

SHKP Quarterly

新地季刊

Spring
2026

IGC positions West Kowloon as Hong Kong's new core
IGC促进西九龙成为香港新核心



J.P. Morgan becomes anchor tenant of
Artist Square Towers

摩根大通成为艺术广场大楼主要租户

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

 新鸿基地产
Sun Hung Kai Properties



以心建家 Building Homes with Heart

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Spring 2026

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Sun Hung Kai Properties Limited
新鸿基地产发展有限公司刊物

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Editor's Note :

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编者按 :

本刊旨在为投资者提供集团业务的最新资讯，维持企业高透明度及良好的企业管治。本刊内容涵盖集团业务的不同范畴，相关资料陈述并非用作宣传推广，亦不构成售楼说明书。本刊内载列的部分相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或/及可能经过电脑图像修饰处理。准买家如欲了解发展项目的详情，应亲自到该发展地盘作实地考察，以获取对该发展地盘及其周围地区的公共设施及环境较佳的了解。

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IGC positions West Kowloon as Hong Kong's new core IGC促进西九龙成为香港新核心

Sun Hung Kai Properties has completed International Gateway Centre (IGC), the flagship office development above the High Speed Rail West Kowloon Terminus, marking a milestone for the Group's development in West Kowloon. A tower was handed over to anchor tenant UBS for its new Hong Kong headquarters early this year.

"The name International Gateway Centre reflects its role as a gateway linking Hong Kong with the Mainland and the wider global market," SHKP Chairman and Managing Director Raymond Kwok said. "We believe IGC will be a cornerstone of West Kowloon's

transformation as 'Central 2.0' and elevate Hong Kong's position as a leading international financial and wealth management centre."

IGC offers approximately 2.6 million square feet of office space across two twin-block towers, of which about 1.2 million square feet is held by the Group as a long-term investment. Together with the Artist Square Towers under construction, the completed ICC and other properties in the neighbourhood, it forms a world-class commercial cluster spanning 8 million square feet in West Kowloon. In the coming few

years, this cluster is anticipated to stand as the only new commercial hub in Hong Kong that delivers comparable scale, strategic accessibility and premium building quality. With its unique strengths, IGC serves as an ideal location for wealth management companies and major corporations to expand into the Mainland or the international market.

Excellent transport connectivity with direct access to High Speed Rail Station

Located atop Hong Kong's only High Speed Rail station, IGC offers seamless access to the cross-boundary rail network, which connects Hong Kong to 110 destinations across more than 65 Mainland cities, placing major Greater Bay Area cities within an hour. IGC also enjoys convenient access to destinations within Hong Kong. The hub is served by the Airport Express, three other MTR lines, and enhanced bus and highway networks, including the Central Kowloon Bypass which will be fully commissioned this year. This superb transport network facilitates efficient access to the airport and other parts of the city.

IGC also enjoys connectivity at the pedestrian level. A 1.5-kilometre Sky Walk will connect Jordan and Yau Ma Tei with IGC, the harbourfront and the West Kowloon Cultural District, supporting a walkable environment that increases footfall between offices, cultural venues and retail offerings.

UBS Tower handed over, set to open in Q4

Earlier this year, the 14-storey UBS Tower was handed over to UBS Group for its new Hong Kong headquarters. The tower is expected to open in the fourth quarter, with all Hong Kong teams consolidated into a single building directly connected to the High Speed Rail terminus.



IGC comprises two sets of twin-block towers
IGC由两座双子大楼组成



UBS Tower 瑞銀中心 Handover Ceremony at IGC in West Kowloon



SHKP handed over UBS Tower to UBS Group. (From left to right) The handover ceremony was officiated by UBS Head Human Resources APAC & Human Resources Business Partner Group HR & Corporate Services Steve Barclay, UBS Co-Head of Investment Bank, Asia Pacific & Global Head of Digital Assets for Investment Bank Taichi Takahashi, Chairman of UBS Global Wealth Management Asia and Head and Chief Executive of UBS Hong Kong Amy Lo, President, UBS Asia Pacific and Co-President, UBS Global Wealth Management Iqbal Khan, SHKP Chairman and Managing Director Raymond Kwok, SHKP Executive Director Christopher Kwok, SHKP Executive Director Eric Tung, and Sun Hung Kai Real Estate Agency Executive Director KW Lo.

新地与瑞银集团举行瑞银中心交接仪式，（左起）由瑞银亚太区人力资源主管兼集团人力资源及企业服务人力资源业务伙伴 Steve Barclay、瑞银投资银行亚太区联席主管兼数码资产全球主管高桥太一、瑞银财富管理亚洲区主席兼瑞银香港区主管及行政总裁卢彩云、瑞银亚太区总裁兼瑞银财富管理全球联席总裁康瑞博、新地主席兼董事总经理郭炳联、新地执行董事郭基泓、新地执行董事董子豪，以及新地代理执行董事卢经纬主持。

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“One of the key reasons we chose West Kowloon is that this district represents the next exciting chapter for Hong Kong,” Chairman of UBS Global Wealth Management Asia and Head and Chief Executive of UBS Hong Kong Amy Lo said. “With UBS Tower located directly above the High Speed Rail terminus, we are positioned at the centre of the Greater Bay Area, enabling closer connections with clients, family businesses and next-generation entrepreneurs.”

World-class, sustainable commercial cluster

The Group’s entire High Speed Rail West Kowloon Terminus Development, including its open spaces, was designed by internationally acclaimed Zaha Hadid Architects to ensure a coherent architectural style. The development comprises the office portion IGC, and a 603,000-square-foot podium mall set to open in phases.

The development has achieved and secured the highest levels of pre-certification under LEED, WELL and BEAM Plus, alongside China Green Building Label and China

Healthy Building Label certifications. IGC is also the first office development in the Greater Bay Area to receive the BREEAM International New Construction V6 “Excellent” rating.

Unique harbourfront spaces where boardrooms meet galleries

Adjacent to IGC lies the 40-hectare West Kowloon Cultural District, home to cultural landmarks including M+, Hong Kong Palace Museum and Xiqu Centre, with WestK Performing Arts Centre due to complete later this year. With its frontage onto Victoria Harbour, the district offers rare access to expansive waterfront spaces seldom found in other prime global office locations.

In most cities, office clusters and cultural quarters are developed separately. In West Kowloon, they form a single walkable district where boardrooms, galleries, theatres and the waterfront are minutes apart – an integration that underpins West Kowloon’s emergence as a hub converging commerce, tourism, retail, art and culture.

坐落高铁西九龙总站上盖，新鸿基地产的办公楼旗舰项目 International Gateway Centre (IGC) 已全面竣工，成为集团在西九龙发展的重要里程碑。其中一座大楼已率先于年初交付予主要租户瑞银集团，作为其香港新总部。

新地主席兼董事总经理郭炳联表示：“项目的命名凸显了 IGC 作为连接香港、内地及环球市场的门廊 (Gateway) 角色。这个项目在推动西九龙发展成为‘中环 2.0’发挥关键作用，有助提升本港作为国际金融中心及财富管理中心的领导地位。”

IGC 由两幢双子大楼组成，合共提供约 24 万平方米（约 260 万平方呎）办公楼楼面，集团持有其中约 11 万平方米（约 120 万平方呎）作长期投资。此项目将连同发展中的艺术广场大楼，以及已落成的 ICC 及周边物业，组成逾 74 万平方米（超过 800 万平方呎）的世界级商业建筑群。在未来数年，该商业建筑群将会是香港唯一具备此等规模、策略性交通网络及卓越建筑品质的全新商业枢纽。凭借种种优势，IGC 将可成为财富管理机构及大型企业拓展内地业务或走向国际的基地。

