

SHKP

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Location sets North Point developments apart for quality living 北角综合发展发挥地理优势 建设优质社区



The image was taken on 2 October 2016
相片于2016年10月2日拍摄

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本相片并非于发展项目实景拍摄，亦并非说明发展项目最后完成之外观。该相片经电脑修饰处理，以展示发展项目大约之周围环境、建筑物及设施，仅供参考。该等周围环境、建筑物及设施亦可能不时改变。



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本文章内载列的相片、图像、绘图或素描显示的纯属画家对该发展地盘之想像感觉。有关图片并非按照比例绘画或 / 及可能经过电脑图像修饰处理。准买家如欲了解本发展项目的详情，发展商建议买方到该发展地盘作实地考察，以获取对该发展地盘以及其周围地区的公共设施及环境较佳的了解。



以 心 建 家 Building Homes with Heart

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Editor's Note 编者按 :

This publication is issued to give investors updates on different aspects of the Group's business, with the aim to provide transparency and maintain high standards of corporate governance. It is not intended as a promotional material.

本刊旨在为投资者提供集团业务的最新资讯，维持企业高透明度及良好的企业管治。本刊内容涵盖集团业务的不同范畴，相关资料陈述并非用作宣传推广。

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Location sets North Point developments apart for quality living

The Group acquired two sites on the North Point waterfront in 2012 and 2013 while land supply was restricted on Hong Kong Island. The market since then has paid close attention as they are being transformed into luxury residences, a premium shopping mall and an upmarket hotel – part of the Group's latest efforts to create liveable communities with quality developments.

Group Deputy Managing Director Victor Lui said: "The North Point developments will set new standards for the Victoria Harbour coast as the Group applies its experience drawn from its involvement in developing the iconic projects above Kowloon and Hong Kong Stations. The Group will take the needs of different stakeholders into account, anticipate future changes in the area and make adjustments accordingly as it normally does."

North Point is an established neighbourhood with extensive road connections carrying numerous bus and minibuses routes, plus the

convergence of two MTR lines offering transport convenience along with the nearby Island Eastern Corridor and Eastern Harbour Crossing. The Transport and Housing Bureau's *Railway Development Strategy 2014* (September 2014) proposes a new North Island Line extending the Tung Chung and Tseung Kwan O Lines along the northern shore of the Hong Kong Island, giving North Point enhanced accessibility. The Central – Wan Chai Bypass and Island Eastern Corridor Link under construction should reduce time from Central to the Island Eastern Corridor in North Point to about five minutes¹. These infrastructure projects will make North Point a transport focal point on the Island.



The Planning Department's *Hong Kong Island East Harbour-front Study – Feasibility Study – Executive Summary* (March 2012) proposes enhancing the connectivity of the Island East waterfront. The proposal involves building a boardwalk of about two kilometres long underneath the Island Eastern Corridor. Earlier this year, the Civil Engineering and Development Department completed the Stage 1 Community Engagement for the *Boardwalk Underneath Island Eastern Corridor – Investigation*. The proposed enhancement project will give North Point residents more recreational spots and attract visitors from other districts and tourists.

Rare new Hong Kong Island waterfront residences

The North Point developments are in a superior area between Tong Shui Road and Tin Chiu Street, next to a relaxing waterfront promenade. The Victoria Harbour Development residences will comprise two phases offering nearly 53,700 square metres (about 578,000 square feet) of gross floor area, with units in diverse layouts. Phase 1 called Victoria Harbour is about 29,500 square metres (318,000 square feet) of gross floor area and will have 355 units in five towers, including a number of three and four-bedroom units facing the harbour. Construction is on schedule and the estimated material date is 30 June 2017². Work on the second phase foundation is underway.

Victoria Harbour will have extensive glass curtain walls and fine building materials for an elegant look that takes maximum advantage of the coastal site. **Sun Hung Kai Real Estate Agency General Manager Andy Chan** said: "With Victoria Harbour's peerless location, synergy with the nearby mall and hotel under development, and the Group's much acclaimed premium quality, we expect that buyers will be much assured." There will be ample landscaped greenery, public open space and community facilities in the Victoria Harbour Development to create a quality neighbourhood. Residents will benefit from the nearby MTR North Point Station and the public transport interchange that went into operation in May this year.

¹ Source: Highways Department website for the Central – Wan Chai Bypass and Island Eastern Corridor Link project

² The estimated material date for the Phase to the best of the Vendor's knowledge: 30th June 2017 ("material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)



The image was taken on 2 October 2016³
相片于2016年10月2日拍摄³

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北角综合发展发挥地理优势 建设优质社区

集团向来借发展优质项目带动区域发展，提升生活品质。近年来港岛区土地供应稀少，集团分别在2012及2013年拍得北角两幅临海用地，正综合发展为豪华住宅、高级商场及优质酒店，自拍地至今一直获市场高度关注。

集团副董事总经理雷霆表示：“此次集团的北角项目，凭借过往参与发展九龙站及香港站上盖地标物业的成功经验，将创造维港海滨的大型项目新典范。一直以来，集团规划项目发展时，都会兼顾社区内不同持份者的需要，并预视区内变化以作相应配合。”

北角社区发展成熟，交通配套完善，不但是两条港铁线交汇处，更邻近东区走廊和东区海底隧道，路面交通便捷，众多巴士及小巴路线途经此处。运输及房屋局在2014年9月发表的《铁路发展策略2014》建议把东涌线和将军澳线沿港岛北岸延伸，形成北港岛线，届时北角的铁路优势将进一步增强。另外，兴建中的“中环及湾仔绕道和东区走廊连接路”通车后，由中环至北角东区走廊的车程将会缩减至约五分钟¹。以上的交通基建将会令北角在港岛区的枢纽角色更为显著。

规划署在2012年3月发表了《港岛东海旁研究 — 可行性研究 — 行政摘要》，建议优化港岛东海滨的连贯性，包括在东区走廊下兴建约两公里长的行人板道。土木工程拓展署已于今年完成《东区走廊下之行人板道研究》的第一阶段社区参与。建议的海滨优化工程将为北角区居民带来更多休闲去处，预期会吸引不少区外居民及游客到访。

