

SHKP Quarterly

新地季刊

Summer
2024

West Kowloon landmark development bolsters
Hong Kong's competitive edge

創建西九龍地標項目 強化本港聯通優勢



Cullinan Harbour well received by
the market

「天璽·海」銷售反應理想

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

集團簽署230億港元五年期銀團貸款



新鴻基地產
Sun Hung Kai Properties



新 鴻 基 地 產
Sun Hung Kai Properties

以 心 建 家 Building Homes with Heart

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Summer 2024

A Publication of
Sun Hung Kai Properties Limited
新鴻基地產發展有限公司刊物

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Editor's Note :

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編者按：

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，亦不構成售樓說明書。本刊內載列的部分相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或/及可能經過電腦圖像修飾處理。準買家如欲了解發展項目的詳情，應親自到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。

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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

新地主席兼董事總經理郭炳聯先生（右）與瑞銀集團行政總裁安思杰先生，早前主持IGC的瑞銀香港新辦公大樓平頂儀式

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
高鐵西九龍總站發展項目



Rendering 效果圖



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) 瑞銀財富管理亞洲區主席兼瑞銀香港區主管及行政總裁盧彩雲女士、瑞銀財富管理總裁 Iqbal Khan 先生、瑞銀集團行政總裁安思杰先生、新地主席兼董事總經理郭炳聯先生、新地執行董事董子豪先生及新鴻基地產代理總經理(寫字樓租務)盧經緯先生

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 效果圖

創建西九龍地標項目 強化本港聯通優勢



Rendering 效果圖

新鴻基地產(新地)積極參與西九龍區的發展，集團位於區內的高鐵西九龍總站發展項目及西九文化區藝術廣場大樓項目正在興建中。高鐵西九龍總站發展項目的寫字樓部分已正式命名為 **International Gateway Centre (IGC)**，項目預計於 2025 年底落成。

創建西九獨特商業建築群

為配合九龍站及機場快線的發展，集團早著先機，於20年前已參與投資西九龍地區的發展，當中最矚目的是全港最高建築物、2011年落成的環球貿易廣場。

隨著高鐵西九龍總站於2018年啟用，更進一步奠定西九成為本港商業核心區的地位。其中由集團籌建的高鐵西九龍總站發展項目，坐落於香港唯一高鐵站的上蓋，鄰近機場快線和三條港鐵路線，貫通香港各區，聯通內地主要城市及世界各地。

項目亦將與周邊社區緊密相連，因為它將無縫融入一條長達 1.5 公里的步行道，將佐敦和油麻地與西九龍海濱長廊連接起來。



Rendering 效果圖



項目由國際著名的扎哈·哈迪德建築師事務所 (Zaha Hadid Architects) 設計，兩幢雙塔式商廈合共提供約260萬平方呎的甲級寫字樓樓面 (IGC)，以及約60萬平方呎零售樓面。集團會持有全部零售樓面及約120萬呎寫字樓作長線投資，寫字樓其餘部分由兩名策略投資者持有。

集團主席兼董事總經理郭炳聯表示，聯同另一個興建中的西九文化區藝術廣場大樓項目、已落成的環球貿易廣場，以及計劃翻新的兩間豪華酒店，集團旗下多個西九商業項目將組成香港獨特的商業建築群，為該區提供優質寫字樓及零售樓面，進一步提升西九龍作為商業、文化、藝術、零售、娛樂和交通樞紐的地位。

郭炳聯表示集團紮根香港逾半世紀，先後創建了多個標誌性地標和商業項目，他有信心有關項目將對推動香港作為大灣區的主要商業中心，以及為鞏固香港成為資產及財富管理國際金融中心，帶來積極的作用。

物業符合綠色建築可持續發展

隨著西九龍地區發展愈趨成熟，不少本地、內地和外資企業均有意落戶該區，帶動寫字樓市場的剛性需求，而跨國金融機構瑞銀更承租IGC兩幢雙子式寫字樓中的一座14層高的大樓。郭炳聯表示：「集團很榮幸瑞銀選擇落戶IGC為他們的亞太區總部，印證瑞銀充分信任新地出色的建築質素和優質的物業管理能力。」

國際企業對環境、社會和管治 (ESG) 的概念日益重視。不少大企業、國際品牌和跨國企業在選擇寫字樓時，都十分重視物業的綠色建築認證。IGC已取得多項國際級的綠色或健康建築預認證，對外資企業和金融機構更具吸引力。集團亦接獲不少租賃查詢，說明大型企業對香港的綠色優質寫字樓項目仍有穩定需求。

