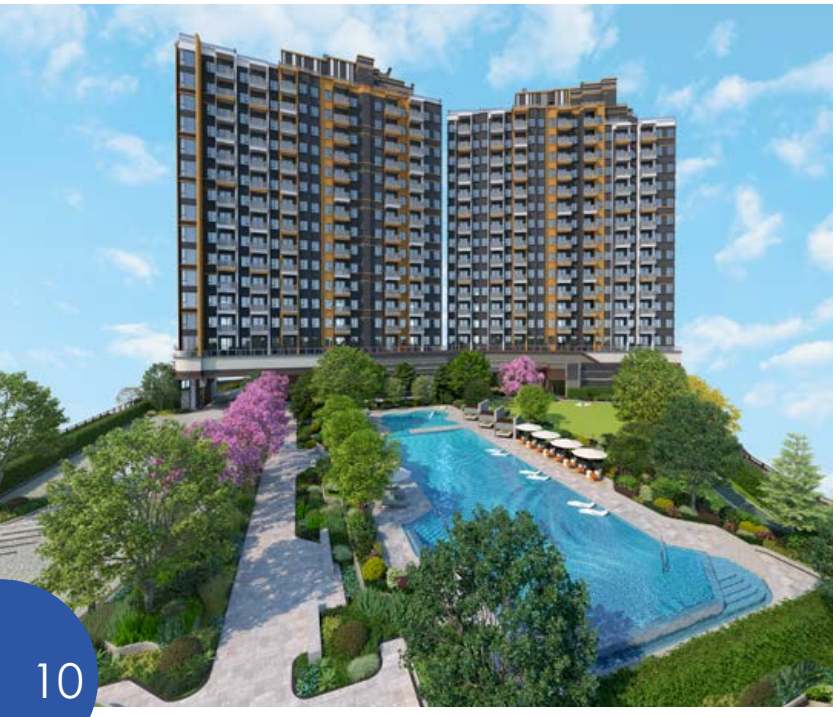
Garden Regency, a new low-density[1] residential development offering lush greenery
全新低密度[1]园林住宅项目“芊御”



Garden Regency offers a total of 566 units and an approximately 33-metre landscaped swimming pool [13] (rendering) [17]
芊御共提供566个住宅单位及约33米长的园林泳池[13]（模拟效果图）[17]

Nestled in Kam Tin, Yuen Long, the Group's residential development Garden Regency ("the Development") is well-positioned to benefit from the opportunities arising from the Northern Metropolis[2]. Incorporating the concept of "Luxe Green", the Development is designed with a low plot ratio of 1.43[1] and features nearly 60%[1] high-greenery landscaped gardens and comprehensive clubhouse facilities[13], creating a lush living environment that blends nature with modern living.

Building a Hong Kong-Shenzhen[4] 30-minute living circle[4] with "three lines and three stations"[3] advantage

Garden Regency will benefit from a comprehensive transportation network of "three lines and three stations"[3]. Through the nearby MTR Yuen Long Station, Kam Sheung Road Station, and Au Tau Station[5] (under construction), the project enjoys easy access to the Tuen Ma Line, the Northern Link[6] under construction, and the Central Rail Link[7] under planning.

A short walk of about one to two minutes[8] brings residents to four minibus and bus stops served by 22 routes[9] spanning the Hong Kong Island, Kowloon, the Northern Metropolis[2], the rest of the New Territories and the Hong Kong International Airport. Among these, as many as 13 routes go directly to MTR Kam Sheung Road Station[9], 15 routes to Yuen Long Station[9] and two to the future Au Tau Station[5,9]. Residents can reach Hong Kong's CBDs[4] and various cross-boundary control points[4] in about 30 minutes, seizing the development opportunities of the Northern Metropolis[2] and the Greater Bay Area.

Diverse layouts cater to various residents' needs

Garden Regency's three residential towers contain 566 units in six different unit types[10]. Saleable areas range from approximately 249 to 758 square feet[11]. Standard two-bedroom units[10] make up about 70% of the total, with the remainder comprising one-bedroom, three-bedroom and three-bedroom-plus-suite layouts[10], along with special units offering a flat roof or roof[10], catering to a range of lifestyle preferences.