直通全港唯一高铁站 交通网络完善

IGC 位处香港唯一的高铁站上盖，无缝连接跨境铁路。西九龙高铁站的高铁服务连接内地超过 65 个城市的 110 个站点，大湾区主要城市亦在一小时的车程内。市内交通方面，IGC 周边有机场快线及三条港铁线，中九龙绕道亦将于今年内全线通车，市民及旅客届时可经西九龙完善的巴士及交通网络，畅达机场及香港其他地区。

此外，IGC 也连接四通八达的行人网络。一条长 1.5 公里的天空绿径，将会把佐敦、油麻地与西九龙海滨长廊及西九文化区之间的办公楼、文化项目和零售店铺连接起来，有助带动区内人流。





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瑞银中心已交付 预计第四季启用

集团于今年初将楼高14层的瑞银中心正式交付予瑞银集团，成为其香港新总部，并预计今年第四季正式启用。届时瑞银集团分散于香港不同地点工作的所有员工，将汇聚于这幢全新的办公大楼。

瑞银财富管理亚洲区主席兼瑞银香港区主管及行政总裁卢彩云表示：“瑞银选择落户西九龙，主要是因为这个地区象征著香港的未来发展，令人非常期待。瑞银中心坐落高铁总站上盖，位处大湾区核心位置，让我们能更紧密联系客户、家族企业和新一代企业家。”

世界级商业枢纽 卓越可持续标准

集团的整个高铁西九龙总站发展项目，连同其中的休憩空间，皆由享誉全球的扎哈·哈迪德建筑师事务所设计，确保建筑风格统一。项目包括办公楼部分IGC，以及楼面面积超过56,000平方米（60.3万平方呎）的基座商场，商场部分将会分阶段开幕。

高铁西九龙总站发展项目采用国际领先的可持续发展建筑标准，并获得LEED、WELL、BEAM Plus、中国绿色建筑标识，以及中国健康建筑标识的最高预认证级别。同时，IGC也是大湾区首个获BREEAM国际新建建筑V6“优秀”评级的办公楼。

独特海滨空间 商业艺术同汇聚

IGC毗邻占地40公顷的西九文化区，汇聚M+、香港故宫文化博物馆、戏曲中心，以及将于今年落成的西九演艺中心等文化地标。该处前迎开扬维港景致，并拥有广阔的海滨休憩空间，在全球顶级商业地段中极为罕见。

综观环球城市，商业区与文化区往往各自发展；在西九龙两者却成功合而为一。办公楼、艺廊、剧场及海滨近在咫尺，市民可徒步穿梭其中，彰显西九龙成为汇聚商贸、旅游、零售、艺术与文化的独特发展优势。

J.P. Morgan becomes anchor tenant of Artist Square Towers

摩根大通成为艺术广场大楼主要租户

Leading global financial services firm J.P. Morgan will be the anchor tenant of the Artist Square Towers (AST), a landmark commercial project in the West Kowloon Cultural District.

SHKP Chairman and Managing Director Raymond Kwok said: “We are honoured to welcome J.P. Morgan as the anchor tenant of this landmark project. Their long-term commitment underscores West Kowloon as Hong Kong’s ‘Central 2.0.’ It also represents a resounding vote of confidence in Hong Kong’s enduring strength as a premier international financial centre.”

J.P. Morgan has committed to leasing top six connected floors in AST’s East and West Towers, totalling approximately 250,000 square feet, under a 10-year lease. Developed in partnership with the West Kowloon Cultural District Authority, AST is scheduled for completion in 2027. The project comprises three harbourfront blocks – East Tower, West Tower and South Tower – offering approximately 672,000 square feet of premium office space and 27,000 square feet of retail space. It boasts a low-density office environment with sweeping views of Victoria Harbour, contemporary designs, flexible floor plates and high standards of sustainability.

全球领先的金融机构摩根大通将承租位于西九文化区的艺术广场大楼，成为该地标商业项目的主要租户。

新地主席兼董事总经理郭炳联表示：“集团很荣幸迎来摩根大通成为项目的主要租户，他们对项目的长期承诺，足证西九龙作为香港‘中环2.0’的战略地位，以行动对香港作为国际金融中心投下信心一票。”

摩根大通将租用艺术广场大楼东座和西座的最高的六层相连层，总楼面面积约23,000平方米（约25万平方呎），租期十年。艺术广场大楼由集团与西九文化区管理局合作发展，预计2027年落成，设有三幢临海优质办公楼，包括东座、西座及南座，总楼面约62,000平方米（约672,000平方呎），另有约2,500平方米（约27,000平方呎）零售空间。项目提供低密度及设计现代化的办公空间，坐拥壮丽的维港景致，楼层间隔灵活，更采用高水平的可持续发展设计标准。



Artist Square Towers (Rendering)
艺术广场大楼（效果图）



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

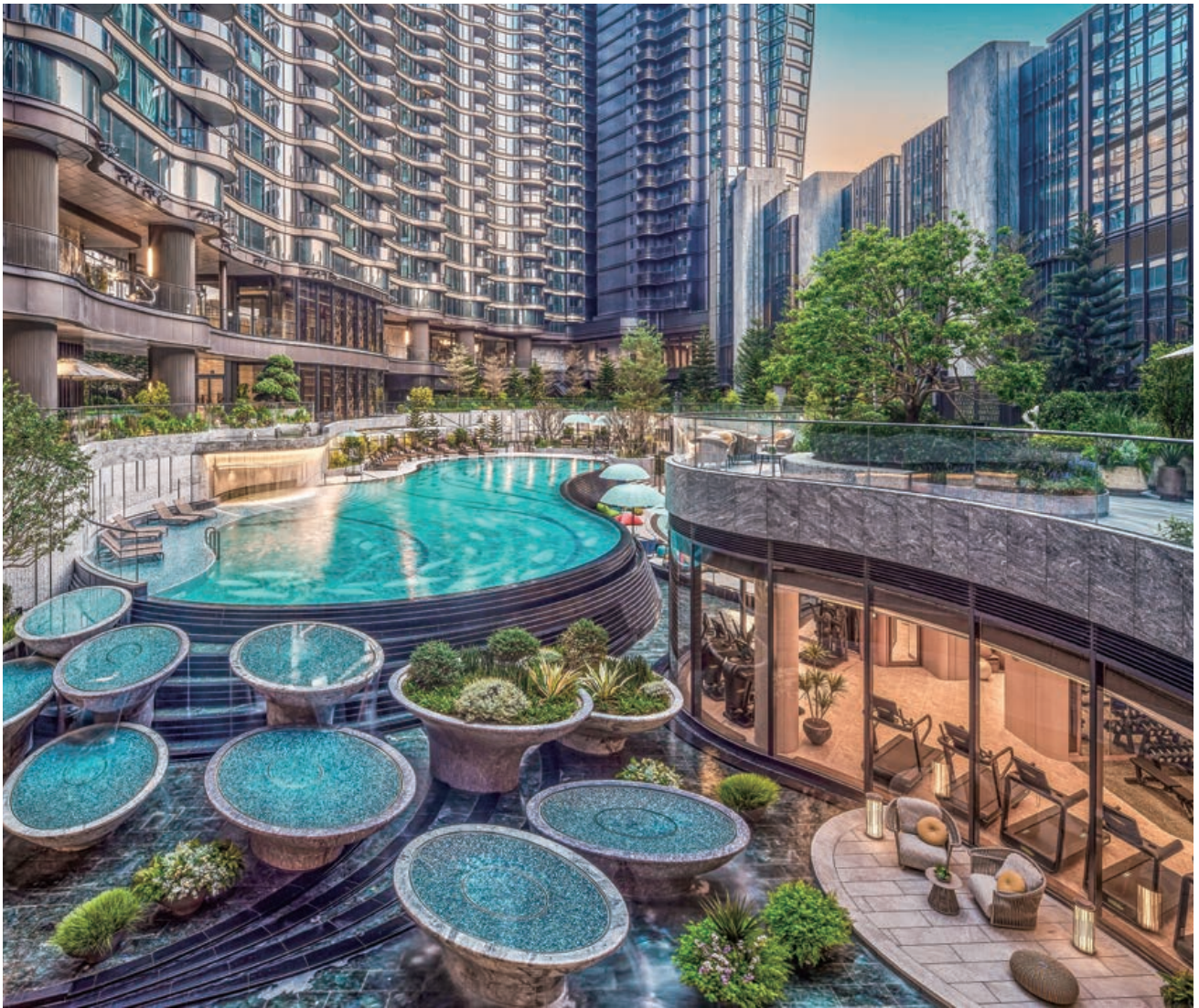
The whole development comprises 439 residential units (including Phase 1: 256 units; Phase 2A: 43 units), with approximately 90% commanding views of Victoria Harbour¹. Four-bedroom standard layouts constitute more than 70% of the total unit mix of the development, with saleable areas ranging from about 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。该等设施落成后及/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，并可须支付费用。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。本广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广告所述者不同。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

