

SHKP Quarterly

新地季刊

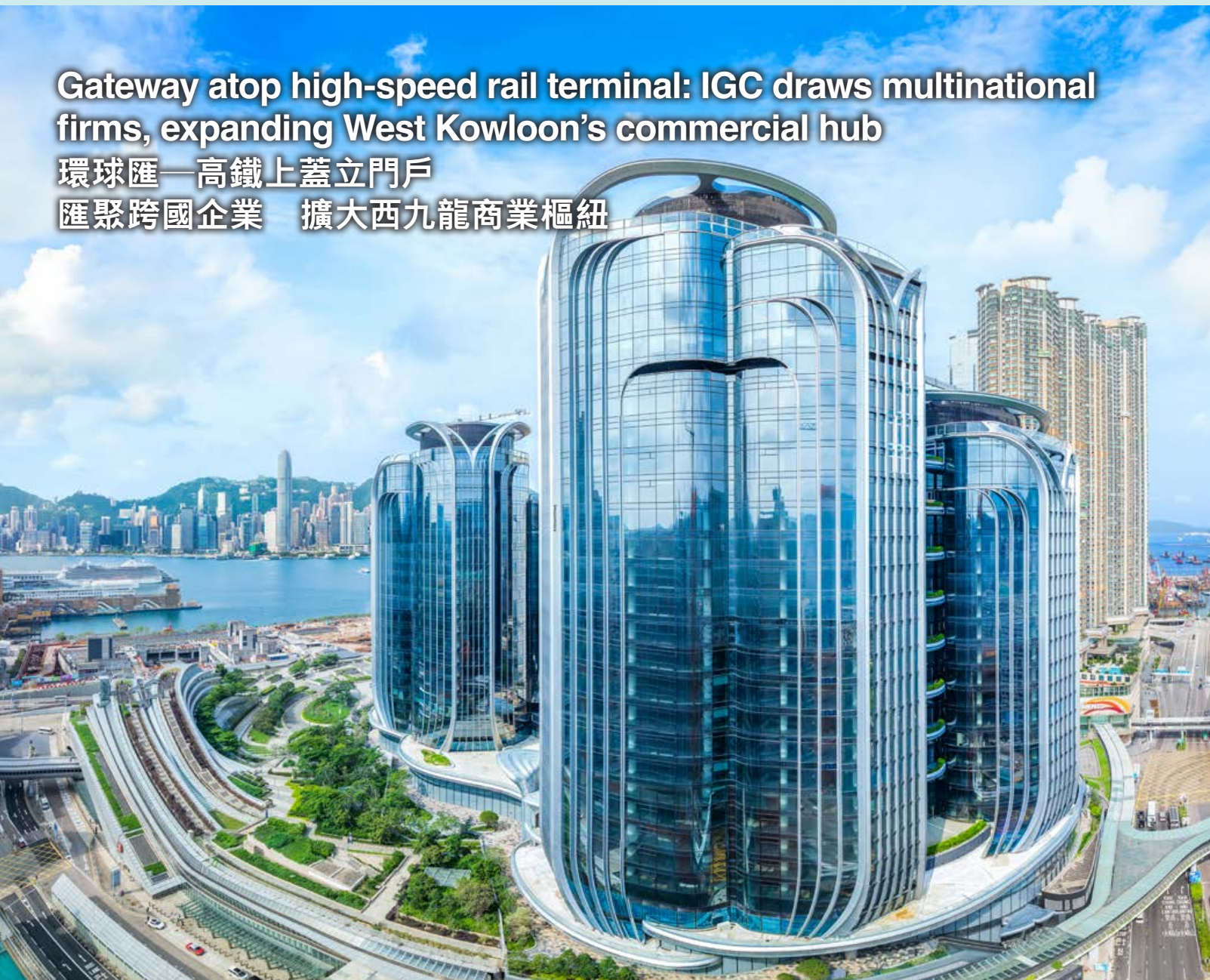
Autumn

2026

Gateway atop high-speed rail terminal: IGC draws multinational firms, expanding West Kowloon's commercial hub

環球匯—高鐵上蓋立門戶

匯聚跨國企業 擴大西九龍商業樞紐



Stage IGC: West Kowloon's new landmark
for art, retail and lifestyle

Stage IGC打造西九藝術零售生活新地標

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

全新低密度園林住宅項目「芊御」



新鴻基地產
Sun Hung Kai Properties



以 心 建 家 Building Homes with Heart

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Editor's Note :

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編者按：

本刊旨在為投資者提供集團業務的最新資訊，維持企業高透明度及良好的企業管治。本刊內容涵蓋集團業務的不同範疇，相關資料陳述並非用作宣傳推廣，亦不構成售樓說明書。本刊內載列的部分相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或/及可能經過電腦圖像修飾處理。準買家如欲了解發展項目的詳情，應親自到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。

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Gateway atop high-speed rail terminal: IGC draws multinational firms, expanding West Kowloon's commercial hub

International Gateway Centre (IGC), the Group's world-class mixed-use commercial project atop High Speed Rail West Kowloon Terminus, is establishing itself as the new commercial core of West Kowloon by welcoming more multinational corporations – including international financial, asset and wealth management institutions, as well as insurance companies. Officially named “環球匯” in Chinese, IGC converges businesses, capital and talent while serving as a gateway linking Hong Kong with the Chinese Mainland and the world.

Strong lineup of multinational corporations

IGC comprises two pairs of interconnected towers that offer about 2.5 million square feet of super Grade-A office space and a podium mall that provides about 624,000 square feet of retail space. The landmark project's office portion has secured a strong lineup of global enterprises, with tenants taking possession of their leased spaces progressively.