Extensive amenities across 100,000 square feet[12]

Spanning over 100,000 square feet[12], Club Regency[13] comprises the residents' clubhouse, gardens and recreational spaces, collectively offering 48 amenities[13]. Key features include a landscaped swimming pool of approximately 33 metres[13], a jogging path of around 600 metres [13],

Multi-purpose social areas[13] (rendering)[17]
多用途社交空间[13]（模拟效果图）[17]

a 24-hour gym[13], four landscaped barbecue areas[13], indoor and outdoor spaces for sports[13], multi-purpose rooms[13], a pet garden[13] and a self-service pet wash station[13].

The Development boasts extensive landscaping, with nearly 60%[1] of the site covered in greenery. Over 60 plant species and more than 160 trees[14] are maintained by a dedicated landscape team, creating a green and tranquil living environment. In particular, the Development features a corridor lined with golden trumpet trees[14].

Smart technology and comprehensive living amenities nearby

Garden Regency combines smart security with everyday convenience. Communal areas are equipped with a contactless access system linked to a mobile app, allowing visitors to register entry via QR codes and communicate with residents in real time. Residences are fitted with smart electronic door locks featuring 3D fingerprint recognition and password access to enhance privacy and security. To encourage sustainable mobility, every private car parking space is equipped with 7kW medium-speed electric vehicle charging facilities[15].

In terms of living amenities, Garden Regency is served by YOHO MALL, the largest retail hub in Northwest New Territories. The mall brings together international fashion brands, popular lifestyle and dining outlets, supermarkets and an IMAX cinema, satisfying everyday needs for shopping, dining, living, and entertainment. In addition, Garden Regency enjoys access to extensive natural landscapes of more than 7,000 hectares[16]—including the Nam Sang Wai wetland and Tai Lam Country Park—along with a well-developed network of cycle tracks, allowing residents to enjoy cycling, jogging and hiking in the countryside.

A variety of fitness facilities are available in the clubhouse[13] (rendering)[17]
住客会所提供多元健身设施[13]（模拟效果图）[17]

A corridor lined with golden trumpet trees[14] (rendering)[17]
繁花大道沿路种满黄花风铃木[14]（模拟效果图）[17]

由集团悉心发展、位处元朗锦田的全新住宅项目“芊御”，坐享北部都会区[2]机遇。项目倾注“奢绿”生活美学，以1.43倍低地积比率[1]规划，配以近60%[1]高绿化园林空间及完善的会所设施[13]，营造绿意盎然的居住环境，融合自然景致与现代生活。

“三线三站”[3]优势 构建港深[4]约半小时生活圈[4]

芊御具备“三线三站”[3]交通优势，通过附近的港铁元朗站、锦上路站及兴建中的凹头站[5]接驳屯马线、兴建中的北环线[6]及规划中的中铁线[7]。

此外，项目距离四个小巴及巴士站仅约一至两分钟步程[8]，共有22条路线[9]，覆盖港九新界、北部都会区[2]及机场。当中多达13条交通路线直达港铁锦上路站[9]，15条路线直达元朗站[9]，另有两条路线将接驳兴建中的凹头站[5, 9]。住户只需约半小时即可到达香港核心商业区[4]及多个跨境口岸[4]，尽享北部都会区[2]及大湾区协同发展机遇。

多元户型满足住户需求

芊御由三座住宅大楼组成，合共提供566个住宅单位，共设有六种户型[10]，实用面积介于249平方呎至758平方呎[11]。标准两房户[10]单位占约七成，其余包括一房、三房、三房一套单位[10]、平台及天台特色单位[10]，切合不同住户需求。

逾10万平方呎[12]园林及会所

芊御设有逾10万平方呎[12]的住客会所、花园及游乐区域“Club Regency”[13]，共提供48项消闲设施[13]，包括约33米长的园林泳池[13]、约600米长的连续缓跑径[13]、24小时全天候健身室[13]、四个园林烧烤场[13]，以及多个室内外运动空间[13]、多用途社交空间[13]、宠物公园[13]及自助宠物沐浴站[13]。

