

# SHKP Quarterly

## 新地季刊

Summer  
2025

SIERRA SEA – the first batch of SHKP's  
largest private residential development to date  
新地历来最大型私人住宅发展项目头炮SIERRA SEA




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SUNeVision kicks off MEGA IDC  
Phase Two Development  
新意网启动MEGA IDC第二期建设

ICC attains LEED v5.0 Platinum certification  
环球贸易广场荣获LEED 5.0版  
铂金级认证

 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

# Contents

Summer 2025

A Publication of  
Sun Hung Kai Properties Limited  
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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## 专题

- 2 **SIERRA SEA – the first batch of SHKP’s largest private residential development to date**  
新地历来最大型私人住宅发展项目头炮 SIERRA SEA

## 业务动向

- 10 **Forest Park at Guangzhou South Station ICC completes first-phase handover**  
广州南站 ICC 住宅部分峻銓首批单位完成交楼

- 12 **SUNeVision kicks off MEGA IDC Phase Two Development**  
新意网启动 MEGA IDC 第二期建设

## 可持续发展

- 14 **Ma Wan 1868 – a new landmark combining heritage and creativity**  
马湾 1868 打造保育文创新地标

- 16 **SHKP achieves upgrade to “AA” rating in the MSCI ESG Ratings**  
新地获 MSCI ESG 调升评级至“AA” 级

- 17 **SHKP’s ongoing commitment to fostering reading culture**  
新地持续推广阅读文化

- 18 **ICC attains LEED v5.0 Platinum certification**  
环球贸易广场荣获 LEED 5.0 版铂金级认证

- 19 **SHKP provides free venue for Community Living Room**  
新地无偿借出物业供开设社区客厅

**SHKP Malls Gift Cards upcycled into green sandbags to promote sustainable development**  
新地商场礼品卡升级再造环保沙包 推动可持续发展

## 简讯

- 20 **SHKP garners multiple awards from FinanceAsia and Corporate Governance Asia**  
新地勇夺《FinanceAsia》及《亚洲企业管治》多项殊荣

- 21 **Hong Yip and HKMU receives Gold Medal at International Exhibition of Inventions Geneva for collaboration**  
康业携手都会大学获 “日内瓦国际发明展” 金奖

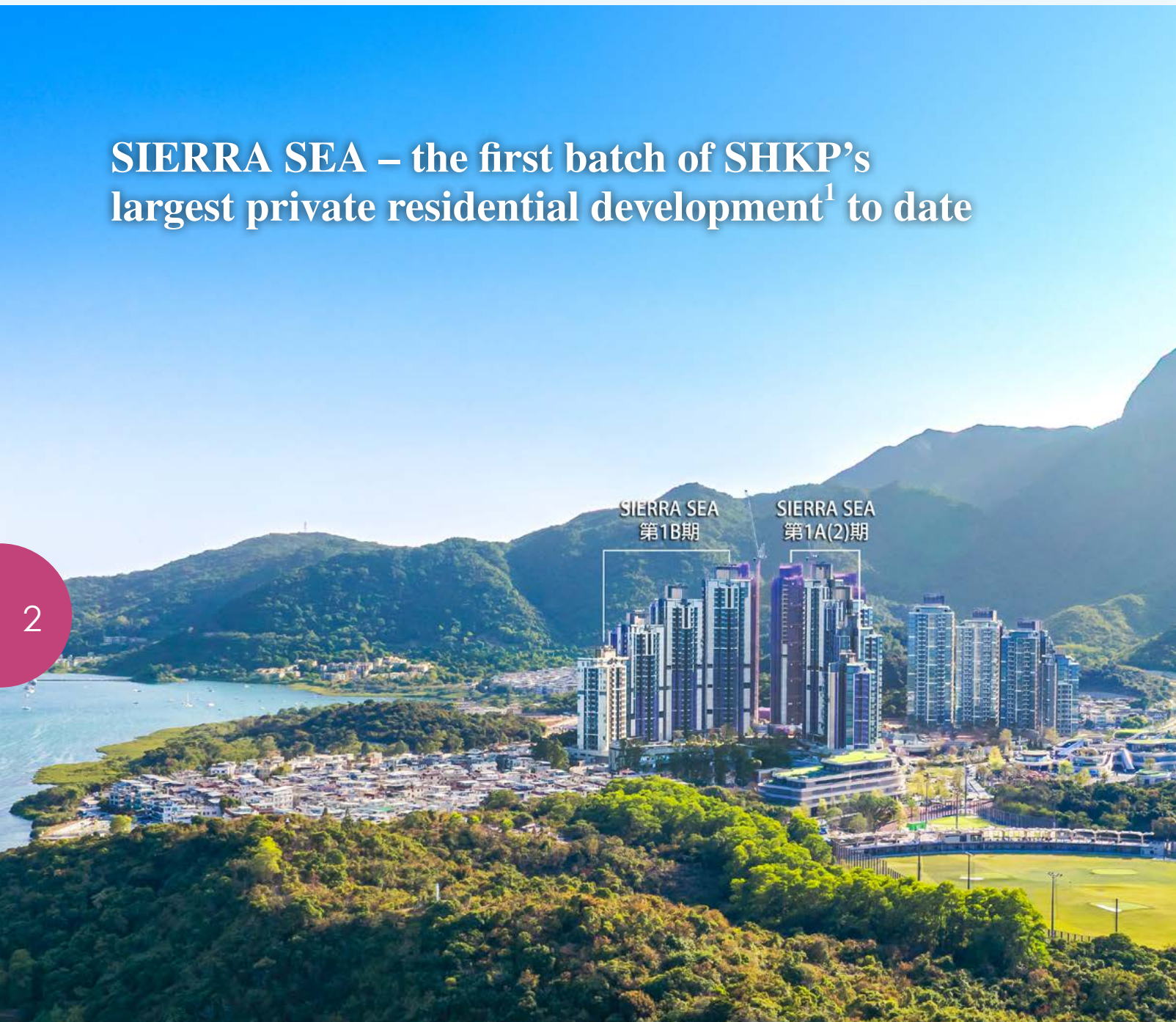
**SHKP-Kwoks’ Foundation delegation visits Peking University**  
新鸿基地产郭氏基金代表团造访北京大学





## SIERRA SEA – the first batch of SHKP’s largest private residential development<sup>1</sup> to date

2



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After more than three decades of dedicated development and planning on the “Sai Sha mega integrated development”<sup>2</sup>, Sun Hung Kai Properties (SHKP) launched SIERRA SEA, Phase 1A(2) and Phase 1B of the Development’s resort style coastal residential project<sup>3</sup> in April. With its prime location, the Development benefits from proximity to “two MTR stations x two MTR lines”<sup>4</sup> and is supported by a wide variety of recreational facilities, offering residents a relaxed coastal lifestyle combined with convenient urban connectivity. Adjacent to the sports and commercial complex GO PARK Sai Sha<sup>5</sup>, the Development provides easy access to a wide spectrum of outdoor and indoor sports, entertainment, dining and leisure options for the residents to enjoy and experience an all-round healthy lifestyle. The Development has garnered an enthusiastic reception since its launch and registered robust sales performance.

### Diverse unit types to meet various buyer preferences

Phase 1A(2) SIERRA SEA comprises four towers with 781 residential units. Featuring a low-density design and thoughtfully planned layouts, most units enjoy a panoramic sea or mountain view<sup>6</sup>. The layout of the units are diverse. The units on typical floors come in eight layouts<sup>7</sup>, with saleable areas<sup>8</sup> ranging from 301 to 702 square feet<sup>8</sup> and one- to three-bedroom configurations. Additionally, 47 special units<sup>9</sup> are available.

Phase 1B SIERRA SEA also consists of four towers, delivering 794 residential units in total. The saleable areas<sup>8</sup> of the units on typical floors range from 302 to 807 square feet<sup>8</sup>, with one- to three-bedroom configurations. An additional 42 special units<sup>10</sup> are provided. Together, the two phases are designed to meet the diverse housing needs of wellness-conscious young individuals, newlyweds, professionals and multi-generational families.

### Sizable clubhouses offering 168 leisure facilities

To provide residents with a comfortable and vibrant living experience, the Development features a mega clubhouse complex, Resorts World<sup>11</sup>. The residents’ clubhouses, together with the communal gardens and recreational areas, span approximately 1.48 million square feet<sup>12</sup>.

Resorts World<sup>11</sup> comprises three themed clubhouses – Seaside Club<sup>11</sup>, Hillside Club<sup>11</sup> and Seasons Club<sup>11</sup> – and four curated zones: Aqualands<sup>11</sup>, Woodland<sup>11</sup>, Parklands<sup>11</sup> and Lakeside Lodges<sup>11</sup>. These areas collectively provide 168 leisure facilities, including 10 water attractions, 15 indoor and outdoor sports facilities, three cycling and jogging paths, five lakeside lodges, 11 dining venues, nine social spaces, five banquet halls, seven eco-friendly green zones, and multiple designated play areas for children and pets. Upon the completion of more phases of the residential development, more clubhouse facilities will be available.

### Testament to the Group’s commitment to sustainable development

With its comprehensive facilities and exemplary project planning, Sai Sha Residences is the first private residential development in Hong Kong to obtain three prestigious international and local certifications in sustainability, wellness and smart building standards, including Platinum pre-certification under WiredScore certification for Homes<sup>13</sup> granted to a private developer project for the first time in Hong Kong, WELL Community Standard™ pre-certification<sup>14</sup>, and BEAM Plus Provisional Gold rating<sup>15</sup>. These accolades highlight the Development’s excellence in sustainability and wellness-focused design.

