

SHKP Quarterly

新地季刊

Summer
2025

SIERRA SEA – the first batch of SHKP's
largest private residential development to date
新地歷來最大型私人住宅發展項目頭炮SIERRA SEA



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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。

SUNeVision kicks off MEGA IDC
Phase Two Development
新意網啟動MEGA IDC第二期建設

ICC attains LEED v5.0 Platinum certification
環球貿易廣場榮獲LEED 5.0版
鉑金級認證

 新鴻基地產
Sun Hung Kai Properties



新 鴻 基 地 產
Sun Hung Kai Properties

以 心 建 家 Building Homes with Heart

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Summer 2025

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Editor's Note :

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編者按：

本刊旨在為投資者提供集團業務的最新資訊，維持企業高透明度及良好的企業管治。本刊內容涵蓋集團業務的不同範疇，相關資料陳述並非用作宣傳推廣，亦不構成售樓說明書。本刊內載列的部分相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或/及可能經過電腦圖像修飾處理。準買家如欲了解發展項目的詳情，應親自到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。

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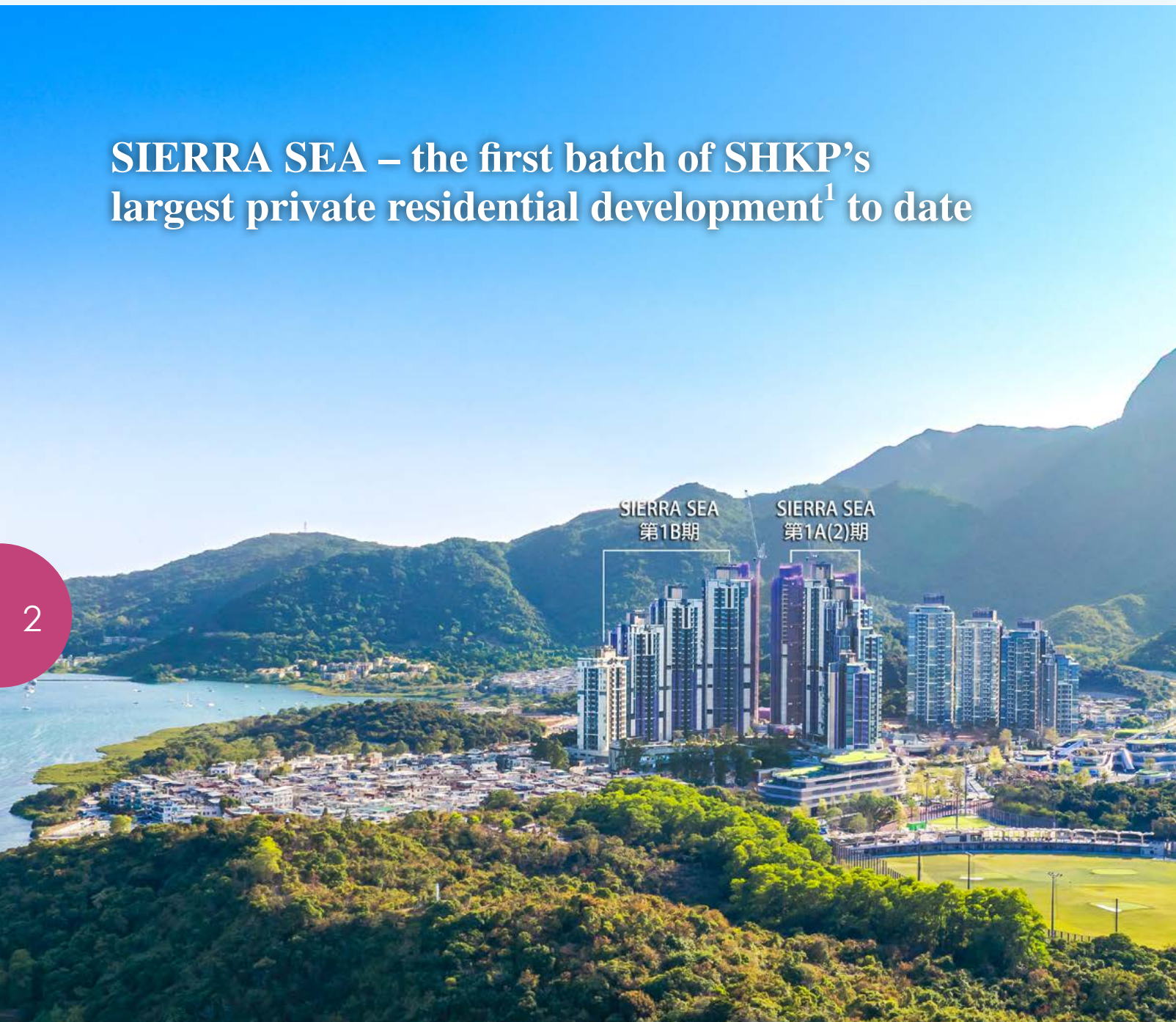
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SIERRA SEA – the first batch of SHKP’s largest private residential development¹ to date

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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 minibuses routes 807K and 807S¹⁷, the Development enjoys proximity to “two

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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.