集團於西九龍創建的商業建築群，將進一步鞏固香港作為世界級金融中心以及大灣區財富和資產管理中心的地位。

集團主席兼董事總經理郭炳聯



Green Lease Agreement 綠色租賃協議

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目前已取得多項可持續發展預認證。集團將推出更多措施，致力將發展項目打造成世界級的可持續發展及環境友善建築物。透過與瑞銀簽訂「綠色租賃協議」，集團進一步彰顯踐行綠色承諾的決心。

項目將有多項綠色元素，包括提供超過10萬平方呎的休憩用地，當中設有開放予公眾的觀景台；綠化面積將佔整個地盤面積逾30%；採用高效能的幕牆以減少外牆吸熱程度及提升採光能力；利用太陽能板、光伏系統和採用生物柴油發電機，以降低對電網的能源需求；收集雨水循環再用，以減少用水量等。

IGC目前已成功取得六項預認證，項目亦正在申請另外兩項預認證：中國綠色建築標識和SmartScore 智慧樓宇認證。



LEED – Core and Shell v4: Platinum
美國能源與環境設計先鋒 (LEED) —
核心與外殼 (Core and Shell)
第4版：鉑金級



BREEAM – International
New Construction V6: Excellent
英國BREEAM認證—國際版
新建建築版本6.0：優秀 (Excellent)



China Healthy Building Label –
CHBL T/ASC 02-2021
(Design): Platinum
中國健康建築評價標識—《健康建築評價
標準》T/ASC 02-2021 (設計)：鉑金級



WiredScore: Platinum
WiredScore樓宇通訊認證：鉑金級



WELL – Core v2
(Target rating: Platinum)
WELL健康建築標準核心體第2版
(目標評級：鉑金級)



BEAM Plus –
New Building V2.0: Provisional Platinum
香港綠建環評 (BEAM Plus) —
新建建築2.0版：暫定鉑金級



Cullinan Harbour well received by the market

「天璽・海」銷售反應理想



Rendering of Cullinan Harbour 「天璽・海」效果圖

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-feet 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.

集團旗下位處啟德跑道區前端的豪宅發展項目「天璽・海」，坐擁維港美景*，眺望維港雙海峽*。項目分兩期發展，合共提供439個優質住宅單位，並設有約2.4萬平方呎基座商場*。發展項目的第1期自推售以來，備受市場追捧，銷情理想。

「天璽・海」為世界級建築師事務所SOM於香港設計的首個住宅項目。住宅大樓獨特的幾何流線設計及大型外牆燈光藝術裝置，意將成為維港兩岸新地標。

整個項目約九成單位可享開揚海景*，全數單位均附設露台或戶外空間，逾七成為四房單位。發展項目的第1期標準單位之實用面積由541至2,196平方呎不等®，戶型涵蓋兩房至四房，另備有18伙特色單位&。

住客會所「Club Harbour[®]」連公用花園及遊樂地方的總面積約8萬平方呎#，特設約35米戶外泳池「澄映池 Jade Pool [®]」、約20米室內恆溫泳池「漾映池 Indigo Pool [®]」及全海景餐飲空間等多元化設施。

and the Phase and, when completed, the details thereof may be different from those shown on the rendered image. The facilities, design, layout, partitions, specifications, measurements, colour, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other items as shown in this image are for reference only and may not be shown in the Development or Phase or its vicinity. The surrounding structures and environment of the Development and the Phase may not be shown in the Development and Phase or its vicinity and do not form part of the Development and the Phase. The surrounding buildings and environment of the Development and the Phase are not fully shown or may be different from the description of the image. The Vendor reserves its absolute right to amend and/or change the fittings, finishes, appliances, materials, furniture, design, layout, use, specifications and colour of the Development, the Phase and the clubhouse, without prior notice to any purchaser. The surrounding environment, structures and facilities of the Development and the Phase might change from time to time. 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. This image does not constitute and should be interpreted as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development and the Phase or any part of it. Please refer to the Sales Brochure for details of the Development and the Phase.