### Sai Sha Residences Transport Interchange<sup>16</sup> spans over 46,000 square feet

The “Sai Sha mega integrated development”<sup>2</sup> reflects the Group’s people-oriented philosophy through meticulous planning. Other than the comprehensive infrastructure upgrades across the district, which include the expansion of a 1.5-kilometre section of Sai Sha Road from two to four lanes for doubling vehicle capacity, the Development comes with Sai Sha Residences Transport Interchange<sup>16</sup> spanning 46,000 square feet and providing five designated drop-off and pick-up bays for buses, taxis and other vehicles to facilitate daily transport. To further support residents’ commuting needs upon the handover of the Phase, the final destinations of bus routes 287, 581 and 582<sup>17</sup> are anticipated to be extended to Sai Sha Residences Transport Interchange<sup>16</sup>. Coupled with existing minibuses routes 807K and 807S<sup>17</sup>, the Development enjoys proximity to “two

3





MTR stations x two MTR lines”<sup>4</sup> with close connection to MTR Wu Kai Sha station and MTR University station<sup>4</sup>.

In addition, bus route 580<sup>17</sup>, which connects to Sha Tin Central, is now in service. Upon the handover of the units, three anticipated new bus routes<sup>17</sup> are expected to commence operation, linking to MTR Tsuen Wan Station, Mody Road in Tsim Sha Tsui, and Kowloon Bay. Together with the two proposed routes<sup>17</sup> linking to the commercial districts in Hong Kong Island and Hong Kong International Airport which are under consultation, a total of 11 public transport routes<sup>17</sup> will link the Development to various parts of the city, underscoring the strong connectivity of Sai Sha’s transport network.

Furthermore, Sai Sha Residences Transport Interchange<sup>16</sup> features a premium waiting lounge<sup>18</sup> equipped with Wi-Fi

and digital display boards showing real-time bus arrival and route information. Residents can also access live transport updates through a dedicated mobile app<sup>19</sup>.

### GO PARK Sai Sha (Phase 2)<sup>20</sup> to commence soft launch in the fourth quarter

GO PARK Sai Sha (Phase 2)<sup>20</sup>, with an area of approximately 56,000 square feet, encompasses dining, retail, education and healthcare services that address the needs of both residents and visitors. Together with GO PARK Sai Sha<sup>5</sup>, there will be over 80 tenants. Phase 2 will include three flagship tenants – a nearly 10,000-square-foot YATA Fresh concept store, ESF Renaissance College Kindergarten and CUHK Medical Clinic (Sai Sha). They are set to soft launch in the fourth quarter of 2025.



「Aqualands<sup>11</sup>」- Rendering Photo 模拟效果图

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## 新地历来最大型私人住宅发展项目<sup>1</sup> 头炮SIERRA SEA



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新鸿基地产（新地）悉力发展、筹备超过30年的“西沙综合发展项目<sup>2</sup>”，当中度假式海岸住宅项目<sup>3</sup>第1A(2)期及第1B期“SIERRA SEA”于今年四月起开始推售。项目地理位置得天独厚，坐拥港铁“双站x双线<sup>4</sup>”优势，并配备多元化休闲设施，让住户尽享写意傍海生活与便捷的交通。住宅项目邻近运动商业综合体西沙GO PARK<sup>5</sup>，让住户可轻松参与各种户外与室内运动、娱乐、餐饮及休闲活动，享受全方位的健康生活体验。项目开售以来，得到市场追捧，销情炽热。





## 多元户型满足不同买家需要

第 1A(2) 期 SIERRA SEA 由四座大楼组成，合共提供 781 个住宅单位，配以低密度设计及精心打造的布局，大部分单位坐拥广阔海景或山峦园林景致<sup>6</sup>。单位间隔多元化，标准分层单位共提供八种户型<sup>7</sup>，实用面积<sup>8</sup>介乎 28 平方米（301 平方呎）至 65 平方米（702 平方呎）<sup>8</sup>，涵盖一房至三房，同时备有 47 伙特色单位<sup>9</sup>。

至于第 1B 期 SIERRA SEA 同样由四座大楼组成，合共提供 794 个住宅单位，标准分层单位实用面积<sup>8</sup>由 28 平方米（302 平方呎）至 75 平方米（807 方呎）<sup>8</sup>，间隔同样涵盖一房至三房，另设有 42 个特色单位<sup>10</sup>。两个期数均切合追求健康及品味生活的年轻人、新婚夫妇、企业专才以至三代同堂大小家庭的居住需要。

## 巨型会所提供 168 项休闲设施

为了让住户享受惬意而丰富的生活体验，项目设有巨型会所 Resorts World<sup>11</sup>，住客会所连同公用花园及游乐地方，总面积合共约 14 万平方米（148 万平方呎）<sup>12</sup>。Resorts World<sup>11</sup> 涵盖三大主题会所，包括 Seaside Club<sup>11</sup>、Hillside Club<sup>11</sup> 及 Seasons Club<sup>11</sup>，以及四大特色地带 Aqualands<sup>11</sup>、Woodland<sup>11</sup>、Parklands<sup>11</sup> 及 Lakeside Lodges<sup>11</sup>，提供多达 168 项休闲设施。Resorts World 提供十大水上游乐设施、15 大室外内运动设施、三大单车及缓跑道、五间湖畔主题小屋、11 大特色室内外餐饮空间、九大社交聚会空间、五大主题宴会厅、七大绿色低碳地带及多个专为儿童和宠物而设的玩乐空间等，全面满足不同住户需要。随住宅发展项目未来更多期数落成，整个住宅发展项目的会所设施将更加丰富。

## 项目展现集团可持续发展理念

凭借完善设施及优秀的项目规划，西沙湾发展项目为全港首个同时获得三大绿色健康智能建筑认证的私人住宅发展项目，包括全港首个私人发展商开发项目获得的国际级 WiredScore 住宅项目铂金级预认证<sup>13</sup>、国际级 WELL 健康社区标准™ 预认证<sup>14</sup> 及香港 BEAM Plus 暂定

金级认证<sup>15</sup>，展现项目于可持续发展及健康设计方面的卓越成就。

## 设约 4,300 平方米（46,000 平方呎）西沙湾交通交汇处<sup>16</sup>

“西沙综合发展项目”规划细致，处处展现集团以人为本的信念。除了全方位优化西沙的基建设施，包括将一段约 1.5 公里的西沙路由双线行车拓宽至四线，令车流量倍增外，项目设有面积约 4,300 平方米（46,000 平方呎）的西沙湾交通交汇处<sup>16</sup>，提供五条停车湾供巴士、出租车及其他车辆停靠，方便日常出行。为配合住户需要，在期数入伙时，巴士路线 287、581 及 582 的终点站预计将延伸至西沙湾交通交汇处<sup>16</sup>，加上已有的 807K 及 807S 小巴<sup>17</sup>，使项目紧连港铁乌溪沙站及大学站<sup>4</sup>，尽享港铁“双站 x 双线<sup>4</sup>”的优势。

另外，往返沙田市中心的巴士路线 580<sup>17</sup> 现已通车。发展项目入伙时，三条预计新增的巴士路线也可配合启行，往返荃湾站、尖东么地道及九龙湾。再加上两条正在咨询、分别前往港岛商业区及香港国际机场的路线<sup>17</sup>，共 11 条公共交通路线<sup>17</sup> 将连通全港，足证西沙交通网络优势。

此外，西沙湾交通交汇处<sup>16</sup> 附设候车室<sup>18</sup>，配备 Wi-Fi 无线上网及巴士到站时间显示屏，实时显示巴士路线及巴士站位置等资讯。此外，住户也可通过专用的手机应用程序<sup>19</sup>，实时了解巴士到站资讯。

## 西沙 GO PARK 第二期<sup>20</sup> 于今年第四季试业

西沙 GO PARK 第二期<sup>20</sup> 面积约 5,200 平方米（56,000 平方呎），租户将包括餐饮、零售、教育、医疗等品牌，满足住户和访客购物的需求。连同西沙 GO PARK<sup>5</sup>，将有合共 80 间商户。其中三大旗舰租户已落实进驻西沙 GO PARK 第二期<sup>20</sup>，包括约 930 平方米（10,000 平方呎）的一田全新概念店 YATA Fresh、英基启新书院幼儿园，以及中大医务中心（西沙），预计于今年第四季开始陆续试业。

### Notes

1 The “largest private residential development to date” refers to the private residential development located in Section A of Tai Po Town Lot No. 253 and The Remaining Portion of Tai Po Town Lot No. 253. As at the printing date of this advertisement, it is the private residential development with the largest number of units amongst the private residential developments wholly developed by Sun Hung Kai Properties. Among them, Phase 1A(2) and Phase 1B of the private residential development located in The Remaining Portion of Tai Po Town Lot No. 253 was officially named SIERRA SEA.

