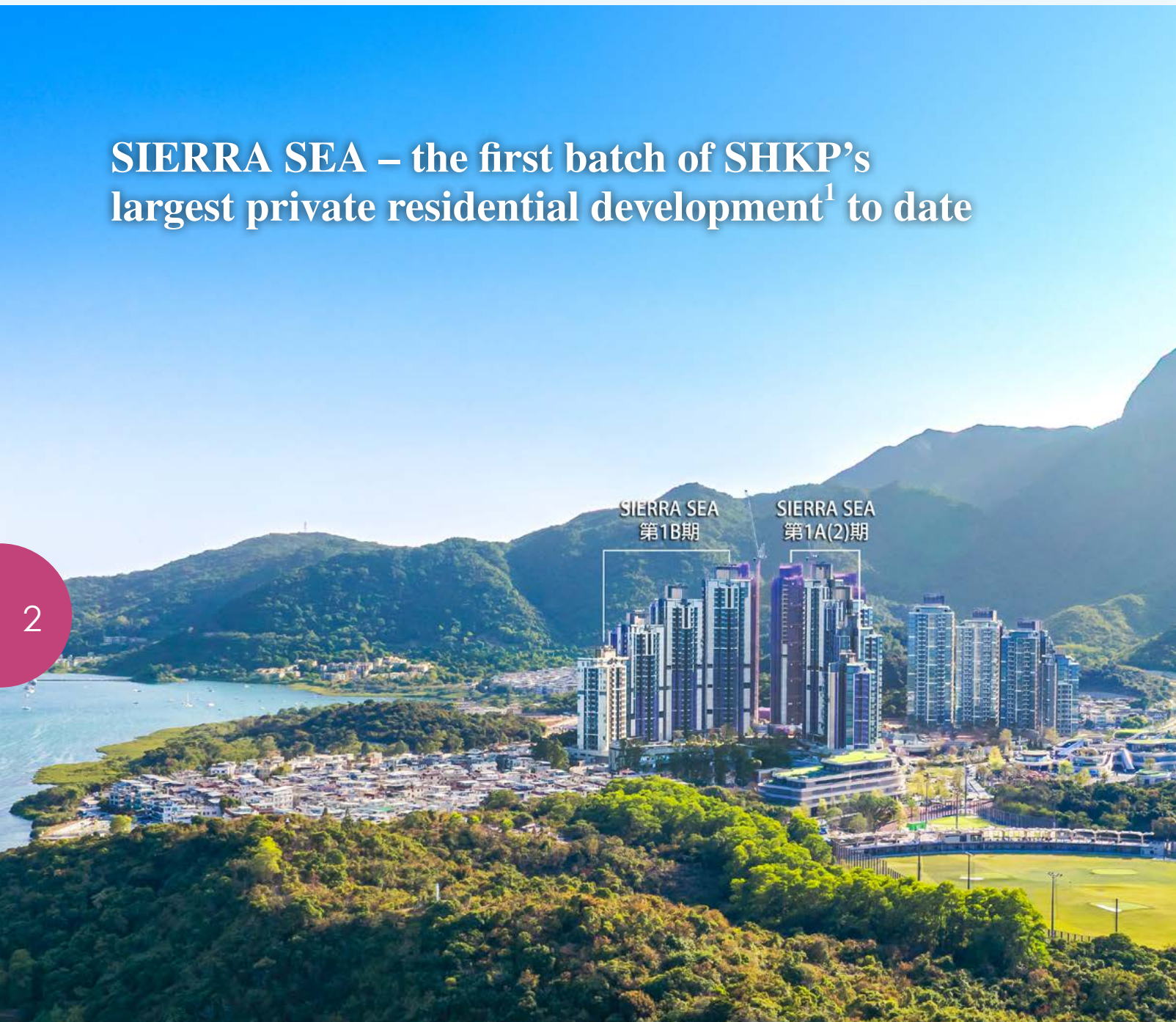




SIERRA SEA – the first batch of SHKP’s largest private residential development¹ to date

2



The photo was taken in the airspace in the vicinity of the Phase of the Development on 30 April 2025 and has been processed with computerized imaging techniques. The image only shows the general appearance of the residential properties of the Phase of the Development and does not reflect their actual external appearance, view and surrounding environment. The Vendor reserves the right to amend the building plans and other plans of the Phase of the Development from time to time, and the design of the Phase of the Development shall be subject to the final plan approved by the relevant Government authorities. Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for any information on the Phase. This photo does not constitute and shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (whether or not relating to the view). 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.

