



Completion and handover of Cullinan Harbour Phase 1 and Phase 2A, new landmark along Victoria Harbour

维港地标住宅项目天玺·海 第1期及第2A期落成交楼

Cullinan Harbour, a low-density residential development¹ meticulously developed by the Group, occupies a prime waterfront position in Kai Tak's runway precinct. The development saw enthusiastic take-up by the market, and units in Phase 1 and Phase 2A are now being handed over to residents. The development is designed by the world-class architectural firm SOM, marking its first residential project in Hong Kong. With its unique geometric streamlined design and dynamic light-art installation on the façade, the development stands as a new landmark on Victoria Harbour.

Meticulously designed luxurious homes on the waterfront

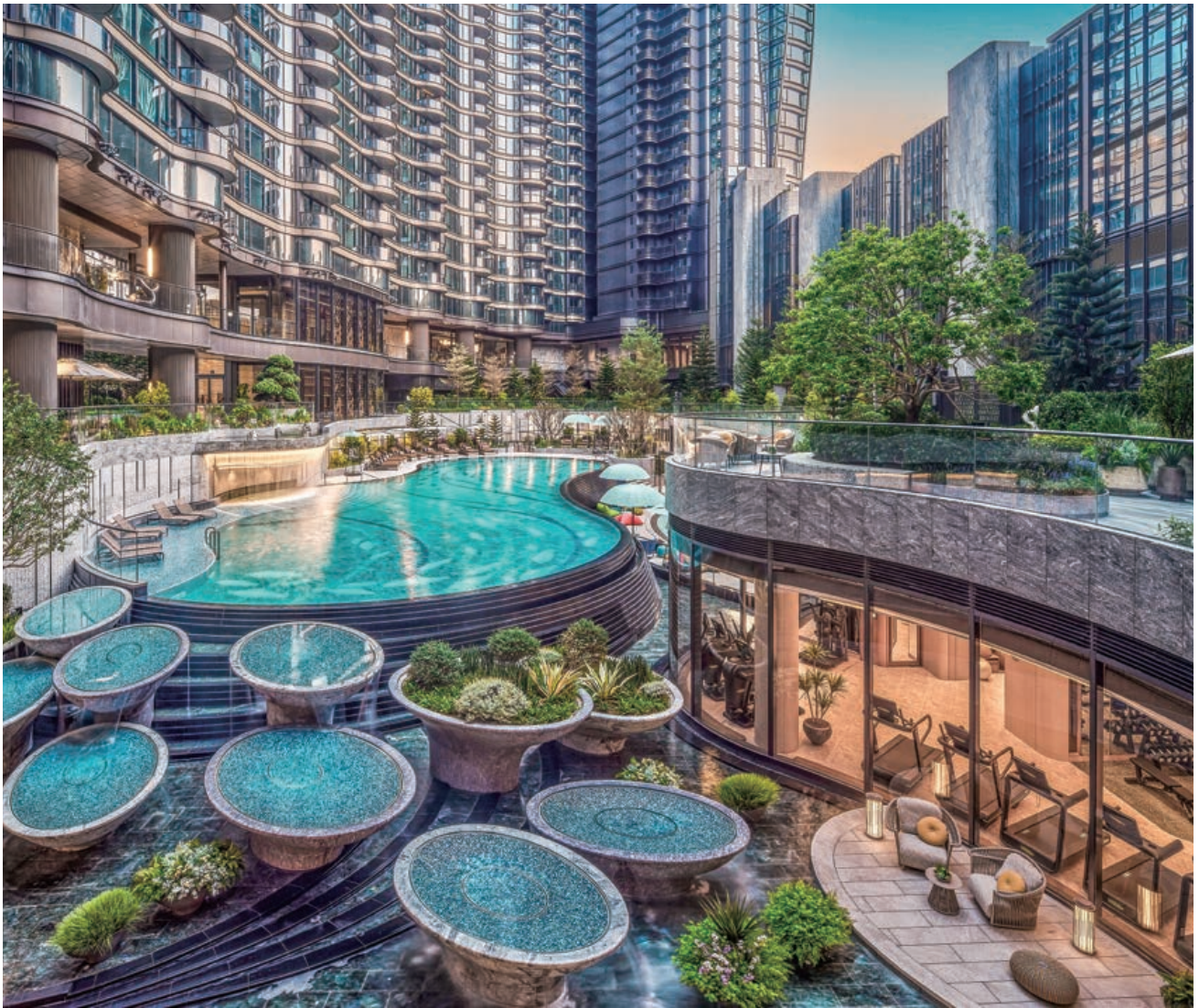
The whole development comprises 439 residential units (including Phase 1: 256 units; Phase 2A: 43 units), with approximately 90% commanding views of Victoria Harbour¹. Four-bedroom standard layouts constitute more than 70% of the total unit mix of the development, with saleable areas ranging from about 1,100 to 2,200 square feet².