Recently, the Group and AXA Hong Kong and Macau (AXA) announced a major leasing agreement, with AXA committing to lease approximately 97,500 square feet across two and a half floors at IGC. The space will house AXA's new distribution office and premier one-stop wealth management hub.

Other additions to the tenant lineup include Ping An Bank, Rabobank, CCB (Asia), AIA and FWD, alongside companies from the family office, securities and specialist recruitment sectors. This came after the Group handed over a 14-storey office block to leading global wealth manager UBS early this year. Global bank Banco Santander also moved in and commenced operations.

These new tenants, together with various financial institutions and renowned global investment banks at International Commerce Centre (ICC), such as Morgan Stanley, Deutsche Bank, and China International Capital Corporation, will further diversify the Group's tenant profile in West Kowloon.

Together with Artist Square Towers (AST) under development, IGC is joining ICC, two luxury hotels, and a shopping mall to form a commercial cluster of more than eight million square feet in West Kowloon. The additions of IGC and AST should enhance the cluster's competitiveness and expand the leasing options in the area.

Unparalleled air-plus-rail connectivity

IGC offers unrivalled “air-plus-rail” connectivity by offering direct access to Hong Kong's only high-speed rail station and convenient access to four MTR lines, including the Airport Express. Most major Greater Bay Area cities lie within an hour in the transport network.

Sun Hung Kai Real Estate Agency Executive Director KW Lo said, “As the world's largest cross-border wealth management hub, Hong Kong continues to see robust demand for premium Grade-A office space. Tenants at IGC enjoy direct access to over 110 destinations across the Mainland via high-speed rail as well as swift connections to Hong Kong International Airport, offering seamless links to the global market. This exceptional connectivity makes IGC a premier address for financial and wealth management institutions.”

He added, “As a landmark commercial development shaping the future of Hong Kong’s business landscape, IGC is set to enhance Hong Kong’s competitiveness as a leading international financial hub and reinforce its standing as the world’s largest cross-boundary wealth management centre, supporting the city’s next phase of economic growth.”

Chief Distribution Officer of AXA Greater China Jonathan Li said, “Securing this 10-year lease at IGC reflects our strong confidence in the city’s prospects. Establishing such a premier presence here is pivotal to expanding our distribution capabilities and accelerating our sustained growth in the region.”





Sun Hung Kai Real Estate Agency Executive Director KW Lo (left) and Chief Distribution Officer of AXA Greater China Jonathan Li celebrate AXA's tenancy at IGC 新鴻基地產代理有限公司執行董事盧經緯（左）與AXA安盛中國大陸、香港及澳門首席分銷業務總監李俊豪慶祝AXA安盛進駐環球匯

Six years of meticulous planning for building project atop operational station

Since the successful land bid in 2019, it took the Group six years to complete the IGC project. Construction was carefully planned and executed atop an operational high-speed rail station and in proximity to a residential neighbourhood, which set a high bar for safety. Thanks to close coordination between the professional construction team and key stakeholders, the project advanced smoothly to completion.

SHKP Special Projects Department Project Director Timothy Mak shared the numerous challenges overcome by the project team along the way. These included navigating the complex site topography, addressing structural load capacity above the station, ensuring uninterrupted station operations, and ensuring the architecture harmonizes with its surroundings. The team constantly refined the design

based on community survey feedback and referenced similar large-scale over-station developments in cities like London and Tokyo. Ultimately, SHKP appointed ZHA Architects, renowned for its fluid geometry, to lead the architecture design.

When offices meet the neighbouring communities

Balancing functionality and aesthetics, the towers' streamlined façades respect the ridgeline of Kowloon's mountains and adhere to height limits, maintaining the views from across the Victoria Harbour. IGC will be connected to the West Kowloon Cultural District, the West Kowloon Waterfront Promenade and the culturally vibrant Yau Ma Tei district via the 1.5-kilometer "Sky Walk", which significantly enhances walkability and district-wide connectivity.

The office portion of the development offers flexible layouts with its “central core” design, allowing adjacent floors in the twin towers to be interconnected. Typical floor plates of about 20,000 to 30,000 square feet can be combined to provide 70,000 square feet of continuous space, allowing tenants the flexibility of having bigger floor plates for meeting their diverse needs.

“Office 3.0” smart workplace

Adopting the “Office 3.0” concept, IGC’s office interiors feature fewer columns, generous floor-to-floor height, three-metre-wide floor-to-ceiling glass and double-height garden terraces. The designs facilitate panoramic views, natural lighting and lush outdoor space.

Integrating IoT sensors and AI technologies, the towers automatically detect and adjust indoor ambient conditions. Furthermore, the mechanical and electrical systems combine seawater cooling, heat recovery and smart building management systems to significantly increase energy efficiency and indoor environmental quality.



環球匯—高鐵上蓋立門戶 匯聚跨國企業 擴大西九龍商業樞紐

集團位處高鐵西九龍站上蓋的世界級綜合商業項目 International Gateway Centre (IGC)，中文名稱已定為「環球匯」，寓意匯聚企業、資本與人才，彰顯項目作為連接香港與中國內地及世界各地的門戶地位。隨著多家跨國企業相繼承租，包括國際金融、資產及財富管理機構以及保險公司，環球匯正逐步成為西九龍的新商業核心。

跨國企業相繼進駐

地標項目環球匯由兩組相連的大樓和基座商場組成，提供約250萬平方呎超甲級寫字樓及約624,000平方呎零售樓面。其寫字樓部分已成功吸引一系列重量級國際企業承租，租戶將陸續進駐。早前，集團與AXA安盛香港及澳門（AXA安盛）簽訂租賃協議。AXA安盛將承租環球匯兩層半樓層，約97,500平方呎的樓面，打造全新分銷辦公室及旗艦一站式財富管理中心。