相片於2025年4月30日在發展項目期數附近之上空拍攝，並經電腦修飾處理。此圖像僅作顯示發展項目期數住宅物業的大概外觀之用，並不反映其實際外觀、景觀、周邊環境。賣方保留權利不時改動發展項目期數的建築圖則及其他圖則，發展項目期數設計以有關政府部門最終批准之圖則為準。賣方建議準買家參閱售樓說明書，以了解發展項目期數的資料。此相片並不構成亦不得被詮釋成賣方就發展項目期數或其任何部份作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。賣方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。

After more than three decades of dedicated development and planning on the “Sai Sha mega integrated development”², Sun Hung Kai Properties (SHKP) launched SIERRA SEA, Phase 1A(2) and Phase 1B of the Development’s resort style coastal residential project³ in April. With its prime location, the Development benefits from proximity to “two MTR stations x two MTR lines”⁴ 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 Sha⁵, 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 view⁶. The layout of the units are diverse. The units on typical floors come in eight layouts⁷, with saleable areas⁸ ranging from 301 to 702 square feet⁸ and one- to three-bedroom configurations. Additionally, 47 special units⁹ are available.

Phase 1B SIERRA SEA also consists of four towers, delivering 794 residential units in total. The saleable areas⁸ of the units on typical floors range from 302 to 807 square feet⁸, with one- to three-bedroom configurations. An additional 42 special units¹⁰ 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 World¹¹. The residents’ clubhouses, together with the communal gardens and recreational areas, span approximately 1.48 million square feet¹².

Resorts World¹¹ comprises three themed clubhouses – Seaside Club¹¹, Hillside Club¹¹ and Seasons Club¹¹ – and four curated zones: Aqualands¹¹, Woodland¹¹, Parklands¹¹ and Lakeside Lodges¹¹. 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 Homes¹³ granted to a private developer project for the first time in Hong Kong, WELL Community Standard™ pre-certification¹⁴, and BEAM Plus Provisional Gold rating¹⁵. These accolades highlight the Development’s excellence in sustainability and wellness-focused design.

Sai Sha Residences Transport Interchange¹⁶ spans over 46,000 square feet

The “Sai Sha mega integrated development”² 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 Interchange¹⁶ 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 582¹⁷ are anticipated to be extended to Sai Sha Residences Transport Interchange¹⁶. Coupled with existing minibus routes 807K and 807S¹⁷, the Development enjoys proximity to “two

3



MTR stations x two MTR lines”⁴ with close connection to MTR Wu Kai Sha station and MTR University station⁴.

In addition, bus route 580¹⁷, which connects to Sha Tin Central, is now in service. Upon the handover of the units, three anticipated new bus routes¹⁷ 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 routes¹⁷ linking to the commercial districts in Hong Kong Island and Hong Kong International Airport which are under consultation, a total of 11 public transport routes¹⁷ 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 Interchange¹⁶ features a premium waiting lounge¹⁸ 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 app¹⁹.

GO PARK Sai Sha (Phase 2)²⁰ to commence soft launch in the fourth quarter

GO PARK Sai Sha (Phase 2)²⁰, 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 Sha⁵, 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.



