

SHKP Quarterly

新地季刊

Spring
2026

IGC positions West Kowloon as Hong Kong's new core
IGC促進西九龍成為香港新核心



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

摩根大通成為藝術廣場大樓主要租戶

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

維港地標住宅項目天璽·海
第1期及第2A期落成交樓

 新鴻基地產
Sun Hung Kai Properties



以心建家 Building Homes with Heart

Contents

Spring 2026

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Sun Hung Kai Properties Limited
新鴻基地產發展有限公司刊物

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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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IGC positions West Kowloon as Hong Kong's new core IGC促進西九龍成為香港新核心

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由兩座雙子大樓組成



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.

新地與瑞銀集團舉行瑞銀中心交接儀式，（左起）由瑞銀亞太區人力資源主管兼集團人力資源及企業服務人力資源業務夥伴 Steve Barclay、瑞銀投資銀行亞太區聯席主管兼數碼資產全球主管高橋太一、瑞銀財富管理亞洲區主席兼瑞銀香港區主管及行政總裁盧彩雲、瑞銀亞太區總裁兼瑞銀財富管理全球聯席總裁康瑞博、新地主席兼董事總經理郭炳聯、新地執行董事郭基泓、新地執行董事董子豪，以及新地代理執行董事盧經緯主持。

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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.

坐落高鐵西九龍總站上蓋，新鴻基地產的寫字樓旗艦項目 International Gateway Centre (IGC) 已全面竣工，成為集團在西九龍發展的重要里程碑。其中一座大樓已率先於年初交付予主要租戶瑞銀集團，作為其香港新總部。

新地主席兼董事總經理郭炳聯表示：「項目的命名凸顯了IGC作為連接香港、內地及環球市場的門廊 (Gateway) 角色。這個項目在推動西九龍發展成為『中環2.0』發揮關鍵作用，有助提升本港作為國際金融中心及財富管理中心的領導地位。」

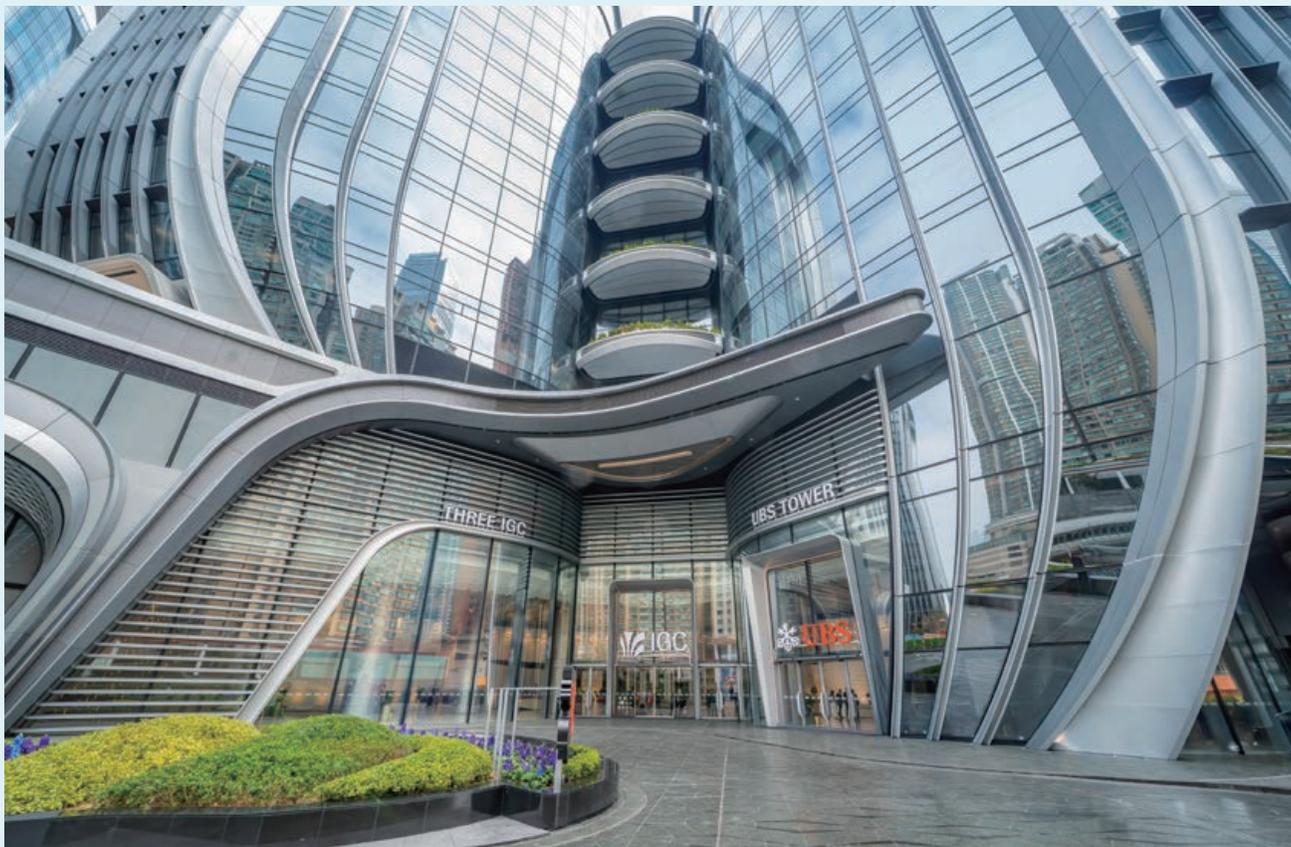
IGC由兩幢雙子大樓組成，合共提供約260萬平方呎寫字樓樓面，集團持有其中約120萬平方呎作長期投資。此項目將連同發展中的藝術廣場大樓，以及已落成的ICC及周邊物業，組成超過800萬平方呎的世界級商業建築群。在未來數年，該商業建築群將會是香港唯一具備此等規模、策略性交通網絡及卓越建築品質的全新商業樞紐。憑藉種種優勢，IGC將可成為財富管理機構及大型企業拓展內地業務或走向國際的基地。