此外，平安銀行、荷蘭合作銀行、中國建設銀行（亞洲）、友邦保險（國際）與富衛等知名企業亦已落實承租環球匯的寫字樓樓面。租戶涵蓋財富管理、銀行、保險、證券及人力資源等行業，充分印證市場高度認可環球匯的卓越質素與戰略位置。其中一幢14層高的辦公大樓已於今年初交付予全球領先的財富管理機構瑞銀集團，西班牙桑坦德銀行亦於早前進駐環球匯並投入營運。這些新租戶，連同已在環球貿易廣場（ICC）落戶的多間金融機構及國際知名投資銀行，包括摩根士丹利、德意志銀行及中金公司等，使集團在西九龍的租戶組合更趨多元化。

環球匯加上集團正在發展的藝術廣場大樓項目，與ICC、兩間豪華酒店及商場組成總樓面逾800萬平方呎的西九龍綜合商業群。隨著環球匯與藝術廣場大樓相繼落成，將擴大該區的租賃選項，有助提升該商業區的競爭力。

空鐵聯運 一址兩通

環球匯坐擁獨特的「空鐵聯運」優勢。項目直接連接全港唯一高鐵站，前往乘搭包括機場快線的四條港鐵線亦十分便捷，可經完善交通網絡在一小時內到達大灣區大部分主要城市。

新鴻基地產代理執行董事盧經緯表示：「香港是全球最大的跨境財富管理中心，對高質素的甲級寫字樓需求殷切。環球匯租戶可透過高鐵直達內地超過110個站點，亦可瞬間抵達香港國際機場，前往世界各地，因此備受金融及財富管理機構青睞。」

盧經緯深信：「環球匯作為引領香港未來商業發展的地標級商業項目，將進一步提升香港作為國際金融中心的競爭優勢，鞏固其作為全球最大跨境財富管理中心的地位，推動香港經濟發展。」

AXA安盛中國大陸、香港及澳門首席分銷總監李俊豪表示：「是次在環球匯落實承租十年，充分展現我們對香港未來前景充滿信心。在此設立頂尖業務據點，對我們擴展分銷實力及加速區內業務持續增長至關重要。」

營運中車站上蓋動工 六年匠心打造地標項目

環球匯由投地至落成歷時六年。項目建於運作中的高鐵站上蓋，又鄰近住宅，對施工安全要求極高，全賴專業的建築團隊與各相關方緊密協調，確保工程順利推進。

新鴻基地產代理特別發展部項目總監麥孟添表示，項目籌建過程克服了重重挑戰，包括應對項目地形複雜、處理車站的承重問題、確保施工不影響站內運作，以及令建築外觀與周邊環境保持和諧等。團隊透過實地民調不斷調整設計，並參考倫敦、東京等地大型車站上蓋項目，最終委聘擅於流線型設計的ZHA建築事務所操刀。



融合九龍天際線 與社區緊密連繫

環球匯的流線外型與九龍連綿的山脊線遙相呼應，亦符合維多利亞港沿岸山景視廊的建築高度限制，兼顧建築功能與美學。項目亦將透過長約 1.5 公里的「天空綠徑」貫通西九文化區、西九海濱長廊以至油麻地舊區，強化區內客流互通及與社區的連繫。

項目寫字樓樓面間隔靈活，採用「中央核心」設計，可打通雙子大樓相鄰樓面。每層的標準樓面面積約 20,000 至 30,000 平方呎，打通後可擴充至 70,000 平方呎，方便租戶設置更寬敞的辦公環境，靈活配合不同需求。

Office 3.0 智能辦公

環球匯貫徹「Office 3.0」智能辦公概念。內部空間採用更少柱位和高樓底設計，搭配三米闊的大型落地玻璃與雙層樓高的綠化露台，引入開闊視野與自然光，營造寬敞的戶外空間。

項目結合物聯網與人工智能技術，透過大量感應器偵測室內環境作自動調節，機電系統更結合海水冷卻、熱能回收與智慧建築管理系統，大幅提升節能表現與室內環境質素。



Stage IGC: West Kowloon's new landmark for art, retail and lifestyle

Stage IGC打造西九藝術零售生活新地標



Stage IGC模擬效果圖 (Rendering)

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The podium mall of International Gateway Centre (IGC) in West Kowloon has been officially named Stage IGC. Spanning about 624,000 square feet, the mall is wholly owned by the Group and is set to deliver a one-stop modern lifestyle experience for travellers and local customers that blends retail, culture and everyday living.

A stage that boasts exceptional connectivity

Stage IGC is directly connected to Hong Kong's only high-speed rail station and boasts convenient access to four MTR lines. With growing passenger traffic between Hong Kong and the Chinese Mainland, including cross-boundary business travel, Stage IGC is well positioned to capture opportunities arising from the district's development. It will serve nearby office tenants, high-speed rail patrons, arts and culture enthusiasts, and other visitors.

Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited Deputy General Manager (Leasing) Ronnie Kwong said, "The name Stage IGC is inspired by the concept of a stage, echoing the artistic heritage of the West Kowloon Cultural District while highlighting the mall's role as a platform for retail experiences. Through a diverse tenant mix and innovative offerings, we aim to create a stage where visitors can enjoy a rich variety of lifestyle experiences."

Mall to open in phases from late 2026, expanding West Kowloon's retail offerings

The five-storey Stage IGC will house approximately 240 shops and restaurants, featuring a diverse trade mix comprising lifestyle, sports, leisure, local cuisine and premium dining offerings. With interior fitting-out works underway, the mall is scheduled to open in phases from late 2026. The first phase will provide a variety of eateries and shopping options that address the daily needs of visitors.