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The photograph was taken from some height above the Development on 8 December, 2025 and has been edited and processed with computerized imaging techniques, and is for reference only. The surrounding environment, buildings and facilities of the Development may change from time to time. At the time of photoshoot, the Development and the Phase were still under construction. The approved building plans for the Development and the Phase may be amended from time to time, details of such plans affecting the Development and the Phase upon completion may differ from what is shown in this photograph and all matters are subject to final approval by the relevant government authorities. This photograph does not constitute and shall not be construed as, any express or implied offer, undertaking, representation or warranty by the Vendor in relation to the Development (whether regarding the view or not).

相片于2025年12月8日在发展项目附近上空拍摄，并经电脑修饰处理，仅供参考。拍摄此相片时，发展项目及期数仍在兴建中，其批准建筑图则会不时修改，落成后之详情亦可能与此相片所示之详情不同，一切以政府相关部门最后批准之图则为准。发展项目之周边环境、建筑物及设施会不时改变。相片不构成任何卖方就发展项目不论明示或隐含之要约、陈述、承诺或保证（不论与景观是否有关）。



The clubhouse of Cullinan Harbour - Club Harbour^{3,4}
 天玺·海会所 Club Harbour^{3,4}

Luxurious harbourfront residential clubhouse with extensive facilities

The signature harbourfront clubhouse of Cullinan Harbour, Club Harbour^{3,4}, has a total of approximately 80,000 square feet⁵ including the communal gardens and recreation area. The clubhouse features an approximately 35-metre outdoor swimming pool, connected to a jacuzzi, a children's pool, and an about 20-metre indoor heated pool, and a 24-hour gym⁴.

The clubhouse boasts a ceiling of over eight metres high. It also offers an exceptional dining space with panoramic view of Victoria Harbour¹, featuring a private restaurant, a bar and two banquet halls⁴.

A range of facilities⁴ is also provided for lifestyle activities, including floristry, tea appreciation, handcraft workshops, and parent-child cooking⁶. Shared space⁴ is also available for residents to enjoy a relaxed urban life.

Strategic location with enhanced connectivity

The commissioning of the Central Kowloon Bypass (Yau Ma Tei Section) last year has further strengthened the project's connectivity, making travel to West Kowloon more convenient. The government is also actively advancing the Smart and Green Mass Transit System in Kai Tak⁷. Upon its completion, access to MTR Kai Tak Station will be expedited.