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新地歷來最大型私人住宅發展項目¹ 頭炮SIERRA SEA



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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. 257, 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 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/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的同意書或許可證，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*

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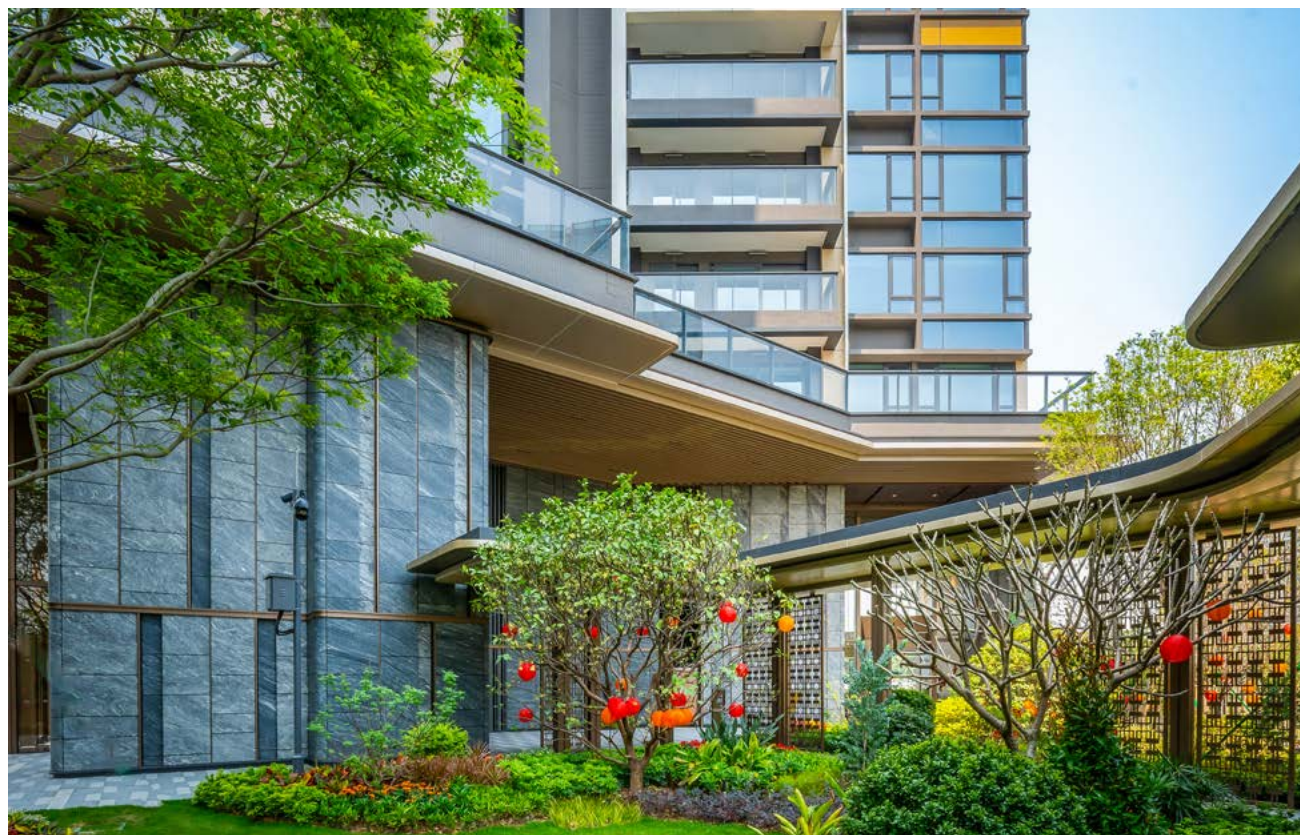
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Forest Park at Guangzhou South Station ICC completes first-phase handover