直通全港唯一高鐵站 交通網絡完善

IGC位處香港唯一的高鐵站上蓋，無縫連接跨境鐵路。西九龍高鐵路的高鐵服務連接內地超過65個城市的110個站點，大灣區主要城市亦在一小時的車程內。市內交通方面，IGC周邊有機場快線及三條港鐵線，中九龍繞道亦將於今年內全線通車，市民及旅客屆時可經西九龍完善的巴士及交通網絡，暢達機場及香港其他地區。

此外，IGC亦連接四通八達的行人網絡。一條長1.5公里的天空綠徑，將會把佐敦、油麻地與西九龍海濱長廊及西九文化區之間的寫字樓、文化項目和零售店舖連接起來，有助帶動區內人流。





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瑞銀中心已交付 預計第四季啟用

集團於今年初將樓高 14 層的瑞銀中心正式交付予瑞銀集團，成為其香港新總部，並預計今年第四季正式啟用。屆時瑞銀集團分散於香港不同地點工作的所有員工，將匯聚於這幢全新的辦公大樓。

瑞銀財富管理亞洲區主席兼瑞銀香港區主管及行政總裁盧彩雲表示：「瑞銀選擇落戶西九龍，主要是因為這個地區象徵著香港的未來發展，令人非常期待。瑞銀中心坐落高鐵總站上蓋，位處大灣區核心位置，讓我們能更緊密聯繫客戶、家族企業和新一代企業家。」

世界級商業樞紐 卓越可持續標準

集團的整個高鐵西九龍總站發展項目，連同其中的休憩空間，皆由享譽全球的扎哈·哈迪德建築師事務所設計，確保建築風格統一。項目包括寫字樓部分 IGC，以及樓面面積達 60.3 萬平方呎的基座商場，商場部分將會分階段開幕。

高鐵西九龍總站發展項目採用國際領先的可持續發展建築標準，並獲得 LEED、WELL、BEAM Plus、中國綠色建築標識，以及中國健康建築標識的最高預認證級別。同時，IGC 亦是大灣區首個獲 BREEAM 國際新建建築 V6「優秀」評級的寫字樓。

獨特海濱空間 商業藝術同匯聚

IGC 毗鄰佔地 40 公頃的西九文化區，匯聚 M+、香港故宮文化博物館、戲曲中心，以及將於今年落成的西九演藝中心等文化地標。該處前迎開揚維港景致，並擁有廣闊的海濱休憩空間，在全球頂級商業地段中極為罕見。

綜觀環球城市，商業區與文化區往往各自發展；在西九龍兩者卻成功合而為一。寫字樓、藝廊、劇場及海濱近在咫尺，市民可徒步穿梭其中，彰顯西九龍成為匯聚商貿、旅遊、零售、藝術與文化的獨特發展優勢。

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

摩根大通成為藝術廣場大樓主要租戶

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.

全球領先的金融機構摩根大通將承租位於西九文化區的藝術廣場大樓，成為該地標商業項目的主要租戶。

新地主席兼董事總經理郭炳聯表示：「集團很榮幸迎來摩根大通成為項目的主要租戶，他們對項目的長期承諾，足證西九龍作為香港『中環 2.0』的戰略地位，亦以行動對香港作為國際金融中心投下信心一票。」

摩根大通將租用藝術廣場大樓東座和西座的最高的六層相連層，總樓面面積約 25 萬平方呎，租期十年。藝術廣場大樓由集團與西九文化區管理局合作發展，預計 2027 年落成，設有三幢臨海優質寫字樓，包括東座、西座及南座，總樓面約 672,000 平方呎，另有約 27,000 平方呎零售空間。項目提供低密度及設計現代化的辦公空間，坐擁壯麗的維港景致，樓層間隔靈活，更採用高水平的可持續發展設計標準。



Artist Square Towers (Rendering)
藝術廣場大樓（效果圖）



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

維港地標住宅項目天璽·海 第1期及第2A期落成交樓

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

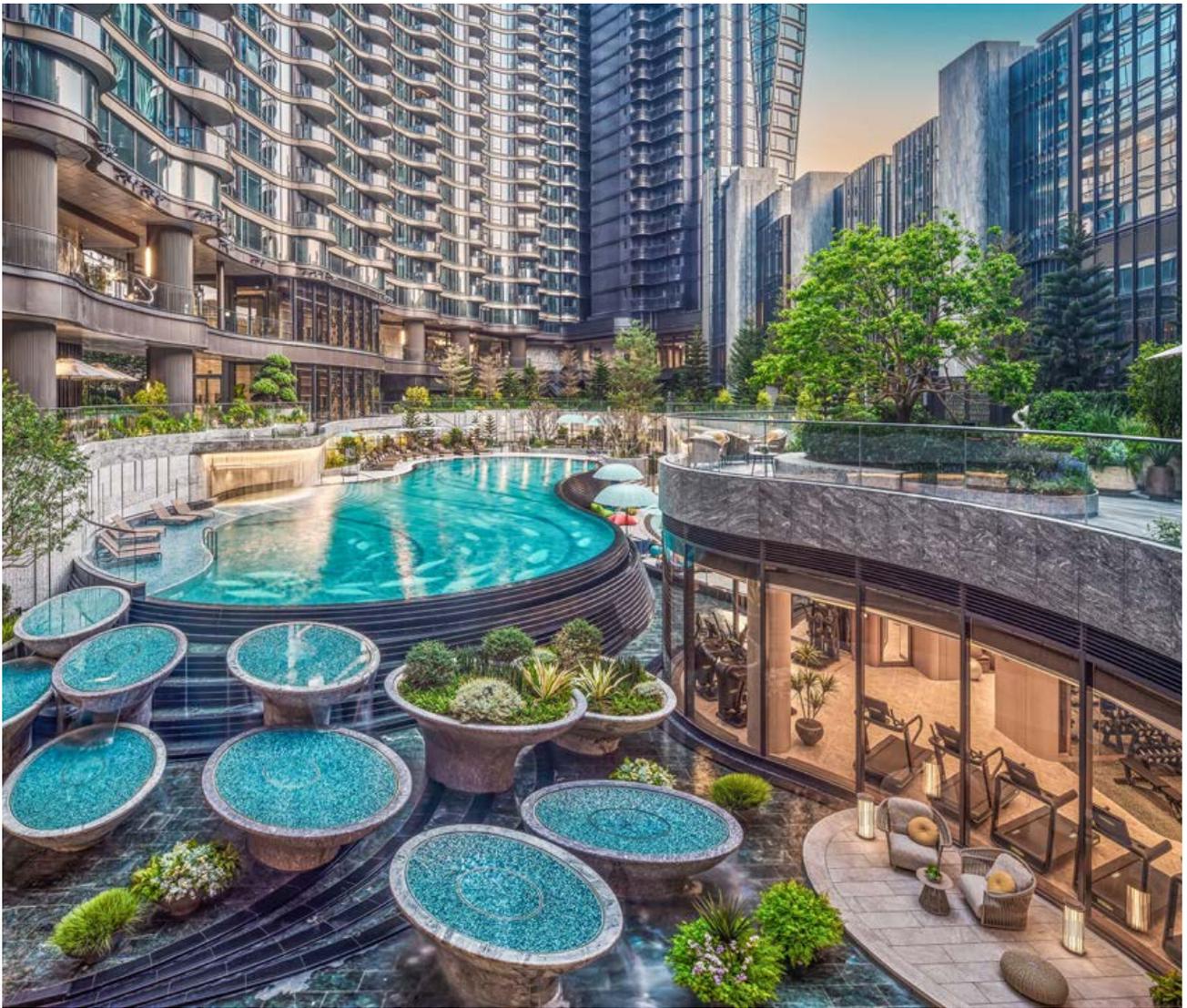
The whole development comprises 439 residential units (including Phase 1: 256 units; Phase 2A: 43 units), with approximately 90% commanding views of Victoria Harbour¹. Four-bedroom standard layouts constitute more than 70% of the total unit mix of the development, with saleable areas ranging from about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

