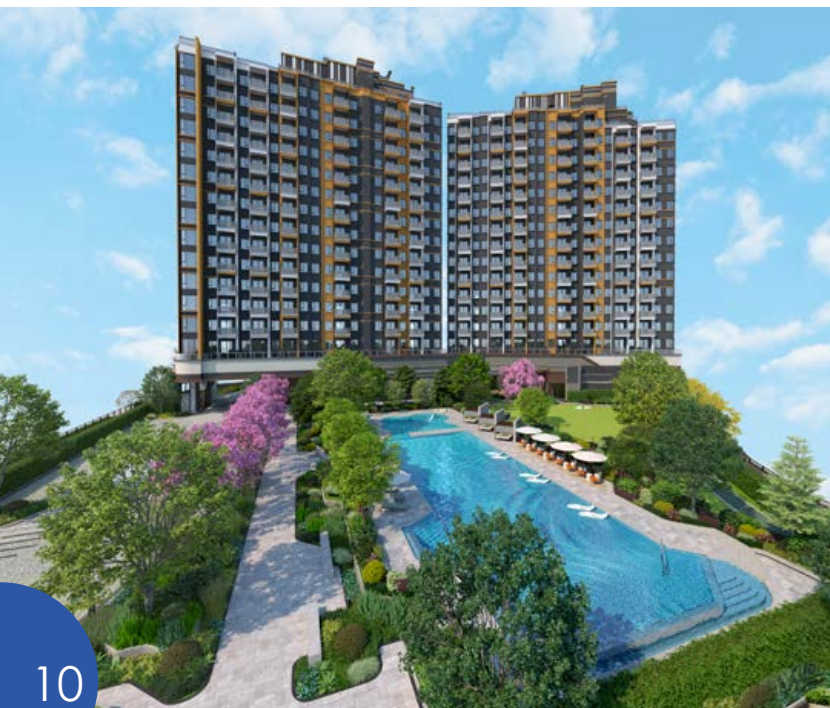




Garden Regency, a new low-density¹ residential development offering lush greenery

全新低密度¹園林住宅項目「芊御」



Garden Regency offers a total of 566 units and an approximately 33-metre landscaped swimming pool¹³ (rendering)¹⁷
芊御共提供566個住宅單位及約33米長的園林泳池¹³（模擬效果圖）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 Metropolis². Incorporating the concept of "Luxe Green", the Development is designed with a low plot ratio of 1.43¹ and features nearly 60%¹ high-greenery landscaped gardens and comprehensive clubhouse facilities¹³, creating a lush living environment that blends nature with modern living.

Building a Hong Kong-Shenzhen⁴ 30-minute living circle⁴ 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 Station⁵ (under construction), the project enjoys easy access

to the Tuen Ma Line, the Northern Link⁶ under construction, and the Central Rail Link⁷ under planning.

A short walk of about one to two minutes⁸ brings residents to four minibuses and bus stops served by 22 routes⁹ spanning the Hong Kong Island, Kowloon, the Northern Metropolis², 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 Station⁹, 15 routes to Yuen Long Station⁹ and two to the future Au Tau Station^{5,9}. Residents can reach Hong Kong's CBDs⁴ and various cross-boundary control points⁴ in about 30 minutes, seizing the development opportunities of the Northern Metropolis² 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 types¹⁰. Saleable areas range from approximately 249 to 758 square feet¹¹. Standard two-bedroom units¹⁰ make up about 70% of the total, with the remainder comprising one-bedroom, three-bedroom and three-bedroom-plus-suite layouts¹⁰, along with special units offering a flat roof or roof¹⁰, catering to a range of lifestyle preferences.

Extensive amenities across 100,000 square feet¹²

Spanning over 100,000 square feet¹², Club Regency¹³ comprises the residents' clubhouse, gardens and recreational spaces, collectively offering 48 amenities¹³. Key features include a landscaped swimming pool of approximately 33 metres¹³, a jogging path of around 600 metres¹³,



Multi-purpose social areas¹³ (rendering)¹⁷
多用途社交空間¹³ (模擬效果圖)¹⁷

a 24-hour gym¹³, four landscaped barbecue areas¹³, indoor and outdoor spaces for sports¹³, multi-purpose rooms¹³, a pet garden¹³ and a self-service pet wash station¹³.

The Development boasts extensive landscaping, with nearly 60%¹ of the site covered in greenery. Over 60 plant species and more than 160 trees¹⁴ 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 trees¹⁴.

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 facilities¹⁵.

