



This photograph was taken at the Development on 29 June 2016. It has been processed with computerized imaging techniques and is for reference only.
以上图片于2016年6月29日于发展项目现场实景拍摄，并经电脑修饰处理，仅供参考。

Construction of Ultima in Ho Man Tin is completed with premium quality 何文田天铸落成 彰显超卓品质

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The Group recently completed its large-scale Ultima residential development in Ho Man Tin and began to hand over units already sold to buyers. Buyers will benefit from the Group's three-year maintenance guarantee on new residential projects, which shows its confidence in the premium quality.

Luxury towers set in a line

The Group applied its extensive experience in developing the deluxe Ultima, with distinctive architecture to stand out as a new exemplar of residences in Ho Man Tin. The Ultima towers are lined up in a row with glass curtain walls and stone and aluminium alloy finishes for a grand, modern appearance. The remarkable architecture and craftsmanship can be seen on the podium, which has almost 60 rectangular pillars with streamlined round corners of solid Oro Brazil granite (at a 30%-40% premium in construction cost) characteristic of exceptional luxury. The residential units and clubhouse follow the same aesthetics for added appeal and harmony within the Development.

Ultima has seven residential towers and seven houses, offering a total of 527 residential units. Typical residential units in towers have two to four bedrooms, but there are special units like garden duplexes, units with flat roofs and high-floor or penthouse duplexes to meet all needs for comfortable living.

Caring concierge service®

Ultima is run by the Group's Supreme Management Services Limited, which provides premium concierge service including housekeeping®. Residents will be able to get clubhouse information, make bookings of clubhouse facilities and order meals through the "Live e-asy" mobile app, which will track users' dining habits so that management personnel can provide the options residents want most.

集团旗下坐落何文田的大型住宅发展项目天铸已于最近落成及陆续交楼。发展项目与集团其他新落成物业一样，享有三年维修保证，充分彰显了集团对优质品牌的信心。

横排式豪宅气派

集团发挥累积多年的优质项目发展经验，于天铸呈现独一无二的建筑美学，使发展项目的每个细节均成就极致水平。天铸采用横排式设计，外墙采用玻璃幕墙、石材以及铝合金结构，外型高贵时尚。为突显天铸的非凡气派，发展项目将“90度圆角”美学融入每一细

节，细致的圆角建筑风格极考功夫。屋苑平台近60条大支柱的四角采用实心“巴西金Oro Brazil”花岗石而建，以精巧方式切割做出90度圆角的流线效果，匠心独运，比采用一般做法的建筑费贵30%至40%。同一美学风格亦见于住宅单位及会所各处，精心塑造和谐统一的华丽格调。

天铸整个项目由七座住宅大楼及七幢独立屋组成，共提供527个住宅单位。住宅大楼的住宅单位间隔包括两房至四房及特色户型，包括花园复式、平台特色单位、高层复式及顶层复式，可迎合不同家庭及买家的居住需要，为住客提供惬意舒适的生活。

钻级礼宾服务贴心周到®

天铸由集团旗下超卓管理服务有限公司负责物业管理提供星级家居打理等钻级礼宾服务，让住户体验顶级优越的尊尚礼待®。同时，超卓亦引入智能手机应用程序“Live e-asy”，让住户能实时订餐，以及查阅和预约会所设施等，程序更附有追踪喜好功能，让物管团队充分了解住户的各种用餐习惯，提供称心满意的服务。

® The property management services and other above-mentioned services of Ultima will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company may determine the charges, terms of use, operation hours and service provision period of its management service or other above-mentioned services at their own discretion, but such arrangements shall be bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents.

® 天鑄的管理服務及其他上述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。管理人或合約聘用的第三者公司可自行決定就其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受發展項目的公契、服務合約或其他相關法律文件所訂立的條款規限。

Name of the Phase of the Development: Phase 1 ("Phase 1") of Ultima Development ("the Development") (Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in Phase 1 are called "Ultima")

District: Ho Man Tin Name of Street and Street Number of Phase 1 of the Development: 23 Fat Kwong Street

The website address designated by the vendor for Phase 1 of the Development: www.ultima.com.hk/p1

The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Phase of the Development: Phase 2 ("Phase 2") of Ultima Development ("the Development")

(Towers 1, 2, 3 and 5 (with Tower 4 omitted) of the residential development in Phase 2 are called "Ultima")

District: Ho Man Tin Name of Street and Street Number of Phase 2 of the Development: 23 Fat Kwong Street

The website address designated by the vendor for Phase 2 of the Development: www.ultima.com.hk/p2

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Polarland Limited Holding companies of the vendor: Inkatha Investments Limited, Kingbond Holdings Ltd, Sun Hung Kai Properties Limited Authorized person of Phase 1 and Phase 2 of the Development: Henry Chi Leung Lai Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Archiplus International Limited Building contractor of Phase 1 and Phase 2 of the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Woo Kwan Lee & Lo; Mayer Brown JSM; Clifford Chance Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled) Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. This advertisement is published by the vendor or with the consent of the vendor. Date of printing: 18 November 2016

发展项目期数名称：天铸发展项目（“发展项目”）的第一期（“第一期”）

（第一期中住宅发展项目的第六、七及八座及第一至八号独立屋（不设四号独立屋）称为“天铸”）

区域：何文田 本发展项目第一期的街道名称及门牌号数：佛光街23号

卖方就本发展项目第一期指定的互联网网站的网址：www.ultima.com.hk/p1

本广告 / 宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及 / 或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

发展项目期数名称：天铸发展项目（“发展项目”）的第二期（“第二期”）

（第二期中住宅发展项目的第一、二、三及五座（不设第四座）称为“天铸”）

区域：何文田 本发展项目第二期的街道名称及门牌号数：佛光街23号

卖方就本发展项目第二期指定的互联网网站的网址：www.ultima.com.hk/p2

本广告 / 宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及 / 或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

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