相片於2025年12月8日在發展項目附近上空拍攝，並經電腦修飾處理，僅供參考。拍攝此相片時，發展項目及期數仍在興建中，其批准建築圖則會不時修改，落成後之詳情亦可能與此相片所示之詳情不同，一切以政府相關部門最後批准之圖則為準。發展項目之周邊環境、建築物及設施會不時改變。相片不構成任何賣方就發展項目不論明示或隱含之要約、陳述、承諾或保證（不論與景觀是否有關）。



The clubhouse of Cullinan Harbour - Club Harbour^{3,4}
天璽·海會所 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
發展項目約九成單位坐擁維港景致¹

集團悉心籌建、位處啟德跑道區前端的低密度住宅發展項目¹天璽·海，銷售持續獲市場熱烈支持，其中第1期及第2A期現正陸續交樓。該項目是世界級建築師事務所SOM在香港的首個住宅發展項目，其獨特的幾何流線設計，配合外牆大型動態燈光藝術裝置，令項目成為維港沿岸的最新地標。

策略地理位置 交通網絡提升

隨著中九龍繞道油麻地段於去年通車，進一步提升項目的通達性，往西九龍的交通變得更加方便。政府亦正積極推動啟德「智慧綠色集體運輸系統」⁷，通車後前往港鐵啟德站的效率將大幅提升。

臨海大宅 精心佈局

整個發展項目共提供439個優質住宅單位(包括第1期256伙，第2A期43伙)，約九成單位坐擁維港海景¹，其中四房標準戶型佔發展項目整體單位逾七成，實用面積約1,100至2,200平方呎²。

矜貴住客會所 品味生活配套

天璽·海擁有臨海會所「Club Harbour^{3,4}」，連同公用花園及遊樂地方，總面積約80,000平方呎⁵。會所提供長約35米的戶外泳池，並連接按摩池、兒童池及約20米室內恆溫泳池，以及提供24小時開放的健身室⁴。

會所大堂樓底高逾八米，並設有全海景¹餐飲空間，包括私人餐廳、酒吧及兩個獨立宴會廳。會所設有一系列生活設施⁴，提供多元化的生活體驗，包括花藝、茶道、手作文化活動及親子烹飪⁶等，更設有共享空間⁴，讓住戶盡享寫意都會生活。



Banquet Hall The Azure⁴ is available for hosting guests
宴會廳「品宴⁴」可供住戶款待賓客



Indoor heated pool Indigo Pool⁴
室內恆溫泳池「漾映池」⁴

Notes

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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/transp/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.

備註

- 僅為發展項目及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。所述景觀地點或單位所處樓層、座向、高度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。賣方對發展項目及/或期數之景觀及周邊環境及建築物並不作出任何不帶明示或隱含之要約、陳述、承諾或保證(不論是否有關陳述)。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。有關發展項目的詳細資料，詳情請參閱有關售樓說明書。
- 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(不計算入實用面積)，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。
- 「Club Harbour」為發展項目的住客會所、會所/餐廳/酒吧/休息室/酒窖/園景花園/康樂設施/共享空間等(統稱「該等設施」)於發展項目及/或期數入伙時未必能即時啟用。
- 該等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。該等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准為準。該等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。賣方保留權利不時更改發展項目及/或期數及其任何部分之建築圖則及其其他圖則設計。賣方亦保留一切更改該等設施的任何部份(包括但不限於其名稱、規格、面積、範圍、間隔、設計、佈局、用途、特色、品牌及製造商)之絕對權利，事先毋須通知任何買家。該等設施部分設施及/或服務的使用或操作可能受制於會所守則及相關設施及/或服務的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。會所進行之活動會不時變更，不作另行通知。部份該等設施屬於後續期數，於該期數落成前或不可使用。
- 整個發展項目之會所及園林，包括面積約為2.5萬平方呎的室內住客會所，以及面積近5.4萬平方呎的室外住客會所、公用花園或遊樂地方(包括上蓋及沒有上蓋遮蓋)。所有發展項目內的住宅物業業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時未必可以啟用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數入伙時間開放及啟用。
- 上述管理服務、活動及其他服務將由期數或其他聘用的人或第三方公司所提供。管理人或合約聘用的第三方公司可自行決定其管理服務或其他上述服務之收費，使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。
- 啟德「智慧綠色集體運輸系統」預計將於2031年投入服務。資料來源：運輸及物流局 - 新聞公報 <https://www.tlb.gov.hk/eng/psp/pressreleases/transp/2025/20251031a.html>，參考日期：2026年3月16日。內容僅供參考，賣方並不保證上述網址之準確性及是否最新修訂版。本廣告資料內載列的交通設施屬擬建中或未落成，內容僅供參考，其詳情(包括但不限於落實與否、位置、設計及竣工時間等)均以政府最終決定為準。賣方並不保證上述網址之準確性及是否最新修訂版。於發展項目落成及入伙時可能尚未完成，落成後之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帶明示或隱含之要約、陳述、承諾或保證。

