

# SHKP Quarterly

新地季刊

Summer  
2026

New residential project Lime Spark records strong sales  
全新住宅項目「形璿」銷情理想



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Banco Santander becomes first tenant  
moving into IGC  
西班牙桑坦德銀行成為IGC首間投入營運租戶

HKBAC completes five-year expansion  
香港商用航空中心完成五年擴建計劃

 新鴻基地產  
Sun Hung Kai Properties



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Summer 2026

A Publication of  
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 :

The SHKP Quarterly serves to provide updates on the Group's different businesses, with the aim of maintaining transparency and high standards of corporate governance. It is not intended as a promotional material or a sales brochure. Some of the photographs, images, drawings or sketches shown in this publication represent the artist's imaginative 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 are advised to conduct an on-site visit in person for a better understanding of the development site, its surrounding environment and the public facilities nearby.

#### 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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## New residential project Lime Spark records strong sales 全新住宅項目「形璿」銷情理想



23-metre outdoor swimming pool<sup>2</sup> (rendering<sup>3</sup>)  
長約23米的室外泳池<sup>2</sup> (模擬效果圖<sup>3</sup>)

**D**eveloped by Sun Hung Kai Properties (SHKP), Lime Spark (the Development) is a premier residential development located in the heart of Tsuen Wan. Offering excellent connectivity via “three stations across two lines”<sup>1</sup> on MTR and premium clubhouse facilities<sup>2</sup>, the Development introduces premium accommodation in this established neighbourhood. Since its launch, Lime Spark has received encouraging market responses across multiple sales rounds.

### Diverse layouts to meet market demand

Lime Spark offers 462 thoughtfully designed units. Standard units include one-bedroom (open kitchen),

two-bedroom (open kitchen), and three-bedroom layouts, with saleable areas ranging from 271 to 594 square feet<sup>3</sup>. Special units featuring platforms or rooftops offer saleable areas ranging from 231 to 890 square feet<sup>3</sup>, catering to a wide variety of homebuyers.

### One-stop leisure and social experiences at 20,000-square-foot clubhouse<sup>2</sup>

At the heart of the Development is CLUB SPARK<sup>2</sup>, an impressive private clubhouse spanning more than 20,000 square feet<sup>2</sup> of indoor and outdoor space across the ground and second floors. Designed as a true one-stop leisure and social hub, it boasts 21 meticulously curated facilities<sup>2</sup>.

Key features include a 23-metre outdoor swimming pool<sup>2</sup>, a leisure pool<sup>2</sup>, and a scenic Aqua Terrace<sup>2</sup> surrounded by landscaped gardens<sup>2</sup>, enabling residents to swim amid greenery. Indoor amenities include the elegant Lounge Spark<sup>2</sup> for socializing, Co-working Spark<sup>2</sup> for work and meetings, Playful Spark<sup>2</sup> with vinyl record collections and recreational equipment, Harmony Spark<sup>2</sup> and Leisure Spark<sup>2</sup> for music practice or card games. Sun Lounge<sup>2</sup> and poolside barbecue spots Deli Grill<sup>2</sup> for family gatherings are available outdoors.

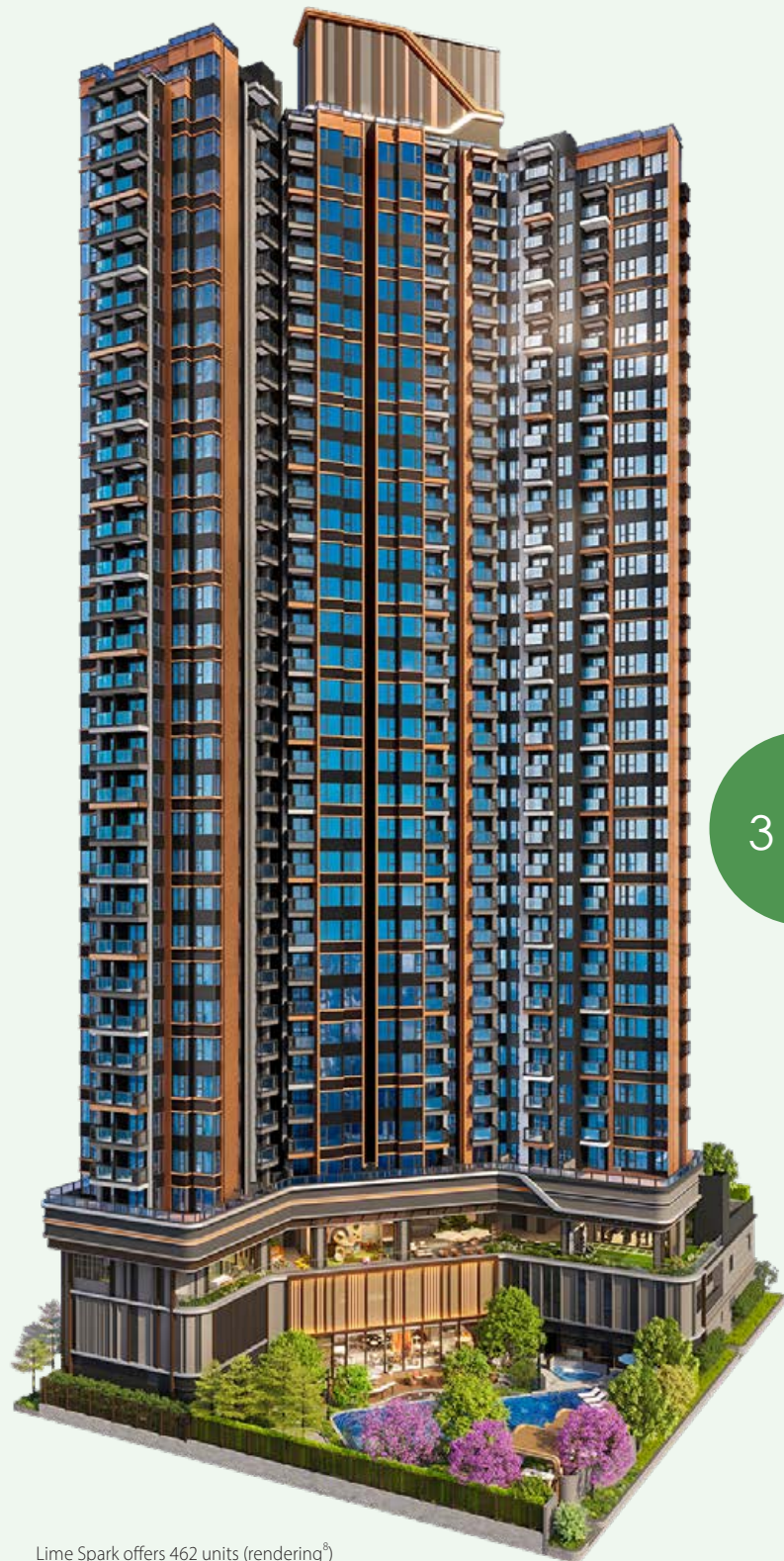
The second floor of the clubhouse is dedicated to wellness and recreation, featuring an indoor Vitality Gym<sup>2</sup>, outdoor multi-functional training zone Power Core<sup>2</sup>, pickleball Rally Court<sup>2</sup>, children's play zone<sup>2</sup>, pet-friendly area<sup>2</sup>, and tranquil landscaped gardens<sup>2</sup> for residents to unwind and relax.