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 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 | 卖方所知的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影响的。| 本广告由卖方发布或在卖方的同意下由另一人发布。| 截至本广告/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



Phase 2A and Phase 2B of Sai Sha Residences “SIERRA SEA¹” attract overwhelming market responses 西沙湾发展项目第2A期及第2B期 “SIERRA SEA¹” 销情炽热



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The background photo shown in this image was taken in the airspace in the vicinity of the Development site on 30 December 2025 which has been edited and/or simplified, with computer-generated renderings/drawings of the Phase incorporated. This image has been edited and processed by computerized imaging techniques and is not produced to scale, and is used to illustrate the approximate appearance of the Phase and its surrounding environment and buildings. The image does not illustrate the actual appearance of the Development or the Phase or any part thereof, its view or surrounding environment, buildings, design, facilities and layout upon completion, and is for reference only. At the time when the background photo was taken, the Development and the Phase were still under construction, and the approved building plans of the Development and the Phase are subject to change from time to time. The details of the Development and the Phase upon completion may be different from those shown in this image, and 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 may have been completed or 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. Such parts do not indicate or reflect the actual or completed appearance or condition of the other phases of the Development. This image may also show buildings, facilities and district developments etc., which are completed, under construction or not yet completed outside of the Development and the Phase. Details of such buildings, facilities and district developments etc. (including but not limited to implementation or otherwise, name, location, design, size, scale, distance, completion time etc.) are subject to the final decision of the government or the relevant authorities. Such buildings, facilities and district developments etc. may not be completed or may be completely changed at the time of completion or handover of the Development and the Phase and their details may change from time to time and may be different from those described in this image. The buildings, facilities, layout, partitions, specifications, dimensions, colours, 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 and the Phase are subject to change from time to time. The view depicted or shown in this image are not the same as the actual view that may be enjoyed by future residents at any time within the Development and the Phase. The view from the residential properties in the Development and the Phase are affected by their orientation, floor levels, surrounding buildings and environment. 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 and the Phase, its surrounding environment, buildings, district developments, planning, uses and facilities (whether regarding the view or not). 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. For details of the Development and the Phase, please refer to the relevant sales brochure.

本图像以于2025年12月30日在发展项目地盘附近上空拍摄之相片作为背景，经修饰及/或简化处理，并加入期数的电脑模拟效果图/绘图，经电脑效果合成修饰处理，并非按照比例制作，以展示期数之大概外观、其周边环境及建筑物。本图像并非作展示发展项目及期数或其任何部分最后完成之实际外观、其景观或其周边环境、建筑物、设计、设施及布局，内容仅供参考。拍摄背景相片时，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本图所示之详情不同，一切以政府相关部门最后批准之建筑图则为准。发展项目及期数附近的道路、建筑物、设施及环境可能未有显示。本图像仅为促销期数而制作。发展项目的其他期数/部分已完成兴建或仍在兴建中，发展项目的其他期数可能显示于模拟效果图或未有显示或经透明化/简化处理，有关部份并不说明或反映发展项目其他期数之实际或建成后的外观或状况。本图像亦可能显示发展项目及期数以外已落成、拟建中或未落成的建筑物、设施及区域发展等。此等建筑物、设施及区域发展等之详情(包括但不限于落实与否、名称、位置、设计、大小、比例、距离、竣工时间等)均以政府或相关机构之最终决定为准。此等建筑物、设施及区域发展等于发展项目及期数落成或入伙时可能尚未完成或全面更改，其细节可不时更改及与本图像所述者不同。本图像内的建筑物、设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家私、装饰品、植物、树木、园景及其他物件等仅供参考，亦未必会在发展项目、期数及会所或其任何部份或其附近出现。发展项目及期数的周边环境，建筑物及设施会不时改变。本图像中所描述或显示的景观并非等同日后住户于任何时间在发展项目及期数内所能看到的真实景观。发展项目及期数住宅业所享有之景观受其座向、楼层、周边建筑物及环境所影响。本图像并不构成亦不得诠释或卖方作出任何就发展项目及期数、其周边环境、建筑物、区域发展、规划、用途及设施不论明示或隐含之合约条款、要约、承诺、陈述或保证(不论是否有关景观)。卖方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。有关发展项目及期数的详细资料，请参阅有关售楼说明书。

Sai Sha Residences (the “Development”) is SHKP’s largest private residential project² to date. Phase 2A and Phase 2B of the Development, SIERRA SEA¹, have received overwhelming market responses since their launch in the first quarter of this year. An impressive amount of over 3,000 residential units³ have been sold in around 9 months since the Development’s debut last year.

Broad appeal with diverse unit types and breathtaking views⁴ of Sai Sha

Phase 2A comprises four blocks, while Phase 2B consists of three blocks. Together, these two phases deliver over 1,500 residential units in a diverse range of layouts, appealing to the needs of a wide spectrum of buyers including young purchasers, newlyweds, corporate talent and multi-generational families. The orientation and configuration of each tower have been carefully planned, adopting a strategic linear formation that delivers panoramic views of the surrounding landscapes⁴, GO PARK Sai Sha⁵, and the clubhouse of the Development.

One-stop sports and leisure experience with comprehensive lifestyle amenities

Following the completion of more phases of Sai Sha Residences, its array of lifestyle amenities has become increasingly comprehensive. The Development is adjacent to the Group’s sports and commercial complex, GO PARK Sai Sha⁵ and GO PARK Aqua⁶, which together provide over 20 types of sports and recreational facilities as well as activities. These enable residents to immerse themselves in Sai Sha’s unique coastal community lifestyle while embracing an active, healthy way of living. The retail component of the Development, GO PARK 2⁷, is now open with a variety of shops, including three flagship tenants: YATA Fresh, the new YATA concept store providing fresh produce; ESF Renaissance College Kindergarten; and CUHK Medical Clinic (Sai Sha). For transport, the Sai Sha Residences Public Transport Interchange⁸ located in Phase

1A(1) of the Development brings together 11 bus routes⁹ that link to key districts across Hong Kong, Kowloon and the New Territories. Together with the “two MTR stations × two lines¹⁰” advantage, the Development connects to MTR University Station and Wu Kai Sha Station, making commuting even more convenient for residents.