项目的园林覆盖率高达近60%[1]，并由顶尖园林设计团队悉心栽种逾60种植物及逾160棵树木[14]，营造绿意盎然、宁静舒适的居住环境。项目包括一条繁花大道，沿路种植黄花风铃木[14]。

引入智能科技　附近生活配套完善

芊御引入多项崭新科技配套。公共空间设免触式门禁系统，配合手机应用程序，方便访客通过二维码登记出入及实时通讯。单位也配备智能电子门锁，支援3D指纹及密码解锁，保障住户隐私与安全。此外，全数私家车车位支援7kW中速充电配置[15]，鼓励低碳出行。

芊御在生活配套方面，有新界西北部最大的零售据点YOHO MALL形点，汇聚国际时尚品牌、热门时尚生活和餐饮商店、超市及IMAX电影院，衣食住行及娱乐配套一应俱全。同时，芊御享有包括南生围湿地、大榄郊野公园在内的逾7,000公顷[16]自然生态圈，接驳完善的单车径网络，让住户尽享骑行、慢跑及郊游乐趣。

Notes

1 "Low-density" and "lushly planted landscape" refers to the Development having a plot ratio of 1.43 and a high landscape ratio of nearly 60%. Plot ratio refers to the ratio of the total gross floor area to the site area. Please refer to the latest approved plans and planning permissions for details. The landscaping of the Development includes uncovered parts of the residents' clubhouse (including any recreational facilities for residents' use) with an area of approximately 10,463 sq. ft., and communal gardens or play areas (covered and uncovered) with an area of approximately 90,269 sq. ft., totalling approximately 100,732 sq. ft., which includes greening facilities, landscape facilities, and outdoor recreational facilities for residents.

2 Source of the information of Northern Metropolis: Northern Metropolis website: https://www.nm.gov.hk/tc (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned website or whether it is the latest revised version. The contents are for reference only. Relevant regional developments may not be completed at the time of completion and occupation of the Development, and details upon completion may differ from those described in this advertisement. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect thereof.

3 "Three stations" refers to MTR Yuen Long Station, Au Tau Station, and Kam Sheung Road Station; "three lines" refers to the Tuen Ma Line, Northern Link, and Central Rail Link. "Three Lines and three Stations" refers to taking buses and minibuses from the Development to MTR Yuen Long Station and Kam Sheung Road Station, and taking bus route 268M and minibus route 620 from the Development to Park Yoho, which is near MTR Au Tau Station under-construction (Source: Bus Route 268M: https://search.kmb.hk/KMBWebSite/?action=routesearch&route=268M&lang=zh-hk; Minibus Route 620: https://eo-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2008785&lang=TC; Au Tau Station source: https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazettal/main_line/scheme/gn5005/cob/index.html (Reference date: May 5, 2026)), and connecting to the Tuen Ma Line, Northern Link (under construction), and Central Rail Link (under planning) via MTR Kam Sheung Road Station. The contents are for reference only. The above public transport services will be provided by third-party companies, not the Vendor. Third-party companies may decide and alter the charges, terms of use, operating hours, and service periods for the above services at their sole discretion, subject to the terms and conditions set out in service contracts or other relevant legal documents. Please refer to announcements by relevant departments for service details. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, regarding the above services or matters, and prospective purchasers should not rely on them or make any claims against the Vendor. Source of Central Rail Link information: https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf; Source of Northern Link information: https://mtrnorthernlink.hk/tc/about (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned websites or whether they are the latest revised versions; contents are for reference only. Details of proposed or planned MTR lines or railway stations listed in this advertisement (including but not limited to implementation, locations, designs, and completion timelines) are subject to final government decisions. They may not be completed at the time of completion and occupation of the Development, and details upon completion may differ from those described in this advertisement. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect thereof.