「Aqualands¹¹」- Rendering Photo 模擬效果圖

This is a computerized rendering of part of the Development and/or the Phase and/or part of the Clubhouse and it has been retouched by computer rendering techniques and edited and processed with computerized imaging techniques, and is not made to scale, and represents the designer's imagination of the relevant parts only, and is not taken at relevant parts of the actual site, and is for reference only. The Development, the Phase and the Clubhouse are still under construction. This image is only for the purpose of showing the approximate appearance of the relevant parts of the Development, the Phase and the Clubhouse, and it does not illustrate its actual appearance, view, surrounding environment or its final appearance upon completion. This image may not show the air-conditioning units, pipes, grilles, windows and other facilities that may appear on the external walls of the Development and the Phase. Reflections of views or reflections of the sky on the glass curtain walls of the residential towers and the Clubhouse etc (if any) in this image are not actual views of the Development and the Phase and is for reference only. The Vendor reserves the right to alter the building plans and other plans, and the design of the Development, the Phase and the Clubhouse are subject to the final approval of the building plans by the relevant Government authorities. Roads, buildings, facilities and environment in the vicinity of the Development and the Phase may not be shown. This image is made to promote the sale of residential properties in the Phase only. Other phases/parts of the Development are still under construction and other phases of the Development may be shown, or not shown or have been made transparent/simplified in the computerized rendering. The buildings, facilities, layout, partitions, specifications, dimensions, colors, materials, fittings, finishes, appliances, lightings, furniture, decorative items, plants, trees, landscaping and other objects shown in this image are for reference only and may not appear in the Development, the Phase and the Clubhouse or any part thereof or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development, the Phase and the Clubhouse 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. This image does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, by the Vendor regarding the Development, the Phase and the Clubhouse or any part thereof. For details of the Development and the Phase, please refer to the relevant sales brochure.

此為發展項目的一部分及/或期數及/或會所的一部分的模擬效果圖像，經電腦模擬效果合成及修飾處理，並非按比例製作，純屬設計師對有關部份之想像，並非在有關部份實景拍攝，僅供參考。發展項目、期數及會所仍在興建中，此圖像僅作顯示發展項目、期數及會所所有關係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。此圖像亦未必顯示可能出現在發展項目及期數外牆之冷氣機、喉管、格柵、氣窗及其他設施。此圖片內住宅大樓及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，只供參考。賣方保留不時改動建築圖則及其他圖則之權利，發展項目、期數及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。此圖片僅為促銷期數而製作。發展項目的其他期數/部分仍在興建中，發展項目的其他期數可能顯示於模擬效果圖或未有顯示或經透明化/簡化處理。此圖片內的建築物、設施、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、樹木、園景及其他物件等僅供參考，亦未必會在發展項目、期數及會所或其任何部份或其附近出現。發展項目、期數及會所的周邊環境、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。本圖片不構成亦不得詮釋成賣方就發展項目、期數與會所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。

新地歷來最大型私人住宅發展項目¹ 頭炮SIERRA SEA



The photo was taken in the airspace in the vicinity of the Phase of the Development on 17 February 2025 and has been processed with computerized imaging techniques. The image only shows the general appearance of the residential properties of the Phase of the Development and does not reflect their actual external appearance, view and surrounding environment. The Vendor reserves the right to amend the building plans and other plans of the Phase of the Development from time to time, and the design of the Phase of the Development shall be subject to the final plan approved by the relevant Government authorities. Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for any information on the Phase. This photo does not constitute and shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (whether or not relating to the view). 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.

相片於2025年2月17日在發展項目期數附近之上空拍攝，並經電腦修飾處理。此圖像僅作顯示發展項目期數住宅物業的大概外觀之用，並不反映其實際外觀、景觀、周邊環境。賣方保留權利不時改動發展項目期數的建築圖則及其他圖則，發展項目期數設計以有關政府部門最終批准之圖則為準。賣方建議準買家參閱售樓說明書，以了解發展項目期數的資料。此相片並不構成亦不得被詮釋成賣方就發展項目期數或其任何部份作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。賣方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。

新鴻基地產（新地）悉力發展、籌備超過30年的「西沙綜合發展項目²」，當中度假式海岸住宅項目³第1A(2)期及第1B期「SIERRA SEA」於今年四月起開始推售。項目地理位置得天獨厚，坐擁港鐵「雙站 x 雙綫⁴」優勢，並配備多元化消閒設施，讓住戶盡享寫意傍海生活與便捷的交通。住宅項目鄰近運動商業綜合體西沙GO PARK⁵，讓住戶可輕鬆參與各種戶外與室內運動、娛樂、餐飲及休閒活動，享受全方位的健康生活體驗。項目開售以來，得到市場追捧，銷情熾熱。



多元戶型滿足不同買家需要

第 1A(2) 期 SIERRA SEA 由四座大樓組成，合共提供 781 個住宅單位，配以低密度設計及精心打造的布局，大部分單位坐擁廣闊海景或山巒園林景致⁶。單位間隔多元化，標準分層單位共提供八種戶型⁷，實用面積⁸介乎 301 平方呎⁸至 702 平方呎⁸，涵蓋一房至三房，同時備有 47 伙特色單位⁹。