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 hectares¹⁶—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 clubhouse¹³ (rendering)¹⁷
住客會所提供多元健身設施¹³ (模擬效果圖)¹⁷



A corridor lined with golden trumpet trees¹⁴ (rendering)¹⁷
繁花大道沿路種滿黃花風鈴木¹⁴ (模擬效果圖)¹⁷

由集團悉心發展、位處元朗錦田的全新住宅項目「芊御」，坐享北部都會區²機遇。項目傾注「奢綠」生活美學，以1.43倍低地積比率¹規劃，配以近60%¹高綠化園林空間及完善的會所設施¹³，營造綠意盎然的居住環境，融合自然景致與現代生活。

「三線三站」³優勢 構建港深⁴約半小時生活圈⁴

芊御具備「三線三站」³交通優勢，透過附近的港鐵元朗站、錦上路站及興建中的凹頭站⁵接駁屯馬線、興建中的北環線⁶及規劃中的中鐵線⁷。

此外，項目距離四個小巴及巴士站僅約一至兩分鐘步程⁸，共有22條路線⁹，覆蓋港九新界、北部都會區²及機場。當中多達13條交通路線直達港鐵錦上路站⁹，15條路線直達元朗站⁹，另有兩條路線將接駁興建中的凹頭站^{5,9}。住戶只需約半小時即可到達香港核心商業區⁴及多個跨境口岸⁴，盡享北部都會區²及大灣區協同發展機遇。

多元戶型滿足住戶需求

芊御由三座住宅大樓組成，合共提供566個住宅單位，共設有六種戶型¹⁰，實用面積介乎約249平方呎至758平方呎¹¹。標準兩房戶¹⁰單位佔約七成，其餘包括一房、三房、三房一套單位¹⁰、平台及天台特色單位¹⁰，切合不同住戶需求。

逾10萬平方呎¹²園林及會所

芊御設有逾10萬平方呎¹²的住客會所、花園及遊樂區域「Club Regency」¹³，共提供48項消閒設施¹³，包括約33米長的園林泳池¹³、約600米長的連續緩跑徑¹³、24小時全天候健身室¹³、四個園林燒烤場¹³，以及多個室內外運動空間¹³、多用途社交空間¹³、寵物公園¹³及自助寵物沐浴站¹³。

項目的園林覆蓋率高達近60%¹，並由頂尖園林設計團隊悉心栽種逾60種植物及逾160棵樹木¹⁴，營造綠意盎然、寧靜舒適的居住環境。項目包括一條繁花大道，沿路種植黃花風鈴木¹⁴。

引入智能科技 附近生活配套完善

芊御引入多項嶄新科技配套。公共空間設免觸式門禁系統，配合手機應用程式，方便訪客透過二維碼登記出入及即時通訊。單位亦配備智能電子門鎖，支援3D指紋及密碼解鎖，保障住戶私隱與安全。此外，全數私家車車位支援7kW中速充電配置¹⁵，鼓勵低碳出行。

芊御在生活配套方面，有新界西北部最大的零售據點YOHO MALL形點，匯聚國際時尚品牌、熱門時尚生活和餐飲商店、超市及IMAX電影院，衣食住行及娛樂配套一應俱全。同時，芊御享有包括南生圍濕地、大欖郊野公園在內的逾7,000公頃¹⁶自然生態圈，接駁完善的單車徑網絡，讓住戶盡享騎行、慢跑及郊遊樂趣。