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 other 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

發展項目期數名稱：天璽·海發展項目（「發展項目」）的第1期（「第1期」）、第2A期（「第2A期」）及第2B期（「第2B期」）（各期下均稱「期數」）（第1期中住宅發展項目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2、第2A期中住宅發展項目的第7座及第2B期中住宅發展項目的第8座和第9/9A座均稱為「天璽·海」。）

區域：啟德

期數的街道名稱及門牌號數：承豐道26號

賣方就期數指定的互聯網網站的網址：

(第1期) www.cullinanharpour.com.hk;

(第2A期) www.cullinanharpour2a.com.hk;

(第2B期) www.cullinanharpour2b.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：華榮(香港)有限公司 | 賣方的控權公司：新鴻基地產發展有限公司、Time Effort Limited、Trade Up Ventures Limited | 期數的認可人士：陳一貞 | 期數的認可人士以其專業身份擔任經管人、董事或僱員的高級或法團：王董建築師事務所有限公司 | 期數的承辦商：新輝城建築工程有限公司 | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：胡國李耀偉律師行、孖士打律師行、薛萬鵬律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：(第1期及第2A期)香港上海滙豐銀行有限公司(有關承諾書已經取消); (第2B期)香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited | 畫賣方所知的期數的預計關鍵日期：(第1期及第2A期)不適用; (第2B期)2026年3月31日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。 | 截至本廣告/宣傳資料的印製日期為止，發展項目第2B期的售樓說明書尚未向公眾發布。 | 賣方建議準買方參閱有關售樓說明書，以了解期數的資料。詳情請參閱售樓說明書。 | 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 西沙灣發展項目第2A期及第2B期 「SIERRA SEA¹」銷情熾熱



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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.

本圖像以於2025年12月30日在發展項目地盤附近上空拍攝之相片作為背景，經修飾及/或簡化處理，並加入期數的電腦模擬效果圖/繪圖，經電腦效果合成修飾處理，並非按照比例製作，以展示期數之大概外觀、其周邊環境及建築物。本圖像並非作展示發展項目及期數或其任何部分最後完成之實際外觀、其景觀或其周邊環境、建築物、設計、設施及布局，內容僅供參考。拍攝背景相片時，發展項目及期數仍在興建中，其批准建築圖則會不時修改，落成後之詳情亦可能與本圖所示之詳情不同，一切以政府相關部門最後批准之建築圖則為準。發展項目及期數附近的道路、建築物、設施及環境可能未有顯示。本圖像僅為促銷期數而製作。發展項目的其他期數/部分已完成興建或仍在興建中，發展項目的其他期數可能顯示於模擬效果圖或未有顯示或經透明化/簡化處理，有關部份並不說明或反映發展項目其他期數之實際或建成後的外觀或狀況。本圖像亦可能顯示發展項目及期數以外已落成、擬建中或未落成的建築物、設施及區域發展等。此等建築物、設施及區域發展等之詳情(包括但不限於落實與否、名稱、位置、設計、大小、比例、距離、竣工時間等)均以政府或相關機構之最終決定為準。此等建築物、設施及區域發展等於發展項目及期數落成或入伙時可能尚未完成或全面更改，其細節可不時更改及與本圖像所述者不同。本圖像內的建築物、設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、樹木、園景及其他物件等僅供參考，亦未必會在發展項目、期數及會所或其任何部份或其附近出現。發展項目及期數的周邊環境、建築物及設施會不時改變。本圖像中所描述或顯示的景觀並非等同日後住戶於任何時間在發展項目及期數內所能觀看到的真實景觀。發展項目及期數住宅物業所享有之景觀受其座向、樓層、周邊建築物及環境所影響。本圖像並不構成亦不得詮釋成賣方作出任何就發展項目及期數、其周邊環境、建築物、區域發展、規劃、用途及設施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。有關發展項目及期數的詳細資料，請參閱有關售樓說明書。

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 lines”¹⁰ advantage, the Development connects to MTR University Station and Wu Kai Sha Station, making commuting even more convenient for residents.

西沙灣發展項目是集團歷來最大型私人住宅發展項目²，其中第2A期及第2B期SIERRA SEA¹於今年首季推售，獲市場熱烈支持。發展項目自去年推出以來，約九個月售出逾3,000伙住宅單位³，成績驕人。

不同戶型單位 盡覽西沙山水景觀⁴

第2A期由四座大樓組成，而第2B期則由三座大樓組成。兩期合共提供逾1,500個不同戶型間隔的住宅單位，滿足年輕人、新婚夫婦、企業專才，以至三代同堂等不同家庭的需要。每座座向皆經精心策劃，一字形橫排式布局，全方位盡覽四周優美山水⁴、西沙GO PARK⁵與項目內園林會所綠化相融的景致⁴。

一站式運動消閒體驗 生活配套齊全

隨著西沙灣發展項目分期落成，配套設施亦愈趨完善。發展項目毗鄰集團打造的運動商業綜合體西沙GO PARK⁵及GO PARK Aqua⁶，提供超過20項運動和康樂設施及活動，讓住戶體驗西沙海岸社區的獨特魅力，貫徹對健康生活的追求。此外，項目的商場部分GO PARK 2⁷現已開業，並引入三大旗艦商戶，包括提供新鮮食材的一田全新概念店YATA Fresh、英基啓新書院幼稚園及中大醫務中心(西沙)。交通方面，位於發展項目第1A(1)期的西沙灣交通交匯處⁸亦提供11條巴士路線⁹，連接港九新界各區，配合「雙站雙綫」¹⁰優勢，連接港鐵大學站及烏溪沙站，住戶出行更方便。



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_20250225wcmcs%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_20250225wcmcs%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.