廣州南站ICC住宅部分峻鑾首批單位完成交樓

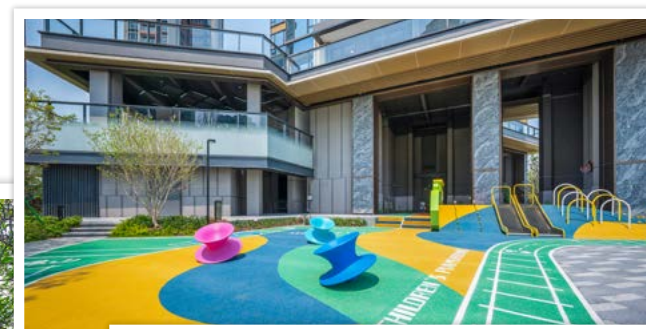


Forest Park, the residential portion of SHKP's wholly owned landmark Guangzhou South Station ICC, has completed the handover of its first phase of units. Set in a prime location with comprehensive amenities and an extensive transportation network, Forest Park has garnered strong market recognition for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



由新地全資發展的大型地標綜合項目廣州環球貿易廣場（廣州南站ICC），其住宅部分峻鑾坐擁優越配套及交通優勢，首批單位早前已完成交付，質素備受市場認可。

峻鑾提供面積約730平方呎至1,740平方呎的兩至四房雙套房單位。項目會所設施齊全，擁有健身空間、50米戶外泳池、兒童玩樂區、寵物樂園、宴會廳以及逾370,000平方呎園林美景等，為住戶提供優越生活環境。

項目位處廣州南站核心區，享有高效便捷的交通網絡，直通12條包括高鐵、城際和地鐵的鐵路線，往來香港西九龍最快只需約47分鐘。廣州南站區內交通線路陸續升級，串聯肇慶、佛山、廣州、東莞、惠州五城的「大灣區1號線」城際線已於去年全線通車，讓住戶盡享大灣區一小時生活圈的便利。

新地在建築材料以至物業管理方面均著重細節，設計公共空間時亦充分考慮到不同年齡層的需要，力求為住客提供更好的生活品質。





SUNeVision kicks off MEGA IDC Phase Two Development 新意網啟動 MEGA IDC 第二期建設



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)

財政司副司長黃偉綸(右二)、新地主席兼董事總經理及新意網主席郭炳聯(左二)、新地執行董事及新意網非執行董事郭基泓(右一)、和新地執行董事及新意網副主席馮玉麟(左一)共同主持 MEGA IDC 第二期啟動典禮

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)技術急速發展，帶動市場對高端數據中心需求迅速增加，集團旗下主要科技旗艦新意網已於今年首季啟動 MEGA IDC 第二期建築工程。該工程將進一步鞏固新意網在數字基礎設施領域的領導地位，亦可推動本港的 AI 和創新科技發展，全面提升整體競爭力。

MEGA IDC 坐落於將軍澳，項目分三期發展，預計總投資額超過 150 億港元，當中第一期提供約 500,000 平方呎樓面面積，已於 2024 年上半年啟用並取得客戶正面回響。為應對龐大的市場需求，新意網提前啟動第二期建築工程，計劃增加約 350,000 平方呎樓面面積，預計於 2026 年至 2027 年落成。整個項目落成後，MEGA IDC 的總樓面面積達約 120 萬平方呎，電力容量 180MW，將成為香港電力容量最大的數據中心，足以滿足雲端服務商和 AI 客戶對空間與電力的需求。

連同 MEGA IDC 在內，新意網在全港有多座設施，是全港最大的數據中心服務商。新地主席兼董事總經理及新意網主席郭炳聯表示：「創科是實現新質生產力的核心要素，也是推動香港經濟高質量發展的關鍵引擎。新地多年來持續投資科技應用和先進設施。其中，新意網致力構建世界級人工智能(AI)網絡骨幹設施，推動香港聯通內地與世界尖端科技市場。儘管 MEGA IDC 回本期長，集團仍堅定投資，反映集團對數據行業前景的信心，亦有助壯大香港的『耐心資本』。」



MEGA IDC 模擬圖 Rendering



Ma Wan 1868 – a new landmark combining heritage and creativity 馬灣 1868 打造保育文創新地標

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
馬灣 1868 每逢週末假日都吸引不少遊客前來遊覽



Secretary for Culture, Sports and Tourism Rosanna Law (right) visits Ma Wan 1868 and joins Group Executive Director Adam Kwok in painting a mural
文化體育及旅遊局局長羅淑佩(右)早前到訪馬灣 1868，並與新地執行董事郭基輝一同為大型壁畫上色