2 The “Sai Sha mega integrated development” refers to the respective development components situated on Section A of Tai Po Town Lot No. 253, The Remaining Portion of Tai Po Town Lot No. 253, Section C of Tai Po Town Lot No. 157, Section D of Tai Po Town Lot No. 157, and The Remaining Portion of Tai Po Town Lot No. 157. The design, buildings, facilities to be provided and area of each component are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the district development, planning, user, design, buildings, facilities, layout, specifications, features and operation etc., without prior notice. The “Sai Sha mega integrated development” is still under construction and its building plans are subject to change from time to time. The details upon completion may be different from those described in this advertisement. The “Sai Sha mega integrated development” is a promotional name and it will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase of the Development. The works, buildings, facilities, district development, planning, user etc. referred to in this advertisement may not be completed or fully altered at the time or after the completion of the “Sai Sha mega integrated development”, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The completion of the “Sai Sha mega integrated development” takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the “Sai Sha mega integrated development”. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of this advertisement. The surrounding environment, buildings and facilities of “Sai Sha mega integrated development” are subject to 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. GO PARK Sai Sha is located in The Remaining Portion of Tai Po Town Lot No. 157 and forms part of the “Sai Sha mega integrated development”. It does not form part of the Development or the Phase.

3 The view, surrounding environment, buildings, design, facilities and services, layout, user, specifications and features of the Phase of the Development are subject to change from time to time, and the Vendor makes no offer, representation, undertaking or warranty, whether express or implied, regarding the Development and the Phase.

4 “Two MTR stations” refers to MTR University station and MTR Wu Kai Sha station, and “two MTR lines” refers to East Rail Line and Tuen Ma Line. “Two MTR stations X two MTR lines” refers to taking bus route 581 or minibus route 807K to MTR Wu Kai Sha station, as well as bus route 582 or 287, or minibus routes 807K or 807S to MTR University station from the Development. Source of information: Bus route 581: [https://mobile.citybus.com.hk/nwp3/?t=1&ds=581-Sai\\_Sha\\_and\\_Shap\\_Sze\\_Heung&l=1](https://mobile.citybus.com.hk/nwp3/?t=1&ds=581-Sai_Sha_and_Shap_Sze_Heung&l=1), bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: [https://mobile.citybus.com.hk/nwp3/?t=1&ds=582-Pak\\_Shek\\_Kok\\_\(Via\\_University\\_Station\)&l=1](https://mobile.citybus.com.hk/nwp3/?t=1&ds=582-Pak_Shek_Kok_(Via_University_Station)&l=1), minibus route 807K: [https://h2-app-r.hkcmobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?lang=EN&route\\_id=2001228](https://h2-app-r.hkcmobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228), and minibus route 807S: [https://h2-app-r.hkcmobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?route\\_id=2001234&lang=EN](https://h2-app-r.hkcmobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=EN). The Development connects to the Tuen Ma Line through MTR Wu Kai Sha station and to the East Rail Line through MTR University station. The above public transport route services will be provided by a third-party company, and is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the relevant departmental announcements for details of the services. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above transport services or matters. Prospective purchasers should not rely on, or make any claim against the Vendor, regarding such services or matters.

5 GO PARK Sai Sha is the promotional name of the part of the “Sai Sha mega integrated development” which is located in The Remaining Portion of Tai Po Town Lot No. 157. GO PARK Sai Sha does not form part of the Development or the Phase, and such name will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deed or legal documents relating to the Development or the Phase of the Development. The design, buildings, facilities to be provided, and the area of The Remaining Portion of Tai Po Town Lot No. 157 and the various parts of GO PARK Sai Sha are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the planning, user, design, buildings, facilities, layout, specifications, features and operation etc. of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha without prior notice. The works, buildings, facilities, district development, planning, user, etc. of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha may not be completed or fully altered at the time or after the completion of the Development, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The opening hours, use or operation of the facilities and services in GO PARK Sai Sha may be subject to the relevant laws, land grants, admission and ticketing arrangements, actual conditions, weather conditions, codes of practice (as amended from time to time), and consents or permits issued by relevant government departments. The use of facilities and services of GO PARK Sai Sha may be subject to additional charges. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of this advertisement. The surrounding environment, buildings and facilities of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha are subject to change from time to time. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. Source of information of GO PARK Sai Sha: <https://www.shkp.com/en-US/media/press-releases/grand-opening-of-go-park-sai-sha> (retrieved on 22 January 2025). The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

6 The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views mentioned above are affected by the unit's floor levels, orientation, surrounding buildings and environment, and may not be applicable to all flats. The surrounding buildings and environment may change from time to time. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, in respect of the view and the surrounding environment and buildings of the Phase of the Development (whether regarding the view or not).

7 The unit types in the Phase of the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details. The Vendor reserves the right to make alterations to the built time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

8 The saleable area of the residential property and the floor area of balcony, utility platform and veranda (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in 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 at a rate of 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.

9 The relevant special units refer to the unit with platform on 1/F and the unit with platform and roof on 17/F of Aqua Avenue Tower 1, the unit with platform on 1/F and the unit with platform and roof on 23/F of Aqua Avenue Tower 2, the unit with private garden on B1/F and the unit with platform and roof on 29/F of Aqua Avenue Tower 3, and the unit with private garden on B1/F and the unit with platform and roof on 33/F of Aqua Avenue Tower 5.

10 The relevant special units refer to the unit with garden on 1/F and the unit with platform and roof on 17/F of Bleu Avenue Tower 1, the unit with garden on 1/F and the unit with platform and roof on 23/F of Bleu Avenue Tower 2, the unit with garden B1/F and the unit with platform and roof on 29/F of Bleu Avenue Tower 3, and the unit with garden on B1/F and the unit with platform and roof on 33/F Bleu Avenue Tower 5.

11 The names of the residents' clubhouse of the Development, different areas and facilities of the residents' clubhouse and recreational 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 Assignment or any other title deeds. The Vendor reserves the absolute right to modify any part of the residents' clubhouse and/or recreational facilities (including areas, extent, partitions, designs, layouts, use, specification and features) without prior notice to any purchasers. The facilities and the completion date of the residents' clubhouse and/or the facilities

are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The residents' clubhouse and/or recreational facilities may not be immediately available upon handover of the Phase. The opening hours and use of different facilities are subject to the relevant laws, land grant documents, terms of the Deed of Mutual Covenant and the site conditions. The use or operation of some of the facilities and/or services of the residents' clubhouse and/or recreational facilities may be subject to the clubhouse rules and user manual of the facilities and consents or permits issued by the relevant Government departments, and users may be required to make additional payment. Some of the residents' clubhouse and/or recreational facilities are part of other phases of the Development and cannot be used before completion of other phases. The completion of all residents' clubhouses, different areas and facilities of the residents' clubhouse of the Development takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the completion schedule. According to the land grant condition, the residents' clubhouse of the Development will be shared with the residents of the development erected on Section A of Tai Po Town Lot No. 253. At the same time, the residents of the Development may also use the residents' clubhouse of the development erected on Section A of Tai Po Town Lot No. 253.

12 The Development contains a residents' clubhouse (including any covered and uncovered recreational facilities for residents' use) with an area of about 79,000 square feet and a communal garden or play area (covered and uncovered) with an area of about 1.4 million square feet, totalling 1,479 million square feet. Please refer to the relevant sales brochure for details.

13 Information was retrieved from the official WiredScore website on 1 March 2025: <https://wiredscore.com/certify-a-building/wiredscore/>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Platinum certification under “WiredScore certification for Homes”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in this regard.

14 Information was retrieved from the official WELL website on 6 January 2025: <https://v2.wellcertified.com/en/community/overview>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Gold rating under “BEAM Plus”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

15 Information was retrieved from the Hong Kong Green Building Council website on 6 January 2025: <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-new-buildings/>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Gold rating under “BEAM Plus”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

16 The transport interchange is located in Phase 1A(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 facilities of the transport interchange and its partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The transport interchange may not be immediately available upon handover of the Phase. The above infrastructure and/or commercial projects are still under construction/planning and may 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 final planning, design, area, completion and opening dates of the infrastructure project and/or the commercial project. The condition after completion may differ from those described in this advertisement. 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. Sai Sha Residences Transport Interchange is a promotional name only and will not be adopted or appear in the related building plans, agreement for sale and purchase, the Deed of Mutual Covenant, of the Assignment, or any other title deeds or legal documents of the Development of the Phase.

17 The “11 public transport routes” include existing bus routes 287, 581, 582 and 580, as well as minibus routes 807K and 807S. Sources of information: bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>; bus route 581: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=581>; bus route 582: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=582>; bus route 580: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=580>; minibus route 807K: [https://h2-app-r.hkcmobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?lang=EN&route\\_id=2001228](https://h2-app-r.hkcmobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228); minibus route 807S: [https://h2-app-r.hkcmobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?route\\_id=2001234&lang=EN](https://h2-app-r.hkcmobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=EN) (Reference date: 13 March 2025) It is for reference only. Anticipated new routes include the West Kowloon Line (Tsim Sha Tsui), East Kowloon Line (Kowloon Bay), and Tsuen Wan Line. Source of information: [https://www.td.gov.hk/filemanager/en/util\\_article\\_cp/tai-po-rpp-2023-24.pdf](https://www.td.gov.hk/filemanager/en/util_article_cp/tai-po-rpp-2023-24.pdf) (Reference date: 9 December 2024) It is for reference only. There is also two proposed additional bus routes being promoted by the Transport Department for conducting consultation on the addition of 980X (special departure) (from Hei Ying Road to Hong Kong Island) and A41P (special departure) (from Hei Ying Road to the Airport). For details, please refer to the Transport Department's website at [https://www.td.gov.hk/filemanager/en/util\\_article\\_cp/17\\_rpp\\_2025\\_2026\\_to\\_20250225wcms.pdf](https://www.td.gov.hk/filemanager/en/util_article_cp/17_rpp_2025_2026_to_20250225wcms.pdf) (Reference date: 25 February 2025) and it is for reference only. The Vendor does not guarantee the accuracy of the above website and whether it is up to date. Please refer to the announcements made by the relevant departments for the details of the services, which may differ from those stated in this advertisement. The Vendor does not warrant that the Transport Department will approve any additional bus routes from the Development to Hong Kong Island or the Airport. The proposed additional bus routes have not been approved by the Transport Department. The intermediate stops of the routes of the additional bus routes may also be different from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above and the Prospective purchasers should not rely on, or make any claim against the Vendor. The above bus routes services will be provided by a third-party company, and is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the announcements by the relevant departments for details of the services.