The mall's outdoor sky garden is designed as a green arts space (rendering)
商場將設綠意盎然的戶外空中花園（模擬效果圖）

環球匯的基座商場已正式命名為 Stage IGC，該商場由集團全資擁有，總樓面面積約 624,000 平方呎，將為旅客與本地顧客帶來嶄新一站式消閒體驗，打造融合生活、零售與文化的全新城市舞台。

以舞台為核心概念 無可比擬交通優勢

Stage IGC 直通全港唯一的高鐵站，亦可輕鬆通達四條港鐵線。隨著透過高鐵往返內地城市的人次持續攀升，跨境商旅流動日趨頻繁。Stage IGC 將把握西九龍發展所帶來的龐大機遇，吸引附近上班族、高鐵乘客、文化及藝術愛好者，以及其他訪客到訪。

新地（銷售及租賃）代理有限公司租務部副總經理鄺淮萱表示：「Stage IGC 的命名以舞台為核心概念，既呼應西九文化區的藝術底蘊，亦體現項目作為零售平台的角色，希望透過多元化的商戶組合及嶄新體驗，讓商場成為每一位顧客的生活舞台。」

商場今年底起分階段開業 豐富西九零售選擇

Stage IGC 樓高五層，將匯聚約 240 間零售店舖及餐飲選擇，包括時尚生活、運動休閒、地道美食及高端餐飲等多元商戶組合。商場正進行內部裝修，計劃於 2026 年底開始分階段開業，首階段將引入各式餐飲選擇和商店，以滿足訪客的日常需要。

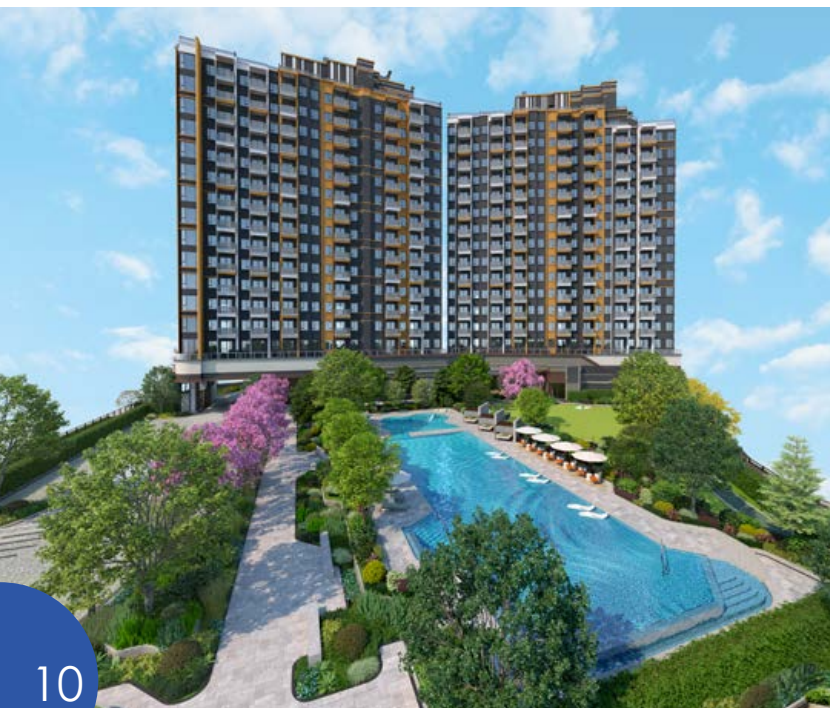


Stage IGC is scheduled to open in phases from late 2026 (rendering)
Stage IGC 計劃於 2026 年底開始分階段開業（模擬效果圖）



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」



10

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://hketransport.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://hketransport.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，詳情參閱售樓說明書及細則，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_vis/cou_vis_cou/cou_vis_cou_it/cou_vis_cou_it.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

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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_vis/cou_vis_cou/cou_vis_cou_it/cou_vis_cou_it.html）及南生園（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

The Group awarded tender for Tuen Mun A16 Station Package Two Development

集團投得屯門第16區站第二期發展項目



Photo credit: The Lands Department
地政總署圖片

The Group was awarded the tender for Tuen Mun A16 Station Package Two Property Development. Located adjacent to the future MTR A16 Station on the Tuen Mun South Extension, the site will be developed into nine residential towers, offering 5,500 units across about 2.7 million square feet of residential gross floor area. The project also includes a 335,000-square-foot podium mall and a public transport interchange.

Located along the Tuen Mun riverside, the project will offer extensive sea and river views. The units will be primarily small- to medium-sized, to be developed and launched for sale in multiple phases. Pedestrian walkways will connect the Package Two development with Package One development, which was awarded to the Group in 2025. Together, the two phases are poised to form another landmark residential cluster which provides comprehensive retail and leisure amenities.

SHKP Deputy Managing Director Victor Lui said, “The Group has extensive experience in developing large-scale residential projects, an example being the sales of more than 4,000 units in three years’ time at NOVO LAND in the same district. With new railway-topside projects in mature communities becoming increasingly scarce, the Group is confident about the prospects for this development.”