* 此為發展項目及/或期數與及/或會所的模擬效果圖，此圖片經電腦模擬效果合成及修飾處理，純屬設計對本發展項目、期數與會所之想像，並非在發展項目、期數或會所內拍攝，經由電腦修飾處理，僅供參考。發展項目、期數與會所仍在興建中，此圖片僅作顯示本發展項目及期數與會所落成後大概外觀之用，並不反映其實際外觀，景觀、周邊環境或最後完成之面貌。此模擬效果圖亦未必反映可能出現於發展項目及期數外牆之冷氣機、喉管、格欄、氣窗及其他設施。其背景(如有)、住宅大樓及住客會所等玻璃幕牆上的景象倒影或天空倒影(如有)並非發展項目及期數的真實景觀，僅供參考。賣方保留不時修改發展項目及其他圖則之權利，發展項目及期數與會所之設計以政府相關部門最後批准之圖則為準。發展項目及期數附近的道路、建築物、設施及環境可能未有顯示或透明化/簡化處理。此模擬效果圖中未有顯示發展項目及期數附近的所有建築物及/或設施，可能顯示發展項目及期數外已落成、擬建中或未落成的建築物、設施及區域發展等。此等建築物、設施及區域發展等之資料詳情(包括但不限於落實與否、名稱、位置、設計、大小、比例、距離、竣工時間等)均以政府或相關機構之最終決定為準。此等建築物、設施及區域發展等於發展項目及期數落成或入伙時可能尚未完成或被放棄興建，即使落成後其詳情亦可能與此模擬效果圖之顯示有所不同。此圖片內的設施、設計、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、園景及其他物件等僅供參考，亦未必會在本發展項目及期數或其附近出現，並非構成發展項目及期數的一部分。本發展項目及期數的周邊建築物和環境並無完全顯示或可能與圖片內所述者不同。賣方亦保留一切修改及/或變更本發展項目及期數與會所的裝置、裝修物料、設備、間隔、物料、家具、設計、布局、用途、規格及顏色的絕對權利，事先毋須通知任何買家。本發展項目及期數的周邊環境、建築物及設施會不時改變，賣方建議準買家到有關發展地盤作實地考察，以對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。本圖片不構成亦不得詮釋成賣方就本發展項目及期數或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證。有關發展項目及期數的詳細資料，請參閱售樓說明書。

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.

8 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.

1. 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.cullinanharpour.com.hk; (Phase 2 of the Development) www.cullinanharpour2.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

備註

+ 為發展項目及期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處樓層、座向、高度及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對發展項目及期數之景觀及周邊環境及建築物並不作出任何不論明示或隱含之要約、陳述、承諾或保證(不論是否有關景觀)。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。有關發展項目及期數的詳細資料，請參閱售樓說明書。

Ⓜ 實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米顯示之數字可能有些微差異。有關個別單位之實用面積之詳情，請參閱售樓說明書。

8 特色單位指分佈於發展項目的第1期，並於售樓說明書中指名為「SKYPLEX」及「MANOR」系列之單位，以及VICTORIA HOUSE及HARBOUR HOUSE，合共18伙。詳情請參閱售樓說明書。

Ⓟ 「Club Harbour」為發展項目的住客會所，會所/餐廳/酒吧/休息室/酒窖/園景花園/康樂設施/共享空間等(統稱「該等設施」)於發展項目及/或期數入伙時未必能即時啟用。該等設施之名稱僅作推廣之用，將不會在公契、臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。該等設施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。該等設施之開放時間及使用受相關法律、批地文件、公契條款及現場環境狀況限制。賣方保留權利不時更改發展項目及/或期數及其任何部分之建築圖則及其他圖則設計。賣方亦保留一切更改各該等設施的任何部分(包括但不限於其名稱、規格、面積、範圍、間隔、設計、布局、用途及特色)之絕對權利，事先毋須通知任何買家。該等設施部分設施及/或服務的使用或操作可能受制於會所守則及相關設施及/或服務的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。部分該等設施屬於發展項目的第2期，於發展項目的第2期落成前不可使用。

整個發展項目之會所及園林，包括面積約為2.5萬平方呎的室內住客會所，以及面積達5.4萬平方呎的室外住客會所、公用花園或遊樂地方(有上蓋及沒有上蓋遮蓋)。所有發展項目內的住宅物業的業主、住客及其實客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數入伙時間開放及啟用。