### Exceptional connectivity and convenience

Lime Spark is within easy walking distance from MTR Tsuen Wan West Station on Tuen Ma Line, as well as Tsuen Wan Station and Tai Wo Hau Station on Tsuen Wan Line<sup>1</sup>. This strategic advantage enables quick access to core business districts and major landmarks.

With nearby bus and minibus stops serving over 45 routes<sup>4</sup>, the Development provides convenient access to various parts of Hong Kong. A nearby cross-boundary coach station<sup>4</sup> on Tak Hoi Street provides direct services to multiple Mainland cities<sup>4</sup>, including Shenzhen, Guangzhou, Zhongshan, Foshan, Panyu, Shunde, Jiangmen, Kaiping and others.

In addition, the Development is adjacent to a covered footbridge<sup>5</sup> that connects to Tsuen Wan's extensive pedestrian walkway network, offering easy access to eight major shopping malls<sup>6</sup>, flagship stores and supermarkets. Located within Primary School Net 62 and the Tsuen Wan secondary school district<sup>7</sup>, the Development benefits from its proximity to many prestigious schools.



Lime Spark offers 462 units (rendering<sup>8</sup>)  
形璿提供462伙單位 (模擬效果圖<sup>8</sup>)



4

CLUB SPARK<sup>2</sup> offers premium facilities<sup>2</sup> (rendering<sup>3</sup>)  
會所CLUB SPARK<sup>2</sup>配備完善設施（模擬效果圖<sup>3</sup>）

由新鴻基地產（新地）悉心發展，位處荃灣中心地段的全新住宅項目「形璿」，坐擁港鐵「雙線三站」<sup>1</sup>優勢，配備完善會所設施<sup>2</sup>，打造區內高品質型格府邸。項目多輪推售均備受市場追捧，銷情理想。

### 多元戶型 迎合現代生活需求

形璿合共提供462伙單位，標準單位包括一房（開放式廚房）、兩房（開放式廚房）及三房一套的間隔，實用面積介乎271至594平方呎<sup>3</sup>；另有連平台或天台的特色單位，實用面積介乎231至890平方呎<sup>3</sup>，滿足不同置業人士的需要。

### 逾20,000平方呎會所<sup>2</sup> 一站式休閒社交空間

項目的住客會所「CLUB SPARK」<sup>2</sup>位處地下及二樓，室內外面積合共逾20,000平方呎<sup>2</sup>，提供21項精心規劃的設施<sup>2</sup>，為住戶打造一站式休閒社交空間。

會所亮點包括長約23米的室外泳池<sup>2</sup>、嬉水池<sup>2</sup>及水漾觀景池<sup>2</sup>，設計上以園景圍繞設施<sup>2</sup>，讓住戶在綠意中暢泳。室內空間設有可供聚會的形品廊<sup>2</sup>、適合工作及進行會議的形聚共享間<sup>2</sup>、配置黑膠唱片收藏區以及遊樂設備的形玩萃<sup>2</sup>、可作音樂練習或卡牌耍樂的形韻坊<sup>2</sup>及形樂坊<sup>2</sup>。戶外則有適合家庭聚會的日光休憩座<sup>2</sup>及池畔燒烤座<sup>2</sup>。

會所二樓配置全天候運動及健身設施，包括室內的動感健身區<sup>2</sup>、戶外的綜合訓練區<sup>2</sup>、近年廣受歡迎的匹克球競技場<sup>2</sup>、兒童遊樂區<sup>2</sup>、寵物玩樂區<sup>2</sup>以及園林區<sup>2</sup>，讓住戶忙裡偷閒，舒展身心。

### 交通便捷 生活配套完善

形璿步行可達港鐵屯馬線荃灣西站、荃灣線荃灣站及大窩口站<sup>1</sup>，往返全港主要商業區及各大地標均十分方便。

項目鄰近巴士站及小巴士站，連接超過45條巴士及小巴路線<sup>4</sup>，暢達香港各區。附近的德海街設有跨境直通巴士專線車站<sup>4</sup>，涵蓋多條前往不同內地城市的路線<sup>4</sup>，方便住戶前往深圳、廣州、中山、佛山、番禺、順德、江門、開平等地。

此外，項目毗鄰有蓋天橋<sup>5</sup>，接駁荃灣完善的天橋網絡，通往區內八大商場<sup>6</sup>、時尚旗艦店及超市等。項目更位處小學校網62及荃灣中學校區<sup>7</sup>，優質學府林立，完善配套滿足住戶生活所需。



The indoor Vitality Gym<sup>2</sup> (rendering<sup>9</sup>)  
動感健身區<sup>2</sup> (模擬效果圖<sup>9</sup>)