4 "Hong Kong-Shenzhen" refers to Hong Kong and Shenzhen respectively. Driving from Ying Ho Road outside the Development to Shenzhen Bay Port takes approximately 20 minutes, to Huanggang Port approximately 17 minutes, to Lok Ma Chau Control Point approximately 15 minutes, to Kai Tak CBD Airside approximately 30 minutes, to West Kowloon CBD International Commerce Centre (ICC) approximately 23 minutes, and to Hong Kong Island CBD Central International Finance Centre (IFC) approximately 26 minutes. The traveling times to the aforementioned areas are estimated driving times based on non-peak hours and smooth traffic conditions, starting from Ying Ho Road outside the Development, assessed and provided from the Transport Department's "HKeMobility" website: https://www.hkemobility.gov.hk/ (Reference date: March 30, 2026), searching for the shortest time starting from Ying Ho Road outside the Development. The stated times are for reference only. Actual traffic times are subject to limitations such as peak hours, facilities, driving speeds, routes, pedestrian traffic, weather, road conditions, actual traffic situations, and / or personal factors and other relevant circumstances, and may take longer. Details may also differ from those described in this advertisement. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect thereof.

5 Au Tau Station is currently under construction. Taking bus route 268M and minibus route 620 from the Development goes to Park Yoho, which is near the under-construction MTR Au Tau Station. Source of under-construction Au Tau Station information: https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazettal/main_line/scheme/gn5005/cob/index.html (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned website or whether it is the latest revised version. The contents are for reference only.

6 Source of the information of Northern Link, Northern Link Spur Line, and Northern Link Eastern Extension: https://mtrnorthernlink.hk/tc/about (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned website or whether it is the latest revised version. The contents are for reference only.

7 Source of the information of Central Rail Link: https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned website or whether it is the latest revised version. The contents are for reference only.

8 The above walking times were obtained through on-site walking tests conducted by staff on August 18, 2025, starting from the main entrance / exit and pedestrian entrance / exit of the Development respectively. The required times are subject to actual road conditions.

9 Source: Transport Department - HKeMobility website: http://hketransport.gov.hk/?routetype=2003&f=2&1=0 (Reference date: May 5, 2026); Source: 16 seats: https://www.16seats.net/chi/gmb/gn_601c.html and https://www.16seats.net/chi/gmb/gn_601.html (Reference date: May 5, 2026); Source: KMB website: http://www.kmb.hk/tc/ (Reference date: May 5, 2026); Source: Citybus website: https://www.citybus.com.hk/home/default.aspx?intLangID=2 (Reference date: May 5, 2026); Source: Highways Department: https://www.hyd.gov.hk/tc/home/index.html (Reference date: May 5, 2026). The Vendor does not warrant the accuracy of the aforementioned websites or whether they are the latest revised versions. The contents are for reference only.

10 The layout and unit types of the units are subject to the latest plans approved by the relevant government departments. Please refer to the Sales Brochure for details. The Vendor reserves the right to alter the building plans and other plans of the Development from time to time. The design of the Development is subject to the latest plans approved by the relevant government departments.

11 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.

12 The clubhouse and landscaped area of the Development include a residents' clubhouse with an area of approximately 16,267 sq. ft. (including any covered and uncovered recreational facilities for residents' use), and communal gardens or play areas (covered and uncovered) with an area of approximately 90,269 sq. ft., totalling approximately 106,536 sq. ft. For details, please refer to the relevant Sales Brochure.

13 "Club Regency" includes the residents' clubhouse (including any covered and uncovered recreational facilities for residents' use), and communal gardens or play areas (covered and uncovered); for details, please refer to the relevant Sales Brochure. "Club Regency" is for the use of residents. The clubhouse / recreational facilities may not be immediately available for use upon occupation of the Development. Some facilities and / or services are subject to the approval, consent, or license of relevant government departments. The promotional names appearing in this advertisement / promotional material will not be shown in the preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment, or any other title deeds of the residential properties. The names of the facilities described in this advertisement / promotional material are tentative, and all names may not be identical to the facility names when the clubhouse opens in the future. The Vendor reserves all rights to amend the above facilities and any facilities, designs, charges, and uses not listed. The names of the residents' clubhouse, various zones and facilities of the clubhouse, and recreational facilities of the Development are for promotional purposes only and will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment, or any other title deeds. The Vendor reserves the absolute right to modify any part of the residents' clubhouse and / or recreational facilities (including their area, extent, partition, design, layout, use, specifications, features, etc.) without prior notice to any purchaser. The facilities within the residents' clubhouse and / or recreational facilities and their completion dates are subject to final approval by the Buildings Department, Lands Department, and / or other relevant government departments. The residents' clubhouse and / or recreational facilities may not be immediately available for use upon occupation. The opening hours and operation of different facilities are subject to relevant laws, land grant documents, provisions of the 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 clubhouse rules, facility usage rules, and consents or licenses issued by relevant government departments, and users may be required to pay extra fees. It takes time for all residents' clubhouses, areas, and facilities of the Development to be fully completed, and the Vendor makes no offer, representation, undertaking, or warranty, express or implied, regarding their completion time. The services described in this advertisement / promotional material will be provided by the manager of the Development or third-party companies engaged by contract. Details are subject to terms and conditions. The manager or contractually engaged third-party companies may modify, amend, add to, or reduce the terms and conditions