備註

- 1 西沙灣發展項目的第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、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、第2A期中住宅發展項目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅發展項目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各稱為「SIERRA SEA」。
- 2 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。
- 3 該數字指由2025年4月26日至2026年2月8日期間，發展項目的第1A(2)期、第1B期、第2A期及第2B期已簽署臨時買賣合約及/或買賣合約的住宅單位之數目，詳情請參閱第1A(2)期、第1B期、第2A期及第2B期各自之成交紀錄冊，資料以有關成交紀錄冊為準。
- 4 上述僅為發展項目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）。
- 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之一部份。「西沙 GO PARK」內的設施及服務的開放時間、使用或操作可能受制於相關法律、批地文件、入場/門票安排、實際狀況、天氣情況、不時所制訂及修改的使用守則及政府有關部門發出之同意書或許可證。「西沙 GO PARK」內的設施及服務可能需要另行收費方可使用。賣方並無作出任何明示或隱含之要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。
- 6 「GO PARK Aqua」指位於大埔市地段第254號內項目之宣傳名稱，並屬於「西沙綜合發展項目」或發展項目之一部份。「GO PARK Aqua」的設施及服務的開放時間、使用或操作可能受制於相關法律、批地文件、入場/門票安排、實際狀況、天氣情況、不時所制訂及修改的使用守則及政府有關部門發出之同意書或許可證。「GO PARK Aqua」內的設施及服務可能需要另行收費方可使用。賣方並無作出任何明示或隱含之要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。
- 7 「GO PARK 2」位於發展項目的第1A(1)期，並不屬於「西沙GO PARK」之一部份。賣方保留修訂及更改商場之名稱、設施、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。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。
- 8 交通交匯處位於發展項目的第1A(1)期，「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。
- 9 11條巴士路線包括巴士路線287、581、582、580、587、589、586、A41P、980X、PB1A及PB1B。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582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>；巴士路線581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>；巴士路線580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>；巴士路線586：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>；巴士路線587：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>；巴士路線589：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>；巴士路線A41P(特別班次)資料來源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf (參考日期：2025年12月15日)；巴士路線980X：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>；巴士路線PB1A及PB1B：<https://search.kmb.hk/kmbwebsite/>，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。上述巴士路線服務將由第三者公司所提供，第三者公司可自行決定及更改上述服務之收費、使用條款、營運時間及服務期限。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。
- 10 「雙綫」是指港鐵大學站及港鐵烏溪沙站，「雙綫」是指東鐵綫及屯馬綫。「雙綫雙綫」是指由期數乘坐巴士路線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，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。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。上述公共交通路線服務由第三者公司所提供，第三者公司可自行決定及更改上述服務之收費、使用條款、營運時間及服務期限。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。

Name of the Phase of the Development: Phase 1A(2) ("Phase 1A(2)"), Phase 1B ("Phase 1B"), Phase 2A ("Phase 2A") and Phase 2B ("Phase 2B") of Sai Sha Residences (the "Development") (Phase 1A(2), Phase 1B, Phase 2A and Phase 2B are collectively referred to as the "Phase")

(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 are each called "SIERRA SEA").

This advertisement intends to promote the sale of residential properties in the Phase 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)) www.sierrasea.com.hk;

(Phase 1B) www.sierrasea1b.com.hk;

(Phase 2A) www.sierrasea2a.com.hk;

(Phase 2B) www.sierrasea2b.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 (the relevant undertaking has been cancelled); (Phase 1B) DBS Bank (Hong Kong) Limited (the relevant undertaking has been cancelled); (Phase 2A) The Hongkong and Shanghai Banking Corporation Limited; (Phase 2B) 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) and Phase 1B) not applicable; (Phase 2A) 30 September 2026; (Phase 2B) 16 February 2027. 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.

Date of printing: 31 March 2026

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1B期(「第1B期」)、第2A期(「第2A期」)及第2B期(「第2B期」)(第1A(2)期、第1B期、第2A期及第2B期統稱為「期數」)。(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、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、第2A期中住宅發展項目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅發展項目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各稱為「SIERRA SEA」)。

本廣告僅為促銷期數內的住宅物業。

區域: 十四鄉

期數的街道名稱及門牌號數: 海映路8號

賣方就期數指定的互聯網網站的網址:

(第1A(2)期)www.sierrasea.com.hk;

(第1B期)www.sierrasea1b.com.hk;

(第2A期)www.sierrasea2a.com.hk;

(第2B期)www.sierrasea2b.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情,請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 光時投資有限公司

賣方的控股公司: 新鴻基地產發展有限公司、Vast Earn Limited、Williston Investment S.A.

期數的認可人士: 陳顯明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 巴馬丹拿建築師有限公司

期數的承建商: 駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所: 孖士打律師行、胡關李羅律師行、薛馮鄺考律師行、胡百全律師事務所、張業司徒陳律師事務所

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: (第1A(2)期) 恒生銀行有限公司(有關承諾書已經取消); (第1B期) 星展銀行(香港)有限公司(有關承諾書已經取消); (第2A期) 香港上海滙豐銀行有限公司; (第2B期) 星展銀行(香港)有限公司

已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

賣方所知的期數的預計關鍵日期: (第1A(2)期及第1B期) 不適用; (第2A期) 2026年9月30日; (第2B期) 2027年2月16日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

本廣告由賣方發布或在賣方的同意下由另一人發布。

賣方建議準買方參閱有關售樓說明書,以了解期數的資料。詳情請參閱售樓說明書。

印製日期: 2026年3月31日



Andaz Shanghai ITC officially opens 上海徐家匯中心安達仕酒店正式開幕



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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：凱悅酒店集團大中華區奢華、生活方式及君悅品牌董事總經理俞小俊、上海徐家匯中心安達仕酒店總經理筆口征哉、新地酒店業務部高級副總裁陳淑貞、新鴻基地產代理有限公司資深董事郭炳江、凱悅酒店集團亞太區總裁于德勳、新地主席兼董事總經理郭炳聯、新地執行董事郭基泓、新地執行董事董子豪、凱悅酒店集團大中華區總裁及亞太區拓展總裁何國祥、凱悅酒店集團大中華區發展及運營執行董事總經理邢林，主持酒店的開業儀式。

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.”