6 临海新住宅港岛罕见

集团在北角发展的相邻项目地理位置优越，皆位于糖水道及电照街之间，贴近海滨长廊，环境惬意。“海璇发展项目”的住宅部分共有两期，总楼面面积近53,700平方米（约578,000平方呎），将提供多元化房型。第一期命名为“海璇”，正按计划施工，预计关键日期为2017年6月30日²，总楼面面积约29,500平方米（318,000平方呎），

五座大楼共提供355个单位，包括不少面向维港的三至四房单位；第二期亦正进行地基工程。

海璇楼宇设计典雅，除了大量采用玻璃幕墙以善用临海优势，亦选用高级建材，外型时尚夺目。新鸿基地产代理总经理陈汉麟表示：“海璇坐拥非凡地理优势，又能与毗邻发展中的商场及酒店发挥协同效应，加上集团的优质品牌声誉，买家自然有信心。”海璇发展项目将提供大片绿化景观，并设有公众休憩用地及社区设施，建立优质社区。项目邻近港铁北角站，而且连接公共运输交汇处，并已于今年5月启用。

¹ 资料来源：路政署中环及湾仔绕道和东区走廊连接路工程网站

² 尽卖方所知的期数之预计关键日期：2017年6月30日（“关键日期”指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。）

Glass curtain walls giving Victoria Harbour an elegant appearance
海璇大量采用玻璃幕墙，设计典雅



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Name of the Phase of the Development: Phase 1 ("the Phase") of Victoria Harbour Development
(The residential development in the Phase is called "Victoria Harbour")
District: North Point
Name of the street and the street number of the Phase: 133 Java Road*
The website address designated by the Vendor for the Phase: www.victoriaharbour.com.hk

*The provisional street number is subject to confirmation when the Phase is completed.

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Date of Printing: 18 November 2016

发展项目期数名称: 海璇发展项目的第一期 ("期数")
(期数中住宅发展项目称为 "海璇")
区域: 北角 期数的街道名称及门牌号数: 渣华道133号*
卖方就期数指定的互联网网站的网址:

www.victoriaharbour.com.hk

*此临时门牌号数有待期数建成时确认。

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印制日期: 2016年11月18日





Harbour North mall with major shopping appeal to local residents and office workers in Island east
北角汇商场的顾客主要包括本区居民及港岛东写字楼的上班族

Full leisure and lifestyle offerings at Harbour North mall 北角汇商场全方位满足生活休闲

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The Harbour North mall will have street-level shops in Phase 1 of the Victoria Harbour Development and a four-storey podium mall in the second phase, altogether covering about 13,500 square metres (145,000 square feet). There will additionally be five floors of retail and dining space of over 6,500 square metres (70,000 square feet) in the hotel. Built along a waterfront promenade of about 420 metres, Harbour North will have about 150 to 160 outlets offering chic fashions, beauty products and service, international dining and lifestyle goods. Some 650 square metres (7,000 square feet) of shops in Victoria Harbour on Java Road are scheduled to be the first section to open in the first quarter of 2018, introducing a refreshing change to the area along with the retail space in the second residential phase and hotel. The spectacular waterfront of Harbour North will be lined with al fresco dining choices and green space where visitors can relax.

Sun Hung Kai Real Estate Agency General Manager (Leasing) Fiona Chung said: "Harbour North will feature an attitude to life that values taste, art and energy as it presents a new consumer experience to the district, and the mall will be a driving force in the Group's retail portfolio." The mall will attract office workers in Island east as well as cater for residents in the neighbourhood, and it will draw more traffic from locals and tourists when the Group's hotel and nearby planned recreational facilities are complete.

The northern coast of Hong Kong Island is getting a new look as plans for North Point and neighbouring areas gradually materialize. The Group's North Point developments are extraordinary for Hong Kong Island and will take advantage of the prime location as well as improvements to the already extensive road and rail transport, using the Group's successful experience. The Group will continue offering the finest products and service for better customer satisfaction with promising long-term investment value.

项目的商场部分已命名为“北角汇”，包括位于海璇发展项目第一期的临街商铺及位于住宅第二期的四层基座商场，总共约13,500平方米（145,000平方呎）。另外，商场亦包括位于酒店逾6,500平方米（70,000平方呎）的五层零售及餐饮楼面。整个北角汇约有150-160间商铺，货品种类多元化，网罗潮流服饰、美容化妆、国际餐饮及生活百货，临海部分共长约420米。首阶段位于海璇面向渣华道的商铺预计于2018年第一季开业，楼面面积约650平方米（7,000平方呎），连同位于住宅第二期以及酒店零售及餐饮部分，将提供一站式时尚购物新体验，令该处焕然一新。集团更发挥地理优势，提供多间海景露天餐厅及绿化休憩空间，环境舒适怡人。

新鸿基地产代理租务部总经理钟秀莲表示：“北角汇推崇的生活态度注重品味、艺术和活力，为区内带来全新的消费体验。商场亦将成为集团零售物业组合的增长动力。”北角汇不但照顾区内居民的日常所需，亦吸引港岛东的上班族到来休闲，预计人流畅旺。当集团酒店及附近拟建的康乐设施落成后，相信会为商场带来更多本地及游客消费。

随着北角及邻近区域的规划方向逐渐落实，港岛北岸即将呈现新面貌。北角的路面及铁路交通已经非常发达，未来更会进一步优化。集团善用过往经验，进行港岛罕有的大型综合发展，除了把握项目地理优势，亦会继续致力确保产品及服务素质，令顾客满意之余，项目更可保持长远投资价值。

New hotel, new brand 酒店以全新品牌营运

The Group's North Point developments will have a hotel operating under a new brand when it starts welcoming guests in the second quarter of 2018. The building's superstructure has already been topped out.

"We will announce the name of the new hotel early next year," said **Group Hotel Division Chief Executive Officer Ricco DeBlank**. He said it will maintain a customer focus like the Group's established hotels, but with a chic twist offering cosmopolitan leisure and convenience to seasoned travellers. The interior by renowned designers will appeal to young professionals and stylish urbanites, as well as welcome local residents and families looking to relax in casual luxury.

MTR North Point Station will be a short walk away and guests familiar with local transit will have a public transport interchange nearby. The two 23-storey towers will share an open courtyard lounge area above a retail section of Harbour North. The development will blend into the neighbourhood with an exterior resembling reflections in the harbour water and an unpretentious interior dominated by glass and stone. There will be 671 rooms and suites, virtually all of which will have scenic harbour views, plus facilities such as a 25-metre outdoor pool, jacuzzi and gym with the latest equipment. The hotel will offer flexible hot desks for people working on the road and a club floor with its own club lounge for both leisure and business travellers. There will also be a rooftop bar overlooking the harbour and an exciting mix of international restaurants. Ricco said: "The hotel will also be popular for weddings and events because of the excellent location, remarkable sea views and special hospitality."