About 90% of the units in the Development offer views of Victoria Harbour¹
发展项目约九成单位坐拥维港景致¹

集团悉心筹建、位处启德跑道区前端的低密度住宅发展项目¹天玺·海，销售持续获市场热烈支持，其中第1期及第2A期现正陆续交楼。该项目是世界级建筑师事务所SOM在香港的首个住宅发展项目，其独特的几何流线设计，配合外墙大型动态灯光艺术装置，令项目成为维港沿岸的最新地标。

临海大宅 精心布局

整个发展项目共提供439个优质住宅单位(包括第1期256伙，第2A期43伙)，约九成单位坐拥维港海景¹，其中四房标准户型占发展项目整体单位逾七成，实用面积约100至200平方米(约1,100至2,200平方呎)²。

矜贵住客会所 品味生活配套

天玺·海拥有临海会所“Club Harbour^{3,4}”，连同公用花园及游乐地方，总面积约7,400平方米(约80,000平方呎)⁵。会所提供长约35米的户外泳池，并连接按摩池、儿童池及约20米室内恒温泳池，以及提供24小时开放的健身室⁴。

会所大堂楼高逾八米，并设有全海景¹餐饮空间，包括私人餐厅、酒吧及两个独立宴会厅。会所设有一系列生活设施⁴，提供多元化的生活体验，包括花艺、茶道、手作文化活动及亲子烹饪⁶等，更设有共享空间⁴，让住户尽享写意都会生活。

策略地理位置 交通网络提升

随著中九龙绕道油麻地段于去年通车，进一步提升项目的通达性，往西九龙的交通变得更加方便。政府正积极推动启德“智慧绿色集体运输系统”⁷，通车后前往港铁启德站的效率将大幅提升。



Banquet Hall The Azure⁴ is available for hosting guests
宴会厅“品宴”⁴可供住户款待宾客



Indoor heated pool Indigo Pool⁴
室内恒温泳池“漾映池”⁴

Notes

- 1 The description of the surrounding environment of the Development and the Phase is only a general description and does not represent that all units will enjoy the relevant view(s) at the same time. The view(s) described are affected by the location, floor level, orientation, height of the unit, as well as surrounding buildings and environment, and are not applicable to all units. Surrounding buildings and environment are subject to change from time to time. The Vendor makes no express or implied offer, representation, warranty or guarantee whatsoever (whether in relation to view or otherwise) in respect of the view(s) or surrounding environment and buildings of the Development and/or the Phase. Prospective purchasers are advised to conduct an on-site inspection of the relevant development site so as to better understand the development site, its surrounding environment and nearby public facilities. For detailed information on the Development, please refer to the relevant sales brochure.
2. The saleable area, together with the floor areas of balcony, utility platform and verandah (if any), is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (which are not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. All areas expressed in square feet have been converted from square metres using the conversion factor of 1 square metre = 10.764 square feet and rounded to the nearest whole number. There may be minor differences between the areas expressed in square feet and those expressed in square metres. For details of the saleable area of individual units, please refer to the sales brochure.
3. Club Harbour is the residents' clubhouse of the Development. The clubhouse / restaurant / bar / lounge / wine cellar / landscaped garden / recreational facilities / shared space etc. (collectively "the Facilities") may not be available for immediate use upon occupation of the Development and/or the Phase.
4. The names of the Facilities are for promotional purposes only and will not appear in the Deed of Mutual Covenant, Provisional Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase, Assignment or any other title deeds. The facilities within the Facilities and their completion dates are subject to the final approval of the Buildings Department, Lands Department and/or other relevant government departments. The opening hours and use of the Facilities are subject to the restrictions under relevant laws, the land grant documents, the terms of the Deed of Mutual Covenant and the actual site conditions. The Vendor reserves the right to make changes to the building plans and other plans and designs of the Development and/or the Phase and any part thereof from time to time. The Vendor further reserves the absolute right to alter any part of the Facilities (including but not limited to their names, specifications, areas, coverage, layout, design, configuration, use, features, brand and manufacturer) at any time without prior notice to any purchaser. The use or operation of some of the Facilities and/or services may be subject to the clubhouse rules, rules governing the use of relevant facilities and/or services, and any consent or licence issued by relevant government departments, and users may be required to make additional payment. The activities held in the clubhouse will be subject to changes without prior notice. Certain parts of the Facilities belong to the subsequent phase and might not be available for use prior to the completion of the subsequent phase.
- 5 The clubhouse and landscaped areas of the entire Development include an indoor residents' clubhouse with an area of approximately 25,000 square feet, as well as an outdoor residents' clubhouse, communal gardens or recreational areas (both covered and uncovered) with a total area of approximately 54,000 square feet. All owners, residents and their guests of the residential properties in the Development may use the clubhouse and recreational facilities, subject to compliance with the terms and conditions of the Deed of Mutual Covenant, relevant government licences and regulations, and possibly payment of fees. The clubhouse and its recreational facilities, communal gardens and recreational areas may not be available for use upon occupation of the residential properties. The clubhouse, its recreational facilities, communal gardens and recreational areas will be opened and made available for use in phases according to the occupation dates of individual Phases.
- 6 The management services, activities and other services mentioned above will be provided by the person or third-party company appointed under contract for the Phase. The manager or the contracted third-party company may determine, at its discretion, the charges, terms of use, operating hours and service periods for its management services or other aforesaid services, subject to the terms and conditions set out in the Deed of Mutual Covenant, service contracts or other relevant legal documents.
- 7 The Smart and Green Mass Transit System in Kai Tak is targeted to be commissioned in 2031. Information is sourced from the press release of Transport and Logistics Bureau <https://www.tlb.gov.hk/eng/psp/pressreleases/transport/2025/20251031a.html> (Reference date: 16 March 2026) and is for reference only. The vendor does not guarantee the accuracy of the above website or whether it represents the latest revised version. The transport facilities