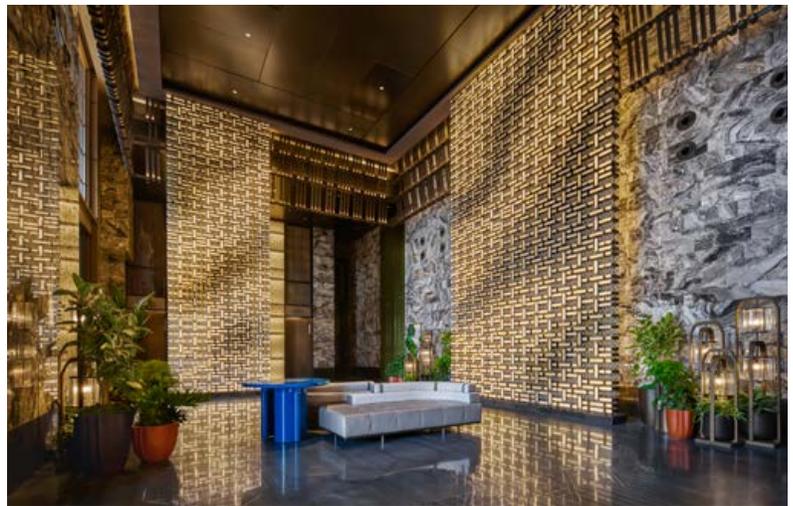
As a core component of the Group’s integrated project ITC, Andaz Shanghai ITC is seamlessly connected to other parts of Three ITC, including Puxi’s tallest office Tower B and the flagship mall ITC Maison. The grand opening of Andaz Shanghai ITC will strengthen synergies across the Three ITC portfolio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

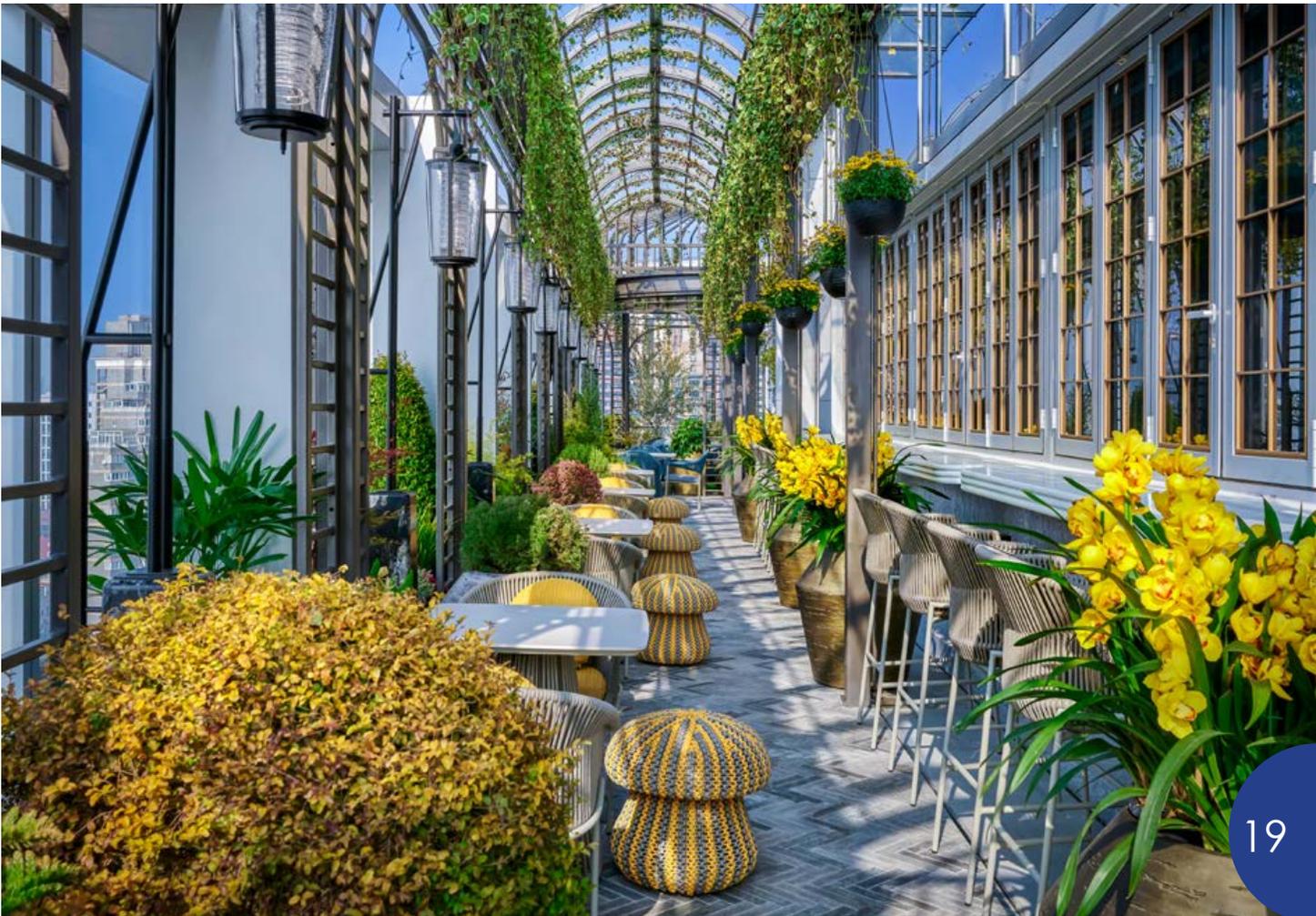


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坐 落於徐家匯核心地段的上海徐家匯中心安達仕酒店，於今年3月正式開幕。酒店設計以「引景入室」為概念，讓住客感受到上海新舊交織的獨特城市景觀，勢將成為全球頂尖的安達仕酒店之一。