集团正在北角发展的相邻项目，其中包括一间酒店，目前已经封顶，落成后将由集团以全新品牌营运，预计于2018年第二季开幕。

集团酒店业务部行政总裁邓力高透露：“酒店的名称将于明年初公布。”他表示，新酒店会秉承集团一贯以客为本的酒店经营理念，但亦会加入时尚创新元素，为旅客提供切合现代都会文化的休闲住宿和生活便利。项目出自国际级室内设计大师手笔，提供精致时尚的住宿体验，特别吸引年轻专业人士和注重品味的顾客，对象亦包括家庭旅客和本地居民。

酒店距离港铁北角站步程不远，邻近的公共运输交汇处亦方便熟悉本地交通的客人。项目由两座各23层的大楼组成，大楼之间设有露天茶座，基座商场是北角汇的一部分。为建立社区联系，酒店外观以维港倒影作设计概念，大楼内部则大量采用玻璃和石材，观感朴实自然。项目共有671间客房及套房，几乎全部房间享有维港景致。设施包括25米室外泳池、按摩池、器材先进的健身室，更设有灵活共享的办公桌，方便住客随时随地工作。游客可选择入住贵宾楼层，并享用楼层专属休闲室。酒店提供国际餐饮，种类丰富，顶层酒吧更可俯瞰维港美景。邓力高表示：“酒店不但位置理想，坐拥怡人海景，服务及设施亦饶富特色，将会成为热门的婚礼及活动场地。”



Computer rendering of hotel
酒店电脑模拟图



Computer rendering of hotel
酒店电脑模拟图

Harbourfront hotel site offers the privilege of sea views from most rooms
酒店坐落维港岸边，大部分房间享有海景

Grand YOHO in Yuen Long almost sold out 元朗Grand YOHO几近售罄

Grand YOHO Development is the latest part of the Group's YOHO series in Yuen Long town centre. The Grand YOHO of the first phase has seen strong sales since it went on the market in this August, recording over 1,100 residential units or over 98% of all units in the first phase sold up to 14 November. Contracted sales were about HK\$9,400 million.



The photographs, images, drawings and/or sketches shown in this advertisement is/are not photograph(s) taken from the Phase of the Development but is/are the imagination of the developer or the artist. Such photographs, images, drawings and/or sketches are not meant to show the appearance or the view from the Phase of the Development when completed and has/have been edited and processed with computerized imaging techniques. The installations, finishing materials, facilities, decorations, plants, landscape and other objects and the view shown in the said photographs, images, drawings and /or sketches are for reference only and may not appear in the Phase of the Development or its vicinity. They do not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether expressed or implied, on the part of the vendor in respect of the Phase of the Development. The bridge(s) or footbridge(s) facilities shown in the photographs, images, drawings and /or sketches is/are only simulation and is/are not taken from the Phase of the Development, but is/are the imagination of the designer and has/have been simulated and processed with computerized imaging technique and is for reference only. They do not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether expressed or implied, on the part of the vendor. Such bridge(s) or footbridge(s) facilities when completed may be different from that/those shown on this photograph/image/drawing/sketch/advertisement/promotional material and it/they may not be immediately available for use when the residential units in the Phase is ready for occupation.

有关发展项目本期数的详细资料，请参考售楼说明书。| 本广告中之相片、图像、素描及/或绘图并非于本发展项目期数实景拍摄，纯属发展商或画家之想像，亦并非说明本发展项目期数最后完工后之外观或其景观。该些相片、图像、素描及/或绘图经电脑修饰处理，相片、图像、素描及/或绘图内的装置、装修物料、设备、装饰物、植物、园景及其他物件等及其展示之景观不一定会在本发展项目期数或其附近范围出现，仅供参考，且不构成任何卖方就本发展项目期数不论明示或隐含之要约、承诺、陈述或保证。| 相片、图像、素描及/或绘图所展示所有天桥设施只为模拟效果，并非现场实景拍摄，属设计师之想像，由电脑模拟及处理影像，仅供参考，不可作准，并不构成卖方任何明示或隐含之要约、陈述、承诺或保证。落成后之详情亦可能与本相片/图像/素描/绘图/广告/宣传资料所述者不同。所有天桥设施于期数住宅物业入伙时未必能即时使用。

Core of YOHO metropolis

Grand YOHO Development and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and / or YOHO Mall¹ will form the YOHO metropolis with complete transport and lifestyle facilities. Among them, Grand YOHO is the most significant piece that connects the whole.

Grand YOHO Development will have nine residential blocks containing about 2,500 residential units in three phases. Grand YOHO of Phase 1 will have four residential blocks with 1,128 residential units in practical layouts of various combinations. Saleable areas of typical units will range from 498 to 798 square feet. Special units will be available to suit different buyers.

The Grand YOHO Development private clubhouse will be the largest in the YOHO series, with indoor area and outdoor landscaped gardens covering more than 170,000 square feet. There will be some 50 facilities including banquet halls, theme multi-purpose rooms, swimming pools, a jacuzzi, gym room, tennis court, mini football field, library, barbeque sites, weekend farm, outdoor children's playground and more².

Comprehensive transport and lifestyle facilities

Strategically located in the town centre, the development will have a direct link to West Rail Yuen Long Station through a retail podium³. The transport interchange at the podium is expected to offer various bus and cross-border

shuttle bus routes making it easy to get to Hong Kong Island, Kowloon and the New Territories, plus major mainland ports⁴.

The project will be connected to the 1.1-million-square-foot YOHO Mall, with YOHO Mall I accessible to residents through individual lift lobbies. YOHO Mall will house international restaurants, the latest fashions, Hong Kong's largest IMAX cinema, lifestyle superstores, a 30,000-square-foot outdoor dining promenade and 120,000 square feet of outdoor green area offering lifestyle facilities and a wide array of leisure to Grand YOHO residents.