至於第 1B 期 SIERRA SEA 同樣由四座大樓組成，合共提供 794 個住宅單位，標準分層單位實用面積⁸由 302 平方呎⁸至 807 平方呎⁸，間隔同樣涵蓋一房至三房，另設有 42 個特色單位¹⁰。兩個期數均切合追求健康及品味生活的年輕人、新婚夫婦、企業專才以至三代同堂大小家庭的居住需要。

巨型會所提供 168 項消閒設施

為了讓住戶享受愜意而豐富的生活體驗，項目設有巨型會所 Resorts World¹¹，住客會所連同公用花園及遊樂地方，總面積合共約 148 萬平方呎¹²。Resorts World¹¹ 涵蓋三大主題會所，包括 Seaside Club¹¹、Hillside Club¹¹ 及 Seasons Club¹¹，以及四大特色地帶 Aqualands¹¹、Woodland¹¹、Parklands¹¹ 及 Lakeside Lodges¹¹，提供多達 168 項消閒設施。Resorts World¹¹ 提供十大水上游樂設施、15 大室外內運動設施、三大單車及緩跑徑、五間湖畔主題小屋、11 大特色室內外餐飲空間、九大社交聚會空間、五大主題宴會廳、七大綠色低碳地帶及多個專為兒童和寵物而設的玩樂空間等，全面滿足不同住戶需要。隨住宅發展項目未來更多期數落成，整個住宅發展項目的會所設施將更豐富。

項目展現集團可持續發展理念

憑藉完善設施及優秀的項目規劃，西沙灣發展項目為全港首個同時獲得三大綠色健康智能建築認證的私人住宅發展項目，包括全港首個私人發展商開發項目獲得的國際級 WiredScore 住宅項目鉑金級預認證¹³、國際級 WELL 健康社區標準TM 預認證¹⁴ 及香港 BEAM Plus 暫定

金級認證¹⁵，展現項目於可持續發展及健康設計方面的卓越成就。

設逾 46,000 平方呎西沙灣交通交匯處¹⁶

「西沙綜合發展項目²」規劃細緻，處處展現集團以人為本的信念。除了全方位優化西沙的基建設施，包括將一段約 1.5 公里的西沙路由雙線行車擴闊至四線，令車流容量倍增外，項目設有面積逾 46,000 平方呎的西沙灣交通交匯處¹⁶，提供五條停車灣供巴士、的士及其他車輛停靠，方便日常出行。為配合住戶需要，於期數入伙時，巴士路線 287、581 及 582¹⁷ 的總站預計將伸延至西沙灣交通交匯處¹⁶，加上既有之 807K 及 807S 小巴¹⁷，使項目緊連港鐵烏溪沙站及大學站⁴，盡握港鐵「雙站 x 雙綫⁴」的優勢。

另外，往返沙田市中心的巴士路線 580¹⁷ 現已通車。發展項目入伙時，三條預計新增之巴士路線¹⁷ 亦可配合啟行，往返荃灣站、尖東麼地道及九龍灣。再加上兩條正諮詢、分別前往港島商業區及香港國際機場的路線¹⁷，共 11 條公共交通路線¹⁷ 將連通全港，足證西沙交通網絡優勢。

此外，西沙灣交通交匯處¹⁶ 附設候車室¹⁸，配備 Wi-Fi 無線上網及巴士到站時間顯示屏，即時顯示巴士路線及巴士站位置等資訊。此外，住戶亦可透過專用之手機應用程式¹⁹，實時了解巴士到站資訊。

西沙 GO PARK 第二期²⁰ 於今年第四季試業

西沙 GO PARK 第二期²⁰ 面積約 56,000 平方呎，租戶將包括餐飲、零售、教育、醫療等品牌，滿足住戶和訪客購物的需求。連同西沙 GO PARK⁵，將有合共 80 間商戶。其中三大旗艦租戶已落實進駐西沙 GO PARK 第二期²⁰，包括約 10,000 平方呎的一田全新概念店 YATA Fresh、英基啓新書院幼稚園，以及中大醫務中心（西沙），預計於今年第四季開始陸續試業。