由新地興建和營運的馬灣公園第二期正式命名為馬灣1868，租戶於近月陸續開業，成為集保育、文創、旅遊及藝術零售元素於一身的香港新地標。馬灣1868臨海而立，佔地近500,000平方呎，遠眺香港汲水門和汲水門大橋，其命名的意念源於馬灣島自古以來是海上絲路的重要節點，清政府更於1868年在馬灣設立海關，新地特意以此年份作印記，凸顯馬灣悠久的歷史底蘊。

新地致力保育島上的自然環境和歷史古蹟，同時活化馬灣舊村，邀請多位國際及本地的壁畫設計師將村屋粉刷成色彩斑斕的彩色小屋，並

製作大型壁畫，讓訪客彷彿置身意大利五漁村 (Cinque Terre)。馬灣 1868 亦引入藝術零售營運者及消閒體驗活動，以打造一個獨特的海島藝術社區。遊客可以親身參與都市農耕，享受箇中樂趣；或在露營地住宿一宵，與大自然親密接觸。新一批商戶和工作室亦將逐步營運，為遊客帶來更豐富的體驗。

Supporting Well Being-Start-Up 2.0 Programme 支持「共築·創業家2.0」計劃



Group Deputy Managing Director Mike Wong attends the kick-off ceremony of Well Being-Start-Up 2.0 Programme in April
集團副董事總經理黃植榮於四月出席「共築·創業家2.0」計劃啟動儀式

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.

為支持青年實現創業夢想，新地響應由香港房屋委員會推動的「共築·創業家2.0」計劃，不僅免租借出馬灣 1868 內兩個單位供年輕人創業，更提供市場推廣支援，助他們踏出創業的第一步。



SHKP achieves upgrade to “AA” rating in the MSCI ESG Ratings 新地獲 MSCI ESG 調升評級至「AA」級

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.

新地一直致力推動可持續發展，其環境、社會及管治 (ESG) 表現歷年來屢獲不同國際評級機構嘉許。近月集團更獲 MSCI ESG 評級，從「A」級進一步調升至「AA」級，顯示了新地在實踐 ESG 的各層面，包括綠色建築發展、職業健康與安全及商業道德，均取得卓越表現。此外，新地亦成為 MSCI 所有國家世界 ESG 廣泛指數 (MSCI ACWI ESG Universal Index) 成分股之一。

除了獲得 MSCI ESG 調升評級，新地自 2020 年起在恒生可持續發展企業指數中，連續多年獲得最高的「AAA」評級，亦獲納入道瓊斯領先亞太區指數 (Dow Jones Best-in-Class Asia Pacific Index) 及入選標普全球《可持續發展年鑑》和《可持續發展年鑑 (中國版)》，反映集團在可持續發展方面的努力得到廣泛認可。

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 新地持續推廣閱讀文化



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)

文化體育及旅遊局副局長劉震 (前排中)、深圳市委宣傳部副部長蘇榮才 (前排左五)、康文署署長陳詠雯 (前排左四)、文創產業發展處文創產業助理專員曹淑霞 (前排右四)、香港出版總會會長李家駒博士 (前排右五) 及新鴻基地產執行委員會成員林家強 (後排右三) 出席啟動禮

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.

集團積極響應政府推動全城閱讀風氣，連續第二年為「香港閱讀+」提供活動場地。新鴻基地產執行委員會成員林家強於四月中出席啟動禮，與政府官員及出版業界為

一連 10 天在沙田新城市廣場舉行的閱讀嘉年華揭幕。該嘉年華由香港出版總會主辦，活動包括專題書展、作家分享、工作坊及表演等。

今年新地提供額外場地，舉行「故宮館藏 X 香港非遺」展覽，讓大眾免費欣賞北京故宮博物院的畫作複製品及香港非物質文化遺產作品，盼透過多元化活動，激發市民對閱讀和文化藝術的熱情。



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

集團旗下新閱會連續第二年贊助由香港出版學會進行的香港全民閱讀調查報告。新地執行董事馮玉麟 (左三) 在座談會中與不同業界代表交流 AI 發展對閱讀的挑戰和機遇



ICC attains LEED v5.0 Platinum certification

環球貿易廣場榮獲 LEED 5.0 版鉑金級認證



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

新鴻基地產執行委員會成員盧經緯(右)代表ICC接受LEED 5.0版鉑金級認證

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.