18 The waiting lounge is located in the transport interchange on the podium of Phase 1A(1) of the Development. The Vendor reserves the right to amend and change the waiting lounge's shops and facilities, as well as its partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The shops and facilities may not be immediately available upon handover of the Phase. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding in this regard.

19 The smartphone application is in the course of being developed, and its functions and services may be modified, increased, removed or adjusted from time without prior notice to any purchaser. The smartphone application may not be immediately available upon handover of the Phase and the Development. It may be modified or cancelled, or subject to additional charges, and not applicable to all units of the Phase and the Development. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the use, operations and/or provisions of any relevant smartphone application and/or services on the part of the Vendor.

20 “GO PARK Sai Sha (Phase 2)” is located in Phase 1A(1) of the Development and does not form part of GO PARK Sai Sha. The mall is under construction and its design and area may change from time to time and are subject to the final plans as approved by the Government. The condition after completion may differ from that described in this advertisement. The Vendor reserves the right to modify and change the name, facilities, partition, materials, design, layout, user, specification and features etc. of the mall without prior notice. The mall may not be in operation immediately upon the handover of the residential properties of the Phase and the final completion date and opening date are subject to the final announcements by the Vendor. The trade mix, shops, facilities, educational and medical facilities may change from time to time and may not be available for use immediately upon the handover of the residential properties of the Phase. It is for reference only and does not constitute and shall not be construed as any contractual terms, offer, undertaking, representation or warranty, whether express or implied, by the Vendor. This advertisement / promotional material does not constitute any offer, undertaking, representation or warranty, whether express or implied, in respect thereof. GO PARK Sai Sha (Phase 2) is a promotional name and it will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase.





備註

- 1 “历来最大型私人住宅发展项目”指由位于大埔市地段第253号A分段及大埔市地段第253号余段组成的私人住宅发展项目，截至此广告印制日期为止，是由新鸿基地产全资发展的私人住宅发展项目中，单位数目最多的私人住宅发展项目。当中位于大埔市地段第253号余段的私人住宅发展项目的第1A(2)期及第1B期正式命名为SIERRA SEA
- 2 “西沙综合发展项目”指位于大埔市地段第253号A分段、大埔市地段第253号余段、大埔市地段第157号C分段、大埔市地段第157号D分段及大埔市地段第157号余段之各个发展部分的统称。
- “西沙综合发展项目”各部分之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准，卖方保留修订及更改“西沙综合发展项目”所在之区域发展、规划、用途、设计、建筑物、设施、布局、规格、特色及运营等的权利，而毋须另行通知。“西沙综合发展项目”仍在兴建中，其建筑图则会不时修改，落成后之详情亦可能与此广告所述者不同。“西沙综合发展项目”为市场推广所用的名称，不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。此广告所提及之工程、建筑物、设施、区域发展、规划、用途等在“西沙综合发展项目”落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。整个“西沙综合发展项目”完全落成需时，卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。卖方亦无对“西沙综合发展项目”作出其他任何明示或隐含的要约、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。“西沙综合发展项目”的周边环境、建筑物及设施会不时改变，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。西沙GO PARK指位于大埔市地段第157号余段内并属于“西沙综合发展项目”的部分，并不属于发展项目或期数的一部分。
- 3 发展项目期数之景观、周边环境、建筑物、设计、设施及服务、布局、用途、规格及特色等可能会不时改变，卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 4 “双站”是指港铁大学站及港铁乌溪沙站，以及“双线”是指东铁线及屯马线。“双站 X 双线”指由发展项目期数乘坐巴士路线581及小巴路线807K前往港铁乌溪沙站及巴士路线582、287及小巴路线807K、807S前往港铁大学站。资料来源：巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-cn>，巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，小巴路线807K：[https://h2-app-rr.hkemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?lang=SC&route\\_id=2001228](https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=SC&route_id=2001228)，小巴路线807S：[https://h2-app-rr.hkemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?route\\_id=2001234&lang=SC](https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=SC)，并经由港铁乌溪沙站连接屯马线及港铁大学站连接东铁线，内容仅供参考。上述公共交通路线服务将由第三方公司提供，并非由卖方提供，第三方公司可自行决定及更改就上述服务之收费、使用条款、运营时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。
- 5 西沙GO PARK指位于大埔市地段第157号余段内并属于“西沙综合发展项目”部分之宣传名称。西沙GO PARK并不属于发展项目或期数的一部分，有关名称不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。大埔市地段第157号余段及西沙GO PARK各部分之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准。卖方保留修订及更改大埔市地段第15号余段及西沙GO PARK之规划、用途、设计、建筑物、设施、布局、规格、特色及运营等的权利，而毋须另行通知。大埔市地段第157号余段及西沙GO PARK之工程、建筑物、设施、区域发展、规划、用途等于发展项目落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。西沙GO PARK的设施及服务的开放时间及使用或运作受相关法律、批地文件、入场及票务安排、实际情况、天气情况、实务守则（经不时修订）以及有政府有关部门发出的同意书或许可证限制。使用西沙GO PARK的设施及服务或需额外付款，卖方并无作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。大埔市地段第157号余段及西沙GO PARK的周边环境、建筑物及设施会不时改变，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。西沙GO PARK资料来源：<https://www.shkp.com/zh-CN/media/press-releases/grand-opening-of-go-park-sai-sha>（于2025年1月22日撮取）。卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 6 上述仅为发展项目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层数、座向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。卖方建议准买家到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。卖方对发展项目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）。
- 7 发展项目期数的单位的户型以有关政府部门最后批准的图则为准。详情请参阅售楼说明书。卖方保留权利不时改动发展项目的建筑图则及其他图则，发展项目的设计以相关政府部门最后批准之图则为准。
- 8 住宅物业的实用面积、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。
- 9 有关特色单位指Aqua Avenue第1座1楼连平台单位及17楼连平台和天台单位、Aqua Avenue第2座1楼连平台单位及23楼连平台和天台单位、Aqua Avenue第3座地下1楼连私人花园单位及29楼连平台和天台单位、Aqua Avenue第5座地下1楼连私人花园单位及33楼连平台和天台单位。
- 10 有关特色单位指Bleu Avenue第1座地下1楼连花园单位及17楼连平台和天台单位、Bleu Avenue第2座地下1楼连花园单位及23楼连平台和天台单位、Bleu Avenue第3座地下1楼连花园单位及29楼连平台和天台单位、Bleu Avenue第5座地下1楼连花园单位及33楼连平台和天台单位。
- 11 发展项目的住客会所、住客会所各区域及设施以及康乐设施之名称仅作推广之用，将不会在公契、临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。卖方保留一切修改住客会所及/或康乐设施任何部分（包括其面积、范围、间隔、设计、布局、用途、规格及特色等）之绝