集團投得屯門第16區站第二期物業發展項目。該地毗鄰興建中的港鐵屯門南延線第16區站，計劃興建九幢住宅大樓，住宅總樓面面積約270萬平方呎，提供逾5,500個單位，並設有約335,000平方呎的基座商場以及公共運輸交匯處。

項目坐落屯門河畔，擁覽開揚河景及海景，單位以中小型戶型為主，將會有序地分期發展及推售。行人通道將連接本項目（第二期）與集團於2025年投得的第一期發展項目。兩期將共同打造一個新地標住宅項目，為住戶提供完善的零售與休閒配套設施。

新地副董事總經理雷霆表示：「集團對發展大型住宅項目有豐富經驗，以同區的NOVO LAND為例，短短三年間已售出逾4,000伙。現時在成熟社區的新鐵路上蓋項目日益罕有，集團對整個項目的發展前景非常有信心。」



SHKP announces 2025/26 annual results

集團公布2025/26年度全年業績



16

Group management, including Chairman & Managing Director Raymond Kwok (fifth from right), host the post-results announcement analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(右五)主持業績公布後的分析員簡報會

The Group announced its annual results for the year ended 30 June 2026. Underlying profit attributable to the Company's shareholders, excluding the effect of fair-value changes in investment properties, amounted to HK\$22,850 million. Underlying earnings per share were HK\$7.89. The Board of Directors has recommended the payment of a final dividend of HK\$2.93 per share. Together with the interim dividend of HK\$0.98 per share, the dividend for the full year will be HK\$3.91 per share, representing a year-on-year increase of 4%.

For the year under review, the Group's profit generated from property sales reached HK\$8,292 million, largely unchanged from a year ago. Gross rental income increased by 2% year-on-year to HK\$24,987 million, while net rental income increased by 1% year-on-year to HK\$18,571 million.

During the year, Hong Kong's residential property market continued to recover. The Group recorded attributable contracted sales of about HK\$38,100 million in Hong Kong. Sai Sha Residences received an overwhelming response, underscoring customers' confidence in the Group's expertise in developing large-scale integrated projects.

The Group's diversified property investment portfolio in Hong Kong continued to generate stable and substantial recurring income. The completion of International Gateway Centre (IGC) atop the High Speed Rail West Kowloon Terminus marked an important milestone in the Group's expansion of its commercial portfolio in West Kowloon. Renowned insurance and financial companies as well as multinational corporations have committed to leasing part of the office space, with tenants gradually taking possession of the properties. Stage IGC, the podium

mall at IGC, is scheduled to open in phases starting from late 2026. Artist Square Towers in the West Kowloon Cultural District is scheduled for completion in 2027.

As for property business on the Chinese Mainland, the Group achieved attributable contracted sales of about RMB2,200 million during the year. The Group's major shopping malls recorded stable growth in tenant sales. ITC Mall, the retail component of ITC in Shanghai, is scheduled to commence its phased opening in the second half of 2026. The Group also increased its stakes in the IGC mall and Conrad Guangzhou at Tianhui Plaza in Guangzhou to fully own the properties, which will help enhance their performances.

Looking ahead, the Group remains confident in the long-term prospects of both Hong Kong and the Chinese Mainland. The accelerated development of the Northern Metropolis is expected to inject new momentum into Hong Kong's economy and drive the growth of various industries. The Group will continue to support this pivotal initiative and actively explore potential development opportunities in the area. By leveraging technology to enhance productivity and competitiveness, the Group aims to deliver modern, quality, customer-centric properties that meet the evolving needs of residents and tenants.

截至2026年6月30日，集團在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為228.50億港元，每股基礎溢利為7.89港元。董事局議決派發末期股息每股2.93港元，連同中期股息每股0.98港元，全年每股派息3.91港元，較去年增加4%。

回顧年內，集團來自物業銷售的溢利為82.92億港元，與去年相若。總租金收入按年上升2%至249.87億港元，淨租金收入按年增加1%至185.71億港元。

年內，香港住宅物業市場進一步復蘇。按所佔權益計算，集團在香港錄得約381億港元的合約銷售額。其中，西沙灣發展項目銷售反應熱烈，反映買家對集團發展大型綜合項目的能力充滿信心。

集團在香港的多元化物業投資組合，繼續帶來穩定而可觀的經常性收入。坐落高鐵西九龍總站上蓋的世界級項目環球匯 (IGC) 於年內落成，是集團拓展西九龍商業版圖的重要里程碑，項目吸引多間知名保險、金融和跨國企業承租並陸續進駐。環球匯的基座商場 Stage IGC 計劃於2026年底開始分階段開業，位於西九文化區的藝術廣場大樓則計劃於2027年竣工。

中國內地方面，按所佔權益計算，集團年內錄得合約銷售額約人民幣22億元。旗下主要商場的租戶銷售額穩健增長，上海徐家匯中心的零售部分ITC Mall計劃於2026年下半年起分階段開業。此外，集團已全面收購位於廣州天匯廣場的IGC商場和廣州康萊德酒店，業務表現可望進一步提升。

展望未來，集團對香港和中國內地的長遠前景充滿信心。香港正加快北部都會區的發展，為經濟發展注入新動力。集團將繼續支持這項重大發展，積極探索該區所帶來的機遇，並善用科技提升生產力和競爭力，提供現代化且「以客為先」的優質物業，回應住戶和租戶不斷變化的需求。



SUNeVision announces 2025/26 annual results

新意網公布2025/26年度全年業績



SUNeVision Holdings Limited announced that for the year ended 30 June 2026, its revenue increased by 6% year-on-year to HK\$3,117 million. EBITDA rose by 8% to HK\$2,300 million and profit attributable to shareholders increased by 17% to HK\$1,146 million. The strong set of results was supported by a significant growth in demand for high-specification data centre capacity in Hong Kong.

Major tech giants from both international markets and the Chinese Mainland are actively seeking large-scale, high-capacity services. Phase one of SUNeVision's flagship data centre, MEGA IDC, secured an anchor commitment from a leading Chinese tech enterprise, boosting the committed occupancy rate from 30% to 70%. SUNeVision is accelerating the construction of the remaining phases of MEGA IDC, which span approximately 700,000 square feet of gross floor area. Operations are expected to commence in 2028. While the current market presents compelling growth opportunities, SUNeVision will continue to apply strict investment criteria and allocate capital selectively.