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/> (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-n.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/gazetta/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](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/gazetta/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](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://hktransport.gov.hk/?routetype=2003&f=2&i=0> (Reference date: May 5, 2026); Source: 16 seats: 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?intlLangID=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, whether 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 低密度高綠化是指發展項目擁有1.43地積比率及近60%高園林比率。地積比率是指總建築面積與地盤面積的比值，詳情請參閱最後批准之圖則及規劃許可為準。發展項目園林包括面積約為10,463平方呎的住客會所沒有上蓋遮蓋部分（包括供住客使用的任何康樂設施）及面積約為90,269平方呎的公用花園或遊樂地方（有上蓋及沒有上蓋遮蓋），合共約100,732平方呎，當中包括綠化設施及園林設施及戶外住宅客休憩設施。
- 2 北部都會區資料來源：北部都會區網站：<https://www.nm.gov.hk/tc>（參考日期：2026年5月5日）。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考，相關區域發展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論明示或隱含之要約、陳述、承諾或保證。
- 3 「三站」是指港鐵元朗站、凹頭站及錦上路站，以及「三線」是指屯馬線、北環線及中鐵線。「三線三站」指由發展項目乘坐巴士及小巴前往港鐵元朗站及錦上路站，及由發展項目乘坐巴士路線268M及小巴路線620前往峻嶺，即為興建中的港鐵凹頭站附近（資料來源：巴士路線268M：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=268M&lang=zh-hk>、小巴路線620：https://eo-app-n.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2008785&lang=TC、凹頭站資料來源：https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazetta/main_line/scheme/gn5005/cob/index.html（參考日期：2026年5月5日）），並經由港鐵錦上路站連接屯馬線、北環線（興建中）及中鐵線（規劃中），內容僅供參考。上述公共交通路線服務將由第三者公司所提供，並非由賣方提供，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，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。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件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。中鐵線資料來源：[https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(Chinese\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf)、北環線資料來源：<https://mtrnorthernlink.hk/tc/about>（參考日期：2026年5月5日），賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。本廣告資料內載列的擬建中或規劃中的港鐵線或鐵路站，其詳情（包括但不限於落實、位置、設計及竣工時間等）均以政府最終決定為準。於本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論明示或隱含之要約、陳述、承諾或保證。
- 4 「港深」分別指香港及深圳。駕車由發展項目對出映映路出發至深圳灣口岸車程約20分鐘，至皇崗口岸車程約17分鐘，至落馬洲管制站車程約15分鐘，至啟德核心商業區Airside車程約30分鐘，至西九龍核心商業區九龍環球貿易廣場（ICC）車程約23分鐘，至港島核心商業區中環國際金融中心（ifc）車程約26分鐘。前往前述區域之時間是按非繁忙時段及交通順暢的情況下由發展項目對出之映映路為起點計算的大約駕車時間，參考自運輸署「香港出行易」網站：<https://www.hkemobility.gov.hk/>評估提供（參考日期：2026年3月30日），由發展項目對出映映路出發，按最短時間搜尋，所述時間僅供參考。實際交通時間受繁忙時段、設施、車速、路線、人流、天氣、路面、實際交通情況及 / 或個人因素及其他相關情況等限制而有所不同，所需時間可能較長，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論明示或隱含之要約、陳述、承諾或保證。
- 5 凹頭站仍在興建中，由發展項目坐巴士路線268M及小巴路線620前往峻嶺，即為興建中的港鐵凹頭站附近。興建中的凹頭站資料來源：https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/gazetta/main_line/scheme/gn5005/cob/index.html（參考日期：2026年5月5日）。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。
- 6 北環線、北環線支線及北環線東延線資料來源：<https://mtrnorthernlink.hk/tc/about>（參考日期：2026年5月5日）。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。
- 7 中鐵線資料來源：[https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(Chinese\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf)（參考日期：2026年5月5日）。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。
- 8 以上步行時間由工作人員於2025年8月18日，分別由發展項目正門出入口及發展項目行人出入口出發，實地步行測試得出，所需時間受實際路況限制。
- 9 資料來源：運輸署 - 香港出行易網站：<http://hktransport.gov.hk/?routetype=2003&f=2&i=0>（參考日期：2026年5月5日），資料來源：16 seats：https://www.16seats.net/chi/gmb/gn_601.html（參考日期：2026年5月5日）及https://www.16seats.net/chi/gmb/gn_601.html（參考日期：2026年5月5日），資料來源：九巴網站：<http://www.kmb.hk/tc/>（參考日期：2026年5月5日），資料來源：城巴網站：<https://www.citybus.com.hk/home/default.aspx?intlLangID=2>（參考日期：2026年5月5日），資料來源：路政署：<https://www.hyd.gov.hk/tc/home/index.html>（參考日期：2026年5月5日）。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。
- 10 單位的戶型以有關政府部門最後批准的圖則為準。詳情請參閱售樓說明書。賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以相關政府部門最後批准之圖則為準。
- 11 住宅物業的實用面積、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，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。
- 12 發展項目會所及園林包括面積約為16,267平方呎的住客會所（包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施），以及面積約為90,269平方呎的公用花園或遊樂地方（有上蓋及沒有上蓋遮蓋），合共約106,536平方呎，詳情請參閱有關售樓說明書。
- 13 「Club Regency」包括住客會所（包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施），以及公用花園或遊樂地方（有上蓋及沒有上蓋遮蓋），詳情請參閱有關售樓說明書。「Club Regency」為住客所用，會所 / 康樂設施於發展項目入伙時未必即時啟用。部份設施及 / 或服務以政府部門之審批同意或許可為準。本廣告 / 宣傳資料內出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他物業權契中顯示。本廣告 / 宣傳資料內所述之設施名稱待定，所有名稱未必與會所日後啟用時的設施名稱相同。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權利。發展項目的住客會所、住客會所各區域及設施以及康樂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、轉讓契或任何其他物業權契中顯示。賣方保留一切修改住客會所及 / 或康樂設施任何部分（包括其面積、範圍、間隔、設計、佈局、用途、規格及特色等）之絕對權利，事先毋須通知任何買家。住客會所及 / 或康樂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。住客會所及 / 或康樂設施於入伙時未必能即時啟用。不同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。住客會所及 / 或康樂設施部分設施及 / 或服務的使用或操作可能受制於會所守則及設施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。發展項目所有住客會所、住客會所各區域及設施完全落成需時，賣方對其竣工時間並不作出任何不論明示或隱含之要約、陳述、承諾或保證。本廣告 / 宣傳資料內載列的服務將由發展項目的管理人或其他合約聘用的第三者公司所提供，詳情受資料條款及細則、管理人或合約聘用



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_it/cou_vis_cou_it.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_it/cou_vis_cou_it.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-NS-W%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.