- 对权利，事先毋须通知任何买家。住客会所及/或康乐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。住客会所及/或康乐设施于期数入伙时未必能即时启用，不同设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。住客会所及/或康乐设施部分设施及/或服务的使用或操作可能受制于会所守则及设施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。部分住客会所及/或康乐设施属于发展项目其他期数，于其他期数落成前不可使用。发展项目所有住客会所、住客会所各区域及设施完全落成需时，卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。根据地契要求，发展项目的住客会所将与位于大埔市地段第253号A分段的发展项目的住客共用，而同时发展项目的住客亦可共用位于大埔市地段第253号A分段的发展项目的住客会所。
- 12 发展项目包括面积逾7,300平方米（7.9万平方呎）的住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及面积约为13万平方米（140万平方呎）的公用花园或游乐地方（有上盖及没有上盖遮盖），合共约14万平方米（147.9万平方呎），详情请参阅有关售楼说明书。
- 13 资料于2025年3月1日撮取自WiredScore官方网站：<https://wiredscore.com/certify-a-building/wiredscore/>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“WiredScore住宅项目”的最终铂金级认证。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 14 资料于2025年1月6日撮取自WELL官方网站：<https://v2.wellcertified.com/en/community/overview>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“WELL健康社区标准”的最终认证。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 15 资料于2025年1月6日撮取自香港绿色建筑议会网站：<https://www.hkgbc.org.hk/tch/beam-plus/beam-plus-new-buildings/>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“BEAM Plus”的最终金级认证。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 16 交通交汇处位于发展项目的第1A(1)期，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交通交汇处之设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。交通交汇处于期数入伙时未必即时启用。上述基建项目及/或商业项目等仍在兴建中/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。西沙湾交通交汇处之名称仅作推广之用，并不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。
- 17 “11条公共交通路线”包括现有巴士路线287、581、582及580，以及小巴路线807K及807S，资料来源：巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-cn>，巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，巴士路线580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>，小巴路线807K：[https://h2-app-rr.hkemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?lang=SC&route\\_id=2001228](https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=SC&route_id=2001228)，小巴路线807S：[https://h2-app-rr.hkemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?route\\_id=2001234&lang=SC](https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=SC)（参考日期：2025年3月13日），仅供参考。预计新增路线，包括西九龙线（尖沙咀）、东九龙线（九龙湾）及荃湾线，资料来源：[https://www.td.gov.hk/filemanager/en/util\\_uarticle\\_cp/tai%20po%20-%20rpp%202023-24.pdf](https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai%20po%20-%20rpp%202023-24.pdf)（参考日期：2024年12月9日），仅供参考。另外将有2条推动增设巴士路线，运输署现正就增设980X(特别班次)(由海映路前往港岛)及A41P(特别班次)(由海映路前往机场)进行咨询，详情请参阅运输署网页[https://www.td.gov.hk/filemanager/tc/util\\_uarticle\\_cp/17\\_rpp\\_2025\\_2026\\_tp\\_20250225wcms.pdf](https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcms.pdf)（参考日期：2025年2月25日，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版，有关服务详情请参阅相关部门公布，详情可能与本广告所述者不同。卖方并不保证运输署会批准任何新增巴士路线由/途经发展项目前往港岛及机场。增设巴士路线之建议未获运输署批准。增设巴士路线途经之中途站亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。上述巴士路线服务将由第三方公司提供，并非由卖方提供，第三方公司可自行决定及更改就上述服务之收费、使用条款、运营时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。
- 18 候车室位于发展项目的第1A(1)期的基座交通交汇处内。卖方保留修订及更改候车室内店铺及设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺及设施于期数入伙时未必即时启用。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
- 19 手机应用程序仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而毋须事先通知买方。手机应用程序于发展项目及期数入伙时未必能即时使用，亦可能不时更改或取消，或需额外收费，亦未必适用于所有发展项目及期数住宅单位。以上资料并不构成或不应被视为卖方对任何有关手机应用程序及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。
- 20 西沙GO PARK第二期位于发展项目的第1A（1）期，并不属于西沙GO PARK的一部分。商场目前仍在兴建中，其设计及面积可能不时更改，以政府最终批核之图则为准，落成后之状况与本广告所述者亦可能不同。卖方保留修订及更改商场之名称、设施、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。商场于期数入伙时未必即时启用，其最终落成及启用日期以卖方最终公布为准。商铺组合、店铺、设施、教育及医疗配套可能会不时更改及于期数入伙时未必即时启用，仅供参考，并不构成亦不应被视为卖方作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证。本广告/宣传资料对此并不作出任何不论明示或隐含之要约、承诺、陈述或保证。西沙GO PARK第二期之名称仅作推广之用，并不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。

Name of the Phase of the Development: Phase 1A(2) (the “Phase 1A(2)”) of Sai Sha Residences (the “Development”) (Aqua Avenue Tower 1, Aqua Avenue Tower 2, Aqua Avenue Tower 3 and Aqua Avenue Tower 5 of the residential development in Phase 1A(2) are called “SIERRA SEA”) and Phase 1B (the “Phase 1B”) of the Development (Bleu Avenue Tower 1, Bleu Avenue Tower 2, Bleu Avenue Tower 3 and Bleu Avenue Tower 5 of the residential development in Phase 1B are called “SIERRA SEA”) (Phase 1A(2) and Phase 1B are collectively referred to as the “Phase”)

This advertisement intends to promote the sale of residential properties in the Phase of the Development only.

District: Shap Sz Heung

Name of the street and the street number of the Phase: No. 8 Hoi Ying Road\*

The website address designated by the Vendor for the Phase:

(Phase 1A(2)) <http://www.sierrasea.com.hk/>;

(Phase 1B) <http://www.sierrasea1b.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: Light Time Investments Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Williston Investment S.A.

Authorized Person of the Phase: Chan Wan Ming

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

Building contractor for the Phase: Chun Fai Construction Company Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Johnsson Stokes & Master, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum, P.C. Woo & Co., Vincent T.K. Cheung, Yap & Co.

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: (Phase 1A(2)) Hang Seng Bank, Limited; (Phase 1B) DBS Bank (Hong Kong) Limited

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

The estimated material date for the Phase to the best of the Vendor’s knowledge: (Phase 1A(2)) 1 December 2025; (Phase 1B) 1 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.

\*The provisional street number is subject to confirmation when the Phase is completed.

Date of Printing: 30 June 2025

发展项目期数名称:西沙湾发展项目(“发展项目”)的第1A(2)期(“第1A(2)期”)(第1A(2)期中住宅发展项目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座称为“SIERRA SEA”)及发展项目的第1B期(“第1B期”)(第1B期中住宅发展项目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座称为“SIERRA SEA”)。

(第1A(2)期及第1B期统称为“期数”)。

本广告仅为促销发展项目期数内的住宅物业。

区域: 十四乡

期数的街道名称及门牌号数: 海映路8号\*

卖方就期数指定的互联网网站的网址: (第1A(2)期) <http://www.sierrasea.com.hk/>;

(第1B期) <http://www.sierrasea1b.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: 光时投资有限公司

卖方的控股公司: 新鸿基地产发展有限公司、Vast Earn Limited、Williston Investment S.A.

期数的认可人士: 陈韵明

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: 巴马丹拿建筑师有限公司

期数的承建商: 骏辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事務所: 孖士打律师行、胡关李罗律师行、薛冯邝岑律师行、胡百全律师事务所、张叶司徒陈律师事务所

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: (第1A(2)期)恒生银行有限公司; (第1B期)星展银行(香港)有限公司

已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知的期数的预计关键日期: (第1A(2)期)2025年12月1日; (第1B期) 2025年12月1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规限的。

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。

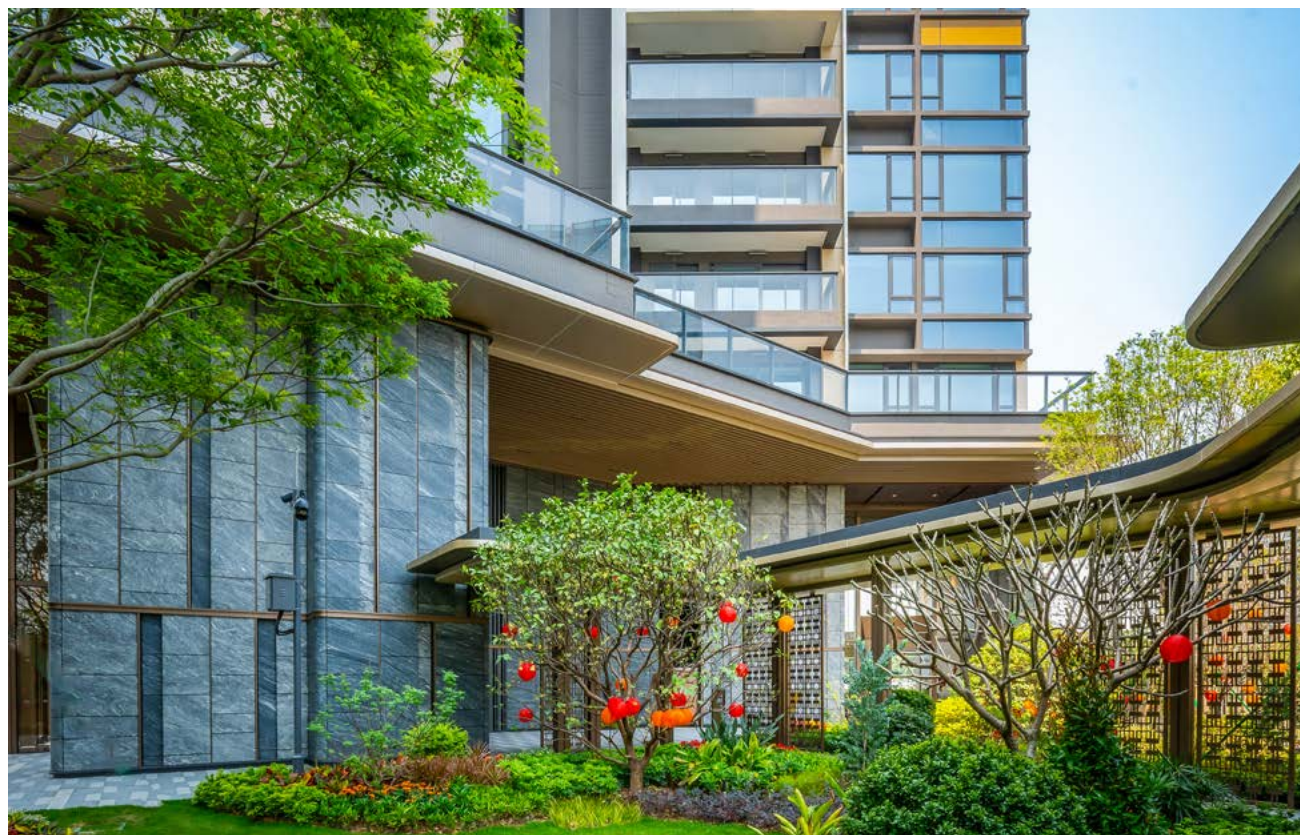
印制日期: 2025年6月30日





## Forest Park at Guangzhou South Station ICC completes first-phase handover

## 广州南站ICC住宅部分峻玺首批单位完成交楼

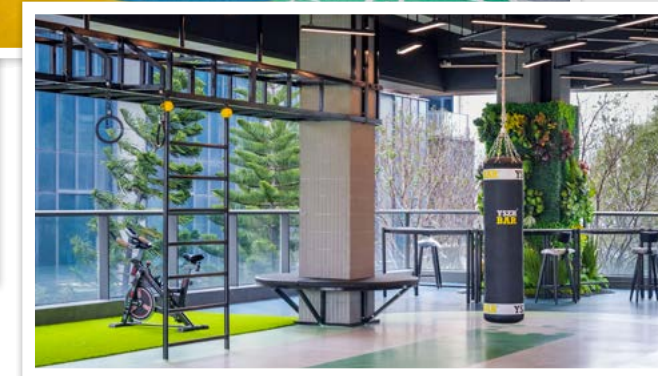


**F**orest Park, the residential portion of SHKP's wholly owned landmark Guangzhou South Station ICC, has completed the handover of its first phase of units. Set in a prime location with comprehensive amenities and an extensive transportation network, Forest Park has garnered strong market recognition for its exceptional quality.