As artificial intelligence continues to reshape global demand for digital infrastructure, SUNeVision remains committed to investing in data centre capacity, network connectivity and next-generation infrastructure to drive the long-term growth of the digital economy and support Hong Kong's development into a leading data hub.

新意網集團有限公司公布截至2026年6月30日，總收入按年上升6%至31.17億港元，EBITDA增長8%至23億港元，公司股東應佔溢利增加17%至11.46億港元。客戶對香港頂級數據中心基礎設施的需求顯著上升，帶動新意網錄得強勁的財務業績。

來自國際及中國內地科技巨企積極尋求大規模、高容量的服務。新意網旗艦數據中心MEGA IDC第一期獲國內一家領先科技企業落實進駐，帶動承諾佔用率由30%提升至70%。新意網正加快發展MEGA IDC的餘下期數，將提供約700,000平方呎樓面，預計於2028年投入服務。儘管當前市場增長潛力龐大，新意網將繼續遵循嚴格的投資準則，選擇性地配置資本。

人工智能正重塑全球的數碼基礎設施需求，新意網將持續投資數據中心容量、網絡連接及下一代基礎設施，為數字經濟的長遠增長注入動力，支持香港發展成為具領導地位的數據樞紐。

SmarTone announces 2025/26 annual results

數碼通公布2025/26年度全年業績



SmarTone Telecommunications Holdings Limited announced that for the year ended 30 June 2026, its total revenue increased by 6% year-on-year to HK\$6,604 million. Profit attributable to equity holders increased by 10% to HK\$525 million, and underlying EBIT grew by 7% to HK\$749 million.

During the year, SmarTone's revenue from handset and accessory sales, 5G Home Broadband and Enterprise Solutions all recorded double-digit year-on-year growth. However, the company's total service revenue and ARPU for postpaid mobile business recorded a slight decrease as compared to the previous year. SmarTone also continued to improve cost control and operational efficiency, reducing staff costs and other operating expenses.

In an intensely competitive mobile market, SmarTone will continue to expand customer segments with long-term growth potential, including students, young professionals and talent from the Chinese Mainland. The company remains committed to building a world-class network for its customers and delivering innovative services and solutions to enrich lives in the digital and artificial intelligence era.

數碼通電訊集團有限公司公布截至2026年6月30日，總收入按年上升6%至66.04億港元，股東應佔溢利按年上升10%至5.25億港元，基本EBIT增加7%至7.49億港元。

回顧期內，數碼通來自手機及配件銷售、5G家居寬頻業務及企業應用方案業務的收入按年均錄得雙位數增幅。然而，該公司總服務收入及流動服務月費計劃業務ARPU均較去年輕微下跌。數碼通繼續提升成本控制措施及營運效率，減少員工成本及其他經營開支。

面對流動通訊業務市場的激烈競爭，數碼通將持續拓展具長遠增長潛力的客戶群，包括學生、年輕專業人士和內地專才，為客戶建立世界級網絡，並將繼續推出創新服務及方案，改善客戶在數碼及人工智能時代的生活。





SHKP partners with WKCDA for international arts exchange in Ma Wan

新地與西九文化區管理局在馬灣推動國際藝術交流



WKCDA Chief Executive Officer Betty Fung (front, fourth from left), SHKP Chairman and Managing Director Raymond Kwok (front, fourth from right), SHKP Executive Director Adam Kwok (front, third from right), WKCDA Deputy Chief Executive Officer (Corporate Development) Joyce Ho (front, second from right), together with other guests and participating artists, officiate at the launch ceremony of the Artist-in-Residence Pilot Programme and the Exhibition *Undercurrents* 西九文化區管理局行政總裁馮淑儀(前排左四)、新地主席兼董事總經理郭炳聯(前排右四)、新地執行董事郭基輝(前排右三)、西九文化區管理局副行政總裁(機構發展)何珏珊(前排右二)連同其他嘉賓和參與的藝術家一同主持「西九藝術家駐留先導計劃」及展覽「溯流生息」的啟動典禮

Organized by the West Kowloon Cultural District Authority (WKCDA) and fully supported by SHKP, the first cohort of the WestK Artist-in-Residence Pilot Programme was successfully held at Ma Wan 1868. Launched in May this year, the ten-week programme brought together 11 artists from the Czech Republic and Hong Kong for an immersive creative journey in Ma Wan. Their collaborative efforts yielded over 40 pieces of artwork rich in cross-cultural resonance, which were showcased in the exhibition *Undercurrents*.

SHKP Chairman and Managing Director Raymond Kwok said, "SHKP is delighted to provide rent-free studios and an exhibition hall in support of this pilot programme. This initiative showcases how we bring together community culture, tourism and commerce to make Ma Wan 1868 a vibrant destination, while contributing to Hong Kong's development as an international art and cultural hub."

由西九文化區管理局舉辦、新地全力支持的第一期「西九藝術家駐留先導計劃」於馬灣 1868 圓滿舉行。計劃於 5 月展開，為期 10 週，11 位來自捷克及香港的藝術家於馬灣進行沉浸式創作，透過展覽「溯流生息」呈現取材自馬灣的歷史文化與自然景致、逾 40 件跨文化交流的藝術品。

新地主席兼董事總經理郭炳聯表示：「集團非常榮幸為計劃免費提供工作室及展覽場地。這項計劃充分展現新地透過結合社區文化、旅遊與商業元素，將馬灣 1868 打造為充滿活力的社區，亦為香港發展成為國際藝術文化樞紐作出貢獻。」



Over 40 pieces of artwork are showcased at Ma Wan 1868
逾 40 件藝術品在馬灣 1868 展出

SHKP gives away 10,000 Noah's Ark tickets to celebrate HKSAR anniversary

新地送出萬張挪亞方舟門票慶回歸



SHKP Executive Director Adam Kwok (front, sixth from left) and other guests officiate at the event
新地執行董事郭基輝(前排左六)及一眾嘉賓為活動主禮

A ceremony was held earlier at Noah's Ark Hong Kong to celebrate the 29th anniversary of the establishment of the HKSAR, honour Hong Kong's first astronaut, and express appreciation to the Care Teams for their contributions to society.