集团现正在元朗市中心发展YOHO系列的最新项目Grand YOHO Development，其第一期的Grand YOHO，自今年八月开售以来，销情畅旺。截至11月14日，已售出逾1,100个住宅单位，占第一期全数单位逾98%，共录得合约销售总额约达94亿港元。

YOHO都会圈核心

Grand YOHO Development与邻近的YOHO Town、YOHO Midtown、新元朗中心及/或形点¹商场形成交通方便兼配套完善的YOHO都会圈，而该项目更位处关键位置，联接起整个YOHO系列的发展范围。

该项目分三期发展，由九座住宅大楼组成，共提供约2,500个住宅单位。第一期之Grand YOHO由四座住宅大楼组成，共提供1,128个住宅单位，房型实用、多元化。标准单位实用面积由498至798平方呎，另设有特色户型，以配合不同买家的需要。

Grand YOHO Development的私人会所属于YOHO系列中面积最大，会所连户外园林面积逾170,000平方呎，提供约50项多元化设施，包括宴会厅、主题式功能室、泳池、按摩池、健身室、网球场、小型足球场、图书馆、户外烧烤区、休闲农庄及户外儿童游乐场等，照顾不同住户的喜好²。

坐拥完善交通网络、生活配套

项目位处市中心优越地段，接邻西铁线元朗站，住户通过基座商场即可乘搭铁路³。此外，项目基座更设有交通枢纽，预计将有多条巴士及跨境巴士路线，方便住户前往港九新界及主要内地口岸⁴。

项目与占地约110万平方呎的大型商场形点相连，住户可通过独立电梯大堂前往形点I。形点将云集环球美食、潮流时装、全港最大IMAX电影院及生活百货等，并设有30,000平方呎的户外餐饮长廊，户外绿化空间约达120,000平方呎，为Grand YOHO住户带来生活便利及多元化的休闲活动。

¹ 形点 (YOHO Mall形点means YOHO MALL I 形点 I of YOHO Midtown, YOHO MALL II形点 II of Sun Yuen Long Centre and YOHO MALL I EXTENSION形点 I 伸延部份 of Phase I of Grand Yoho Development)

² The private clubhouse of the Grand YOHO Development is located at Phase 1 and Phase 2, and the clubhouse/recreational facilities may not be immediately available for use when the residential units in the Phase is ready for occupation. The use or operation of some of the facilities and/or services may be subject to the issue of written consent or permission by relevant government departments or additional payment.

³ The connection point and related facilities may not be immediately available for use when the residential units in the Phase is ready for occupation.

⁴ The cross border shuttle bus services will be provided by a third party, who would decide the terms and conditions, charges, operation time and service period of such services.

¹ YOHO MALL 形点即YOHO Midtown之YOHO MALL I 形点 I，新元朗中心之YOHO MALL II形点 II及Grand Yoho Development第一期之YOHO MALL I EXTENSION形点 I 伸延部份

² Grand Yoho Development的住客会所专属会所，其位置在发展项目的第一期及第二期，会所/康乐设施于期数住宅物业入伙时未必能即时启用。部份设施及/或服务的使用或操作可能受制于有关部门发出之同意书或许可证或需额外付款。

³ 按接点有关设施于期数住宅物业入伙时未必能即时使用

⁴ 跨境巴士服务由第三者提供，服务条件及条款、收费、营运时间及服务期限由第三者提供。

Name of the Phase of the Development: Phase 1 ("the Phase") of Grand YOHO Development ("the Development") (Towers 1, 2, 9 and 10 (Tower 4 is omitted, and Towers 3, 5, 6, 7 & 8 are not in the Phase) of the residential development in the Phase are called "Grand YOHO")

District: Yuen Long

Name of Street and Street Number of the Phase of the Development: No. 9 Long Yat Road

The website address designated by the vendor for the Phase of the Development: www.grandyoho.com.hk

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: City Success Limited

Holding companies of the vendor: Ximston Finance S.A., Sunrise Holdings Inc., Sun Hung Kai Properties Limited

Authorized person of the Phase of the Development: Ng Tze Kwan

Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Sun Hung Kai Architects and Engineers Limited

Building contractor of the Phase of the Development: Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Winston Chu & Co., Mayer Brown JSM, Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Phase of the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who had made a loan for the construction of the Phase of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase of the Development as provided by the authorized person of the Phase of the Development to the best of the vendor's knowledge: 15th March, 2017 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase 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 purchaser is advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 18 November, 2016

发展项目期数名称: Grand YOHO Development
(“发展项目”)的第一期(“期数”)(期数中住宅发展项目的第一、二、九及十座(不设第四座,及第三、五、六、七及八座不在本期数)称为“Grand YOHO”)

区域: 元朗

本发展项目期数的街道名称及门牌号数: 朗日路9号

卖方就本发展项目期数指定的互联网网站的网址:
www.grandyoho.com.hk

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。

卖方: 兆盛有限公司

卖方之控股公司: Ximston Finance S.A., Sunrise Holdings Inc., 新鸿基地产发展有限公司

本发展项目期数的认可人士: 吴梓坤

本发展项目期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法人: 新鸿基建筑设计有限公司

本发展项目期数的承建商: 新辉城建设工程有限公司

就本发展项目期数中的住宅物业的出售而代表拥有人人事的律师事务所: 徐嘉慎律师事务所、孖士打律师行、王潘律师行

已为本发展项目期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司

已为本发展项目期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知,由本发展项目期数的认可人士提供的本发展项目期数之预计关键日期: 2017年3月15日(“关键日期”指批地文件的条件就本发展项目期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。)

卖方建议准买方参阅有关售楼说明书,以了解本发展项目期数的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期: 2016年11月18日

Lime Gala in Shau Kei Wan well received by the market 筲箕湾形荟深受市场欢迎

Lime Gala is the Group's latest major development in Shau Kei Wan in Island East, served by a comprehensive transport network. Some residential units will even overlook the lush greenery of Mount Parker², adding a new dimension to premium residences in the area. A total of 460 residential units or more than 99% of residential units released had been sold between August and 14 November this year, generating total contracted sales of over HK\$3,800 million.



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^{*}Promotional names in the promotional materials will not appear in the preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title deeds of residential properties in the Development.