Forest Park provides units ranging from 730 to 1,740 square feet, with two-to four-bedroom double-suite layouts. The residences are complemented by an all-encompassing clubhouse, which includes fitness zones, a 50-metre outdoor swimming pool, children's playgrounds, pets parks, banquet halls, and over 370,000 square feet of landscaped gardens, providing a premium living environment for residents of all ages.

Situated near the Guangzhou South Railway Station, Forest Park enjoys direct access to 12 railway lines, including high-speed rail, intercity and metro lines, enabling travel to Hong Kong West Kowloon in just 47 minutes. As part of continuous upgrades to the area's transportation network, the "Greater Bay Area (GBA) Line 1" intercity line connecting Zhaoqing, Foshan, Guangzhou, Dongguan and Huizhou commenced service last year, offering Forest Park residents the convenience of the GBA's one-hour living circle.

From high-quality building materials to meticulous property management, SHKP continues to pursue excellence in every detail. The Group also carefully considers the needs of different age groups in its public space design to provide all residents with enhanced quality of life.

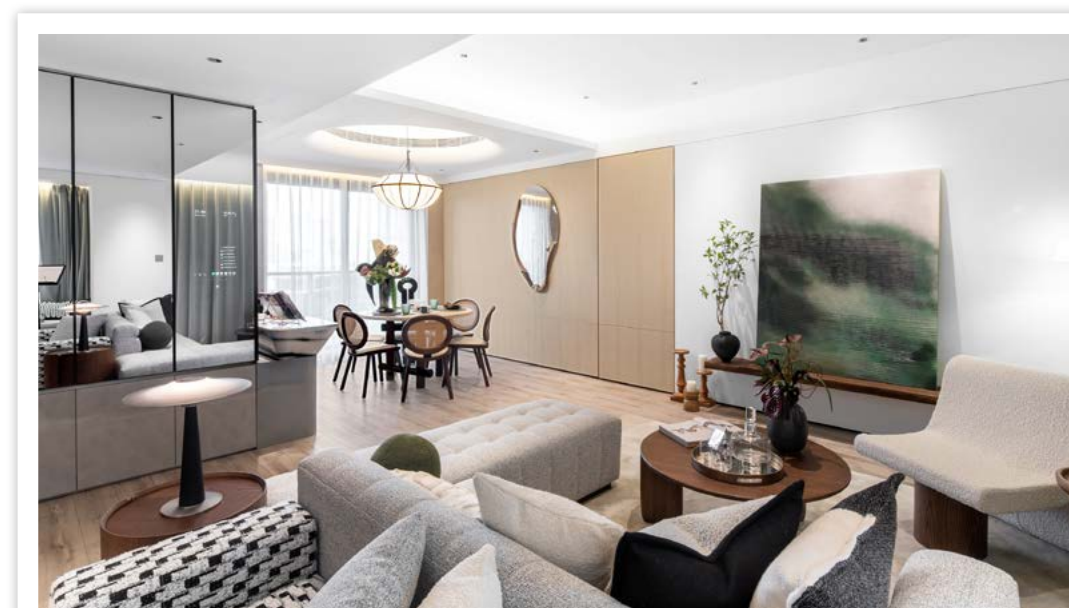


**由**新地全资发展的大型地标综合项目广州环球贸易广场（广州南站ICC），其住宅部分峻玺坐拥优越配套及交通优势，首批单位日前已完成交付，品质备受市场认可。

峻玺提供面积约70平方米（730平方呎）至160平方米（1,740平方呎）的两至四房双套房单位。项目会所设施齐全，拥有健身空间、50米户外泳池、儿童玩乐区、宠物乐园、宴会厅以及逾34,000平方米（370,000平方呎）园林美景等，为住户提供优越生活环境。

项目位处广州南站核心区，享有高效便捷的交通网络，直通12条包括高铁、城际和地铁的铁路线，往来香港西九龙最快只需约47分钟。广州南站区内交通线路陆续升级，串联肇庆、佛山、广州、东莞、惠州五城的“大湾区1号线”城际线已于去年全线通车，让住户尽享大湾区一小时生活圈的便利。

新地在建筑材料以至物业管理方面均注重细节，设计公共空间时也充分考虑到不同年龄层的需要，力求为住客提供更好的生活品质。







## SUNeVision kicks off MEGA IDC Phase Two Development 新意网启动 MEGA IDC 第二期建设



Officiating the initiation ceremony of MEGA IDC Phase Two are Deputy Financial Secretary Michael Wong (second right), SHKP Chairman & Managing Director and SUNeVision Chairman Raymond Kwok (second left), SHKP Executive Director and SUNeVision Non-Executive Director Christopher Kwok (first right) and SHKP Executive Director and SUNeVision Vice Chairman Allen Fung (first left)

财政司副司长黄伟纶(右二)、新地主席兼董事总经理及新意网主席郭炳联(左二)、新地执行董事及新意网非执行董事郭基泓(右一)、和新地执行董事及新意网副主席冯玉麟(左一)共同主持 MEGA IDC 第二期启动典礼

To meet the rising demand for high-tier data centres amid the rapid development of Artificial Intelligence (AI), SUNeVision, the technology arm of SHKP, commenced the construction of Phase Two of MEGA IDC in the first quarter of 2025. This initiative reinforces SUNeVision's leadership in the digital infrastructure sector and fosters the advancement of AI as well as innovation and technology in Hong Kong, enhancing the city's overall competitiveness.

Located in Tseung Kwan O, MEGA IDC will be developed in three phases with an expected total investment exceeding HK\$15 billion. Providing approximately 500,000 square feet of gross floor area (GFA), Phase One of MEGA IDC was successfully launched in the first half of 2024 and received a positive

reception. In response to strong market demand, construction of Phase Two began ahead of schedule. Phase Two will add about 350,000 square feet of GFA and is slated for completion between 2026 and 2027. Upon completion of the entire project, MEGA IDC will offer approximately 1.2 million square feet of GFA and over 180MW of power capacity. Set to become Hong Kong's largest hyperscale data centre in terms of power capacity, MEGA IDC will meet the space and power needs of cloud service providers and AI customers.

As Hong Kong's largest data centre service provider, SUNeVision operates a number of facilities across the city, including MEGA IDC. SHKP Chairman & Managing Director and SUNeVision Chairman Raymond Kwok stated, "Innovation and technology (I&T) is

the cornerstone of new quality productive forces and plays a pivotal role in driving Hong Kong's economic development. For years, SHKP has consistently invested in technological applications and state-of-the-art facilities. As part of these efforts, SUNeVision is committed to building world-class AI network infrastructure and strengthening Hong Kong's connectivity with the mainland and other global advanced technology markets. SHKP remains committed to investing in MEGA IDC despite its long return period, reflecting its confidence in the development of the data industry while contributing to the expansion of 'patient capital' in Hong Kong."

人工智能(AI)技术急速发展,带动市场对高端数据中心需求迅速增加,集团旗下主要科技旗舰新意网已于今年首季启动 MEGA IDC 第二期建筑工程。该工程将进一步巩固新意网在数字基础设施领域的领导地位,也可推动本港的 AI 和创新科技发展,全面提升整体竞争力。

MEGA IDC 坐落于将军澳,项目分三期发展,预计总投资额超过 150 亿港元,当中第一期提供逾 46,000 平方米(500,000 平方呎)楼面面积,已于 2024 年上半年启用并取得客户正面回响。为应对庞大的市场需求,新意网提前启动第二期建筑工程,计划增加逾 32,000 平方米(350,000 平方呎)楼面面积,预计于 2026 年至 2027 年落成。整个项目落成后,MEGA IDC 的总楼面面积可达约 11 万平方米(120 万平方呎),电力容量 180MW,将成为香港电力容量最大的数据中心,足以满足云端服务商和 AI 客户对空间与电力的需求。

连同 MEGA IDC 在内,新意网在全港有多座设施,是全港最大的数据中心服务商。新地主席兼董事总经理及新意网主席郭炳联表示:"创科是实现新质生产力的核心要素,也是推动香港经济高质量发展的关键引擎。新地多年来持续投资科技应用和先进设施。其中,新意网致力构建世界级人工智能(AI)网络骨干设施,推动香港联通内地与世界尖端科技市场。尽管 MEGA IDC 回本期长,集团仍坚定投资,反映集团对数据行业前景的信心,也有助壮大香港的'耐心资本'。"



MEGA IDC 模拟图 Rendering

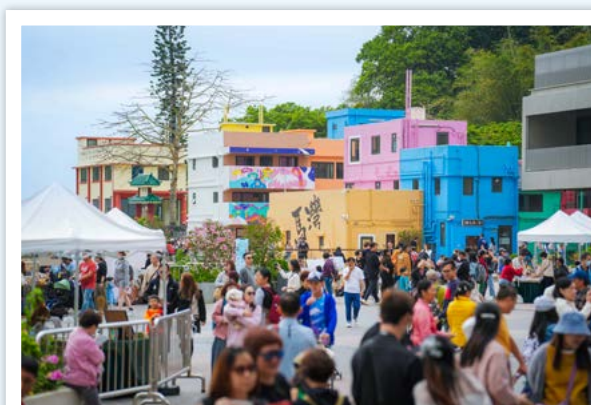




## Ma Wan 1868 – a new landmark combining heritage and creativity 马湾 1868 打造保育文创新地标

Developed and operated by SHKP, the second phase of Ma Wan Park is officially named Ma Wan 1868. Tenants have commenced operations in phases, transforming the area into a new landmark in Hong Kong that integrates heritage, culture, tourism and art-driven retail. Spanning nearly 500,000 square feet along the coast, Ma Wan 1868 overlooks Kap Shui Mun and the Kap Shui Mun Bridge in Hong Kong. The name draws inspiration from Ma Wan's historical significance as a key node on the Maritime Silk Road and the Qing government's establishment of custom stations on the island in 1868.