The Group distributed 10,000 Noah's Ark Hong Kong admission tickets to the public through the Care Teams and more than 50 charitable organizations. Visitors can enjoy an array of educational and entertaining attractions that showcase the spirit of perseverance in space exploration while inspiring innovation and creativity.

SHKP Executive Director Adam Kwok said in his speech, "The success of Hong Kong's first astronaut, Lai Ka-ying, and her contributions to the nation's space programme highlight Hong Kong's continued progress under 'One Country, Two Systems'. I believe Hong Kong's young people possess both ambition and a strong sense of responsibility, enabling them to contribute to the country's future development."

As a public-private partnership project between the HKSAR Government and the Group, Noah's Ark in Ma Wan Park continues to evolve with the times. In recent years, it has introduced a range of space-themed attractions and activities as well as adding padel and pickleball courts to promote sports for all.

為慶祝香港特別行政區成立29周年、祝賀香港誕生首位航天員及感謝關愛隊對社會的貢獻，慶祝及感謝典禮早前在香港挪亞方舟舉行。

集團透過關愛隊及逾50間慈善機構，向市民送出10,000張香港挪亞方舟門票，讓他們親身體驗多個寓教於樂的景點，傳承探索太空的堅毅精神，激發創新思維。

新地執行董事郭基輝在典禮致辭表示：「香港首位航天員黎家盈成功遠征太空，為國家航天事業貢獻力量，彰顯香港在『一國兩制』下蓬勃發展，相信香港青年有夢想、有擔當，能配合好國家發展大局。」

作為特區政府與集團的公私營合作項目，馬灣公園旗下的挪亞方舟與時並進，近年新增多項嶄新的太空主題景點及活動，亦增設板網球及匹克球場地，推動全民運動。



The new Space Exploration Zone at Noah's Ark
挪亞方舟新設宇宙探索區



The Group sponsors youth education competition to nurture innovation and tech talent

集團贊助青少年創科比賽 培育創科新星



SHKP Executive Director Christopher Kwok (front, fifth from left) and other guests attend the award ceremony
新地執行董事郭基泓（前排左五）及一眾嘉賓出席比賽頒獎典禮

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Over 6,000 students from more than 500 kindergartens, primary and secondary schools have joined the Sun Hung Kai Properties International Youth STEAM Education Competition 2026, title sponsored by SHKP and organized by the International Youth STEAM Education Association. The competition was designed to encourage students to explore the applications of artificial intelligence (AI) and other innovative technologies. The award presentation ceremony was recently held.

SHKP Executive Director Christopher Kwok stated, “SHKP has always actively invested in technological infrastructure, promoted collaboration among industry, academia and the research sector, and supported AI development and smart city initiatives. This competition provides a valuable platform for students to translate STEM knowledge into practical applications, laying a solid foundation for their future careers in innovation and technology. I am particularly pleased to see this year’s event expanded into multiple cities across the Greater Bay Area, deepening regional exchange and cooperation in innovation and technology education.”

As one of Hong Kong’s most representative inter-school innovation and technology competitions, the event covers seven major categories, including AI and robotics, and 15 popular, cutting-edge tech subjects, showcasing students’ creative achievements in innovation and technology.

由新地冠名贊助、國際青少年創科教育協會主辦的「新鴻基地產國際青少年創科教育大賽2026」吸引來自超過500間幼稚園及中小學的逾6,000名學生參加。此賽事鼓勵學生探索人工智能及創新科技的應用，其頒獎典禮於日前舉行。

新地執行董事郭基泓表示：「新地一直積極投資科技基建，推動產學研合作，支持人工智能發展和智慧城市建設。今次賽事為學生提供寶貴平台，將STEM知識轉化為實際應用，並為未來投身創科發展奠定基礎。特別高興見到今屆賽事擴展至大灣區多個城市舉行，深化區域創科教育交流與合作。」

該比賽被譽為香港學界「創科奧運會」，是最具代表的創科賽事之一，涵蓋人工智能、機械人等七大類別、15個熱門前沿科技項目，全面展現學生在創新科技領域的創意成果。

SHKP partners with PolyU to drive industry-academia-research collaboration

新地攜手理大推動產學研合作



Under Secretary for Education Sze Chun-fai (front, fifth from right), SHKP Executive Director Adam Kwok (front, sixth from right), SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fourth from right), PolyU Vice President (Student and Global Affairs) Ben Young (front, sixth from left), and other guests attend the scholarship ceremony. Education Bureau Deputy Secretary Sze Chun-fai (front, fifth from right), SHKP Executive Director Adam Kwok (front, sixth from right), SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fourth from right), PolyU Vice President (Student and Global Affairs) Ben Young (front, sixth from left), and other guests attend the scholarship ceremony. Education Bureau Deputy Secretary Sze Chun-fai (front, fifth from right), SHKP Executive Director Adam Kwok (front, sixth from right), SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fourth from right), PolyU Vice President (Student and Global Affairs) Ben Young (front, sixth from left), and other guests attend the scholarship ceremony.

To nurture talent and drive innovation in the construction industry, SHKP-Kwoks' Foundation x PolyU Building Homes with Heart Scholarship Programme awarded the fourth batch of scholarships to 11 Hong Kong Polytechnic University (PolyU) students in several disciplines, including real estate, surveying and civil engineering.