備註

1 低密度高绿化是指发展项目拥有1.43地积比率及近60%高园林比率。地积比率是指总建筑面积与工地面积的比值，详情请参阅最后批准之图则及规划许可为准。发展项目园林包括面积约为10,463平方呎的住客会所没有上盖遮盖部分（包括供住客使用的任何康乐设施）及面积约为90,269平方呎的公用花园或游乐地方（有上盖及没有上盖遮盖），合共约100,732平方呎，当中包括绿化设施及园林设施及户外住客休憩设施。

2 北部都会区资料来源：北部都会区网站：https://www.nm.gov.hk/tc (参考日期：2026年5月5日)，卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考，相关区域发展于发展项目落成及入伙时可能尚未完成，落成后之详情亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

3 "三站"是指港铁元朗站、凹头站及锦上路站，以及"三线"是指屯马线、北环线及中铁线。"三线三站"指由发展项目乘坐巴士及小巴前往港铁元朗站及锦上路站，及由发展项目坐巴士路线268M及小巴路线620前往峻峦，即为兴建中的港铁凹头站附近（资料来源：巴士路线268M：https://search.kmb.hk/KMBWebSite/?action=routesearch&route=268M&lang=zh-hk、小巴路线620：https://eo-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2008785&lang=TC、凹头站资料来源：https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazettal/main_line/scheme/gn5005/cob/index.html（参考日期：2026年5月5日）），并经由港铁锦上路站连接屯马线、北环线（兴建中）及中铁线（规划中），内容仅供参考。上述公共交通路线服务将由第三者公司所提供，并非由卖方提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、运营时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。中铁线资料来源：https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf、北环线资料来源：https://mtrnorthernlink.hk/tc/about（参考日期：2026年5月5日），卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考。本广告资料内载列的拟建中或规划中的港铁线或铁路站，其详情（包括但不限于落实、位置、设计及竣工时间等）均以政府最终决定为准。于本发展项目落成及入伙时可能尚未完成，落成后之详情亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

4 "港深"分别指香港及深圳。驾车由发展项目对出映河路出发至深圳湾口岸车程约20分钟，至皇岗口岸车程约17分钟，至落马洲管制站车程约15分钟，至启德核心商业区Airside车程约30分钟，至西九龙核心商业区九龙环球贸易广场 (ICC) 车程约23分钟，至港岛核心商业区中环国际金融中心 (IFC) 车程约26分钟。前往前述区域之时间是按非繁忙时段及交通顺畅的情况下由发展项目对出之映河路为起点计算的大约驾车时间，参考自运输署"香港出行易"网站：https://www.hkemobility.gov.hk/评估提供(参考日期：2026年3月30日)，由发展项目对出映河路出发，按最短时间搜寻，所述时间仅供参考。实际交通时间受繁忙时段、设施、车速、路线、人流、天气、路面、实际交通情况及 / 或个人因素及其他相关情况等限制而有所不同，所需时间可能较长，详情亦可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

5 凹头站仍在兴建中，由发展项目坐巴士路线268M及小巴路线620前往峻峦，即为兴建中的港铁凹头站附近。兴建中的凹头站资料来源：https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazettal/main_line/scheme/gn5005/cob/index.html（参考日期：2026年5月5日）。卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考。