[^]The renderings contained in this advertisement/promotional material and the information contained therein are for reference only. They shall not constitute any express or implied offer, representation, undertaking or warranty on the actual design, layout, partitions, specifications, architecture, location, features, plans, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects of the club house or its surrounding areas, facilities or buildings. The Vendor does not give any undertaking or warranty whatsoever, whether express or implied, that the information contained in the renderings or any part thereof is produced according to the actual height, material, design, use, condition or architecture of the club house. Details after completion may be different from the information contained in this advertisement/promotional material. The Vendor reserves the absolute right to amend or change the design, specifications, features, plans, materials and use of the club house/Development and all facilities, parts and areas thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Development, please refer to the sales brochure. Club house and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of different facilities of the club house are subject to the relevant laws, land grant, deed of mutual covenant, house rules of the club house and the actual site condition. Residents' club houses designated for the Development are located inside the Development. The facilities of the club house and/or recreational facilities may not be immediately available upon handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to consent or permit issued by the relevant government authorities and may be subject to additional charges.

The photos/images shown in this advertisement/promotional material are not taken from the Development and do not illustrate the final appearance of or the view of or from the Development upon completion. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorative items and other objects and the views thereof may not appear in the Development or its surrounding area. They are for reference only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development.

¹Lime series refers to the development(s) known respectively as Lime Habitat, Lime Stardom and Lime Gala. Lime Habitat, Lime Stardom and Lime Gala are three independent developments, each of which is governed by a separate set of land grant documents.

²It is only a brief description of the surrounding area of the Development. It does not represent that all units can enjoy the said view. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings and environment around the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Development.

³Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

^{*}宣传物品中出现的宣传名称，将不会在发展项目住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。

[^]本广告/宣传资料内载列的电脑模拟效果图及其内的资料仅供参考，并不构成或不应被视为任何有关会所之实际设计、布局、间隔、规格、建筑、位置、特色、图则、装置、装修物料、设备、家俱、装饰物、植物、园艺及其他物件或其邻近地方、设施或楼宇之要约、陈述、承诺或保证（不论明示或暗示）。卖方并不承诺或保证（不论明示或暗示）以上所有电脑模拟图的内容或其任何部份依据会所之实际高度、用料、设计、用途、状况或建筑所制造，落成后之详情亦可能与本广告/宣传资料所述者不同。卖方保留其修改及改变会所/发展项目之设计、规格、特征、图则、用料和用途及其所有设施、部份和区域之绝对权利，事先毋须通知任何买家。买家切勿依赖此电脑模拟图作任何用途或目的。有关发展项目的详细资料，请参考售楼说明书。会所及/或康乐设施及其落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所不同设施之开放时间及使用受相关法律、批地文件、公契、会所使用守则及现场环境状况限制。发展项目的住客专属会所，其位置在发展项目内，会所及/或康乐设施于发展项目住宅物业入伙时未必能即时启用。部份设施及/或服务的使用或操作可能受制于政府有关部门发出之同意书或许可证或需额外收费。

本广告/宣传资料内所有相片/图片并非于本发展项目实景拍摄，亦并非说明本发展项目最后完成之外观及其景观。相片/图片经电脑修饰处理，相片/图片内的装置、装修物料、设备、装饰物及其他物件等及其展示之景观一定不会在本发展项目或其附近范围出现，仅供参考，且不构成任何卖方就本发展项目不论明示或隐含之要约、承诺、陈述或保证。

¹“形品”系列泛指“形品”、“形品·星寓”及“形荟Lime Gala”的三个发展项目。“形品”、“形品·星寓”及“形荟Lime Gala”乃三个独立的发展项目，各自受其批地文件管辖。

²上述仅为发展项目周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑及环境所影响，并不适用于所有单位，且周边建筑、设施及环境会不时改变，仅供参考。卖方对发展项目周边环境或景观并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

³实用面积包括住宅物业的楼面面积及露台、工作平台及阳台(如有)的楼面面积，是按照《一手住宅物业销售条例》第8(1)条计算得出。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的每一项的面积。

Premium exclusivity

Following the sophisticated chic concept of the Lime series¹, Lime Gala is designed for people who want 'la dolce vita' as manifested in the architecture and amenities. There will be 650 residential units spread in two residential blocks. Typical units range from studio to three-bedroom (including one en suite) with saleable areas ranging from about 281 square feet³ to 889 square feet³. Special penthouse units with jacuzzi or swimming pool will be available to meet the needs of different buyers.

Created by a renowned Japanese chic interior designer, the exclusive deluxe twin clubhouses will have a healthy lifestyle theme. It will cover nearly 20,000 square feet equipped with facilities tailor-made for its residents including 20-metre and 25-metre long indoor and outdoor pools which are rarely found in the district, as well as a sky bar⁸ and banquet room for gatherings.

Convenient and close to MTR station

Lime Gala in a prime part of Island East is just a few minutes' walk to MTR Shau Kei Wan Station, offering a convenient access to commercial districts like Central and Kowloon East. The area is also served by buses, mini-buses and trams.

The project will have a retail podium, along with lifestyle facilities like eateries and retail shops conveniently situated in the traditional residential neighbourhood.

集团在港岛东的最新大型发展项目形荟，位处交通网络完善的筲箕湾，部分住宅单位可远眺柏架山翠绿山景²，势将成为区内优质住宅新地标。项目于今年八月开售，截至11月14日，已售出460个住宅单位，占全部已推售住宅单位逾99%，录得合约销售总额逾38亿港元。

独特品味及质素

延续“形品”系列¹的优越时尚主题，形荟的建筑外型以至各项设施，都是为追求品味生活的业主度身订造。项目由两座住宅大楼组成，共有650个住宅单位。标准单位提供开放式至三房(连一套房)选择，实用面积由约281平方呎³至889平方呎³，另有附设按摩池或泳池的顶层特色单位，以配合不同置业人士的需要。

住户会所由日本著名时尚设计师设计，以健康生活为主题，为住户带来个性独特的星级住户会所。项目采用双会所设计，总面积近20,000平方呎，设施专为住户度身订造，提供分别长达20米及长达25米的室内外双泳池，属区内罕见；另设有空中休闲吧⁸及宴会厅，方便住户与亲友聚会。

邻近港铁站 交通方便

形荟位处港岛东市中心地段，信步即达港铁筲箕湾站，往返中环及九龙东等各大商业区十分方便。加上区内有多条巴士、小巴及电车线接驳各区，尽享便捷的交通网络。

项目基座设有商铺，加上筲箕湾属传统住宅区，各式餐厅及民生商店近在咫尺，生活便利。

Name of the Development: Lime Gala ("the Development")

District: Shau Kei Wan

Name of the street and the street number of the Development: 393 Shau Kei Wan Road*

The website address designated by the vendor for the Development: www.limegala.hk

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: Wealth Power International Enterprise Limited

Holding companies of the Vendor: Federica Investments Limited, Assets Garden Holdings Limited and Sun Hung Kai Properties Limited

Authorized person of the Development: Lee Kar Yan Douglas

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Ltd.