SHKP Executive Director Adam Kwok said, "Over the past four years, the programme has awarded 42 scholarships, amounting to approximately HK\$1.5 million. We have also seen beneficiaries join the SHKP family upon their graduation. In addition, SHKP has donated HK\$12.5 million to PolyU for construction innovation research, fully supporting industry-academia-research collaboration."

One of the notable outcomes of this collaboration is a building management system jointly developed by SHKP and PolyU for the flagship commercial development in West Kowloon, IGC. The system

digitalizes energy management and facilitates high energy consumption efficiency. This initiative received a Research Matching Grant from the University Grants Committee, supporting Hong Kong's progression towards carbon neutrality and further development as a smart city.

為建築業培育人才，並推動行業發展，「新鴻基地產郭氏基金X香港理工大學以心建家獎學金計劃」早前頒發第四屆獎學金，11位來自地產、測量、土木工程等學系的理大學生獲頒獎學金。

新地執行董事郭基輝表示：「過去四年，該計劃合共頒發42個獎學金名額，總金額約150萬港元，有受惠畢業生已加入新地大家庭。此外，新地已捐贈1,250萬港元支持理大的建築創新研發項目，積極支持產學研合作。」

其中一項合作成果包括，新地與理大攜手為西九龍旗艦商業項目環球匯，研發數碼化及高效節能的系統與控制方案。該方案已獲得大學教育資助委員會的研究配對補助金，支持香港邁向碳中和以及建設智慧城市。



The Group wins accolades in Quality Building Award 2026 集團榮獲 2026 年優質建築大獎殊榮

The Group's landmark residential development NOVO LAND received the Grand Award in the Hong Kong Residential (Multiple Buildings) category at the Quality Building Award 2026, the highest honour in the category. The recognition reaffirms the Group's commitment to delivering quality homes that meet customers' aspirations and contribute to vibrant communities.

In addition, the Group's 98 How Ming Street project in Kwun Tong won a Merit Award under the Hong Kong Non-Residential (New Building – Non-Government, Institution or Community) category. The development comprises The Millennity, two 20-storey Grade-A office towers totalling approximately 650,000 square feet, and the podium mall The ANGLE.

集團旗艦住宅項目 NOVO LAND 於 2026 年度優質建築大獎中，榮獲香港住宅項目（多幢建築物）組別最高榮譽



的優質建築大獎，充分肯定集團致力為顧客打造理想安樂窩，並建設優質社區。

此外，集團於觀塘巧明街 98 號的項目亦獲香港非住宅項目（新建築物 — 非政府，機構或社區）組別的優異獎。項目包括兩座樓高 20 層、總樓面面積約 650,000 平方呎的甲級寫字樓 The Millennity，及其基座商場 The ANGLE。

Sai Sha development clinches top honour at HKIS Awards 2026 西沙綜合發展項目榮獲 2026 年香港測量師學會大獎最高殊榮

The Group's Sai Sha Comprehensive Development won the top honour at the Hong Kong Institute of Surveyors (HKIS) Awards 2026: HKIS Excellence in Surveying Award, setting a benchmark for large-scale integrated developments. The project also won the Gold Award in the Planning and Development category. The judging panel praised the project's surveying team for its expertise in overall master planning, delivery deployment, cost and risk control, and stakeholder coordination.



集團旗下西沙綜合發展項目於「2026 年香港測量師學會大獎」中勇奪大會最高榮譽「香港測量師學會卓越測量項目獎」，為打造大型綜合項目樹立優質典範。項目同時獲得「規劃及發展」類別金獎。評審團讚揚項目的測量團隊在整體策劃、交付部署、成本及風險管控，以及與持份者協調的成熟實力。

HKBAC named Best Asian FBO for 19th consecutive year 香港商用航空中心連續第 19 年蟬聯亞洲最佳公務機營運基地

The Hong Kong Business Aviation Centre (HKBAC) has once again been named Best Asian FBO (Fixed-Base Operator) in the 2026 PRASE Survey organized by *Professional Pilot Magazine*. This remarkable achievement underscores HKBAC's market leadership and unwavering commitment to excellence in business aviation.

With the terminal expansion project now complete, HKBAC is well-positioned to elevate every journey, reinforcing Hong Kong's position as a leading international aviation hub.

香港商用航空中心（中心）於《Professional Pilot Magazine》舉辦的 2026 PRASE 意見調查中，再度獲選為「亞洲最佳公務機營運基地」，充分肯定中心在公務航空領域的領先地位，以及團隊對卓越品質的不懈追求。



隨著客運大樓的擴建工程圓滿竣工，標誌著中心邁向新篇章。中心將繼續致力提升乘客每次的旅程體驗，並全力支持香港發展為全球領先的國際航空樞紐。

The Group receives Zhejiang University delegation 集團接待浙江大學代表團

SHKP Kwoks' Foundation Executive Director Amy Kwok (third from left) recently received a delegation from the Zhejiang University Development Committee, led by its Vice Chair Zhou Guping (third from right). Zhou expressed gratitude to the Foundation for providing scholarships to the university for the past 20 years and shared the university's academic achievements in artificial intelligence, new energy and advanced manufacturing. The Group and Zhejiang University will continue their collaboration to nurture talent and promote the commercialization of research outcomes, supporting the country's innovation and technology development.



早前，新鴻基地產郭氏基金執行董事郭婉儀（左三），於集團總部會見浙江大學發展委員會副主席周谷平（右三）率領的代表團。周谷平感謝基金過去 20 年來為大學提供獎助學金支持，並分享大學在人工智能、新能源及先進製造等領域的教學成果。雙方將繼續攜手培育人才，並推動科研成果轉化，助力國家的創新科技發展。