6 北环线、北环线支线及北环线东延线资料来源：https://mtrnorthernlink.hk/tc/about（参考日期：2026年5月5日）。卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考。

7 中铁线资料来源：https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf（参考日期：2026年5月5日）。卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考。

8 以上步行时间由工作人员于2025年8月18日，分别由发展项目正门出入口及发展项目行人出入口出发，实地步行测试得出，所需时间受实际路面状况限制。

9 资料来源：运输署－香港出行易网站：http://hketransport.gov.hk/?routetype=2003&f=2&1=0（参考日期：2026年5月5日），资料来源：16 seats：https://www.16seats.net/chi/gmb/gn_601c.html及https://www.16seats.net/chi/gmb/gn_601.html（参考日期：2026年5月5日），资料来源：九巴网站：http://www.kmb.hk/tc/（参考日期：2026年5月5日），资料来源：城巴网站：https://www.citybus.com.hk/home/default.aspx?intLangID=2 （参考日期：2026年5月5日），资料来源：路政署：https://www.hyd.gov.hk/tc/home/index.html（参考日期：2026年5月5日）。卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考

10 单位的户型以有关政府部门最后批准的图则为准。详情请参阅售楼说明书。卖方保留权利不时改动发展项目的建筑图则及其他图则，发展项目的设计以相关政府部门最后批准之图则为准。

11 住宅物业的实用面积、以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。其他指明项目的面积（不计算入实用面积），是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，平方呎与以平方米之数字可能有些微差异。有关个别单位之实用面积之详情，请参阅售楼说明书。

12 发展项目会所及园林包括面积约为16,267平方呎的住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及面积约为90,269平方呎的公用花园或游乐地方（有上盖及没有上盖遮盖），合共约106,536平方呎，详情请参阅有关售楼说明书。

13 "Club Regency"包括住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及公用花园或游乐地方（有上盖及没有上盖遮盖），详情请参阅有关售楼说明书。"Club Regency"为住客所用，会所 / 康乐设施于发展项目入伙时未必立即启用。部分设施及/或服务以政府部门之审批同意或许可为准。本广告 / 宣传资料内出现的宣传名称，将不会在住宅物业的临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。本广告 / 宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权利。发展项目的住客会所、住客会所各区域及设施以及康乐设施之名称仅作推广之用，将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。卖方保留一切修改住客会所及 / 或康乐设施任何部分（包括其面积、范围、间隔、设计、布局、用途、规格及特色等）之绝对权利，事先毋须通知任何买家。住客会所及 / 或康乐设施内的设施及落成日期以屋宇署、地政总署及 / 或其他相关政府部门之最终批核为准。住客会所及 / 或康乐设施于入伙时未必能立即启用。不同设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。住客会所及/或康乐设施部分设施及 / 或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。发展项目所有住客会所、住客会所各区域及设施完全落成需时，卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。本广告 / 宣传资料载列的服务将由发展项目的管理人或其他合约聘用的第三者公司所提供，详情受制于条款及细则，管理人或合约聘用的第三者公司可自行就有关服务之服务条款及细则作出修订、更改或增减，包括但不限于

of the relevant services at their discretion without prior notice, including but not limited to charges, operating hours, and service periods, subject to the terms stipulated in the deed of mutual covenant, service contracts, or other relevant legal documents. Services may not be immediately operational upon occupation of the residential properties of the Development. In case of any dispute, the management company or contractually engaged third-party companies reserve the right of final decision.

14 The Vendor reserves the right to alter the species, quantity, location, and area of trees and plants in the Development from time to time. The condition of the relevant trees and plants is affected by the actual environment and climate. The relevant description does not constitute and shall not be construed as making any offer, representation, undertaking, or warranty, whether express or implied, by the Vendor regarding the Development and its landscaping and greening.