Building contractor for the Development: Teamfield Building Contractors Ltd.

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Vincent T.K. Cheung, Yap & Co. and Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

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 as provided by the authorized person of the Development to the best of the vendor's knowledge: 15th August 2018 ("material date") means the date on which the Development is completed in all respects in compliance with the approved building plans. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchaser is advised to refer to the sales brochure for any information on the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

*The above provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 18 November, 2016

发展项目名称: 形荟 ("发展项目")

区域: 筲箕湾

本发展项目的街道名称及门牌号数:
筲箕湾道393号*

卖方就本发展项目指定的互联网网站的网址:
www.limegala.hk

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。

卖方: 宝威国际企业有限公司

卖方的控股公司: Federica Investments Limited、Assets Garden Holdings Limited及新鸿基地产发展有限公司

本发展项目的认可人士: 李嘉胤

本发展项目的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 李景勋、雷焕庭建筑师有限公司

本发展项目的承建商: 添辉建设有限公司

就本发展项目中的住宅物业的出售而代表卖方的律师事务所: 胡关李罗律师行、张叶司徒陈律师事务所、薛冯邱岑律师行

已为本发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构: 不适用

已为本发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知，由本发展项目的认可人士提供的本发展项目之预计关键日期: 2018年8月15日 ("关键日期" 指本发展项目在遵照经批准的建筑图则的情况下在各方面均属完成的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。)

卖方建议准买方参阅有关售楼说明书，以了解本发展项目的资料。

本广告由卖方发布，或在卖方的同意下由另一人发布。

*此临时门牌号数有待本发展项目建成时确认。

印制日期: 2016年11月18日



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-as-y" 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-as-y”，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

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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: Archipus 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。

卖方：宝仑有限公司 卖方之控股公司：Inkatha Investments Limited、Kingbond Holdings Ltd、新鸿基地产发展有限公司 本发展项目第一期及第二期的认可人士：赖志良 本发展项目第一期及第二期的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：亚设贝佳国际有限公司 本发展项目第一期及第二期的承建商：骏辉建筑有限公司 就本发展项目第一期及第二期中的住宅物业的出售而代表拥有行事的律师事务所：胡关李罗律师行、孖士打律师行、高伟绅律师行 已为本发展项目第一期的建造提供贷款或已承诺为该项建造提供融资的认可机构：香港上海汇丰银行有限公司（有关承诺书已经取消） 已为本发展项目第二期的建造提供贷款或已承诺为该项建造提供融资的认可机构：香港上海汇丰银行有限公司 已为本发展项目第一期及第二期的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited 卖方建议准买方参阅有关售楼说明书，以了解本发展项目第一期及第二期的资料。 本广告由卖方发布或在卖方的同意下发布。 印制日期：2016年11月18日

Soft opening for Guangzhou IGC mall 广州全新购物中心IGC现正试业

Tianhui Plaza IGC mall in the central business district of Zhujiang New Town in Guangzhou had a soft opening in October. The mall is part of the large-scale integrated development Tianhui Plaza with the twin grade-A office towers Top Plaza, the first Conrad Hotel in southern China and luxury serviced apartments The Riviera. The Group has a 33.3% interest in the project.

New spot for shopping, entertainment and leisure

IGC stands for International Grand City. It was designed to be a 'diamond on Zhujiang River' with multi-faceted glass curtain walls to have the appeal of a large, sparkling jewel.

The trendy mall is a brand new spot for premium shopping, entertainment and leisure for affluent consumers in Guangzhou and the Pearl River Delta. There will be some 160 retailers over eight floors. The diverse shop mix appeals to different customer segments with clothing and leather goods, jewellery and watches, cosmetics, housewares, a gym, children's theme park and an IMAX cinema with over 1,000 seats. The mall is over 80% full and tenants are gradually moving in.

There are also dozens of renowned restaurants and specialty delicacies from Michelin-starred establishments to popular eateries: 90%

international brands or flagship stores open for the first time in Guangzhou or on the mainland. At the sky high restaurants on the top floor, customers can enjoy fine dining and take in stunning views of the Zhujiang River and Canton Tower.

The mall has a vast outdoor area in addition to shopping and entertainment so people can enjoy nature. The ground floor is linked to a 5,000-square-metre (54,000-square-foot) urban art park with large sculptures by well-known artists providing respite from the hustle and bustle.

Professional, caring customer service

The attractive IGC tenant mix is supported by professional, caring customer service. There is a traditional customer service centre, but shoppers can also use e-directories on different levels to find shops easily or go to e-table booking to queue for restaurants and get to know the expected queue time, leaving more time to shop. The mall also has a smartphone app with services like e-table booking, e-car search, e-coupons and more.

Prime location with convenient access

Tianhui Plaza is in the central business district of Zhujiang New Town surrounded by premium offices, five-star hotels and tourist attractions. The complex is at a major transportation hub for the Pearl River Delta served by a number of major routes offering easy access. Visitors can also take the metro to Liede station and exit to the IGC basement.