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 Earm 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

的第三者公司可自行就有關服務之服務條款及細則作出修訂、更改或增減，包括但不限於收費、營運時間及服務期限，而不作另行通知，惟服務須受公眾、服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目住宅物業入伙時未必能即時啟用。如有任何爭議，管理公司或合約聘用的第三者公司保留最終決定權。

14 賣方保留權利不時更改發展項目之樹木及植物的種類、數量、位置及面積。相關樹木及植物之狀況受實際環境及氣候影響。有關描述並不構成亦不得詮釋成賣方就發展項目及其園林和綠化作出任何不論明示或隱含之要約、陳述、承諾或保證。

15 發展項目的充電配置等，準買家或需聘請第三者服務供應商提供該等服務。各項服務於發展項目住宅物業交樓時未必能即時啟用，或有可能取消、更改或需額外收取費用。有關發展項目之裝置、裝修物料及設備之提供（如有），均以正式買賣合約條款訂定為準，詳情請參閱售樓說明書。本廣告 / 宣傳資料並不構成亦不得被詮釋為構成賣方就發展項目的充電配置等作出任何不論明示或隱含之要約、陳述、承諾或保證。有關發展項目的詳細資料，請參閱售樓說明書。發展項目管理服務由根據發展項目的公契及管理協議中獲委任的發展項目的管理人或根據服務合約（如有）聘請的第三方服務供應商所提供。發展項目的管理人或第三方服務供應商有絕對權利決定會否提供任何一項服務及設施，及如有提供，須受限於公共契約及管理協議、服務合約及其他相關法律文件所訂立的條款，決定其性質、服務範圍、收費、使用條款、營運時間及服務期限等，並可以不時就提供有關服務之條款及細則作出修訂、更改或增減而不作另行通知。該等服務及 / 或設施於發展項目交樓時未必能即時啟用。如有任何爭議，管理公司或其他合約聘用的第三方公司保留最終決定權。

16 約7,000公頃自然生態圈是結集了發展項目附近的郊野公園、綠化地帶及自然保育區之面積得出而成，包括林村郊野公園（約1,520公頃）（資料來源：漁農自然護理署網站：https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_it/cou_vis_cou_it.html），大樓郊野公園（約5,412公頃）（資料來源：漁農自然護理署網站：https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_it/cou_vis_cou_it.html），香港濕地公園（約61公頃）（資料來源：https://www.afcd.gov.hk/tc_chi/country/cou_lea/the_facts.html）及南生圍（包括綠化地帶約7.47公頃及自然保育區121.58公頃，共129.05公頃）（資料來源：城市規劃委員會-法定規劃綜合網站：<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-NS-W%2f12&lang=TC&ext=pdf&dType=in>）（參考日期：2026年5月5日）。內容僅供參考，並不構成亦不得詮釋成賣方就發展項目作出任何不論明示或隱含之要約、承諾、陳述或保證。

17 此模擬效果圖經電腦修飾處理，並非說明本發展項目及 / 或會所最後完成之外觀或其景觀，模擬效果圖內的設施、佈局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢具、裝飾物、植物、園景及其他物件等僅供參考及其展示之景觀不一定會在發展項目、會所或其附近範圍出現。發展項目及 / 或會所周邊之建築物及環境亦可能並無顯示或與實際有異。賣方建議準買家到有關發展地盤作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。本廣告 / 宣傳資料之內容不構成亦不得詮釋成賣方就本發展項目作出任何不論明示或隱含之要約、承諾、陳述或保證。

發展項目名稱：芊御

區域：錦田北

發展項目的街道名稱及門牌號數：映河路1A號*

賣方就發展項目指定的互聯網網站的網址：

www.gardenregency.com

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。

*此臨時門牌號數有待發展項目建成時確認。

賣方：宜金發展有限公司 | 賣方的控股公司：新鴻基地產發展有限公司、Vast Earm Limited、Peak Harbour Development Ltd | 發展項目的認可人士：黃嘉雯 | 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：新鴻基建築設計有限公司 | 發展項目的承建商：新輝建築有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、孖士打律師行 | 已為發展項目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：恒生銀行有限公司 | 已為發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited | 盡賣方所知的發展項目的預計關鍵日期：2027年5月17日（「關鍵日期」指批地文件的條件就本發展項目而獲符合的日期。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。） | 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方或在賣方的同意下發布。 | 本廣告之印製 / 製作日期：2026年9月30日