新地主席兼董事總經理郭炳聯表示：「新地在徐家匯核心地段打造約760萬平方呎的超級綜合體——上海徐家匯中心ITC，集高端寫字樓、旗艦商場及奢華酒店於一身。上海徐家匯中心安達仕酒店隆重開業，是ITC綜合體發展的重要里程碑。我們有信心，新酒店將成為接待全球賓客、服務大型活動的『國際會客廳』。」





作為 ITC 綜合發展項目的重要組成部分，上海徐家匯中心安達仕酒店無縫連接 ITC 第三期的其他部分，包括浦西最高的 B 座摩天辦公大樓及旗艦商場 ITC Maison。新酒店開業將加強 ITC 各部分的協同效應，進一步推動徐匯區的商業與消閒活動發展。

酒店坐擁優越地理位置，毗鄰匯聚三條地鐵線的徐家匯站，為旅客提供便利交通。267 間客房與套房面積從 485 平方呎到 1,580 平方呎不等，全數配備落地玻璃窗。部分房間更設有露台，讓住客飽覽百年老上海景致與現代摩天大樓交相輝映的獨特風貌。

酒店設有三間各具特色的食肆 — The Rooftop Bar 陳設考究，提供創意雞尾酒及精緻下午茶套餐，坐擁無遮蔽的都市景



致；酒吧「西廓」則提供結合歐式及上海風味小食；至於「東閣」除呈獻地道本幫菜，亦融匯當地的懷舊風味。

此外，酒店的健身中心實行會員制，以打造著重私隱及專屬性的精品健身空間，供住客寧靜地享受運動的樂趣。



SHKP announces 2025/26 interim results

集團公布2025/26年度中期業績



The Group's top management, including Chairman & Managing Director Raymond Kwok (fourth right), hosted the post-results-announcement analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(右四)主持業績公布後的分析員簡報會

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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日止六個月，集團在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為122.13億港元，較去年同期增加約17%。每股基礎溢利為4.21港元。董事局宣布派發中期股息每股0.98港元，較去年同期增加3%。

回顧期內，集團來自物業銷售的溢利為48.85億港元，去年同期為25.06億港元。按所佔權益計算，集團期內錄得的合約銷售總額約189億港元，包括在香港合約銷售174億港元及在內地合約銷售人民幣13億元。香港一手住宅市場成交量增加，價格亦溫和回升。在2026年1月，集團推售西沙SIERRA SEA第2A及第2B期，市場反應熱烈，認購意向登記創下新高，合約銷售額超過90億港元。

連同所佔合營企業及聯營公司的租金收入，集團期內的總租金收入按年持平，為122.85億港元，淨租金收入按年下跌1%至89.50億港元。集團的物業投資組合繼續為集團帶來龐大而穩定的經常性收入，隨著新項目在未來數年陸續落成，此組合將進一步擴大。世界級的商業地標IGC坐落高鐵西九龍總站上蓋，將發揮其「門廊」角色，成為企業拓展內地業務或走向國際的基地。其中一座大樓已於今年初交付予主要租戶，其餘樓面的租賃工作亦進展順利。上海方面，ITC第三期的最後部分，在2026年初落成後正陸續開業。B座辦公大樓是浦西最高的建築，已獲多間知名跨國企業洽租。旗艦商場ITC Maison計劃在2026年上半年開始分階段開業，而上海徐家匯中心安達仕酒店則於同年3月正式開幕。這些新項目將可逐步為集團帶來新增租金收入。

集團的財務狀況維持穩健。截至2025年12月31日，集團的淨負債比率為13.5%，利息覆蓋率為8.7倍。

展望將來，集團將會繼續憑藉良好的品牌聲譽，在準備就緒後推售新住宅項目、已落成項目的住宅單位和個別非核心物業。在恪守審慎理財原則的前提下，集團將繼續把握機遇，在香港增加土地儲備。雖然外圍環境存在不確定性，集團對香港和內地的長遠發展前景充滿信心，並將繼續善用最新科技，推出優質的物業和服務，與香港並肩前行。



SUNeVision announces 2025/26 interim results 新意網公布 2025/26 年度中期業績

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.

新意網集團有限公司公布截至2025年12月31日止六個月中期業績，期內收入按年上升3%至15.08億港元。EBITDA按年上升4%至10.96億港元，股東應佔溢利上升10%至5.31億港元。

回顧期內，國際及內地的超大規模客戶積極擴充市場，帶動香港對數據中心基礎設施的需求上升。受惠於新數據中心的貢獻及已落成數據中心的穩健增長，新意網來自數據中心及資訊科技設施的經常性收入上升7%至13.77億港元。

人工智能正重塑全球數碼基礎設施布局，而香港亦正迅速崛起成為「人工智能推理」的重要樞紐。憑藉旗艦MEGA IDC的規模優勢及具韌性的基礎設施，新意網具備獨特的結構性優勢，足以承接雲端與人工智能客戶持續增長的需求。

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SmarTone announces 2025/26 interim results 數碼通公布 2025/26 年度中期業績

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.

數碼通電訊集團有限公司公布截至2025年12月31日止六個月中期業績，總收入按年增長2%至35.61億港元。股東應佔溢利為2.78億港元，按年增長8%。

期內，數碼通流動服務月費計劃用戶人數按年增長2%，每用戶平均收入(ARPU)保持穩定。個人外遊數據漫遊收入增長7%。5G家居寬頻業務保持強勁增長動力，收入及EBIT分別按年上升12%及36%。

隨著人工智能的應用增加、平台持續精簡，以及營運流程優化，數碼通的經營成本按年節省6%。數碼通亦為客戶推出一系列全新服務，當中「AI Connect」讓用戶無縫地一鍵式連接不同國家的人工智能工具。展望未來，數碼通會繼續拓展產品組合，回應客戶不斷演變的需求。



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

集團支持本地咖啡節 實現官商民合作



SHKP Executive Director Christopher Kwok (fifth from right) and other guests officiated the Sham · Coffee · Fair 新地執行董事郭基泓(右五)等嘉賓主持咖啡節開幕儀式

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.