The landscaped garden of the clubhouse (rendering<sup>9</sup>)  
會所設有園林區 (模擬效果圖<sup>9</sup>)



## Notes

1 "Two lines" refers to the MTR Tuen Ma Line and the Tsuen Wan Line, and "three stations" refers to MTR Tsuen Wan West Station, Tsuen Wan Station, and Tai Wo Hau Station. "Three stations across two lines" means that the Development is within walking distance of MTR Tsuen Wan West Station, Tsuen Wan Station, and Tai Wo Hau Station, and connects to the Tuen Ma Line via the MTR Tsuen Wan West Station, or to the Tsuen Wan Line via the Tsuen Wan Station and Tai Wo Hau Station. This information is for reference only. Source: [www.mtr.com.hk](http://www.mtr.com.hk) (Reference date: May 18, 2026)

2 The names of the residents' clubhouse, its various areas and facilities, and recreational facilities are for promotional purposes only and will not be displayed in the Deed of Mutual, Provisional Sale and Purchase Agreement, Formal Sale and Purchase Agreement, Transfer of Title, or any other title deed. The name, area (including an indoor residents' clubhouse of approximately 3,939 square feet and an outdoor residents' clubhouse, common garden, or playground (covered and uncovered) of approximately 20,195 square feet) and other information regarding the residents' clubhouse and/or recreational facilities are for reference only and are subject to change from time to time. The Vendor reserves the absolute right to modify any part of the residents' clubhouse and/or recreational facilities (including their name, area, scope, layout, design, layout, use, specifications, and features) without prior notice to any buyer. The facilities and completion date within the residents' clubhouse and/or recreational facilities are subject to the final approval of the Buildings Department, Lands Department, and/or other relevant government departments. The residents' clubhouse and/or recreational facilities may not be immediately operational upon occupancy. The opening hours and use of different facilities are subject to applicable laws, land grant documents, deed of mutual covenant, and site conditions. The use or operation of certain facilities and/or services in the residents' clubhouse and/or recreational facilities may be subject to the clubhouse code of conduct, facility usage rules, and consents or permits issued by the relevant government authorities. Users may be required to make additional payments. The completion of all residents' clubhouses, their areas, and facilities within the Development will take time, and the Vendor makes no offer, representation, promise, or warranty, whether express or implied, regarding the completion time.

3 The saleable area, and the floor area of balconies, work platforms and terraces (if any), are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. All areas listed above in square feet are converted to 1 square metre = 10.764 square feet and rounded to the nearest whole square foot. There may be slight differences between areas expressed in square feet and areas expressed in square metres. For details regarding the saleable area of individual units, please refer to the sales brochure.

4 The information on public minibuses, buses, through buses and MTR routes contained in this advertisement / promotional material is referenced from the following websites: <https://www.kmb.hk/>, <https://mobile.citybus.com.hk/>, <https://www.hkemobility.gov.hk/tc/public-transport/gmb>, and <https://www.tilichinalink.com/> (Trans-Island Chinalink) (reference date: May 18, 2026). This information is for reference only, and the Vendor does not guarantee the accuracy or relevance of the above URLs. The content on the aforementioned websites may change from time to time, and the details may differ from those in this advertisement. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, regarding such information.

5 The Development is within walking distance of the Tsuen Wan pedestrian bridge network. On January 28, 2026, the Vendor's staff took approximately 2 minutes to walk from the Development to the Chelsea Court pedestrian walkway. This walking time is for reference only. Actual walking time may vary depending on factors such as pedestrian flow, road conditions, traffic, weather, and walking routes.

6 The Development is within walking distance of the Tsuen Wan pedestrian bridge network. Several pedestrian bridges within the Tsuen Wan network connect to eight major shopping malls, including Plaza 88, Citywalk I & II, NINA MALL I & II, OP Mall, Tsuen Wan Plaza, and D-PARK. The locations, properties, and footbridges are managed by third parties, and their actual operation is subject to their decisions. All information is for reference only and does not constitute any offer, promise, representation, or warranty, whether express or implied.

7 The school net and school information for the Development shall be subject to the information published from time to time by the Education Bureau of the Hong Kong Special Administrative Region, sourced from: <https://www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/SchoolLists.pdf>, <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-tw.html> (reference date: May 18, 2026). This information is for reference only, and the Vendor does not guarantee the accuracy or relevance of the above websites. The content described on the aforementioned websites may change from time to time, and the Vendor makes no offer, representation, undertaking or warranty, whether express or implied.

8 This is a computerized rendering of the Development and it has been retouched by computer rendering techniques and edited and processed with computerized imaging techniques, and is not made to scale, and represents the designer's imagination of the Development or its relevant parts only, and is not taken at the Development or its relevant parts of the actual site, and is for reference only. The Development is still under construction. This image is only for the purpose of showing the approximate appearance of the Development, and it does not illustrate its actual appearance, view, surrounding environment or its final appearance upon completion. This image may not show the air-conditioning units, pipes, grilles, windows and other facilities that may appear on the external walls of the Development. Reflections of views or reflections of the sky on the glass walls of the residential towers in this image are not actual views of the Development and is for reference only. The Vendor reserves the right to alter the building plans and other plans, and the design of the Development is 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 may not be shown. 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 or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development are subject to change from time to time. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. This image does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, by the Vendor regarding the Development or any part thereof. For details of the Development, please refer to the sales brochure.