15 Regarding EV charging facilities and equipment of the Development, prospective purchasers may need to engage third-party service providers to supply such services. Various services may not be immediately available upon handover of the residential properties of the Development, or may be cancelled, altered, or incur additional charges. The provision of fittings, finishes, and appliances of the Development (if any) shall be governed by the terms of the formal agreement for sale and purchase; please refer to the Sales Brochure for details. This advertisement / promotional material does not constitute and shall not be construed as constituting any offer, representation, undertaking, or warranty, whether express or implied, by the Vendor regarding the charging equipment or facilities of the Development. For detailed information on the Development, please refer to the Sales Brochure. Management services for the Development are provided by the manager of the Development appointed under the deed of mutual covenant and management agreement of the Development, or third-party service providers engaged under service contracts (if any). The manager of the Development or third-party service providers have the absolute right to determine whether to provide any service and facility, and if provided, subject to the terms stipulated in the deed of mutual covenant and management agreement, service contracts, and other relevant legal documents, to determine their nature, scope of service, charges, terms of use, operating hours, and service periods, etc., and may amend, alter, add to, or reduce the terms and conditions of such services from time to time without prior notice. Such services and / or facilities may not be immediately available upon handover of the Development. In case of any dispute, the management company or other contractually engaged third-party companies reserve the right of final decision.

16 The natural landscape of approximately 7,000 hectares is calculated by combining the area of country parks, green belts, and conservation areas near the Development, including Lam Tsuen Country Park (approx. 1,520 hectares) (Source: Agriculture, Fisheries and Conservation Department website: https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_lt/cou_vis_cou_lt.html), Tai Lam Country Park (approx. 5,412 hectares) (Source: Agriculture, Fisheries and Conservation Department website: https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_tl/cou_vis_cou_tl.html), Hong Kong Wetland Park (approx. 61 hectares) (Source: https://www.afcd.gov.hk/tc_chi/country/cou_lea/the_facts.html), and Nam Sang Wai (including green belt of approx. 7.47 hectares and conservation area of 121.58 hectares, totalling 129.05 hectares) (Source: Town Planning Board - Statutory Planning Portal: https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-NSW%2f12&lang=TC&ext=pdf&dType=in) (Reference date: May 5, 2026). The contents are for reference only and do not constitute and shall not be construed as making any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor regarding the Development.

17 This computer-generated rendering has been digitally enhanced and does not illustrate the final appearance or view of the Development and / or clubhouse. Facilities, layout, partitions, specifications, dimensions, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping, and other items shown in the rendering are for reference only, and the views displayed may not necessarily appear in or around the Development or clubhouse. Surrounding buildings and environment of the Development and / or clubhouse may also not be shown or may differ from reality. The Vendor suggests prospective purchasers conduct an on-site visit to the development site for a better understanding of the Development, its surrounding environment, and nearby public facilities. The contents of this advertisement / promotional material do not constitute and shall not be construed as making any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor regarding the Development.

收费、运营时间及服务期限，而不作另行通知，惟服务须受公契、服务合约或其他相关法律文件所订立的条款规限。服务于发展项目住宅物业入伙时未必能立即启用。如有任何争议，管理公司或合约聘用的第三者公司保留最终决定权。

14 卖方保留权利不时更改发展项目之树木及植物的种类、数量、位置及面积。相关树木及植物之状况受实际环境及气候影响。有关描述并不构成亦不得诠释成卖方就发展项目及其园林和绿化作出任何不论明示或隐含之要约、陈述、承诺或保证。

15 发展项目的充电配置等，准买家或需聘请第三者服务供应商提供该等服务。各项服务于发展项目住宅物业交楼时未必能立即启用、或有可能取消、更改或需额外收取费用。有关发展项目之装置、装修物料及设备之提供（如有），均以正式买卖合约条款订定为准，详情请参阅售楼说明书。本广告 / 宣传资料并不构成亦不得被诠释为构成卖方就发展项目的充电配置等作出任何不论明示或隐含之要约、陈述、承诺或保证。有关发展项目的详细资料，请参阅售楼说明书。发展项目管理服务由根据发展项目的公契及管理协议中获委任的发展项目的管理人或根据服务合约（如有）聘请的第三方服务供应商所提供。发展项目的管理人或第三方服务供应商有绝对权利决定会否提供任何一项服务及设施，及如有提供，须受限于公共契约及管理协议、服务合约及其他相关法律文件所订立的条款，决定其性质、服务范围、收费、使用条款、运营时间及服务期限等，并可以不时就提供有关服务之条款及细则作出修订、更改或增减而不作另行通知。该等服务及 / 或设施于发展项目交楼时未必能立即启用。如有任何争议，管理公司或其他合约聘用的第三方公司保留最终决定权。