1. 「天璽・海」基座商場位於發展項目的第1期，商場之設計及面積以政府最終批核之圖則為準。賣方保留修訂及更改店舖設施及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。店舖於發展項目及/或期數入伙時未必即時啟用。上述基建項目及/或商業項目及/或方案及/或擬建建築物及設施等仍在興建中/規劃中，可能不時更改，其最終落成及啟用日期以有關政府部門或私人機構最終公布為準。本廣告/宣傳資料對該基建項目及/或商業項目及/或方案及其最終之規劃、設計、面積、落成及啟用日期並不作出任何不論明示或隱含之要約、承諾、陳述或保證。完竣後之狀況與本廣告所述者可能不同。賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

發展項日期數名稱: 天璽海發展項目(「發展項目」)的第1期(「發展項目的第1期」)及第2期(「發展項目的第2期」)(各期下稱「期數」)(發展項目的第1期中住宅發展項目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2稱為「天璽海」;發展項目的第2期中住宅發展項目的第7座、第8座和第9/9A座稱為「天璽海II」)

區域: 啟德
期數的街道名稱及門牌號數: 承豐道26號*
賣方就期數指定的互聯網網站的網址:

(發展項目的第1期)www.cullinanharpour.com.hk;
(發展項目的第2期)www.cullinanharpour2.com.hk

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

賣方: 華樂(香港)有限公司
賣方的控股公司: 新鴻基地產發展有限公司、Time Effort Limited、Trade Up Ventures Limited
期數的認可人士: 陳一貞
期數的認可人士以其專業身份擔任經營人、董事或雇員的商號或法團: 王董建築師事務所有限公司
期數的承建商: 新輝城建工程有限公司
就期數中的住宅物業的出售而代表擁有人人事的律師事務所: 胡關李羅律師行、孖士打律師行、薛鴻鵬考律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司
已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的期數的預計關鍵日期: (發展項目的第1期) 2025年11月30日; (發展項目的第2期) 2025年12月31日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
本廣告由賣方發布或在賣方的同意下由另一人發布。
賣方建議準買方參閱有關售樓說明書，以了解期數的資料。
詳情請參閱售樓說明書。

*此臨時門牌號數有待期數建成時確認。

印製/製作日期: 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, louvres 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「商務機聯程直達服務」 助力發揮香港「雙門戶」優勢



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馮玉麟及副總經理張美儀表示航空業近年積極擴展多元化業務

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.



The new terminal will feature an all-weather canopy for passenger service
新航站樓將設有全天候頂篷，為客人提供更佳的服务體驗

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.

全球旅遊業正穩步復甦，加上經濟活動及公務往返愈趨頻繁，市場對航空服務的需求持續增加。集團附屬公司香港商用航空中心推出全新的「商務機聯程直達服務」，加強商務與民航機的無縫連接，為乘客提供高效便捷、個人化及私隱度更高的優質轉機體驗。

香港商用航空中心主席馮玉麟表示，香港商用航空中心的顧客以往多是企業東主、金融商業機構高層及高資

產淨值人士。不過隨著各種形式的包機及旅遊模式逐漸興起，例如團體旅遊、家庭度假、寵物旅遊等，近年商用航空的服務對象已不限於商務旅客，可滿足顧客不斷變化的需要，以及進一步帶動商用機的需求。

香港商用航空中心推出的全新商務與民航機中轉服務，讓乘客直接在機場禁區範圍內轉機，並有專人全程陪同及協助清關及提取行李，令過程更加輕鬆。提升私隱度之餘，同時可望縮短轉機時間約三分之一。

隨著政府大力推動盛事經濟，積極吸納家族辦公室落戶，市場需要具彈性、高效、高私隱度及高質量的航空服務，而商用航空正好配合這批人士的出行習慣與模式，有助吸引相關國際人才、商旅遊客來港，從而提高香港國際機場的競爭力，促進香港的經濟發展。

馮玉麟表示，香港擁優越地理位置，4小時飛行航程可達亞太區主要市場，5小時航程可覆蓋全球過半數人口居住地。作為本港唯一特許商務機營運基地，香港商用航空中心將會繼續令香港更好發揮聯通內地和國際市場「雙門戶」的橋樑角色，配合國家「十四五」規劃，支持香港拓展航空網絡，鞏固及提升香港國際航空樞紐地位。

為配合機場三跑道系統落成和機場城市的願景，香港商用航空中心已於2022年啟動擴建提升工程，預計於2025年完成。設施升級後，處理商務航班的數量將增加一倍，從而提升過境旅客的服務體驗。





The Group signs 5-year HK\$23 billion syndicated credit facility 集團簽署230億港元五年期銀團貸款



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.