In addition to preserving the island's natural landscape and historical heritage, the Group has revitalised the old Ma Wan Village by inviting local and international artists to dip the village houses in vivid colours and paint giant murals on their walls, creating a visual vibrancy reminiscent of Cinque Terre in Italy. Ma Wan 1868 is now home to a growing community of art-focused retailers and leisure experience providers. Visitors can participate in urban farming and experience the joy of harvesting; or connect with nature by staying overnight at a campsite. Moving forward, a new batch of retail tenants and studios will commence operations, further enriching the visitor experience.



Ma Wan 1868 has become a popular tourist destination, especially on weekends and holidays  
马湾 1868 每逢周末假日都吸引不少游客前来游览



Secretary for Culture, Sports and Tourism Rosanna Law (right) visits Ma Wan 1868 and joins Group Executive Director Adam Kwok in painting a mural  
文化体育及旅游局局长罗淑佩(右)日前到访马湾 1868，并与新地执行董事郭基辉一同为大型壁画上色

由新地兴建和运营的马湾公园第二期正式命名为马湾1868，租户于近月陆续开业，成为集保育、文创、旅游及艺术零售元素于一身的香港新地标。马湾1868临海而立，占地逾46,000平方米（500,000平方呎），远眺香港汲水门和汲水门大桥，其命名的灵感源于马湾岛自古以来是海上丝路的重要节点，清政府更于1868年在马湾设立海关，新地特意以此年份作印记，凸显马湾悠久的历史底蕴。

新地致力保育岛上的自然环境和历史古迹，同时焕新马湾旧村，邀请多位国际及本地的壁画设计师将村屋粉刷成色彩斑斓的彩色小屋，并

制作大型壁画，让访客仿佛置身意大利五渔村(Cinque Terre)。马湾 1868 也引入艺术零售运营者及休闲体验活动，以打造一个独特的海岛艺术社区。游客可以亲身参与都市农耕，享受当中乐趣；或在露营地住宿一晚，与大自然亲密接触。新一批商户和工作室也将逐步运营，为游客带来更丰富的体验。

## Supporting Well Being-Start-Up 2.0 Programme 支持“共筑·创业家2.0”计划



Group Deputy Managing Director Mike Wong attends the kick-off ceremony of Well Being-Start-Up 2.0 Programme in April  
集团副董事总经理黄植荣于四月出席“共筑·创业家2.0”计划启动仪式

The Group supports youth entrepreneurship by participating in Hong Kong Housing Authority's Well Being-Start-Up 2.0 Programme. Two rent-free shop spaces in Ma Wan 1868 are made available to young entrepreneurs along with marketing support, helping the start of their business ventures.

为支持青年实现创业梦想，新地响应由香港房屋委员会推动的“共筑·创业家2.0”计划，不仅免租借出马湾 1868 内两个单位供年轻人创业，更提供市场推广支援，助他们踏出创业的第一步。





## SHKP achieves upgrade to “AA” rating in the MSCI ESG Ratings 新地获 MSCI ESG 调升评级至“AA”级

Committed to sustainable development, SHKP has consistently been recognised by major environmental, social and governance (ESG) ratings agencies over the years. Most recently, the Group received an upgrade in rating from A to AA in the MSCI ESG Ratings, reflecting its strong performance in ESG practices, including green building development, occupational health and safety, and business ethics. SHKP is also a constituent of the MSCI ACWI ESG Universal Index.

In addition, SHKP has maintained the highest AAA rating in the Hang Seng Corporate Sustainability Index since 2020. The Group is also listed in the Dow Jones Best-in-Class Asia Pacific Index, the S&P Global Sustainability Yearbook and the S&P Sustainability Yearbook (China), underscoring SHKP’s longstanding efforts in sustainable development.

新地一直致力推动可持续发展，其环境、社会及管治 (ESG) 表现历来屡获不同国际评级机构嘉许。近月集团更获 MSCI ESG 评级，从“A”级进一步调升至“AA”级，显示了新地在实践 ESG 的各层面，包括绿色建筑发展、职业健康与安全及商业道德，均取得卓越表现。此外，新地也成为 MSCI 所有国家世界 ESG 广泛指数 (MSCI ACWI ESG Universal Index) 成分股之一。

除了获得 MSCI ESG 调升评级，新地自 2020 年起在恒生可持续发展企业指数中，连续多年获得最高的“AAA”评级，也获纳入道琼斯领先亚太区指数 (Dow Jones Best-in-Class Asia Pacific Index) 及入选标普全球《可持续发展年鉴》和《可持续发展年鉴 (中国版)》，反映集团在可持续发展方面的努力得到广泛认可。

MSCI  
ESG RATINGS

AA

CCC B BB BBB A AA AAA



Please refer to MSCI disclaimer: <https://www.shkp.com/html/sustainable-development/mscidisclaimer.html>

## SHKP’s ongoing commitment to fostering reading culture 新地持续推广阅读文化



Officiating at the opening ceremony are Raistlin Lau, Under Secretary for Culture, Sports and Tourism (first row, centre); Su Rongcai, Deputy Head of the Publicity Department of the Shenzhen Municipal Committee of the CPC (first row, fifth left); Manda Chan, Director of Leisure and Cultural Services (first row, fourth left); Lowell Cho, Assistant Commissioner for Cultural and Creative Industries (first row, fourth right); Dr Elvin Lee, President of Hong Kong Publishing Federation (first row, fifth right); and Henry Lam, Member of the Executive Committee of Sun Hung Kai Properties (back row, third right)

文化体育及旅游局副局长刘震 (前排中)、深圳市委宣传部副部长苏荣才 (前排左五)、康文署署长陈咏雯 (前排左四)、文创产业发展处文创产业助理专员曹黎淑霞 (前排右四)、香港出版总会会长李家驹博士 (前排右五) 及新鸿基地产执行委员会成员林家强 (后排右三) 出席启动礼

In support of the government’s efforts to cultivate a citywide reading culture, the Group has provided venue support for Hong Kong Reading+ for the second consecutive year. Henry Lam, Member of the Executive Committee of Sun Hung Kai Properties, attended the opening ceremony in mid-April, joining government officials and leaders from the publishing industry to launch a 10-day reading carnival held at New Town Plaza in Sha Tin. Organized by the Hong Kong Publishing Federation, the carnival featured a themed book fair, author sharing sessions, workshops, performances, and other activities.

This year, SHKP offered additional space for the event for the Palace Museum Collection x Hong Kong Intangible Cultural Heritage exhibition, allowing visitors to enjoy free of charge replica paintings from the Palace Museum in Beijing and local intangible cultural heritage. Through a diverse range of activities, SHKP aims to ignite strong passion for reading, arts and culture among the public.

集团积极响应政府推动全城阅读风气，连续第二年为“香港阅读+”提供活动场地。新鸿基地产执行委员会成员林家强于四月中出席启动礼，与政府官员及出版业界为

一连 10 天在沙田新城市广场举行的阅读嘉年华揭幕。该嘉年华由香港出版总会主办，活动包括专题书展、作家分享、工作坊及表演等。

今年新地提供额外场地，举行“故宫馆藏X香港非遗”展览，让大众免费欣赏北京故宫博物院的画作复制品及香港非物质文化遗产作品，盼通过多元化活动，激发市民对阅读和文化艺术的热情。



SHKP Reading Club sponsored Hong Kong Publishing Professionals Society’s annual reading survey again this year. In a panel discussion, SHKP Executive Director Allen Fung (third left) shares his views on the challenges and opportunities on reading amid the rise of AI

集团旗下新闻会连续第二年赞助由香港出版总会进行的香港全民阅读调查报告。新地执行董事冯玉麟 (左三) 在座谈会中与不同业界代表交流AI发展对阅读的挑战和机遇





## ICC attains LEED v5.0 Platinum certification

# 环球贸易广场荣获 LEED 5.0 版铂金级认证



Lo King-wai (right), Member of the Executive Committee of Sun Hung Kai Properties, receives the LEED 5.0 Platinum certification for ICC

新鸿基地产执行委员会成员卢经纬(右)代表 ICC 接受 LEED 5.0 版铂金级认证

International Commerce Centre (ICC) has become the first building in Asia to receive Platinum certification under the latest Leadership in Energy and Environmental Design (LEED) v5.0 Operations and Maintenance: Existing Buildings by the U.S. Green Building Council (USGBC), the latest version of a leading green building certification programme. ICC received a score of 91, the highest among seven such certified buildings worldwide, underlining SHKP's commitment to sustainable building practices and property management excellence. This milestone highlights SHKP's dedication to sustainability, fully aligning with the high standards expected by tenants.