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## 備註

1 「雙線」是指屯馬線及荃灣線，「三站」是指荃灣西站、荃灣站及大窩口站。「雙線三站」是指由發展項目步行前往港鐵荃灣西站、荃灣站及大窩口站，並經由港鐵荃灣西站連接屯馬線及港鐵荃灣站或港鐵大窩口站連接荃灣線，內容僅供參考。資料來源：[www.mtr.com.hk](http://www.mtr.com.hk) (參考日期：2026年5月18日)

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5 發展項目步行距離可達荃灣行人天橋網絡，賣方之工作人員於2026年1月28日由發展項目地盤步行至晉悅庭行人通道的步行時間約為2分鐘，步行時間僅供參考。實際步行時間可能因人流、路面情況、交通、天氣、步行路線等因素而與測試的步行時間不同。

6 發展項目步行距離可達荃灣行人天橋網絡，經過荃灣行人天橋網絡的數條行人天橋到Plaza 88、荃新天地I & II、如心廣場I & II、海之戀商場、荃灣廣場及愉景新城等八大商場。各地點、物業及天橋由第三方管理，實際運作受制於第三方決定。所有資料僅供參考，並不構成任何不論明示或隱含之要約、承諾、陳述或保證。

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# Banco Santander becomes first tenant moving into IGC 西班牙桑坦德銀行成為IGC首間投入營運租戶



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The Group has welcomed Banco Santander as the inaugural tenant to move into its landmark development International Gateway Centre (IGC) in West Kowloon. Headquartered in Spain, Banco Santander recently celebrated the official opening of its new office in Hong Kong.

Sun Hung Kai Real Estate Agency Executive Director KW Lo attended the ceremony as an honoured guest. Mr Lo stated, “Banco Santander’s arrival underscores West Kowloon’s emergence as ‘Central 2.0’, Hong Kong’s next-generation international business and cultural district. Their strategic move to IGC reflects a shared belief in the district’s long-term growth and global relevance.”

Located above the High Speed Rail West Kowloon Terminus, IGC comprises four Grade-A office blocks of approximately 2.6 million square feet. Banco Santander occupies an entire floor in one of the towers, spanning a GFA of approximately 37,000 square feet.

集團歡迎西班牙桑坦德銀行進駐旗下西九龍地標項目 International Gateway Centre (IGC)，成為首家於 IGC 投入營運的租戶。該銀行總部設於西班牙，早前於 IGC 為其新香港辦公室舉辦開幕典禮。新鴻基地產代理執行董事盧經緯出席典禮時表示：「西班牙桑坦德銀行是次策略性進駐，正反映西九龍迅速崛起，並成為『中環 2.0』的香港新一代國際商業及文化樞紐。該行選擇落戶 IGC，展示對西九龍長遠發展潛力和其國際影響力充滿信心。」

IGC 位處西九龍高鐵站上蓋，寫字樓部分共有四座大樓，合共提供約 260 萬平方呎甲級寫字樓空間。西班牙桑坦德銀行租用其中一座的全層，樓面面積約 37,000 平方呎。



KW Lo (right) presents a commemorative gift to CEO of Asia Pacific, Corporate & Investment Banking of Banco Santander Alberto Rivero 盧經緯 (右) 致送紀念品予西班牙桑坦德銀行亞太區首席執行官 — 企業及投資銀行部 Alberto Rivero

# HKBAC completes five-year expansion project

## 香港商用航空中心完成五年擴建計劃



Guests officiating HKBAC's key milestone celebration include (from left) HKBAC CEO Vivien Lau, Representative of China Southern Airlines John Wu, Executive Director (Commercial) of Airport Authority Hong Kong Cissy Chan, SHKP Executive Director and HKBAC Chairman Allen Fung, SHKP Executive Director Christopher Kwok, Chairman of Airport Authority Hong Kong Fred Lam, SHKP Chairman and Managing Director Raymond Kwok, Director of Sir Elly Kadoorie & Sons Limited and HKBAC Director Michael Kadoorie, Director-General of Civil Aviation Victor Liu, Director of Sir Elly Kadoorie & Sons Limited Philip Kadoorie, Deputy Director-General of Civil Aviation Clara Wong, Board member of HKBAC David Tong, Representative of Wing Tai Properties Henry Chung, and SHKP Executive Director Robert Chan.

一眾嘉賓見證中心客運大樓全面啟用。左起：香港商用航空中心行政總裁劉敏儀、中國南方航空代表吳俊、香港機場管理局商務執行總監陳正忠、新地執行董事及香港商用航空中心主席馮玉麟、新地執行董事郭基泓、香港機場管理局主席林天福、新地主席兼董事總經理郭炳聯、嘉道理父子有限公司董事及香港商用航空中心董事米高嘉道理、民航處處長廖志勇、嘉道理父子有限公司董事斐歷嘉道理、民航處副處長黃嘉華、香港商用航空中心董事唐子樑、永泰地產有限公司代表鍾少華、新地執行董事陳康祺

**H**ong Kong Business Aviation Centre (HKBAC), a subsidiary of the Group, has completed its five-year in-situ expansion project. With the enhanced world-class terminal now fully operational, HKBAC is well-positioned to meet emerging demand in premium travel.

SHKP Chairman and Managing Director Raymond Kwok said, "During the highly uncertain time of the COVID pandemic, the Group decided to invest in HKBAC's terminal expansion, reflecting a strong vote of confidence in Hong Kong's long-term future. Leveraging Hong Kong's distinctive advantages, including the nation's strong support and our close global connections, HKBAC will further strengthen its role as a gateway and reinforce the city's position as an international business aviation hub."

The expansion project was carried out in two phases, encompassing the launch of a new terminal in September 2025 and refurbishment of the existing terminal. In the first quarter of this year, HKBAC's business jet movements and passenger traffic both rose by more than 10% compared to the same period last year.

**集**團附屬公司香港商用航空中心(中心)歷時五年的原址擴建工程圓滿竣工，隨著世界級客運大樓全面啟用，中心將可精準回應高端旅遊的新趨勢。

集團主席兼董事總經理郭炳聯表示：「新地在疫情及香港經濟具挑戰時期仍決定投資中心擴建計劃，充分體現對香港長遠發展的堅定信心。憑藉香港『背靠祖國、聯通世界』的獨特優勢，中心將進一步發揮門戶作用，鞏固香港作為國際商務航空樞紐的地位。」

整個擴建工程分兩期進行，全新客運大樓已於去年九月率先啟用，現有客運大樓亦已完成全部翻新工程。中心今年首季的航班升降量和旅客量，均按年增長逾一成。



## Beijing APM supports “rooftop economy” with new sky garden 北京APM響應「屋頂經濟」 平台花園全新亮相



Beijing APM officially unveiled a 5,700-square-foot sky garden in April, supporting Beijing city’s initiative to enhance shopping experiences through iconic terraces. Offering panoramic views of the city skyline, the garden regularly hosts a variety of events to attract visitors and create new business opportunities.