mentioned herein are either proposed or under construction, and the details (including but not limited to implementation, location, design, and completion schedule) are subject to the government's final decisions. At the time of completion and occupation of the Development, such facilities may not yet be finished, and the eventual details may differ from those described in this advertisement. The vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect of the foregoing.

备注

- 1 仅为发展项目及期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观地点或单位所处楼层、座向、高度及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对发展项目及/或期数之景观及周边环境及建筑物并不作出任何不附条件或隐含之要约、陈述、承诺或保证(不论是否有相关景观)。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。有关发展项目的详细资料，详情请参阅有关售楼说明书。
- 2 实用面积、以及露台、工作平台及阳台(如有)的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。其他指明项目的面积(不计入实用面积)，是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米之数字可能有些微差异。有关个别单位之实用面积之详情，请参阅售楼说明书。
- 3 "Club Harbour" 为发展项目的住客会所、会所/餐厅/酒吧/休息室/酒窖/园景花园/康乐设施/共享空间等(统称“该等设施”)于发展项目及/或期数入伙时未必能即时启用。
- 4 该等设施之名称仅作推广之用，将不会在公契、临时买卖合约、正式买卖合同、转让契或任何其他业权契据中显示。该等设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批准为准。该等设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。卖方保留权利不时更改发展项目及/或期数及其任何部分之建筑图则及其他图则设计。卖方亦保留一切更改该等设施的任何部分(包括但不限于其名称、规格、面积、范围、间隔、设计、布局、用途、特色、品牌及制造商)之绝对权利。事先毋须通知任何买家。该等设施结构及/或服务的使用或操作可能受制于会所守则及相关设施及/或服务的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付费。会所进行之活动会不时变更，不作另行通知。部份该等设施属于后续期数，于该期数落成前或不可使用。
- 5 整个发展项目之会所及园林，包括面积约2,300平方米(约为2.5万平方呎)的室内住客会所，以及面积约5,000平方米(近5.4万平方呎)的室外住客会所、公用花园或游乐地方(有上盖及没有上盖遮盖)。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，须遵守公契、相关政府牌照、规例的条款及规定，并可需额外支付费用。会所及其康乐设施、公用花园及游乐地方于住宅物业入伙时未必可以启用。会所及其康乐设施、公用花园及游乐地方于住宅物业入伙时将按个别期数入伙时间开放及启用。
- 6 上述管理服务、活动及其他服务将由期数合约聘用的人或第三方公司所提供。管理人或合约聘用的第三方公司可自行决定其管理服务或其他上述服务之收费、使用条款、运营时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规限。
- 7 启德“智慧绿色集体运输系统”预计将于2031年投入服务，资料来源：运输及物流局 - 新闻公报 <https://www.tlb.gov.hk/eng/psp/pressreleases/transport/2025/20251031a.html>，参访日期：2026年3月16日。内容仅供参考，卖方并不保证上述网址之准确性及是否最新修订版。本公告资料内载列的交通设施属拟建中或未落成，内容仅供参考，其详情(包括但不限于落实与否、位置、设计及竣工时间等)均以政府最终决定为准，卖方并不保证上述网址之准确性及是否最新修订版。于发展项目落成及入伙时可能尚未完成，落成后之详情亦可能与本公告所述者不同。卖方对其并不作出任何不附条件或隐含之要约、陈述、承诺或保证。