西沙湾发展项目是集团历来最大型私人住宅发展项目²，其中第2A期及第2B期SIERRA SEA¹于今年首季推售，获市场热烈支持。发展项目自去年推出以来，约九个月售出逾3,000伙住宅单位³，成绩骄人。

不同户型单位 尽览西沙山水景观⁴

第2A期由四座大楼组成，而第2B期则由三座大楼组成。两期合共提供逾1,500个不同户型间隔的住宅单位，满足年轻人、新婚夫妇、企业专才，以至三代同堂等不同家庭的需要。每座座向皆经精心策划，一字形横排式布局，全方位尽览四周优美山水⁴、西沙GO PARK⁵与项目内园林会所绿化相融的景致⁴。

一站式运动休闲体验 生活配套齐全

随著西沙湾发展项目分期落成，配套设施亦愈趋完善。发展项目毗邻集团打造的运动商业综合体西沙GO PARK⁵及GO PARK Aqua⁶，提供超过20项运动和康乐设施及活动，让住户体验西沙海岸社区的独特魅力，贯彻对健康生活的追求。此外，项目的商场部分GO PARK 2⁷现已开业，并引入三大旗舰商户，包括提供新鲜食材的一田全新概念店YATA Fresh、英基启新书院幼稚园及中大医务中心(西沙)。交通方面，位于发展项目第1A(1)期的西沙湾交通交汇处⁸亦提供11条巴士路线⁹，连接港九新界各区，配合“双站双线¹⁰”优势，连接港铁大学站及乌溪沙站，住户出行更方便。



Notes

- 1 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), Bleu Avenue Tower 1, Bleu Avenue Tower 2, Bleu Avenue Tower 3 and Bleu Avenue Tower 5 of the residential development in Phase 1B, Coral Avenue Tower 1, Coral Avenue Tower 2, Coral Avenue Tower 3 and Coral Avenue Tower 5 of the residential development in Phase 2A and Daffodil Avenue Tower 1, Daffodil Avenue Tower 2 and Daffodil Avenue Tower 3 of the residential development in Phase 2B of Sai Sha Residences are each called "SIERRA SEA".
- 2 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.
- 3 This figure refers to the number of residential units in Phase 1A(2), Phase 1B, Phase 2A and Phase 2B of the Development that have signed provisional sale and purchase agreements and/or agreements for sale and purchase between 26 April 2025 and 8 February 2026. For details, please refer to the respective Registers of Transaction of Phase 1A(2), Phase 1B, Phase 2A and Phase 2B. The information is subject to the relevant Registers of Transaction.
- 4 The above is only a general description of the surrounding environment of the Development phase and does not represent that all units enjoy the same views. The views enjoyed by individual units are affected by their floor level, orientation, surrounding buildings, facilities, and environment, and may not apply to all units. Furthermore, the surrounding buildings and environment are subject to change from time to time. The Vendor recommends that prospective buyers conduct an on-site inspection of the development site to gain a better understanding of the development site, its surrounding environment, and nearby public facilities. The Vendor makes no offer, representation, promise, or warranty, whether express or implied, regarding the views and surrounding environment of the development phase (whether or not related to the views).
- 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. 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.
- 6 "GO PARK Aqua" refers to the promotional name of the development located in Tai Po Town Lot No. 254 and does not form part of the "Sai Sha mega integrated development" or the Development. The opening hours, use or operation of the facilities and services in GO PARK Aqua 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 Aqua 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.
- 7 "GO PARK 2" is located in Phase 1A(1) of the Development and does not form part of GO PARK Sai Sha. 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 trade mix, shops, facilities, educational and medical facilities may change from time to time and it is for reference only. This advertisement / promotional material does not constitute any offer, undertaking, representation or warranty, whether express or implied, in respect thereof.
- 8 The transport interchange is located in Phase 1A(1) of the Development. The name "Sai Sha Residences Transport Interchange" is for promotional purposes only and will not be used or appear in building plans, Agreements for Sale and Purchase, Deeds of Mutual Covenant, Assignments, or other title or legal documents related to the Development or the Phase.
- 9 The "11 bus routes" include bus routes 287, 582, 581, 580, 586, 587, 589, A41P(Special Departure), 980X(Special Departure), PB1A PB1B. Sources of information: bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>; bus route 582: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>; bus route 581: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>; bus route 580: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>; bus route 586: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>; bus route 587: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>; bus route 589: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>; bus route 980X(Special Departure): https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (Reference date: 19 November 2025); bus route A41P(Special Departure): https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (Reference date: 15 December 2025); bus route 980X: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>; bus route PB1A and PB1B: <https://search.kmb.hk/kmbwebsite/>; and it is for reference only. The Vendor does not guarantee the accuracy of the above websites and whether they are 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 above bus routes services will be provided by third-party company(ies), and are not provided by the Vendor. The third-party company(ies) may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion. Please refer to the announcements by the relevant departments for details of the services. 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.
- 10 "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/?f=1&ds=581>, bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>, minibus route 807K: https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001228&lang=EN, and minibus route 807S: https://h2-app-rr.hkemobility.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 service 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.

备注

- 1 西沙湾发展项目的第1A(2)期中住宅发展项目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座、第1B期中住宅发展项目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座、第2A期中住宅发展项目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅发展项目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各称为"SIERRA SEA"。
- 2 历来最大型私人住宅发展项目指由位于大埔市地段第253号A分段及大埔市地段第253号余段组成的私人住宅发展项目，截至此广告印制日期为止，是由新鸿基地产全资发展的私人住宅发展项目中，单位数目最多的私人住宅发展项目。
- 3 该数字指由2025年4月26日至2026年2月8日期间，发展项目的第1A(2)期、第1B期、第2A期及第2B期已签署临时买卖合同及/或买卖合约的住宅单位之数目，详情请参阅第1A(2)期、第1B期、第2A期及第2B期各自之成交纪录册，资料以有关成交纪录册为准。
- 4 上述仅为发展项目周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方建议准买家到发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。卖方对发展项目期数之景观及周边环境及建筑物并不作出任何不列明或隐含之要约、陈述、承诺或保证（不论是否有关景观）。
- 5 "西沙GO PARK"指位于大埔市地段第157号余段内并属于"西沙综合发展项目"部份之宣传名称。"西沙GO PARK"并不属于发展项目或期数的一部份。"西沙GO PARK"内的设施及服务的开放时间、使用或操作可能受制于相关法律、批地文件、入场/门票安排、实际状况、天气情况、不时所制订及修改的使用守则及政府有关部门发出之同意书或许可证。"西沙GO PARK"内的设施及服务可能需要另行收费方可使用。卖方并无作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。
- 6 "GO PARK Aqua"指位于大埔市地段第254号内项目之宣传名称，并不属于"西沙综合发展项目"或发展项目的一部份。"GO PARK Aqua"的设施及服务的开放时间、使用或操作可能受制于相关法律、批地文件、入场/门票安排、实际状况、天气情况、不时所制订及修改的使用守则及政府有关部门发出之同意书或许可证。"GO PARK Aqua"内的设施及服务可能需要另行收费方可使用。卖方并无作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。
- 7 "GO PARK 2"位于发展项目的第1A(1)期，并不属于"西沙GO PARK"的一部份。卖方保留修订及更改商场之名称、设施、间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。商铺组合、店铺、设施、教育及医疗配套可能会不时更改及于期数入伙时未必即时启用，仅供参考。本广告/宣传资料对此并不作出任何不列明或隐含之要约、承诺、陈述或保证。
- 8 交通交汇处位于发展项目的第1A(1)期，"西沙湾交通交汇处"之名称仅作推广之用，并不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。
- 9 11条巴士路线包括巴士路线287、581、582、580、587、589、586、A41P、980X、PB1A及PB1B。资料来源：巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>；巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>；巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>；巴士路线580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>；巴士路线586：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>；巴士路线587：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>；巴士路线589：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>；巴士路线A41P(特别班次)资料来源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (参考日期：2025年12月15日)；巴士路线980X：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>；巴士路线PB1A及PB1B：<https://search.kmb.hk/kmbwebsite/>，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版，有关服务详情请参阅相关部门公布。上述巴士路线服务将由第三者公司提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。
- 10 "双站"是指港铁大学站及港铁乌溪沙站，"双线"是指东铁线及屯马线。"双站双线"是指由期数乘坐巴士路线581及小巴路线807K前往港铁乌溪沙站及巴士路线582、287及小巴路线807K、807S前往港铁大学站，并由港铁乌溪沙站连接屯马线及港铁大学站连接东铁线，内容仅供参考。资料来源：巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>；巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>；巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>；小巴路线807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228；小巴路线807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC。上述公共交通路线服务由第三者公司提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。