### First mall sky garden in the district

Situated in the heart of Wangfujing Commercial Street, Beijing APM is a landmark development comprising a trendy shopping mall and premium office spaces. The sky garden on the seventh floor offers views of the Forbidden City, Jingshan Park and Beijing’s central axis, while also overlooking the bustling streetscape of Wangfujing. It is the first mall sky garden on Wangfujing Street and one of the most distinctive outdoor spaces included in Dongcheng District’s “Breeze Terrace Project”, which covers a total of 75 terraces.

### One-stop shopping and leisure landmark

SHKP Beijing General Manager David Qian said, “Beijing APM will continue to leverage its prime location in Wangfujing. The mall’s rooftop will serve as the venue for hosting a series of sports and wellness activities, music events, pop-up markets and themed photo-op spots, making the outdoor area an elevated platform for trendy, cultural, sports and culinary experiences.”

Since its opening, the garden has hosted a series of popular events, including fitness dance sessions, Zumba, yoga and tea gatherings. These diverse and vibrant experiences for visitors, further solidify Beijing APM’s position as a premier shopping and leisure destination in the district.



**配**合北京市以特色露台提升購物體驗的計劃，集團商場北京 APM 於四月正式啟用面積近 5,700 平方呎的平台花園。花園設有開闊綠化空間，自然景觀與都市風光一覽無遺，並會定期舉辦各類型活動，以帶動客流並創造商機。

### 區內首個商場空中花園

北京 APM 坐落王府井商業街核心地段，是結合時尚購物中心及優質寫字樓的地標項目。位於七樓的平台花園可遠眺故宮、景山公園及北京中軸線景觀，亦可飽覽王府井繁華街景。該花園不僅是王府井大街首個商場空中花園，更是北京東城區「微風露台計劃」75 個屋頂露台，最具特色的戶外空間之一。

### 打造一站式購物消閒地標

新鴻基地產北京總經理潛力表示：「北京 APM 將持續發揮王府井核心地段的優勢，圍繞運動健康、音樂派對、市集、主題打卡等方向，將平台花園打造成融合潮流、文化、運動與美食體驗於一體的『空中會客廳』。」

自亮相以來，平台花園已舉辦一系列深受顧客喜愛的特色活動，包括健身舞、熱汗尊巴、瑜伽、茗茶等，讓參加者在繁華都市中感受精彩多元體驗，同時進一步鞏固北京 APM 成為區內購物消閒熱點的地位。



A variety of events are hosted at the sky garden of Beijing APM  
北京 APM 於平台花園舉辦一系列活動



# The Group signs HK\$20 billion five-year syndicated loan 集團簽署200億港元五年期銀團貸款



SHKP Chairman and Managing Director Raymond Kwok (front row, centre) alongside representatives from participating banks at the signing ceremony  
集團主席兼董事總經理郭炳聯(前排中)與金融機構代表出席簽署儀式

The Group signed a HK\$20 billion five-year syndicated term and revolving credit facility. The facility attracted 16 lenders, underscoring the financial community's great confidence in the Group. Adhering to prudent financial discipline, the Group will allocate a portion of the proceeds to refinance its existing debts, while the remainder will serve as working capital to support its business operations and developments.

SHKP Chairman and Managing Director Raymond Kwok said, "We are encouraged by the strong participation, which reflects the financial sector's strong confidence in SHKP and Hong Kong's future. We are grateful that our commitment to developing high-quality properties, along with our trusted premium brand, continues to be widely recognized by homebuyers, tenants, shoppers and the investment community."

Leveraging its premium brand, the Group has achieved fast asset turnover in its property development business despite the challenging global economic environment. With the completion of several integrated projects, including IGC in Hong Kong and ITC in Shanghai, the Group is well positioned to expand its recurring income base and generate substantial, stable recurring income.

In addition, SHKP continues to be one of the property developers in Hong Kong with the highest credit ratings. The Group has received an A1 rating from Moody's and an A+ rating from S&P Global Ratings, both with stable outlooks.

集團早前簽訂一筆200億港元的五年期定期及循環銀團貸款。是次貸款吸引16家金融機構參與，彰顯金融機構對集團充滿信心。集團將貫徹審慎的財務管理原則，部分貸款將用作債項再融資，其餘則留作日常營運和發展的資本。

新地主席兼董事總經理郭炳聯表示：「我們非常高興是次貸款獲市場踴躍支持，充分反映金融市場對新地及香港未來發展充滿信心。新地一直致力打造優質物業，以卓越的品牌信譽贏得買家、租戶、消費者及投資者的信賴和認同。」

儘管全球經濟環境充滿挑戰，新地憑藉卓越品牌，物業發展業務維持快速的資產周轉。隨著香港的IGC和上海的ITC等大型綜合項目陸續落成，集團將進一步擴大其經常性收入基礎，並帶來穩定而可觀的持續性收入。

此外，新地是香港地產發展商中信貸評級最高的公司之一，分別獲評級機構穆迪和標準普爾給予A1和A+評級，前景均為穩定。



## Solar Farm at Tseung Kwan O Landfill commences operation 將軍澳堆填區太陽能發電場正式啟用



Officiating at the solar farm's opening ceremony are (from left) Veolia Chief Executive Officer of Hong Kong and Macau Laurent Pelletier, Veolia Chief Executive Officer of Asia Pacific Zone Gavin Graveson, Director of Environmental Protection Samuel Chui, Secretary for Environment and Ecology Tse Chin-wan, SHKP Executive Director Christopher Kwok, SHKP Executive Director Allen Fung, and CITIC Pacific Vice President Kwok Ka-wa (左起) 威立雅香港與澳門行政總裁鮑智雅、威立雅亞太區行政總裁葛文盛、環境保護署署長徐浩光、環境及生態局局長謝展寰、新地執行董事郭基泓、新地執行董事馮玉麟，以及中信泰富副總裁郭家驊主持發電場的啟用儀式

**T**seung Kwan O South East New Territories Landfill Solar Farm, jointly developed by SHKP, Veolia and CITIC Pacific, has commenced operation. It is Hong Kong's first solar farm on a landfill that participates in the Feed-in Tariff Scheme and the largest of its kind in the city. The project marks a significant milestone in Hong Kong's renewable energy development and contributes to achieving the nation's carbon neutrality target by 2060 and Hong Kong's target by 2050.