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. 253, 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 Phase of 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, 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-rhkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228, and minibus route 807S: https://h2-app-rhkemobility.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 deeds 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 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 altering plans to the building plans and other plans from time to time, and the details 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 verandah (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/en/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-rhkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228; minibus route 807S: https://h2-app-rhkemobility.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/t17_rpp_2025-24.pdf (Reference date: 9 December 2024) It is for reference only. There is also two proposed additional bus routes being promoted which the Transport Department is now conducting consultation on the addition of 980X (special departure) (from Hei Ying Road to Hong Kong Island) and A41P (special departure) (from Hoi 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/t17_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 for the Development 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 to 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 「歷來最大型私人住宅發展項目」指由位於大埔市地段第253號A分段及大埔市地段第253號餘段組成的私人住宅發展項目，截至此廣告印製日期為止，是由新鴻基地產全資發展的私人住宅發展項目中，單位數目最多的私人住宅發展項目。當中位於大埔市地段第253號餘段的私人住宅發展項目的第1A(2)期及第1B期正式命名為SIERRA SEA。
- 2 「西沙綜合發展項目」指位於大埔市地段第253號A分段、大埔市地段第253號餘段、大埔市地段第157號C分段、大埔市地段第157號D分段及大埔市地段第157號餘段之各個發展部份的統稱。「西沙綜合發展項目」各部份之設計、建築物、所提供的設施及面積等均以政府最終批核之圖則為準，賣方保留修訂及更改「西沙綜合發展項目」所在之區域發展、規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利，而毋須另行通知。「西沙綜合發展項目」仍在興建中，其建築圖則會不時修改，落成後之詳情亦可能與此廣告所述者不同。「西沙綜合發展項目」為市場推廣之用的名稱，不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。此廣告所提及之工程、建築物、設施、區域發展、規劃、用途等在「西沙綜合發展項目」落成時/落成後可能尚未完成或全面更改，其細節可不時更改及與此廣告所述者不同。整個「西沙綜合發展項目」完全落成需時，賣方對其竣工時間並不作出任何不論明示或隱含之要約、陳述、承諾或保證。賣方亦無對「西沙綜合發展項目」作出其他任何明示或隱含的要約、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。「西沙綜合發展項目」的周邊環境、建築物及設施會不時改變，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。西沙GO PARK指位於大埔市地段第157號餘段內並屬於「西沙綜合發展項目」的部份，並不屬於發展項目或期數的一部份。
- 3 發展項目期數之景觀、周邊環境、建築物、設計、設施及服務、布局、用途、規格及特色等可能會不時改變，賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
- 4 「雙站」是指港鐵大學站及港鐵烏溪沙站，以及「雙綫」是指東鐵綫及屯馬綫。「雙站 x 雙綫」指由發展項目期數乘坐巴士路線581及小巴路線807K前往港鐵烏溪沙站及巴士路線582、287及小巴路線807K、807S前往港鐵大學站。資料來源：巴士路線581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路線287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>，巴士路線582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，小巴路線807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228，小巴路線807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC，並經由港鐵烏溪沙站連接屯馬綫及港鐵大學站連接東鐵綫，內容僅供參考。上述公共交通路線服務將由第三者公司所提供，並非由賣方提供，第三者公司可自行決定及更改就上述服務之收費、使用條款、營運時間及服務期限，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。有關服務詳情請參閱相關部門公布。賣方並無對上述服務或事宜作出任何明示或隱含的要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。
- 5 西沙GO PARK指位於大埔市地段第157號餘段內並屬於「西沙綜合發展項目」部份之宣傳名稱，西沙GO PARK並不屬於發展項目或期數的一部份，有關名稱不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。大埔市地段第157號餘段及西沙GO PARK各部份之設計、建築物、所提供的設施及面積等均以政府最終批核之圖則為準。賣方保留修訂及更改大埔市地段第15號餘段及西沙GO PARK之規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利，而毋須另行通知。大埔市地段第157號餘段及西沙GO PARK之工程、建築物、設施、區域發展、規劃、用途等於發展項目落成時/落成後可能尚未完成或全面更改，其細節可不時更改及與此廣告所述者不同。西沙GO PARK的設施及服務的開放時間及使用或運作受相關法律、批地文件、入場及票務安排、實際情況、天氣情況、實務守則（經不時修訂）以及有政府有關部門發出的同意書或許可證限制。使用西沙GO PARK的設施及服務或需額外付款，賣方並無作出任何明示或隱含的要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。大埔市地段第157號餘段及西沙GO PARK的周邊環境、建築物及設施會不時改變，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。西沙GO PARK資料來源：<https://www.shkp.com/zh-HK/media/press-releases/grand-opening-of-go-park-sai-sha>（於2025年1月22日擷取）。賣方不保證上述網頁是否最新修訂版及其準確性，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
- 6 上述僅為發展項目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層數、座向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，賣方建議準買家到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。賣方對發展項目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）。
- 7 發展項目期數的單位的戶型以有關政府部門最後批准的圖則為準。詳情請參閱售樓說明書，賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以相關政府部門最後批准之圖則為準。
- 8 住宅物業的實用面積、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。
- 9 有關特色單位指Aqua Avenue第1座1樓連平台單位及17樓連平台和天台單位、Aqua Avenue第2座1樓連平台單位及23樓連平台和天台單位、Aqua Avenue第3座地下1樓連私人花園單位及29樓連平台和天台單位、Aqua Avenue第5座地下1樓連私人花園單位及33樓連平台和天台單位。
- 10 有關特色單位指Bleu Avenue第1座地下1樓連花園單位及17樓連平台和天台單位、Bleu Avenue第2座地下1樓連花園單位及23樓連平台和天台單位、Bleu Avenue第3座地下1樓連花園單位及29樓連平台和天台單位、Bleu Avenue第5座地下1樓連花園單位及33樓連平台和天台單位。
- 11 發展項目的住客會所、住客會所各區域及設施以及康樂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。賣方保留一切修改住客會所及/或康樂設施任何部分（包括其面積、範圍、間隔、設計、佈局、用途、規格及特色等）之絕對