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

District: Kai Tak

Name of the street and the street number of the Phase: No. 26 Shing Fung Road

The website address designated by the Vendor for the Phase : (Phase 1) www.cullinanharpour.com.hk;
(Phase 2A) www.cullinanharpour2a.com.hk;
(Phase 2B) www.cullinanharpour2b.com.hk

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

Vendor: Well Capital (H.K.) Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, Trade Up Ventures Limited

Authorized Person of the Phase: Chen Yat Ching Philip

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

Building contractor for the Phase: Sanfield Engineering Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Johnson Stokes & Master, Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: (Phase 1 and Phase 2A) The Hongkong and Shanghai Banking Corporation Limited (the relevant commitment letter has been cancelled); (Phase 2B) The Hongkong and Shanghai Banking Corporation Limited. Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase to the best of the Vendor's knowledge:

Not applicable (Phase 1 and Phase 2A); 31 March 2026 (Phase 2B). 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.

As at the date of printing of this advertisement / promotional material, the sales brochure for Phase 2B of the Development has not yet been made available to the public. Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

Please refer to the sales brochure for details.

Date of Production/ Printing: 31 March 2026

发展项目期数名称: 天玺·海发展项目 (“发展项目”) 的第1期 (“第1期”)、第2A期 (“第2A期”) 及第2B期 (“第2B期”) (各期下均称“期数”) (第1期中住宅发展项目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2、第2A期中住宅发展项目的第7座及第2B期中住宅发展项目的第8座和第9/9A座均称为“天玺·海”。)

区域: 启德

期数的街道名称及门牌号数: 承丰道26号

卖方就期数指定的互联网网站的网址:

(第1期) www.cullinanharpour.com.hk;

(第2A期) www.cullinanharpour2a.com.hk;

(第2B期) www.cullinanharpour2b.com.hk

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卖方: 华荣(香港)有限公司 | 卖方的控股公司: 新鸿基地产发展有限公司、Time Effort Limited、Trade Up Ventures Limited | 期数的认可人士: 陈一贞 | 期数的认可人士以其专业身份担任经理人、董事或雇员的商号或法人: 王董建筑师有限公司 | 期数的承建商: 新辉城建工程有限公司 | 就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、孖士打律师行、薛冯邱李律师行 | 已于期数的建造提供贷款或已承诺为该建造提供融资的认可机构: (第1期及第2A期) 香港上海汇丰银行有限公司(有关承诺书已取消); (第2B期) 香港上海汇丰银行有限公司 | 已于期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited | 卖方所知期数的预计关键日期: (第1期及第2A期) 不适用; (第2B期) 2026年3月31日。关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。 | 本公告由卖方发布或在卖方的同意下由另一人发布。 | 截至本公告/宣传资料的印制日期为止，发展项目第2B期的售楼说明书尚未向公众发布。 | 卖方建议准买方参阅有关售楼说明书，以了解期数的资料。详情请参阅售楼说明书。
印刷日期: 2026年3月31日