### Annual carbon emission reduction equivalent to 20,000 trees

Built on a restored landfill, the solar farm spans approximately 140,000 square feet and features about 1,850 solar panels. The project generates approximately 1.2 million kWh of green electricity annually - enough to power about 360 households yearly and offset around 530,000 kilograms of carbon emissions, which is equivalent to planting approximately 20,000 trees. The project now features three green functions: construction waste processing, landfill gas production and utilization, and solar power generation, maximizing land use efficiency.



In a video address at the opening ceremony of the solar farm held recently, Chief Executive of the Hong Kong SAR John Lee stated, “Tackling climate change through green energy development and safeguarding energy security cannot rest on the government alone. It requires the active participation from all sectors of society. The government is fully committed to creating the right conditions for sustainable development, encouraging market investment and enabling businesses to leverage their technological strengths to turn ideas into concrete projects.”

SHKP Executive Director Christopher Kwok said, “This project demonstrates the strong potential for developing solar energy on landfill sites and other undeveloped land. The restored area of this landfill covers 80 hectares, while the current project uses only about 140,000 square feet, less than 2%. Building on this pilot project’s success, we can better utilize the remaining landfill land. With further supportive measures from the government, the industry will respond proactively and work together to advance this development.”

### Hong Kong’s largest solar power network

The Group has long been committed to promoting the adoption of solar energy. To date, SHKP has facilitated and managed 94 solar power systems, comprising nearly 27,000 solar panels. Including those installed by the Group’s principal associate, Kowloon Motor Bus, the total exceeds 57,000 panels, forming the largest solar power network in Hong Kong.

Furthermore, SUNeVision, an SHKP subsidiary and the largest data centre provider in Hong Kong, has purchased CLP Renewable Energy Certificates linked to the green electricity generated by the solar farm, forming a closed-loop ESG model within SHKP.





Primary school students learn about solar technology at a post-event workshop  
小學生在開幕禮後的工作坊學習太陽能知識

由新地、威立雅及中信泰富合作發展的「將軍澳新界東南堆填區太陽能發電場」已投入運作。該項目不僅是全港首個加入「上網電價計劃」的堆填區太陽能發電場，規模更是本港同類型項目之冠，成為本港再生能源發展的重要里程碑，並為實現國家及香港分別在 2060 年及 2050 年前實現碳中和目標注入動力。

### 每年減碳排等同種植二萬棵樹

太陽能發電場建於已修復的堆填區上，佔地約 14 萬平方呎，共設置約 1,850 塊太陽能板。項目每年可生產約 120 萬度綠色電力，足夠供應約 360 戶家庭使用，並可減少約 53 萬公斤碳排放，減碳效果等同種植約 20,000 棵樹木。項目令堆填區同步實現建築廢物處理、沼氣生產及利用及太陽能發電三項綠色功能，充分體現地盡其用。

太陽能發電場的開幕典禮於早前舉行，香港特區行政長官李家超透過視像致辭表示：「通過發展綠色能源應對氣候變化以至確保能源安全，不能單靠政府的力量，更需要社會各界攜手參與。政府會全力為可持續發展創造條件，同時推動市場投入資源，企業帶來技術，合力把理念變成落地的工程。」

新地執行董事郭基泓表示：「本項目證明堆填區及尚未發展的土地均具備可觀的太陽能發展潛力。以現址為例，發電場佔地 14 萬平方呎，僅佔已修復的 80 公頃土地不足 2%。我們可借鑒此先導項目的成功經驗，善用堆填區餘下土地資源。若政府進一步提供鼓勵措施，業界定必積極響應，攜手推動相關發展。」

### 全港最大太陽能發電網絡

新地多年來持續推動使用太陽能。至今，由新地促成及管理的太陽能發電系統達 94 個，合共安裝近 27,000 塊太陽能板；若連同主要聯營公司九巴安裝的太陽能板，總數更超過 57,000 塊，構建全港最大規模的太陽能發電網絡。

此外，新地旗下、全港最大的數據中心服務商新意網，亦已向中電認購與此發電場掛鈎的「可再生能源證書」，建構集團獨特的「內循環 ESG 模式」。



# Global index inclusion underscores SHKP's ESG Leadership 新地入選全球指數 ESG領先地位獲肯定

SHKP is pleased to announce its inaugural inclusion in the Dow Jones Best-in-Class World Index, which represents the top 10% of the largest 2,500 companies in the S&P Global Broad Market Index. This achievement reflects SHKP's outstanding performance across long term economic, environmental and social criteria.