16 约7,000公顷自然生态圈是结集了发展项目附近的郊野公园、绿化地带及自然保育区之面积得出而成,包括林村郊野公园（约1,520公顷）（资料来源：渔农自然护理署网站：https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_lt/cou_vis_cou_lt.html）、大榄郊野公园（约5,412公顷）（资料来源：渔农自然护理署网站：https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_tl/cou_vis_cou_tl.html）、香港湿地公园（约61公顷）（资料来源：https://www.afcd.gov.hk/tc_chi/country/cou_lea/the_facts.html）及南生围（包括绿化地带约7.47公顷及自然保育区121.58公顷，共129.05公顷）（资料来源：城市规划委员会-法定规划综合网站：https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-NSW%2f12&lang=TC&ext=pdf&dType=in）（参考日期：2026年5月5日）。内容仅供参考，并不构成亦不得诠释成卖方就发展项目作出任何不论明示或隐含之要约、承诺、陈述或保证。

17 此模拟效果图经电脑修饰处理，并非说明本发展项目及 / 或会所最后完成之外观或其景观，模拟效果图内的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家具、装饰物、植物、园景及其他物件等仅供参考及其展示之景观不一定会在本发展项目、会所或其附近范围出现。发展项目及 / 或会所周边之建筑物及环境亦可能并无显示或与实际有异。卖方建议准买家到有关发展工地作实地考察，以对发展项目、其周边地区环境及附近的公共设施有较佳了解。本广告 / 宣传资料之内容不构成亦不得诠释成卖方就本发展项目作出任何不论明示或隐含之要约、承诺、陈述或保证。

Name of the Development: Garden Regency | District: Kam Tin North | Street Name and Street Number of the Development: 1A Ying Ho Road* | The address of the website designated by the Vendor for the Development: www.gardenregency.com | 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 computer image rendering techniques. Prospective purchasers are advised to refer 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.
*The provisional street number is subject to confirmation when the Development is completed.

Vendor: Ease Gold Development Limited | Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Peak Harbour Development Ltd | Authorized Person for the Development: Wong Ka Man | The firm or corporation of which the Authorized Person of the Development is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited | Building contractor for the Development: Sanfield Building Contractors Limited | The firm of solicitors acting for the Vendor in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo, Johnson Stokes & Master | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Hang Seng Bank Limited | Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited | The estimated material date for the Development to the best of the Vendor's knowledge: 17 May 2027 (Material date means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | Please refer to the Sales Brochure for details. | This advertisement is published by the Vendor or with the consent of the Vendor. | Date of printing / production of this advertisement: 30 September 2026

发展项目名称：芊御
区域：锦田北
发展项目的街道名称及门牌号数：映河路1A号*
卖方就发展项目指定的互联网网站的网址：
www.gardenregency.com
本广告 / 宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展工地作实地考察，以对该发展工地、其周边地区环境及附近的公共设施有较佳了解。
*此临时门牌号数有待发展项目建成时确认。

卖方：宜金发展有限公司 | 卖方的控权公司：新鸿基地产发展有限公司、Vast Earn Limited、Peak Harbour Development Ltd | 发展项目的认可人士：黄嘉雯 | 发展项目的认可人士以其专业身分担任经营人、董事或雇员的商号或法团：新鸿基建筑设计有限公司 | 发展项目的承建商：新辉建筑有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所：胡关李罗律师行、孖士打律师行 | 已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构：恒生银行有限公司 | 已为发展项目的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited | 尽卖方所知的发展项目的预计关键日期：2027年5月17日（“关键日期”指批地文件的条件就本发展项目而获符合的日期。预计关键日期是受到买卖合约所允许的任何延期所规限的。）| 卖方建议准买方参阅有关售楼说明书，以了解发展项目的资料。| 详情请参阅售楼说明书。| 本广告由卖方或在卖方的同意下发布。
| 本广告之印制 / 制作日期：2026年9月30日