Andaz Shanghai ITC officially opens 上海徐家汇中心安达仕酒店正式开幕



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The grand opening ceremony was officiated by (from left) Hyatt Managing Director of Luxury, Lifestyle and Grand Hyatt for Greater China Philip Yu, General Manager of Andaz Shanghai ITC Masaya Fudeguchi, SHKP Hotel Division Senior Vice President Jenny Chan, Sun Hung Kai Real Estate Agency Senior Director Thomas Kwok, Hyatt Group President of Asia Pacific David Udell, SHKP Chairman and Managing Director Raymond Kwok, SHKP Executive Director Christopher Kwok, SHKP Executive Director Eric Tung, Hyatt President of Greater China and Growth for Asia Pacific Stephen Ho, Hyatt Executive Managing Director of Growth & Operations for Greater China Owen Xing.

左起：凯悦酒店集团大中华区奢华、生活方式及君悦品牌董事总经理俞小俊、上海徐家汇中心安达仕酒店总经理笔口征哉、新地酒店业务部高级副总裁陈淑贞、新鸿基地产代理有限公司资深董事郭炳江、凯悦酒店集团亚太区总裁于德励、新地主席兼董事总经理郭炳联、新地执行董事郭基泓、新地执行董事董子豪、凯悦酒店集团大中华区总裁及亚太区拓展总裁何国祥、凯悦酒店集团大中华区发展及运营执行董事总经理邢林，主持酒店的开业仪式。

Situated in the heart of Xujiahui, Andaz Shanghai ITC celebrated its grand opening this March. The hotel embraces the design concept of “bringing outside in”, offering guests an immersive experience of Shanghai’s unique cityscape where heritage and modernity meet. This latest addition is set to become one of the leading Andaz hotels worldwide.

SHKP Chairman and Managing Director Raymond Kwok said: “SHKP has developed ITC in the heart of Xujiahui as a large integrated commercial complex comprising premium office towers, a flagship retail mall, and a luxury hotel. With approximately 7.6 million square feet of total gross floor area, the newly opened Andaz Shanghai ITC represents a significant milestone in the development of

ITC. We are confident that the hotel will become a ‘world-class cosmopolitan lounge’ welcoming international guests and serving major events.”

As a core component of the Group’s integrated project ITC, Andaz Shanghai ITC is seamlessly connected to other parts of Three ITC, including Puxi’s tallest office Tower B and the flagship mall ITC Maison. The grand opening of Andaz Shanghai ITC will strengthen synergies across the Three ITC portfolio and boost commercial and leisure activities in the area.

Being adjacent to Xujiahui Station where three subway lines converge, the hotel boasts a prime location. It provides 267 guestrooms and suites, ranging from



485 to 1,580 square feet. All rooms feature floor-to-ceiling windows, with select rooms offering private balconies that seamlessly integrate the city's contrasting landscapes into the interior space — views of century-old Shanghai on one side and a bustling panorama of modern architecture on the other.

The hotel houses three distinctive dining venues. The Rooftop Bar, with its refined furnishings, serves creative cocktails, exquisite afternoon tea sets and provides guests with unobstructed panoramic city views. The West Wing wine bar serves a fusion of European and Shanghai-style light bites, while the East Wing presents authentic home-style Shanghainese cuisine with a nostalgic touch.



Additionally, the hotel's fitness centre reflects a commitment to privacy and exclusivity, offering a membership-based boutique fitness space where guests can focus on their wellness routines in a tranquil environment.

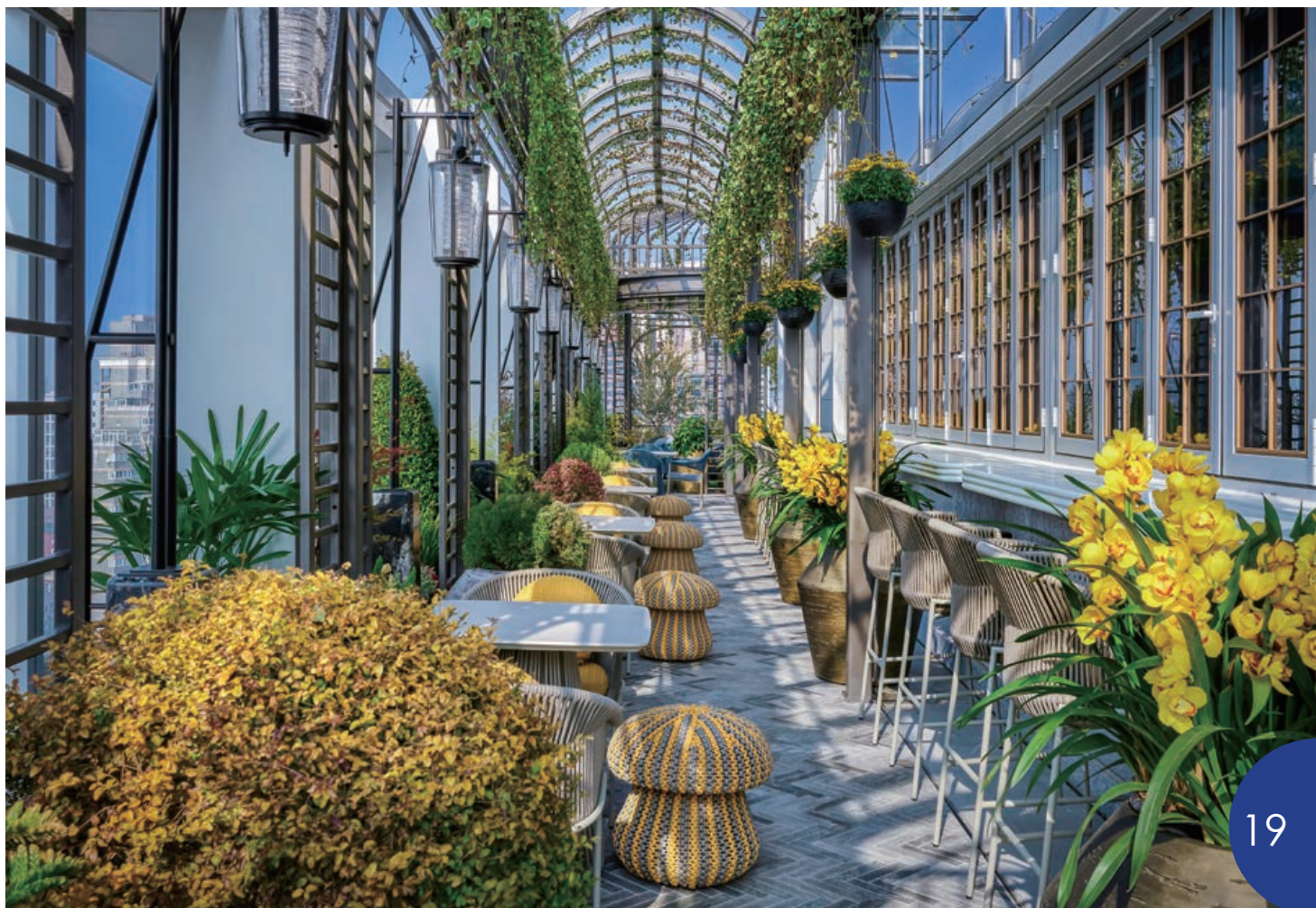


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坐 落于徐家汇核心地段的上海徐家汇中心安达仕酒店，于今年3月正式开幕。酒店设计以“引入室”为概念，让住客感受到上海新旧交织的独特城市景观，势将成为全球顶尖的安达仕酒店之一。