Besides the above-mentioned index, the Group has also been selected to or recognized in multiple leading global and local ESG benchmarks over the years, including:

- Dow Jones Best-In-Class Asia Pacific Index for the third consecutive year
- S&P Global Sustainability Yearbook for the fourth consecutive year
- Sustaining MSCI ESG rating of "AA"
- Maintaining "Low Risk" rating from Morningstar Sustainalytics
- Constituent of the FTSE4Good Index Series for the ninth consecutive year
- Attaining the highest "AAA" rating in the Hang Seng Sustainability Index Series for the sixth consecutive year
- Ranking among the top performers in sustainability indices assessed by The Centre for Business Sustainability of The CUHK Business School

新地首次入選道瓊斯領先全球指數，位列標普全球廣泛市場指數中最大型的2,500間公司的前10%，反映新地在長期經濟、環境和社會方面的卓越表現。

此外，集團多年來亦獲選入多項國際及本地權威ESG指數及獲得相關評級，包括：

- 連續第三年入選道瓊斯領先亞太區指數
- 連續第四年入選《標普全球可持續發展年鑑》
- 維持MSCI ESG「AA」評級
- 維持Morningstar Sustainalytics「低風險」評級
- 連續第九年入選富時社會責任指數系列
- 連續第六年獲恒生可持續發展企業指數最高級別的「AAA」評級
- 在香港中文大學商學院商業可持續發展中心評選的多項可持續發展指數中名列前茅



# The Group title sponsors Corporate Challenge to support cancer prevention and rehabilitation

## 集團冠名贊助慈善馬拉松 支援防癌與復康服務



SHKP Executive Director Adam Kwok (fifth from left) presents awards to participants  
集團執行董事郭基輝(左五)表彰獲獎的新地健兒

A record high amount of donations was raised in the Group's inaugural title sponsorship of The Community Chest Sun Hung Kai Properties Corporate Challenge 2026. To celebrate the remarkable performance and commend the generosity of all participants, an award presentation ceremony was recently held.

At the ceremony, SHKP Executive Director Adam Kwok said, "This year's event raised a record HK\$6.9 million, all of which will be donated to The Community Chest of Hong Kong. Specifically, SHKP's contribution will be channelled to support the Hong Kong Anti-Cancer Society, the Hong Kong Society for Rehabilitation, the Hong Kong Alzheimer's Disease Association, and Baptist Oi Kwan Social Service. These contributions will fund essential programmes, including cancer prevention and screening, stroke rehabilitation, dementia care and youth mental health services."

The Group is actively preparing next year's event at its iconic sports and leisure landmark GO PARK Sai Sha, which will be an ideal venue for the community to promote the spirit of Sports for Charity.

**集**團今年首度冠名贊助「2026 公益金新鴻基地產慈善馬拉松」，籌得善款創歷史新高。活動早前舉辦頒獎典禮，表彰參加者的優秀表現及慷慨支持。

集團執行董事郭基輝在頒獎禮表示：「今屆賽事共籌得690萬港元，金額為歷年之冠，善款全數撥捐香港公益金。其中新地的善款將給予香港防癌會、香港復康會、香港認知障礙症協會，以及浸信會愛群社會服務處，用於資助癌症預防及早期篩查、中風復康、認知障礙支援，以及青少年精神健康服務。」

集團正積極籌備明年活動在西沙GO PARK舉行，相信這個運動消閒綜合地標將是理想場地，能進一步推廣運動行善精神。



## The Group supports 2026 Hong Kong Reading+ 集團支持「2026香港閱讀+」



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The Group has provided venue support for Hong Kong Reading+ at New Town Plaza in Sha Tin for three consecutive years, facilitating visitors to join the carnival for promotion of citywide reading.

The nine-day event organized by the Hong Kong Publishing Federation was held in mid-April to tie in with the inaugural National Reading Week and Hong Kong Reading for All Day on 23 April. SHKP Executive Director Allen Fung joined government officials and publishing industry representatives at the opening ceremony to launch the event.

Highlights included a showcase of over 100 award-winning local titles curated by the local publishing industry, alongside a joint Hong Kong-Shenzhen picture books exhibition to foster cultural exchange within the Greater Bay Area. In addition, a book exchange van was stationed near New Town Plaza and Sha Tin Town Hall, inviting visitors to swap books and share the joy of reading.

集團連續三年為「香港閱讀+」提供場地，讓市民在沙田新城市廣場參加推廣全民閱讀的連串活動。

今年的「香港閱讀+」繼續由香港出版總會主辦。為響應首屆全國閱讀活動週及4月23日的香港全民閱讀日，活動於4月中一連九天舉行。集團執行董事馮玉麟、政府官員及出版業代表出席開幕禮，為閱讀嘉年華揭開序幕。

活動焦點包括展出由本地出版界精選的逾百本得獎書籍，以及網羅香港與深圳優秀繪本的「共讀雙城：港深聯展」，以促進大灣區文化交流。此外，主辦單位亦在新城市廣場及沙田大會堂附近設置「流動漂書車」，鼓勵市民以書換書，吸收新知識及分享閱讀樂趣。



SHKP Executive Director Allen Fung (back row, fourth from right) and distinguished guests at the opening ceremony of 2026 Hong Kong Reading+  
新地執行董事馮玉麟(後排右四)及一眾嘉賓出席2026香港閱讀+開幕禮

## Director Xia Baolong visits Yau Pok Road Light Public Housing project

### 夏寶龍主任到訪攸鑾路簡約公屋

The Director of the Hong Kong and Macao Work Office of the Communist Party of China Central Committee and the Hong Kong and Macao Affairs Office of the State Council Xia Baolong earlier visited the Light Public Housing on Yau Pok Road in Yuen Long to see first-hand how it has improved the living conditions of grassroots families. The project was built on land lent by SHKP at no cost.

#### Benefitting 10,000+ residents in need

Upholding its commitment to Building Homes with Heart, the Group has been actively supporting the government in addressing the housing needs of grassroots communities. SHKP provided a spade-ready site of nearly 960,000 square feet for the development of the Light Public Housing project on Yau Pok Road in Yuen Long, becoming the first and only private developer to participate in this initiative. The project provides 2,156 units and has achieved a turnover rate of 103.5%.

In addition, the Group has contributed land at a nominal rent of HK\$1 for the development of United Court in Yuen Long, one of the largest transitional housing projects in Hong Kong. The project provides 1,800 units and has seen a usage rate of 150%. Together, the Yau Pok Road Light Public Housing project and United Court have benefited more than 10,000 residents.

SHKP Executive Director Adam Kwok and Secretary for Housing Winnie Ho also visited residents of both developments earlier during festive periods, sharing warmth and blessings with them.