IGC is in soft opening now
IGC现正试业



e-directories and e-table booking systems for customer convenience
商场内设有购物指南电子系统及餐饮指南订座系统，
体贴顾客需要

集团位于广州市珠江新城中央商务区的天汇广场IGC商场已于10月开始试业。商场属于天汇广场的一部分，与甲级双子塔写字楼天盈广场、华南区首间康莱德酒店、豪华服务式公寓天玺共同组成大型综合发展项目。集团在项目持有33.3%权益。

购物、娱乐、休闲新体验

商场名称IGC为英文International Grand City的简称。项目的设计灵感源于“江畔钻石”，项目选用玻璃外墙，再配以多维切割面的造型，犹如晶莹剔透的大钻石一样，华丽夺目。

项目以精品购物中心作定位，为广州以至珠三角的高消费人士带来优质购物、娱乐、消闲新享受。商场共有八个楼层，云集160多个品牌。商户组合多元化，全面满足不同年龄层的顾客需要，包括服饰皮具、珠宝手表、化妆品、家

居用品、健身中心、儿童主题乐园以及可容纳过千位观众的IMAX电影城等。现时逾八成商铺已经租出，商户亦已陆续投入服务。

商场内设有数十间知名餐饮及特色餐厅，从米其林星级餐厅到大众化餐饮一应俱全，其中九成是首次进驻广州或内地市场的国际品牌或旗舰店。商场顶层设有临江天际餐厅，顾客可以一边品尝佳肴，一边欣赏珠江畔及广州塔的迷人景致，享受非凡体验。

在提供购物娱乐空间之余，商场更预留大量户外空间，让游人感受大自然。商场地面连接占地逾5,000平方米（近54,000平方呎）的城市艺术公园，摆放着国际知名艺术家的大型雕塑作品，在繁华闹市中注入艺术气息。

顾客服务专业细心

IGC不但商户组合十分具有吸引力，在服务顾客方面亦尽显专业细心。除了传统的顾客服务中心外，商场内多个楼层更设有购物指南电子系统，方便顾客快速找到心仪品牌的所在位置。顾客亦可通过场内的餐饮指南订座系统，实时遥距领取餐厅的轮候票号以及得悉所需轮候时间，轻松安排购物时间。商场更设有智能手机程序以供下载，顾客可透过智能手机程序在场内餐厅订座、搜寻车辆位置及使用电子优惠券等。

地段优越 交通便捷

天汇广场位于珠江新城中央商务区，邻近高级商厦、五星级酒店及多个旅游景点。项目位处珠江三角洲的重要交通枢纽，连接多条主要干道，四通八达。购物人士亦可乘搭地铁前往猎德站，直达IGC地下层，交通方便。



Group Chairman & Managing Director Raymond Kwok (right) with eight awards from *Euromoney* Chairman Andrew Rashbass
集团主席兼董事总经理郭炳联(右)接受《Euromoney》主席Andrew Rashbass颁发八大奖项

Exceptional performance wins investor recognition 表现卓越 备受投资界肯定

The Group has long been praised for quality residential and commercial developments with professional, caring after-sale service. Recent accolades from leading magazines *Euromoney* and *FinanceAsia* are further acknowledgement by international investors of the Group's stellar performance.

Best Developers – Mixed, Global

The Group won honours in the 2016 global real estate survey by *Euromoney*, with top spots for Best Developers – Mixed, Global; Best Developers – Mixed, Asia; Best Developers – Mixed, China and Best Developers – Mixed, Hong Kong. Additionally, the Group was named Best Developers – Overall, Hong Kong for a tenth year for its outstanding overall performance. It was also named Best Developers – Residential, Hong Kong; Best Developers – Retail, Hong Kong and Best Developers – Office / Business, Hong Kong.

Euromoney conducts global real estate surveys annually. This year, about 2,200 real estate advisers, developers, investment managers, corporate end-users and banks in different countries voted for their favourite developers. The awards won after a major international survey testify to the Group's solid performance.

Platinum Awards – Asia's Best Property Company

The Platinum Awards given by *FinanceAsia* honoured the Group as Asia's Best Property

Company and Best Company in Hong Kong, and it was the only local developer to receive the latter.

FinanceAsia reviewed the standings in its Asia's Best Companies polls over the past 20 years and gave Platinum Awards to those that consistently showed quality and innovation over the period. The titles for the Group show that its sound management and business strategy have been roundly praised by the investment community for many years.



City landmark International Commerce Centre is one of the major integrated developments from the Group
环球贸易广场为集团其中一个主要综合发展项目，也是知名的香港地标

集团凭借多年来发展优质住宅及商业项目，及为客户提供专业细心的售后服务的优势经验，深受市场赞誉。不久前，集团荣获权威杂志《Euromoney》及《FinanceAsia》颁发的奖项，印证集团的优质品牌再获国际投资界肯定。

荣获“环球最佳综合项目发展商”称誉

在《Euromoney》发表的2016年全球房地产选举结果中，集团成为“环球最佳综合项目发展商”、“亚洲最佳综合项目发展商”、“中国最佳综合项目发展商”及“香港最佳综合项目发展商”。此外，集团更凭借整体卓越表现，第十年获选为“香港最佳地产公司”，同时获颁“香港最佳住宅项目发展商”、“香港最佳零售发展商”及“香港最佳写字楼/商业项目发展商”。

在《Euromoney》一年一度的全球房地产选举中，今年约有2,200名来自不同国家的房地产顾问、发展商、投资经理、企业用户及银行选出心目中的最佳地产公司。集团能在该举足轻重的环球评选中勇夺多个奖项，无疑进一步彰显了集团的雄厚实力。

获颁“亚洲最佳地产公司”白金奖

与此同时，集团在《FinanceAsia》举办的“白金奖”中，获颁发“亚洲最佳地产公司”及“香港最佳公司”奖项，亦是香港唯一一家获颁“香港最佳公司”殊荣的地产发展商。

主办单位今年总结了过去20年“亚洲最佳公司选举”的获奖机构表现，能够在长达20年时间内，持续为客户提供优质产品及服务，兼且不断创优增值的企业，方可获颁“白金奖”。本次获奖反映出集团的优质管理及业务策略一直以来获投资界认同。



FinanceAsia Platinum Awards for Asia's Best Property Company and Best Company in Hong Kong
集团在《FinanceAsia》举办的“白金奖”中，取得“亚洲最佳地产公司”及“香港最佳公司”殊荣

Friedrich Lung 龙甫钧

Chief Financial Officer - Mainland China
集团中国首席财务总监



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Friedrich Lung: Financial prudence behind mainland business strategy 龙甫钧：配合集团内地业务策略 稳健财务发挥优势

A focus on stable growth defines the Group's mainland business strategy, which is built on a solid financial foundation. Chief Financial Officer – Mainland China Friedrich Lung oversees the Group's financial management in the fast-growing mainland market to ensure proper support for business development.