權利，事先毋須通知任何買家。住客會所及/或康樂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。住客會所及/或康樂設施於期數入伙時未必能即時啟用，不同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。住客會所及/或康樂設施部分設施及/或服務的使用或操作可能受制於會所守則及設施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。部份住客會所及/或康樂設施屬於發展項目其他期數，於其他期數落成前不可使用。發展項目所有住客會所、住客會所各區域及設施完全落成需時，賣方對其竣工時間並不作出任何不論明示或隱含之要約、陳述、承諾或保證。根據地契要求，發展項目的住客會所將與位於大埔市地段第253號A分段的發展項目的住客共用，而同時發展項目的住客亦可共用位於大埔市地段第253號A分段的發展項目的住客會所。

12 發展項目包括面積約為7.9萬平方呎的住客會所(包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施)，以及面積約為140萬平方呎的公用花園或遊樂地方(有上蓋及沒有上蓋遮蓋)，合共約147.9萬平方呎，詳情請參閱有關售樓說明書。

13 資料於2025年3月1日擷取自WiredScore官方網站：<https://wiredscore.com/certify-a-building/wiredscore/>，賣方不保證上述網頁是否最新修訂版及其準確性，內容僅供參考，詳情亦可能與本廣告所述者不同。最終評級以發展項目落成後由相關機構決定為準。賣方不保證發展項目會獲得「WiredScore住宅項目」的最終白金級認證。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

14 資料於2025年1月6日擷取自WELL官方網站：<https://v2.wellcertified.com/en/community/overview>，賣方不保證上述網頁是否最新修訂版及其準確性，內容僅供參考，詳情亦可能與本廣告所述者不同。最終評級以發展項目落成後由相關機構決定為準。賣方不保證發展項目會獲得「WELL健康社區標準」的最終認證。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

15 資料於2025年1月6日擷取自香港綠色建築議會網站：<https://www.hkgbc.org.hk/tch/beam-plus/beam-plus-new-buildings/>，賣方不保證上述網頁是否最新修訂版及其準確性，內容僅供參考，詳情亦可能與本廣告所述者不同。最終評級以發展項目落成後由相關機構決定為準。賣方不保證發展項目會獲得「BEAM Plus」的最終金級認證。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