新地主席兼董事总经理郭炳联表示：“新地在徐家汇核心地段打造约70万平方米（约760万平方呎）的超级综合体——上海徐家汇中心ITC，集高端办公楼、旗舰商场及奢华酒店于一身。上海徐家汇中心安达仕酒店隆重开业，是ITC综合体发展的重要里程碑。我们有信心，新酒店将成为接待全球宾客、服务大型活动的‘国际会客厅’。”





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作为 ITC 综合发展项目的重要组成部分，上海徐家汇中心安达仕酒店无缝连接 ITC 第三期的其他业态，包括浦西最高的 B 座摩天办公大楼及旗舰商场 ITC Maison。新酒店开业将加强 ITC 各业态的协同效应，进一步推动徐汇区的商业与消闲活动发展。

酒店坐拥优越地理位置，毗邻汇聚三条地铁线的徐家汇站，为旅客提供便利交通。267 间客房与套房面积从约 45 平方米 (485 平方呎) 到约 145 平方米 (1,580 平方呎) 不等，全部配备落地玻璃窗。部分房间更设有阳台，让旅客饱览百年老上海景致与现代摩天大楼交相辉映的独特风貌。

酒店设有三间各具特色的食肆 — The Rooftop Bar 陈设考究，提供创意鸡尾酒及



精致下午茶套餐，坐拥无遮蔽的都市景致；酒吧“西廓”则提供结合欧式及上海风味小食；至于“东阁”除呈献地道本帮菜，亦融汇当地的怀旧风味。

此外，酒店的健身中心实行会员制，以打造著重隐私及专属性的精品健身空间，供旅客宁静地享受运动的乐趣。



SHKP announces 2025/26 interim results 集团公布2025/26年度中期业绩



The Group's top management, including Chairman & Managing Director Raymond Kwok (fourth right), hosted the post-results-announcement analyst briefing
集团管理层包括集团主席兼董事总经理郭炳联(右四)主持业绩公布后的分析员简报会

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The Group's underlying profit attributable to the Company's shareholders for the six months ended 31 December 2025, excluding the effect of fair-value changes on investment properties, amounted to HK\$12,213 million, an increase of approximately 17% year on year. Underlying earnings per share were HK\$4.21. The directors declared an interim dividend of HK\$0.98 per share, reflecting a 3% increase from the corresponding period last year.

For the period under review, the Group's profit from property sales reached HK\$4,885 million, compared to HK\$2,506 million during the same period last year. Contracted sales during the period totalled about HK\$18,900 million in attributable terms, including about HK\$17,400 million in Hong Kong and RMB1,300 million on the mainland. Hong Kong's primary residential market experienced an increase in transaction

volume and a mild recovery in prices. In January 2026, the Group launched SIERRA SEA Phase 2A and 2B in Sai Sha, achieving an overwhelming market response with a record-high subscription and contracted sales of more than HK\$9,000 million.

During the period, the Group's gross rental income, inclusive of contributions from joint ventures and associates, remained flat year on year at HK\$12,285 million, while net rental income decreased by 1% year on year to HK\$8,950 million. The Group's property investment portfolio continued to generate a substantial and stable recurring income, and will be further expanded as new projects come on stream in the coming few years. The world-class commercial landmark International Gateway Centre (IGC) atop the High Speed Rail West Kowloon Terminus serves as a "gateway" for

corporations to expand into the Mainland or the wider international market. A tower has been handed over to an anchor tenant early this year, while leasing of the remaining space is progressing smoothly. In Shanghai, the final portion of Three ITC is scheduled to open in stages following completion in early 2026. Office Tower B, the tallest building in Puxi, is attracting interest from renowned multinational corporations. Flagship mall ITC Maison will open in stages from the first half of 2026, while hotel Andaz Shanghai ITC had its grand opening in March 2026. These new projects will contribute incremental income to the Group gradually.

The Group's financial position remains strong. As of 31 December 2025, the Group recorded a net gearing ratio of 13.5% and interest coverage of 8.7 times.

Looking forward, the Group will continue to leverage its premium brand to launch new projects, unsold completed residential units and selected non-core properties when ready. Upholding prudent financial management, the Group will also seize good opportunities to replenish its Hong Kong land bank. Despite uncertainties in the external environment, the Group is confident in the long-term prospects of both Hong Kong and the Mainland. It will continue to harness the latest technologies to deliver high-quality properties and services while advancing alongside its home city.

截至2025年12月31日止六个月，集团在撇除投资物业公允价值变动的影响后，可拨归公司股东基础溢利为122.13亿港元，较去年同期增加约17%。每股基础溢利为4.21港元。董事局宣布派发中期股息每股0.98港元，较去年同期增加3%。

回顾期内，集团来自物业销售的溢利为48.85亿港元，去年同期为25.06亿港元。按所占权益计算，集团期内录得的合约销售总额约189亿港元，包括在香港合约销售174亿港元及在内地合约销售人民币13亿元。香港一手住宅市场成交量增加，价格亦温和回升。在2026年1月，集团推售西沙SIERRA SEA第2A及第2B期，市场反应热烈，认购意向登记创下新高，合约销售额超过90亿港元。

连同所占合营企业及联营公司的租金收入，集团期内的总租金收入按年持平，为122.85亿港元，净租金收入按年下跌1%至89.50亿港元。集团的物业投资组合继续为集团带来庞大而稳定的经常性收入，随著新项目在未来数年陆续落成，此组合将进一步扩大。世界级的商业地标IGC坐落高铁西九龙总站上盖，将发挥其“门廊”角色，成为企业拓展内地业务或走向国际的基地。其中一座大楼已于今年初交付予主要租户，其余楼面的租赁工作亦进展顺利。上海方面，ITC第三期的最后部分，在2026年初落成后正陆续开业。B座办公大楼是浦西最高的建筑，已获多间知名跨国企业洽租。旗舰商场ITC Maison计划在2026年上半年开始分阶段开业，而上海徐家汇中心安达仕酒店则于同年3月正式开幕。这些新项目将可逐步为集团带来新增租金收入。

集团的财务状况维持稳健。截至2025年12月31日，集团的净负债比率为13.5%，利息覆盖率为8.7倍。

展望未来，集团将会继续凭借良好的品牌声誉，在准备就绪后推售新住宅项目、已落成项目的住宅单位和个别非核心物业。在恪守审慎理财原则的前提下，集团将继续把握机遇，在香港增加土地储备。虽然外围环境存在不确定性，集团对香港和内地的长远发展前景充满信心，并将继续善用最新科技，推出优质的物业和服务，与香港并肩前行。



SUNeVision announces 2025/26 interim results 新意网公布 2025/26 年度中期业绩

SUNeVision Holdings Ltd. reported that for the six months ended 31 December 2025, revenue grew 3% year-on-year to HK\$1,508 million. EBITDA rose by 4% year on year to HK\$1,096 million, while profit attributable to shareholders increased by 10% to HK\$531 million.