Xia Baolong (second right), Director of the Hong Kong and Macao Work Office of the Communist Party of China Central Committee and the Hong Kong and Macao Affairs Office of the State Council, visits a family at the Light Public Housing project on Yau Pok Road, accompanied by Chief Executive of the HKSAR John Lee (first right) and Secretary for Housing Winnie Ho (second left). (Photo credit: Information Services Department, HKSAR government)

中央港澳工作辦公室主任、國務院港澳事務辦公室主任夏寶龍(右二)在香港特別行政區行政長官李家超(右一)和房屋局局長何永賢(左二)陪同下，到訪一戶居住於攸鑾路簡約公屋的家庭(政府新聞處圖片)

中央港澳工作辦公室主任、國務院港澳事務辦公室主任夏寶龍，早前到訪由新地無償借出地塊的元朗攸鑾路簡約公屋，了解項目如何改善基層居住環境。

#### 過萬基層市民受惠

集團秉持「以心建家」的理念，積極配合政府政策，著力解決基層住屋需求。新地無償借出近960,000平方呎已平整土地用作興建元朗攸鑾路簡約公屋，是首個且唯一響應此計劃的私營發展商。項目提供2,156個單位，流轉率達103.5%。

此外，新地亦以象徵式一元借出土地發展位於元朗的「同心村」。該項目為全港最大型過渡性房屋之一，共提供1,800個單位，使用率達150%。同心村與攸鑾路簡約公屋，合共讓超過10,000名居民受惠。

新地執行董事郭基輝曾與房屋局局長何永賢，於節日親臨上述兩個項目探訪居民，為他們送上祝福，展現集團對社區的關懷，切實履行企業社會責任。



## SHKP secures multiple honours from FinanceAsia and Corporate Governance Asia 新地勇奪《FinanceAsia》及《亞洲企業管治》多項殊榮



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

SHKP has received multiple awards from two international financial magazines, *FinanceAsia* and *Corporate Governance Asia*, in recognition of its outstanding performance and unwavering commitment to excellence in investor relations and corporate governance.

The Group won five accolades in Asia's Best Companies 2026, organized by *FinanceAsia*, including Hong Kong's Best Managed Company, Best Managed Company (Real Estate), Best Investor Relations Company and Most Committed to ESG etc.

In addition, the Group clinched seven awards at *Corporate Governance Asia's* Asian Excellence Award 2026, namely Asia's Best CEO (Group Chairman and Managing Director, Raymond Kwok), Asia's Best CSR, Sustainable Asia Award, Hong Kong's Best Environmental Responsibility, Hong Kong's Best Investor Relations Company, Hong Kong's Best

Investor Relations Professional and Hong Kong's Best Corporate Communications.

新地榮獲國際財經雜誌《FinanceAsia》及《亞洲企業管治》頒發多個重要獎項，以表彰集團在促進投資者關係及企業管治方面的卓越表現。

集團在《FinanceAsia》舉辦的「2026年亞洲最佳公司」評選中勇奪五項大獎，包括香港「最佳管理公司」、「最佳管理公司(房地產)」、「最佳投資者關係公司」及「最佳ESG承諾公司」等獎項。

此外，在《亞洲企業管治》舉辦的「2026年亞洲卓越大獎」中，新地獲頒發「亞洲最佳CEO」(集團主席兼董事總經理郭炳聯先生)、「亞洲最佳CSR」、「亞洲可持續發展獎」、「香港最佳環保責任獎」、「香港最佳投資者關係公司」、「香港最佳投資者關係專業人員」及「香港最佳公司傳訊」共七個獎項。

## Hong Yip and Kai Shing win international invention awards 康業及啟勝榮獲國際發明獎項

The Group's two property-management subsidiaries Hong Yip and Kai Shing recently won silver medals at 51st International Exhibition of Inventions Geneva for their innovative technologies to improve operational efficiency and safety.

The "SafeGuard XR-Ai in Safety Management", jointly developed by Hong Yip and the Technological and Higher Education Institute of Hong Kong, integrates extended reality technology and AI into wearable devices. It enables frontline practitioners to rapidly identify potential safety hazards and facilitate accurate decision-making.

The "AI-Powered Retrieval-Augmented Intelligence System for Tender and Contract Management", developed by Kai Shing in collaboration with The Hong Kong University of Science and Technology and its

affiliated technology spin-off company, integrates large language models with advanced retrieval technology to automate tender preparation and compliance checks, significantly improving the efficiency and accuracy of document management.

集團旗下兩間物業管理公司康業及啟勝，早前於第51屆日內瓦國際發明展中雙雙榮獲銀獎，充分展現其運用創新科技提升效能與安全的卓越成就。

康業與香港高等教育科技學院合作研發的「SafeGuard XR-AI 智慧安全管理平台」，結合擴展實境眼鏡及人工智能，讓從業員快速辨識潛在安全隱患及作出更準確決策。

啟勝聯同香港科技大學及其附屬之技術合作企業共同研發的「人工智能標書與合約管理系統」，結合大型語言模型與先進檢索技術，自動化處理標書撰寫與合規檢查，大幅提升文件管理效率。

## The Group receives Peking University delegation 集團接待北京大學代表團

SHKP Chairman & Managing Director Raymond Kwok (middle) and SHKP Kwoks' Foundation Executive Director Amy Kwok (third from left) received a delegation from the Peking University Education Foundation and the School of International Studies at the Group's headquarters. The delegation was led by Dean of the School of International Studies at Peking University, Tang Shiqi (third from right). In-depth discussions were conducted on the future development of international relations, as well as the interaction between enterprises and higher education institutions. The exchange further consolidated the long-term partnership between the Group and Peking University, paving the way for enhanced collaboration in talent development.



集團主席兼董事總經理郭炳聯（中）與新鴻基地產郭氏基金執行董事郭婉儀（左三），於集團總部會見北京大學教育基金會及國際關係學院代表團。該代表團由北京大學國際關係學院院長唐士其（右三）率領，雙方就國際關係的未來發展趨勢、企業與高等教育互動等議題進行深入交流，進一步鞏固集團與北京大學的長期合作關係，為培育人才開啟更多合作機會。

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