16 交通交匯處位於發展項目的第1A(1)期，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交通交匯處之設施及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。交通交匯處於期數入伙時未必即時啟用，上述基建項目及/或商業項目等仍在興建中/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佈為準。本廣告/宣傳資料對該基建項目及/或商業項目最終之規劃、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。完成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。西沙灣交通交匯處之名稱僅作推廣之用，並不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。

17 「11條公共交通路線」包括現有巴士路線287、581、582及580，以及小巴路線807K及807S，資料來源：巴士路線287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>，巴士路線581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路線582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，巴士路線580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>，小巴路線807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228，小巴路線807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC（參考日期：2025年3月13日），僅供參考。預計新增路線，包括西九龍綫（尖沙咀）、東九龍綫（九龍灣）及荃灣綫，資料來源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai_po_rpp_2023-24.pdf（參考日期：2024年12月9日），僅供參考。另外將有2條推動增設巴士路線，運輸署現正就增設980X（特別班次）（由海映路前往港島）及A41P（特別班次）（由海映路前往機場）進行諮詢，詳情請參閱運輸署網頁https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcms.pdf（參考日期：2025年2月25日），僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版，有關服務詳情請參閱相關部門公布，詳情可能與本廣告所述者不同。賣方並不保證運輸署會批准任何新增巴士路線由/途經發展項目前往港島及機場。增設巴士路線之建議未獲運輸署批准。增設巴士路線途徑之中途站亦可能與本廣告所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。上述巴士路線服務將由第三者公司所提供，並非由賣方提供，第三者公司可自行決定及更改就上述服務之收費、使用條款、營運時間及服務期限，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。有關服務詳情請參閱相關部門公布。

18 候車室位於發展項目的第1A(1)期的基座交通交匯處內。賣方保留修訂及更改候車室內店舖及設施及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。店舖及設施於期數入伙時未必即時啟用，賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

19 手機應用程式仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而毋須事先通知賣方。手機應用程式於發展項目及期數入伙時未必能即時使用，亦可能不時更改或取消，或需額外收費，亦未必適用於所有發展項目及期數住宅單位。以上資料並不構成或不應被視作賣方對任何有關手機應用程式及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。

20 西沙GO PARK第二期位於發展項目的第1A（1）期，並不屬於西沙GO PARK的一部份。商場目前仍在興建中，其設計及面積可能不時更改，以政府最終批核之圖則為準，落成後之狀況與本廣告所述者亦可能不同。賣方保留修訂及更改商場之名稱、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。商場於期數入伙時未必即時啟用，其最終落成及啟用日期以賣方最終公佈為準。商舖組合、店舖、設施、教育及醫療配套可能會不時更改及於期數入伙時未必即時啟用，僅供參考，並不構成亦不應被視作賣方作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證。本廣告/宣傳資料對此並不作出任何不論明示或隱含之要約、承諾、陳述或保證。西沙GO PARK第二期之名稱僅作推廣之用，並不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。

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: Johnson 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

發展項目期數名稱:西沙灣發展項目(「發展項目」)的第1A(2)期(「第1A(2)期」)(第1A(2)期中住宅發展項目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座稱為「SIERRA SEA」。)及發展項目的第1B期(「第1B期」)(第1B期中住宅發展項目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座稱為「SIERRA SEA」。)(第1A(2)期及第1B期統稱為「期數」。)本廣告僅為促銷發展項目期數內的住宅物業。區域：十四鄉期數的街道名稱及門牌號數：海映路8號*賣方就期數指定的互聯網網站的網址：(第1A(2)期) <http://www.sierrasea.com.hk/>；(第1B期) <http://www.sierrasea1b.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：光時投資有限公司
賣方的控股公司：新鴻基地產發展有限公司、Vast Earn Limited、Williston Investment S.A.
期數的認可人士：陳韻明
期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：巴馬丹拿建築師有限公司
期數的承建商：駿輝建築有限公司
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：孖士打律師行、胡關李羅律師行、薛鴻鵬岑律師行、胡百全律師事務所、張業司徒陳律師事務所
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：(第1A(2)期)恒生銀行有限公司；(第1B期)星展銀行(香港)有限公司
已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
盡賣方所知的期數的預計關鍵日期：(第1A(2)期)2025年12月1日；(第1B期) 2025年12月1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。
印製日期：2025年6月30日