環球貿易廣場 (ICC) 成為全亞洲首幢建築物榮獲美國綠色建築委員會 (USGBC) 頒發「領先能源與環境設計先鋒 (LEED) 5.0 版 (既有建築：營運與維護)」鉑金級認證，該認證是一項備受肯定的綠色建築標準的最新版本。ICC 同時以 91 分的高分成為目前全球七座獲得該認證的建築物中取得最高評分的項目，反映新地在推動綠色建築和物業管理的努力，可充分切合租戶對可持續發展的理念和要求。

ICC 自 2022 年開始，推行延展實境設施管理系統平台，將實境與虛擬環境結合，運用多重技術包括人工智能、物聯網、數碼分身模型及大數據分析等，多方面提升物業管理服務。2024 年，ICC 的整體用電量相比起 2012 年節省了超過 2,000 萬度，相等於減少了 1.4 萬噸的碳排放。此外，ICC 亦為空調系統進行人工智能優化控制和能源管理，以進一步節省能源消耗。



SHKP provides free venue for Community Living Room

新地無償借出物業供開設社區客廳



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.

新地支持政府推動的社區客廳試行計劃，無償借出旗下物業，供社區團體開設高山道社區客廳，讓劏房住戶使用。政務司司長陳國基（右三）和新地執行董事郭基泓（左四）等，於四月初主持該項目的開幕儀式，與基層家庭一同分享箇中喜悅。新地除提供場地贊助外，旗下物業管理公司康業和新地義工隊也提供支持，藉此聯合各界力量，一同構建關愛共融的社會。

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

新地商場禮品卡升級再造成環保沙包 推動可持續發展

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.

為保護環境，集團推出「新地商場禮品卡再造環保沙包行動」，將已使用或過期的新地商場禮品卡升級再造，製成環保沙包，供商場日常營運使用，例如預防水浸及穩固大門和圍欄。這次行動不僅減少棄置卡片造成的浪費，更與顧客共同推動循環經濟，同時榮獲愛回收慈善基金頒發「愛回收可持續大獎」。

此外，環保沙包的部份生產過程由庇護工場負責，為弱勢社群提供就業機會，凸顯集團履行企業社會責任的努力。





SHKP garners multiple awards from FinanceAsia and Corporate Governance Asia

新地勇奪《FinanceAsia》及《亞洲企業管治》多項殊榮



Investor relations team and corporate communications team accept the awards on behalf of the Group
投資者關係團隊及公司傳訊團隊代表集團接受獎項

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.

新地榮獲國際金融雜誌《FinanceAsia》及《亞洲企業管治》頒發多個重要獎項，以表揚其致力促進卓越投資者關係及實踐良好企業管治的不懈承諾。

集團在財經雜誌《FinanceAsia》舉辦的「2025年亞洲最佳公司」選舉中勇奪八項大獎，數量為全港企業之冠。當中集團主席兼董事總經理郭炳聯先生榮膺「香港最佳CEO」，新地亦獲得香港「最佳管理公司」、「最佳地產公司」、「最佳綜合企業公司」、「最佳投資者關係公司」、「最佳ESG承諾公司」及「最佳多元公平共融公司」等獎項。

此外，在《亞洲企業管治》雜誌舉辦的「2025年亞洲卓越大獎」中，新地亦獲頒發「亞洲最佳CEO(集團主席兼董事總經理郭炳聯先生)」、「亞洲最佳CSR」、「亞洲可持續發展獎」、「香港最佳環保責任獎」、「香港最佳投資者關係公司」、「香港最佳投資者關係專業人員」及「香港最佳公司傳訊」共七個獎項。

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

康業夥都會大學獲「日內瓦國際發明展」金獎

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.

康業積極引入創新科技，以豐富員工培訓體驗並提升服務質素。2021年，康業與香港都會大學合作研發混合實境培訓平台。該項目令康業員工熟習交樓和執修工作，同時也讓香港都會大學學生在創新科技設計方面獲得寶貴的實戰經驗。目前，該平台已於新地旗下多個屋苑投入使用。這個項目至今累計獲得23個獎項，最近更在「日內瓦國際發明展2025」榮獲金獎，印證康業在「政產學研」方面的努力，在國際上得到認可。



SHKP-Kwoks' Foundation delegation visits Peking University

新鴻基地產郭氏基金代表團造訪北京大學

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
新鴻基地產郭氏基金、北京大學及受助學生代表合照

今年初，新鴻基地產郭氏基金代表到訪北京大學進行考察，了解「勵志獎學金」和「勵志雙學位獎學金」的實施情況，又與受助學生代表會面。為配合國家、社會各領域發展的人才需求，基金計劃未來與北京大學深化合作，擴大獎學金資助模式，設立「北京大學跨校研究生獎學金」。該獎學金將延伸資助至與基金有合作的大學，以及曾接受基金資助的本科畢業生，使這些學生到北京大學升讀研究生時均可申請上述獎學金，以減輕他們的財務負擔，讓他們可以集中精力投入其學術研究。

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