得新辉提前付款，从而改善其现金循环周期，在提升 ESG 表现的同时获得经济奖励。

新辉（建筑管理）有限公司总经理蔡旭文表示：“推出开创性的与可持续发展表现挂钩的供应商付款服务方案将鼓励新辉的供应商加快绿色转型，并创造一个让环境、业界和建筑伙伴‘三赢’的局面。”



The Group's Mong Kok commercial landmark set to become a new hub in Central Kowloon

集团全新旺角商业地标发挥联动效益 势成中九龙核心

The Group's large-scale commercial development in Mong Kok will be a smart and sustainable project, set to become the Green Heart of the district. Located adjacent to the MTR Mong Kok East station on the East Rail Line and providing a public transport interchange, this transit-oriented development boasts excellent connectivity to all districts in Hong Kong and the Greater Bay Area.

The project, whose planning application was earlier approved by the Town Planning Board, will have a total gross floor area of 1.52 million square feet. Its 320-metre-tall main tower will be the second tallest commercial building in Kowloon after the International Commerce Centre (ICC). The project will enjoy synergies with MOKO, Grand Century Place and Royal Plaza Hotel in the vicinity, making it a business, retail and tourism hub in Central Kowloon.



由集团悉心筹建的旺角全新大型商业地标将集合绿化、可持续发展及智慧元素，成为旺角的“Green Heart”。该项目采用公共交通导向模式（Transit-oriented development）发展，连接东铁线旺角东站，并设有大型公共运输交汇处，贯通全港各区以至大湾区城市，抓紧庞大商机。

项目总楼面面积达14万平方米（152万平方呎），其中主大楼高达320米，是全九龙区继环球贸易广场（ICC）后第二高的地标式商业大厦。相关项目的规划申请，日前已获城市规划委员会批准。该项目将可与相邻的MOKO、新世纪广场和帝京酒店发挥联动效应，势成中九龙的商业、零售购物和旅游消费核心。

Kai Shing actively recruits mainland professionals

启胜积极招募内地人才

The Group's property management subsidiary Kai Shing actively recruits mainland talent who have relocated to Hong Kong under the Top Talent Pass Scheme and other talent admission schemes. May Lam (second right), Deputy General Manager (Human Resources and Administration) of Kai Shing, emphasized that developments like the International Commerce Centre and the one atop the High Speed Rail West Kowloon Terminus require talent proficient in Cantonese, Mandarin, and English, and familiar with both local and mainland cultures to excel in customer service and property management. Kai Shing is committed to providing diverse training for these professionals, leveraging their mainland background with the aim of delivering premium service at the properties it manages in Hong Kong.



集团旗下物业管理公司启胜积极从“高端人才通行证计划”及其他人才入境计划中招募内地人才。启胜副总经理（人力资源及行政）林美玉（图右二）表示，以环球贸易广场及高铁西九龙总站上盖项目为例，在客户服务及物业管理方面都需要熟悉本地及内地文化、精通两文三语的人才。启胜致力为他们提供全面培训，善用其内地背景，务求为辖下的香港物业提供优质服务。

SHKP-Kwoks' Foundation continues to support outstanding students from CUHK

新鸿基地产郭氏基金持续资助中大优才生

Professor Anthony Chan (fifth right), Pro-Vice-Chancellor and Vice-President of The Chinese University of Hong Kong (CUHK), expressed his gratitude to the SHKP-Kwoks' Foundation (the Foundation) during his recent visit to the headquarters of the Group with academic staff and scholarship recipients. Since 2005, the Foundation has supported a scholarship programme that subsidizes outstanding local and mainland students with limited

means to pursue undergraduate studies at CUHK. The Foundation Executive Director Amy Kwok (fifth left) encouraged the beneficiary students to cherish the opportunity to study at CUHK and take every opportunity to broaden their horizons. She looked forward to maintaining the collaboration with CUHK to nurture more talent for Hong Kong and the country.



香港中文大学副校长陈德章教授（右五）日前率领教职员及受助学生到访集团总部，对新鸿基地产郭氏基金表达谢意。“新地郭氏基金——中大优才奖学金”于2005年成立，资助来自香港及内地有经济需要的优秀学生就读中大的学士课程。基金执行董事郭婉仪（左五）勉励受助学生珍惜在中大的学习机会，积极开拓视野。她也期待与中大继续合作，为国家及香港培育更多人才。



奖项

The Group clinches multiple awards from Corporate Governance Asia and FinanceAsia

集团于《亚洲企业管治》及《FinanceAsia》中荣获多项殊荣

The Group secured six prestigious awards at *Corporate Governance Asia's* Asian Excellence Award 2024, namely Asia's Best CEO, awarded to Group Chairman and Managing Director Raymond Kwok, Sustainable Asia Award, Asia's Best CSR, Best Investor Relations Company, Best Investor Relations Professional, and Best Corporate Communications.

In addition, the Group was bestowed multiple prestigious awards in the Asia's Best Companies 2024 survey, organized by financial magazine FinanceAsia. The main awards include Asia's Best Overall Company (SHKP being the sole recipient in Asia), Asia's Best Real Estate Company and Hong Kong's Best Managed Company.



Brian Sum (third left), Associate Member of the Group's Executive Committee, General Manager – Corporate Planning, and Chris Liu (third right), Director of Corporate Communications accept the awards on behalf of the Group
集团执行委员会助理成员兼公司策划总经理沈康宁（左三）及公司传讯总监廖国伟（右三）代表集团接受奖项

集团于《亚洲企业管治》杂志举办的“2024亚洲卓越大奖”中荣获六项殊荣，分别是集团主席兼董事总经理郭炳联获选为“亚洲最佳CEO”、“亚洲可持续发展奖”、“亚洲最佳CSR”、“最佳投资者关系公司”、“最佳投资者关系专业人员”及“最佳公司传讯”。

同时，集团也在财经杂志《FinanceAsia》举办的“2024年亚洲最佳公司”选举中勇夺多项大奖，主要奖项包括“亚洲整体最佳公司”（新地为亚洲区内唯一获奖机构）、“亚洲最佳地产公司”及“香港最佳管理公司”。

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