In 2022, ICC implemented an Extended Reality Facility Management system, which integrates physical and virtual environments, to improve property operations. The system utilizes various technologies, such as artificial intelligence (AI), internet of things, digital twin and big data analytics. In 2024, ICC's total electricity consumption decreased by over 20 million kWh compared to 2012 level, equivalent to a reduction of 14,000 tonnes of carbon emissions annually. ICC further enhanced energy efficiency by deploying AI-driven optimization and energy management for its air conditioning system.

环球贸易广场 (ICC) 成为全亚洲首幢建筑物荣获美国绿色建筑委员会 (USGBC) 颁发“领先能源与环境设计先锋 (LEED) 5.0 版 (既有建筑：运营与维护)”铂金级认证，该认证是一项备受肯定的绿色建筑标准的最新版本。ICC 同时以 91 分的高分成为目前全球七座获得该认证的建筑物中取得最高评分的项目，反映新地在推动绿色建筑和物业管理的努力，可充分契合租户对可持续发展的理念和要求。

ICC 自 2022 年开始，推行扩展现实设施管理系统平台，将实境与虚拟环境结合，运用多重技术包括人工智能、物联网、数码分身模型及大数据分析等，多方面提升物业管理服务。2024 年，ICC 的整体用电量相比 2012 年节省了超过 2,000 万度，相当于减少了 1.4 万吨的碳排放。此外，ICC 也为空调系统进行人工智能优化控制和能源管理，以进一步节省能源消耗。



## SHKP provides free venue for Community Living Room

# 新地无偿借出物业供开设社区客厅



In support of the Government's Pilot Programme on Community Living Room, SHKP has provided a free venue for the establishment of Ko Shan Road Community Living Room to serve households living in subdivided flats. Chief Secretary for Administration Eric Chan (third right) and SHKP Executive Director Christopher Kwok (fourth left) officiated the project's opening ceremony in early April, sharing the joy with underprivileged families.

Apart from venue sponsorship, SHKP's property management company, Hong Yip, and SHKP's volunteer team offer further support to the project, fostering a caring and inclusive society through cross-sector collaboration.

新地支持政府推动的社区客厅试行计划，无偿借出旗下物业，供社区团体开设高山道社区客厅，让劏房住户使用。政务司司长陈国基(右三)和新地执行董事郭基泓(左四)等，于四月初主持该项目的开幕仪式，与基层家庭一同分享当中喜悦。新地除提供场地赞助外，旗下物业管理公司康业和新地义工队也提供支持，借此联合各界力量，一同构建关爱共融的社会。

## SHKP Malls Gift Cards upcycled into green sandbags to promote sustainable development

# 新地商场礼品卡升级再造环保沙包 推动可持续发展

To support environmental protection, the Group has launched SHKP Malls Gift Card Green Sandbag Exercise, which upcycles used or expired SHKP Malls Gift Cards into eco-friendly sandbags for daily mall management, such as flood prevention and reinforcement of doors and barriers. This initiative not only reduces the waste of gift cards but also engages customers in a collective effort to promote circular economy practices. The project was honoured by the iRecycle Charity Foundation with the iRecycle Sustainability Award.

Certain procedures of the green sandbag production are undertaken by sheltered workshops, creating employment opportunities for the underprivileged and reinforcing the Group's commitment to corporate social responsibility.

为保护环境，集团推出“新地商场礼品卡再造环保沙包行动”，将已使用或过期的新地商场礼品卡升级再造，制成环保沙包，供商场日常运营使用，例如预防积水及稳固大门和围栏。这次行动不仅减少弃置卡片造成的浪费，更与顾客共同推动循环经济，同时荣获爱回收慈善基金颁发“爱回收可持续大奖”。

此外，环保沙包的部分生产过程由庇护工场负责，为弱势社群提供就业机会，凸显集团履行企业社会责任的努力。







## SHKP garners multiple awards from FinanceAsia and Corporate Governance Asia

### 新地勇夺《FinanceAsia》及《亚洲企业管治》多项殊荣



Investor relations team and corporate communications team accept the awards on behalf of the Group  
投资者关系团队及公司传讯团队代表集团接受奖项

SHKP received multiple distinguished awards from two international financial magazines, *FinanceAsia* and *Corporate Governance Asia*, in recognition of its unwavering commitment to fostering robust investor relations and upholding strong corporate governance practices.

SHKP won eight accolades in Asia's Best Companies 2025 poll organized by *FinanceAsia*, making it the most awarded company in Hong Kong. The Group Chairman and Managing Director, Mr. Raymond Kwok, received the honour of Hong Kong's Best CEO, while SHKP claimed other top awards including Best Managed Company, Best Real Estate Company, Best Conglomerates Company, Best Investor Relations Company, Most Committed to ESG, and Most Committed to DEI in Hong Kong.

In addition, the Group clinched seven awards at *Corporate Governance Asia's* Asian Excellence Award 2025, namely Asia's Best CEO (Group Chairman and Managing Director, Mr. Raymond Kwok), Asia's Best CSR, Sustainable Asia Award, Hong Kong's Best Environmental Responsibility, Hong Kong's Best Investor Relations Company, Hong Kong's Best Investor Relations Professional and Hong Kong's Best Corporate Communications.

新地荣获国际金融杂志《FinanceAsia》及《亚洲企业管治》颁发多个重要奖项，以表扬其致力促进卓越投资者关系及实践良好企业管治的不懈承诺。

集团在财经杂志《FinanceAsia》举办的“2025年亚洲最佳公司”选举中勇夺八项大奖，数量为全港企业之冠。其中集团主席兼董事总经理郭炳联先生荣膺“香港最佳CEO”，新地也获得香港“最佳管理公司”、“最佳地产公司”、“最佳综合企业公司”、“最佳投资者关系公司”、“最佳ESG承诺公司”及“最佳多元公平共融公司”等奖项。

此外，在《亚洲企业管治》杂志举办的“2025年亚洲卓越大奖”中，新地也获颁发“亚洲最佳CEO(集团主席兼董事总经理郭炳联先生)”、“亚洲最佳CSR”、“亚洲可持续发展奖”、“香港最佳环保责任奖”、“香港最佳投资者关系公司”、“香港最佳投资者关系专业人员”及“香港最佳公司传讯”共七个奖项。

## Hong Yip and HKMU receives Gold Medal at International Exhibition of Inventions Geneva for collaboration

### 康业携手都会大学获“日内瓦国际发明展”金奖

Hong Yip has proactively adopted innovative technologies to enhance staff training experiences and service quality. In 2021, it collaborated with Hong Kong Metropolitan University (HKMU) to develop a mixed reality training platform, which allows employees to familiarise themselves with the building handover and maintenance procedures. It also offers HKMU students the valuable opportunity to design innovative technology in practice. The platform is currently in use at SHKP's residential properties. The project has won 23 awards and the most recent award was a Gold Medal at International Exhibition of Inventions Geneva 2025. This international recognition affirms Hong Yip's efforts in promoting collaboration among the government, industry, academia and research sectors.

康业积极引入创新科技，以丰富员工培训体验并提升服务品质。2021年，康业与香港都会大学合作研发混合现实培训平台。该项目让康业员工熟悉交楼和执修工作，同时也让香港都会大学学生在创新科技设计方面获得宝贵的实战经验。目前，该平台已于新地旗下多个屋苑投入使用。这个项目至今累计获得23个奖项，最近更在“日内瓦国际发明展2025”荣获金奖，印证康业在“政产学研”方面的努力，在国际上得到认可。



## SHKP-Kwoks' Foundation delegation visits Peking University

### 新鸿基地产郭氏基金代表团造访北京大学

Earlier this year, representatives of SHKP-Kwoks' Foundation visited Peking University to review the implementation of its scholarship programmes and interview a few student beneficiaries. The Foundation seeks to foster closer ties with Peking University and expand the scope of the scholarship programmes to nurture high-calibre talent to meet the developmental needs of the country and various sectors of society. The Foundation intends to set up the "Peking University Inter-school Postgraduate Scholarship" to support students from partner universities and undergraduate scholarship recipients who intend to pursue postgraduate studies at Peking University, aiming to alleviate their financial burden so that they can focus on their studies.



Representatives of the SHKP-Kwoks' Foundation, Peking University and student beneficiaries  
新鸿基地产郭氏基金、北京大学及受助学生代表合照

今年初，新鸿基地产郭氏基金代表到访北京大学进行考察，了解“励志奖学金”和“励志双学位奖学金”的实施情况，又与受助学生代表会面。为配合国家、社会各领域发展的人才需求，基金计划未来与北京大学深化合作，扩大奖学金资助模式，设立“北京大学跨校研究生奖学金”。该奖学金将延伸资助至与基金有合作的大学，以及曾接受基金资助的本科毕业生，使这些学生到北京大学升读研究生时均可申请上述奖学金，以减轻他们的财务负担，让他们可以集中精力投入其学术研究。



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