集團與23家金融機構簽訂230億港元的五年期銀團貸款協議，並獲銀行界超額認購近五倍，反應熱烈。

集團主席兼董事總經理郭炳聯（前排中）於簽署儀式上表示：「銀行界反應踴躍，顯示他們對新地及香港的未來非常有信心。面對當前的經濟環境，集團會繼續恪守審慎的財務原則，高度重視現金流管理，包括嚴格控制資本開支，並繼續推出待售住宅項目。」

部分貸款將用於為現有債務再融資，而其餘部分則作為集團業務發展的營運資金。

集團是本地地產發展商中信貸評級最高的公司，標普評級為A+，穆迪評級為A1。集團致力發展優質及綠色物業，擁有優質和具信譽的品牌，深受租戶、購物者、物業買家及投資界認可。

SHKP malls gear up for Paris 2024 Olympics 新地商場全力支持巴黎奧運



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.



隨著2024巴黎奧運會即將展開，集團很榮幸成為中國香港體育協會暨奧林匹克委員會（港協暨奧委會）「邁向巴黎奧運 Road to Paris」巡迴推廣活動的場地贊助商，讓連串奧運造勢活動在旗下商場舉行，與市民一同為香港運動員打氣。

集團執行董事郭基泓（左圖左一）在觀塘apm舉行的「邁向巴黎奧運 Road to Paris」啟動禮上表示：「奧運期間，新地各區商場都會直播賽事，同時推出一連串精彩推廣活動及The Point會員優惠，希望借力體育盛事『拼經濟』，亦希望響應政府『香港無處不旅遊』的理念，透過新地商場網絡，將盛事帶到各個社區，振興本地旅遊業同消費市道。」

集團10個商場由六月初至七月中，會舉辦一系列的奧運及體育主題活動，包括展覽、互動攤位遊戲、運動員相展、運動體驗及運動員分享會等。



The Group purchases electric construction equipment 集團購置純電動建築設備



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 純電動建築設備



Truck crane 汽車伸縮吊機



Truck mixer 混凝土攪拌車



Trailer pump 拖式混凝土泵

為進一步實踐綠色環保建築，集團購置了九部純電動建築設備取代傳統柴油設備，預計每年能減少約240公噸的碳排放，相等於種植超過10,000棵樹。

引入的九部純電動建築設備分別為五部汽車伸縮吊機、兩部混凝土攪拌車，以及兩部拖式混凝土泵。部分設備已應用於集團旗下不同項目，包括馬鞍山附近的西沙大型項目、香港商用航空中心擴建項目、古洞和掃管笏的發展項目等。

集團執行董事郭基輝（中）在設備交付儀式上表示：「新地積極投入資源推動綠色建築可持續發展，節能減排，而提升建築工地電氣化正是集團的減碳策略之一，期望今次引入的九部純電動建築設備可以為環境、為業界、為建築工友實現『三贏』局面，協助香港成為更加綠色的低碳城市。」他續指，購買純電動建築設備不單可減碳，更有望啟發業界採用更多綠色建築設備。此外，使用純電動設備可為建築工地的工人提供更健康的工作環境。

同時，為推動香港成為低碳城市，集團亦於以下五大範疇積極推行綠色建築措施，包括從設計、施工到設施管理，採用綠色智能技術；建設綠色能源，發展全港其中一個最大的太陽能發電網絡；與本港大學合作研發綠色建築科技；提供綠色建材供集團項目和業界使用；以及成立新輝建築創科有限公司，培訓綠色建築人才。





Two decades of promoting reading for all 深耕廿載推動全民閱讀



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, "The President has mentioned that he hopes the whole society will participate in reading. Since 2005, SHKP has been actively promoting reading. This time, it is a great honor to provide a high-traffic venue for the carnival activities, driving the atmosphere of reading 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.

集團在過去近20年積極推廣閱讀，適逢政府從今年起將4月23日訂為「香港全民閱讀日」，集團全力支持並為「2024香港閱讀+」提供場地，讓主辦單位於四月下旬一連四日在沙田新城市廣場舉行嘉年華活動。

由香港出版總會主辦、文化體育及旅遊局「創意香港」贊助的「2024香港閱讀+」嘉年華，呈獻了一系列精采活動，包括展覽、書展、音樂表演、親子工作坊及作家講座，並邀請日本著名作家、全球暢銷書《斷捨離》作者山下英子分享會。沙田新城市廣場更於「香港悅讀周」期間（即4月20日至28日）舉行線上線下活動，進一步推廣閱讀風氣。



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 Fung Yu-lin (middle) happily shared the Group's efforts to promote reading for young people over the years.