由深水埗民政事務處、新鴻基地產慈善基金和其他機構在三月合辦「深·啡」咖啡節，活動於集團旗下 TOWNPLACE WEST KOWLOON 及 SOHO West 對出的長沙灣海濱長廊舉行，為該處首次舉辦商業活動。

官商民合作提振地區經濟

新地執行董事郭基泓在活動致辭時表示：「是次咖啡節以提振地區經濟為主題，旨在透過官商民合作，將長沙灣海濱長廊打造成為集旅遊、打卡、休閒消費及文化娛樂於一身的海濱地標。新地將繼續與各界攜手合作，貢獻社區建設、推動青年發展及公益事務。」

是次活動得以舉辦，有賴於政府早前放寬相關規定，鼓勵善用私人發展項目內的公共空間。「深·啡」咖啡節一連兩天設有 25 個主題攤位，涵蓋咖啡、餐飲及寵物生活品牌，吸引逾 35,000 人次參加。





SHKP title sponsors The Community Chest Corporate Challenge 2026

新地冠名贊助 2026 公益金慈善馬拉松



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)、新鴻基地產項目總監郭基焜(前排左四)與其他嘉賓主持馬拉松起跑儀式

集團今年首度冠名贊助「2026 公益金新鴻基地產慈善馬拉松」，善款全數撥捐香港公益金資助的機構，為有需要人士提供適切服務。

參與機構數目及籌得善款創新高

活動聯席主席兼新地郭氏基金董事郭炳江與其他嘉賓主持馬拉松起跑儀式。郭炳江表示：「新地一直致力推廣運動行善精神，持續積極支持各類慈善運動項目。新地今年很榮幸能成為公益金慈善馬拉松的冠名贊助，亦感謝所有企業及跑手的參與和支持。」

賽事於一月初在西貢郊野公園完滿舉行。來自 63 間機構，共 1,077 名跑手競逐半馬拉松及十公里賽事，當中

包括近 400 位新地員工，參與機構數目為歷來最多。新地捐出冠名贊助善款 350 萬港元，另有 21 間機構亦慷慨捐款支持活動，合共為公益金籌得約 690 萬港元，創歷年新高。

支援宏福苑火災受影響居民

另外，新地冠名及慈善贊助的 2025 新鴻基地產香港單車節原定去年 11 月舉行，為配合社會集中資源處理大埔宏福苑火災的善後工作，該活動決定取消。徵得捐款人同意後，單車節所籌得的近 75 萬港元善款，連同新地的一比一配對捐款，合共 150 萬港元，全數撥捐「公益金及時雨大埔火災援助基金」，以支援受影響居民應對難關。

SHKP Chairman and Managing Director Raymond Kwok participates at the Hong Kong Marathon 2026 新地主席兼董事總經理郭炳聯支持「香港馬拉松 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.

新地主席兼董事總經理郭炳聯早前參加「香港馬拉松 2026 - 領袖盃」，與多位政商界領袖一同參與了二公里賽事。新地義工隊及市民到場加油支持。



SHKP volunteers bring CNY blessings to elderly 新地義工為長者送上新春祝福



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.

農曆新年前，近百位新地義工及其家人參加集團舉辦的「以心建家送暖行動」，為東區、灣仔及深水埗區的基層長者送上3,000個節慶福袋，傳遞新春祝福與溫暖。



探訪過程中，新地義工亦為個別長者進行基本家居檢查，評估居住環境及潛在安全隱患，為有需要的住戶安排維修或跟進。

過去一年，義工隊熱心服務社群，累積服務時數達66,000小時。由民政及青年事務局與義務工作發展局早前合辦的「香港義工獎2025」頒獎禮中，義工隊榮獲「企業—年度十大最高義工時數獎」及「企業—義工時數卓越金獎」，再次彰顯集團積極回饋社會的承諾。



New Life Farm revamped with Group backing 集團助重建新生農場



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)

集團工程管理部策劃總監伍則堅(中)從勞工及福利局局長孫玉菡(右)接受紀念品

在集團全力支持及資助下，服務社會逾半世紀、全港唯一的農業式綜合職業康復服務中心——屯門新生農場早前完成重建及優化工程。除了繼續向精神復元人士提供培訓外，農場亦向參加者及訪客積極推廣可持續農業、環保及低碳生活理念。

是次重建項目包括建設七座全新多用途建築物、擴闊綠化空間，以及增加種植園區。煥然一新的新生農場更獲得有機農場認證，為服務對象提供更全面的支援與服務；同時舉辦生態導賞團，加深市民對有機耕種的認識。



HKBAC crowned World's Leading FBO Terminal 香港商用航空中心獲全球最佳商務機大樓殊榮

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)全新客運大樓啟用，為旅客提供高私隱度、高效率及尊貴的出行體驗，優質服務得到國際市場廣泛認可。中心更首度於第32屆世界旅遊大獎中，榮獲全球最佳商務機大樓殊榮。

香港商用航空中心行政總裁劉敏儀表示：「2025年，中心的航班量按年增一成，反映香港高端旅遊及盛事經濟蓬勃，亦進一步鞏固其國際航空樞紐地位。」她續指，中心新客運大樓第二期擴建工程預計於今年第二季初完工。隨著設施全面投入使用，大樓客運處理能力將倍增，有助回應市場的不同需求。

SHKP-Kwoks' Foundation supports outstanding students from CUHK 新鴻基地產郭氏基金繼續支持中大優才獎學金計劃

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.



新鴻基地產郭氏基金支持香港中文大學於醫療、教育等不同範疇逾20年。早前，香港中文大學副校長陳德章、協理副校長高永雄及獲基金資助的學生到訪集團總部，分享「新地郭氏基金 — 中大優才獎學金」最新情況。

基金執行董事郭婉儀勉勵學生珍惜機會、擴闊視野，日後回饋社會。獲獎學生感謝基金的資助和鼓勵，並分享在中大學習和參加海外交流、實習及公益活動的寶貴經歷。

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