During the period under review, there has been a marked pickup in demand for premium data centre infrastructure in Hong Kong, driven by both international and Mainland hyperscalers actively seeking capacity for expansion in the market. SUNeVision's recurring revenue from data centre and IT facilities rose 7% to HK\$1,377 million, supported by contributions from new data centres and solid growth from established sites.

As AI reshapes the global digital infrastructure landscape, Hong Kong is emerging as a critical hub for "AI inference". With its flagship facility MEGA IDC offering exceptional scalability and resilient infrastructure, the company holds a distinct structural advantage to capture the growing demand from major cloud and AI players.

新意网集团有限公司公布截至2025年12月31日止六个月中期业绩，期内收入按年上升3%至15.08亿港元。EBITDA按年上升4%至10.96亿港元，股东应占溢利上升10%至5.31亿港元。

回顾期内，国际及内地的超大规模客户积极扩充市场，带动香港对数据中心基础设施的需求上升。受惠于新数据中心的贡献及已落成数据中心的稳健增长，新意网来自数据中心及资讯科技设施的经常性收入上升7%至13.77亿港元。

人工智能正重塑全球数码基础设施布局，而香港亦正迅速崛起成为“人工智能推理”的重要枢纽。凭借旗舰MEGA IDC的规模优势及具韧性的基础设施，新意网具备独特的结构性优势，足以承接云端与人工智能客户持续增长的需求。

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SmarTone announces 2025/26 interim results 数码通公布 2025/26 年度中期业绩

SmarTone Telecommunications Holdings Limited reported that for the six months ended 31 December 2025, revenue increased by 2% year-on-year to HK\$3,561 million. Profit attributable to equity holders was HK\$278 million, an 8% increase year-on-year.

During the period, SmarTone's mobile post-paid business grew its customer base by 2% year-on-year, while average revenue per user (ARPU) remained stable. Consumer outbound data roaming revenue increased by 7% year-on-year. Strong momentum continued for the 5G home broadband business, as revenue and EBIT went up by 12% and 36% respectively.

Through increased adoption of AI, continued platform simplification and streamlining of operations, SmarTone's achieved operating cost savings of 6% year-on-year. A wide range of new services was introduced, with a key highlight being "AI Connect", a seamless, one-click gateway for users to access various global AI tools. Moving forward, SmarTone will continue to invest in its network and broaden its offerings to cater to the evolving needs of customers.

数码通电讯集团有限公司公布截至2025年12月31日止六个月中期业绩，总收入按年增长2%至35.61亿港元。股东应占溢利为2.78亿港元，按年增长8%。

期内，数码通流动服务月费计划用户人数按年增长2%，每用户平均收入(ARPU)保持稳定。个人外游数据漫游收入增长7%。5G家居宽频业务保持强劲增长动力，收入及EBIT分别按年上升12%及36%。

随著人工智能的应用增加、平台持续精简，以及运营流程优化，数码通的经营成本按年节省6%。数码通亦为客户推出一系列全新服务，当中“AI Connect”让用户无缝地一键式连接不同国家的人工智能工具。展望未来，数码通会继续拓展产品组合，回应客户不断演变的需求。



The Group supports local coffee fair to foster cross-sector collaboration

集团支持本地咖啡节 实现官商民合作



SHKP Executive Director Christopher Kwok (fifth from right) and other guests officiated the Sham · Coffee · Fair 新地执行董事郭基泓(右五)等嘉宾主持咖啡节开幕仪式

The Sham · Coffee · Fair was held along the Cheung Sha Wan Promenade, directly opposite the Group’s TOWNPLACE WEST KOWLOON and SOHO West developments. The event was jointly organized by Sham Shui Po District Office, Sun Hung Kai Properties Charitable Fund, and other partners in March, making it the first commercial event along this stretch of the waterfront.

Joint effort to boost local economy

Speaking at the event, SHKP Executive Director Christopher Kwok said, “This coffee festival is centred around boosting the local economy. Our aim, through this public-private-community partnership, is to develop Cheung Sha Wan Promenade to be a vibrant waterfront hub that combines tourism, leisure, and cultural entertainment. SHKP remains committed to working hand in hand with different sectors to support community building, youth development, and charitable causes.”

The event was made possible by the government’s recent relaxation of regulations to encourage better use of public spaces of private developments. The two-day festival featured 25 themed stalls, showcasing products from specialty coffee, gourmet food to pet lifestyle brands, attracting over 35,000 visitors.

由深水埗民政事务处、新鸿基地产慈善基金和其他机构在三月合办“深·啡”咖啡节，活动于集团旗下TOWNPLACE WEST KOWLOON及SOHO West对出的长沙湾海滨长廊举行，为该处首次举办商业活动。

官商民合作提振地区经济

新地执行董事郭基泓在活动致辞时表示：“是次咖啡节以提振地区经济为主题，旨在通过官商民合作，将长沙湾海滨长廊打造成为集旅游、打卡、休闲消费及文化娱乐于一身的海滨地标。新地将继续与各界携手合作，贡献社区建设、推动青年发展及公益事务。”

是次活动得以举办，有赖于政府早前放宽相关规定，鼓励善用私人发展项目内的公共空间。“深·啡”咖啡节一连两天设有25个主题摊位，涵盖咖啡、餐饮及宠物生活品牌，吸引逾35,000人次参加。





SHKP title sponsors The Community Chest Corporate Challenge 2026 新地冠名赞助 2026 公益金慈善马拉松



The Group proudly became the title sponsor of The Community Chest Sun Hung Kai Properties Corporate Challenge 2026 for the first time. All donations raised will go directly to member agencies funded by the Community Chest to provide social welfare services for those in need.

Record participation and donations

The flag-off ceremony was officiated by Co-Chairman of the Organizing Committee and SHKP-Kwoks' Foundation Director Thomas Kwok, along with other distinguished guests. "SHKP is committed to promoting the spirit of Sports for Charity and has long supported various charitable sporting events," said Mr Thomas Kwok. "We are honoured to be the title sponsor of The Community Chest Corporate Challenge this year, and we sincerely thank all the organizations and runners for their participation and support."

The event was successfully held in early January at Sai Kung Country Parks. A total of 1,077 runners from 63 organizations competed in the half-marathon and 10k races—the highest number of participating organizations on record. Nearly 400 of the runners were SHKP employees. The Group contributed HK\$3.5 million as the title sponsor, and 21 other organizations made generous donations, raising a record-high total of about HK\$6.9 million.

Support for residents affected by Wang Fuk Court Fire

Separately, the 2025 Sun Hung Kai Properties Hong Kong Cyclothon, originally scheduled for November 2025, was cancelled to allow the community to focus on recovery efforts following the Wang Fuk Court fire in Tai Po. With the consent of the donors, nearly HK\$750,000 raised from the Cyclothon, and a one-to-one matching donation from SHKP was donated in full to The Community Chest Tai Po Fire Relief Fund, bringing the total to HK\$1.5 million. This contribution aims to provide timely support to residents affected by the fire.