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

香港建造業界首個可持續發展表現掛鉤 供應商付款服務方案



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. Sanfield (Management) Limited General Manager Tsang Hui-yan (left) and Star展香港董事總經理兼企業及機構銀行總監林永德（右）推出香港建造業界首個可持續發展表現掛鉤供應商付款服務方案。

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."

集團旗下全資擁有附屬公司新輝（建築管理）有限公司早前與星展銀行（香港）有限公司聯手推出香港建造業界首個可持續發展表現掛鉤供應商付款服務方案。

新計劃下，新輝會設立一系列可持續發展績效目標，包括提升環境、社會和管治（ESG）資訊的披露、加強安全表現、減少廢棄物、採用創新技術以及減少碳排放。參與新方案的供應商和承包商達成與可持續發展表現掛鉤的預設目標後，可獲得新輝提前付款，從而改善其現金循環週期，在提升 ESG 表現的同時獲得經濟獎勵。

新輝（建築管理）有限公司總經理蔡旭文表示：「推出開創性的可持續發展表現掛鉤供應商付款服務方案將鼓勵新輝的供應商加快綠色轉型，並創造一個讓環境、業界和建築夥伴『三贏』的局面。」



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

集團全新旺角商業地標發揮聯動效益 勢成中九龍核心

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.



由集團悉心籌建的旺角全新大型商業地標將集合綠化、可持續發展及智慧元素，成為旺角的「Green Heart」。該項目採用公共交通導向模式（Transit-oriented development）發展，連接東鐵線旺角東站，並設有大型公共運輸交匯處，貫通全港各區以至大灣區城市，抓緊龐大商機。

項目總樓面面積達152萬平方呎，其中主大樓高達320米，是全九龍區繼環球貿易廣場（ICC）後第二高的地標式商業大廈。有關項目的規劃申請，早前已獲城市規劃委員會批准。該項目將可與相鄰的MOKO、新世紀廣場和帝京酒店發揮聯動效應，勢成中九龍的商業、零售購物和旅遊消費核心。

Kai Shing actively recruits mainland professionals

啟勝積極招募內地人才

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.



集團旗下物業管理公司啟勝積極從「高端人才通行證計劃」及其他人才入境計劃中招募內地人才。啟勝副總經理（人力資源及行政）林美玉（圖右二）表示，以環球貿易廣場及高鐵西九龍總站上蓋項目為例，在客戶服務及物業管理方面都需要熟悉本地及內地文化、精通兩文三語的人才。啟勝致力為他們提供全面培訓，善用其內地背景，務求為轄下的香港物業提供優質服務。

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

新鴻基地產郭氏基金持續資助中大優才生

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.



香港中文大學副校長陳德章教授（右五）早前率領教職員及受助學生到訪集團總部，對新鴻基地產郭氏基金表達謝意。「新地郭氏基金——中大優才獎學金」於2005年成立，資助來自香港及內地有經濟需要的優秀學生就讀中大的學士課程。基金執行董事郭婉儀（左五）勉勵受助學生珍惜在中大的學習機會，積極擴闊視野。她亦期待與中大繼續合作，為國家及香港培育更多人才。



Awards

The Group clinches multiple awards from Corporate Governance Asia and FinanceAsia

集團於《亞洲企業管治》及《FinanceAsia》中榮獲多項殊榮

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. 集團執行委員會助理成員兼公司策劃總經理沈康寧（左三）及公司傳訊總監廖國偉（右三）代表集團接受獎項。

集團於《亞洲企業管治》雜誌舉辦的「2024亞洲卓越大獎」中榮獲六項殊榮，分別是集團主席兼董事總經理郭炳聯獲選為「亞洲最佳CEO」、「亞洲可持續發展獎」、「亞洲最佳CSR」、「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」。

同時，集團亦在財經雜誌《FinanceAsia》舉辦的「2024年亞洲最佳公司」選舉中勇奪多項大獎，主要獎項包括「亞洲整體最佳公司」（新地為亞洲區內唯一獲獎機構）、「亞洲最佳地產公司」及「香港最佳管理公司」。

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