SHKP-Kwoks' Foundation Director Thomas Kwok (front, third left), SHKP Project Director Dominic Kwok (front, fourth left) and other guests officiated the flag-off ceremony
新地郭氏基金董事郭炳江(前排左三)、新鸿基地产项目总监郭基焜(前排左四)与其他嘉宾主持马拉松起跑仪式

集团今年首度冠名赞助“2026公益金新鸿基地产慈善马拉松”，善款全数拨捐香港公益金资助的机构，为有需要人士提供适切服务。

参与机构数目及筹得善款创新高

活动联席主席兼新地郭氏基金董事郭炳江与其他嘉宾主持马拉松起跑仪式。郭炳江表示：“新地一直致力推广运动行善精神，持续积极支持各类慈善运动项目。新地今年很荣幸能成为公益金慈善马拉松的冠名赞助，亦感谢所有企业及跑手的参与和支持。”

赛事于一月初在西贡郊野公园圆满举行。来自63间机构，共1,077名跑手竞逐半马拉松及十公里赛事，当中

包括近400位新地员工，参与机构数目为历来最多。新地捐出冠名赞助善款350万港元，另有21间机构亦慷慨捐款支持活动，合共为公益金筹得逾约690万港元，创历年新高。

支援宏福苑火灾受影响居民

另外，新地冠名及慈善赞助的2025新鸿基地产香港单车节原定去年11月举行，为配合社会集中资源处理大埔宏福苑火灾的善后工作，该活动决定取消。征得捐款人同意后，单车节所筹得的近75万港元善款，连同新地的一比一配对捐款，合共150万港元，全数拨捐“公益金及时雨大埔火灾援助基金”，以支援受影响居民应对难关。

SHKP Chairman and Managing Director Raymond Kwok participates at the Hong Kong Marathon 2026 新地主席兼董事总经理郭炳联支持“香港马拉松2026”



SHKP Chairman and Managing Director Raymond Kwok took to the track at the Hong Kong Marathon 2026 Leaders Cup event. Mr Raymond Kwok joined fellow leaders from the business and public sectors for the 2km race, cheered on by the SHKP Volunteer Team and the public.

新地主席兼董事总经理郭炳联早前参加“香港马拉松2026—领袖杯”，与多位政商界领袖一同参与了二公里赛事。新地义工队及市民到场加油支持。



SHKP volunteers bring CNY blessings to elderly 新地义工为长者送上新春祝福



Before Chinese New Year, nearly 100 SHKP volunteers, along with their family members, took part in the Group's Building Homes with Heart Caring Initiative. They delivered 3,000 gift bags to grassroots elderly residents in Eastern, Wan Chai and Sham Shui Po districts, spreading festive joy and heartfelt warmth.

During the home visits, volunteers also conducted basic home safety checks for some elderly residents, assessing their living conditions and potential hazards. In addition, volunteers arranged repairs or follow-up support to ensure a safe and comfortable living environment for those in need.

Over the past year, SHKP Volunteer Team demonstrated a strong commitment to community service, accumulating a total of 66,000 volunteer hours. This dedication was once again recognized at the Hong Kong Volunteer Award 2025 presentation ceremony, jointly organized by the Home and Youth Affairs Bureau and the Agency for Volunteer Service. The team received the Top 10 Highest Volunteer Hour Award and the Excellence Gold Award, reaffirming the Group's ongoing pledge to give back to society.

农历新年前，近百位新地义工及其家人参加集团举办的“以心建家送暖行动”，为东区、湾仔及深水埗区的基层长者送上3,000个节庆福袋，传递新春祝福与温暖。



探访过程中，新地义工也为个别长者进行基本家居检查，评估居住环境及潜在安全隐患，为有需要的住户安排维修或跟进。

过去一年，义工队热心服务社群，累积服务时数达66,000小时。由民政及青年事务局与义务工作发展局早前合办的“香港义工奖2025”颁奖礼中，义工队荣获“企业—年度十大最高义工时数奖”及“企业—义工时数卓越金奖”，再次彰显集团积极回馈社会的承诺。



New Life Farm revamped with Group backing 集团助重建新生农场



With strong support of the Group, New Life Farm in Tuen Mun — Hong Kong's only agricultural integrated vocational rehabilitation services centre — has recently completed its redevelopment and enhancement works. Having served the community for over 50 years, the farm continues to provide training to individuals in mental recovery while promoting sustainable agriculture, environmental protection, and low-carbon living among service users and visitors.

The revitalized New Life Farm is now a certified organic farm with upgraded facilities, including seven new multi-purpose buildings, expanded green spaces, and increased planting areas. These improvements allow the farm to broaden its services and support to users, while also offering eco-tours that promote organic farming and raise environmental awareness among the public.



SHKP Project Director Clarence Ng (middle) received a souvenir from Secretary for Labour and Welfare Chris Sun (right)

集团工程管理部策划总监伍则坚(中)从劳工及福利局局长孙玉菡(右)接受纪念品

在集团全力支持及资助下，服务社会逾半世纪、全港唯一的农业式综合职业康复服务中心——屯门新生农场早前完成重建及优化工程。除了继续向精神复元人士提供培训外，农场也向参加者及访客积极推广可持续农业、环保及低碳生活理念。

是次重建项目包括建设七座全新多用途建筑物、扩宽绿化空间，以及增加种植园区。焕然一新的新生农场更获得有机农场认证，为服务对象提供更全面的支援与服务；同时举办生态导赏团，加深市民对有机耕种的认识。



HKBAC crowned World's Leading FBO Terminal 香港商用航空中心获全球最佳商务机大楼殊荣

Hong Kong Business Aviation Centre (HKBAC) has launched a new world-class terminal to deliver a high level of privacy, seamless efficiency, and premium travel experiences. Its excellent service has gained widespread international recognition. At the 32nd World Travel Awards, HKBAC was voted the World's Leading FBO Terminal for the first time.

HKBAC CEO Vivien Lau said: "HKBAC saw a 10% year-on-year increase in aircraft movements in 2025, reflecting the robust growth of Hong Kong's premium travel and mega event economy. This also further strengthened the city's position as an international aviation hub." She added that the second phase of HKBAC's in-situ expansion is scheduled for completion in the early second quarter of this year, doubling its passenger handling capacity. The full opening of all facilities will support HKBAC in meeting diverse demands in the market.



香港商用航空中心(中心)全新客运大楼启用,为旅客提供高隐私度、高效率及尊贵的出行体验,优质服务得到国际市场广泛认可。中心更首度于第32届世界旅游大奖中,荣获全球最佳商务机大楼殊荣。

香港商用航空中心行政总裁刘敏仪表示:“2025年,中心的航班量按年增一成,反映香港高端旅游及盛事经济蓬勃,也进一步巩固其国际航空枢纽地位。”她续指,中心新客运大楼第二期扩建工程预计在今年第二季初完工。随著设施全面投入使用,大楼客运处理能力将倍增,有助回应市场的不同需求。

SHKP-Kwoks' Foundation supports outstanding students from CUHK 新鸿基地产郭氏基金继续支持中大优才奖学金计划

The SHKP-Kwoks' Foundation has supported The Chinese University of Hong Kong (CUHK) for more than two decades in various areas such as medical research and education. Recently, CUHK Pro-Vice-Chancellor and Vice-President Anthony Chan and CUHK Associate Vice-President Ko Wing-hung led recipients of the SHKP-Kwoks' Foundation / CUHK - Local Students Scholarships on a visit to the SHKP headquarters and shared updates on the scholarship programme.

SHKP-Kwoks' Foundation Executive Director Amy Kwok encouraged the students to treasure learning opportunities, broaden their horizons, and contribute to society in the future. The scholarship recipients expressed their appreciation for the Foundation's support and shared enriching experiences across academics, overseas exchanges, internships and community service.



新鸿基地产郭氏基金支持香港中文大学于医疗、教育等不同范畴逾20年。早前,香港中文大学副校长陈德章、协理副校长高永雄及获基金资助的学生到访集团总部,分享“新地郭氏基金—中大优才奖学金”最新情况。

基金执行董事郭婉仪勉励学生珍惜机会、开拓视野,日后回馈社会。获奖学生感谢基金的资助和鼓励,并分享在中大学习和参加海外交流、实习及公益活动的宝贵经历。

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