Financial prudence in line with corporate strategy

Friedrich, a corporate finance and investment management veteran, says a company's financial management should always follow the overall business development strategy, but it's important to stay alert to market trends and make timely adjustments. He says the Group is prudent about capital management: "Our mainland business is still at a stage of development and there is a high demand for operating capital. So even though our completed investment properties generate recurrent cash flows, the objective of treasury management is not capital appreciation. Rather it focuses on capital preservation so that free cash flow can be readily available for projects under development." He added that the Group

keeps monitoring changes in policies and the market closely in order to respond quickly and mitigate any financial risks.

Low cost-of-capital pivotal to building a long-term portfolio of investment properties

Domestic real estate companies on the mainland are expanding very quickly amid a burgeoning market and they have many comparative advantages, resulting in vigorous competition. The Group, however, leverages its strengths, and its high-end residential projects and integrated commercial developments have earned an excellent reputation for quality. Large-scale complexes require huge capital and have long payback periods, so they need detailed financial planning and cost control.

Friedrich said: "A project that has high funding costs may not produce the desired income and cash flow when it's complete, even if rents meet expectations." Prudent financial policies coupled with a good reputation in Hong Kong and on the mainland have helped the Group build strong relationships with many domestic and foreign banks, which ensure favourable terms for funding.

Issuing bonds, in addition to getting loans from banks, is a relatively new way of funding that is encouraged by mainland authorities. Although bonds are gaining popularity, Friedrich is cautious and said the Group will continue to treat bank borrowing as the main source of external finance for the time being because of uncertainties with government



Friedrich works to understand his team and has developed a keen sense for collaboration
龙甫钧用心了解同事的特质，并对团队精神有独特见解

policies for the bond market. "The regulatory authorities are promoting development of the onshore RMB bond market," said Friedrich, "But Hong Kong companies are still on the learning curve on the mainland. The Group has done considerable research to build a solid foundation for diversifying our funding sources in the future."

Friedrich goes to the mainland often and part of his job is interacting with local banks and financial institutions. He says mainland creditors have different standards of assessing a company's financial strength. They tend to focus on asset size and sales, but pay lesser attention to criteria like asset quality, financial positions and corporate governance that are essential to a comprehensive evaluation. He said: "We define corporate creditworthiness differently, so part of my work is explaining our financial policy to external parties and getting them to appreciate our healthy finances and credit quality."

Friedrich previously lived and worked in Shanghai for over ten years and he attributes the Group's progress in the city to its similar market environment to Hong Kong. He went on to explain the different conditions in some other parts of the mainland: "In Beijing, both state-owned and private enterprises are keen to maintain a presence – after all it's the capital – so competition is fierce. The challenge in Shenzhen is significant barriers

to non-local companies entering the market." The mainland's vast size means that there are geographical disparities, therefore posing different challenges to investors. Friedrich thinks Hong Kong companies can only capitalize on the opportunities offered by the vast Chinese market if they understand their own comparative advantages well.

Defining the ethos of teamwork

Every manager has a philosophy. Friedrich believes in knowing his team and putting people's strengths to good use. Comparing young people on the mainland and in Hong Kong offices, Friedrich thinks the main difference is that Hong Kong colleagues show more respect for professionalism and procedure, while on the mainland they are more creative and efficient in execution, but not always playing by the rules. His verdict: "There are always pros and cons with different personalities, but the key to management is exerting just enough control, as too much can cramp initiative." Friedrich believes that instead of trying to change how staff think, managers can do more about improving the work environment to facilitate job performance. He said: "We may not be able to change a person's character, but we can work on the combination of collaborators and their skill sets, removing obstacles that impede performance and adjusting the way efficacy is assessed to enhance motivation. Communication is also vital – everyone has to know what the others

think and needs to act in harmony for better performance."

Friedrich explains his understanding of teamwork with reference to the shape of the Chinese character for 'integrate' (合). He says: "The 'A' at the top is like a curve on a graph with the ends representing the initial positions of people working together. The ideal is when both parties are collaborating; moving closer towards each other during the process to finally reach the point of optimal performance. If one party dominates, the other will have compromised too much, such that the result is determined by how well the weaker or disadvantaged party performs. These are represented by the lower points along both sides of the 'A'. Mutual accommodation brings compromise to an optimum and is therefore at the heart of team spirit."

Running out of the box

Friedrich loves to run in his spare time as a major change from the dense figures that fill his work. Running shoes are always part of his packing for business trips as he finds running a great way to let his brain unwind. He said: "I like jogging; ideally in the day when you can see how things change along the route. It gives your mind visual stimulation and nudges it. Over half of my solutions to work problems came to me when I was running."



随着内地经济发展迅速，集团在内地投资亦紧随发展步伐，并坚持稳中求进的策略。集团中国首席财务总监龙甫钧负责集团在内地发展的财务监管及策划的工作，为业务长远发展提供稳固基础。

稳健财务管理配合企业发展策略

龙甫钧拥有丰富企业财务及投资管理的经验，他认为一家企业的财务管理，必须配合公司整体的业务发展，同时认清市场趋势，适时调整管理策略。他表示，集团目前的财务政策以稳健管理为主。“公司在内地的业务发展仍处于投资期，对营运资金的需求殷切，因此即使公司内地已落成的投资物业已能产生经常性现金流，在现阶段也不应作出进取的资本增值投资，而是做好现金管理工作，让资金能随时投放至其他在建项目的发展中。”他补充说明，集团亦会时刻留意市场及政策的变化，迅速作出调整，以减低集团的财务风险。

发展投资性物业业务有赖低融资成本

近年内地的房地产市道发展蓬勃，内资房地产企业增长迅速，并在销售物业市场上占有不少优势，市场竞争非常激烈。然而，集团充分利用既有优势，在高端住宅物业和综合商业项目等领域取得佳绩，并在市场上建立了优质品牌。然而发展大型综合项目的回本周期长，资金需求庞大，需要在财务管理及融资成本上有更详细的测算和控制方法。“事实上，若果融资成本过高，即使物业落成后的租金表现符合市场预期，该项目也不一定能产生理想的收益和现金流。”凭借审慎财务政策，加之在中港两地已建立的优良商誉，集团与内地的中、外资银行皆保持良好合作关系，令集团得以理想的条件进行融资。

除通过银行借贷外，近期国内也开始鼓励企业发行债券融资。龙甫钧坦言，尽管内地债券市场增长迅速，但政策依然存在众多不确定性，所以现阶段集团的融资渠道仍然以银行贷款为主。“监管机构近年积极推动债券市场发展，但港资企业在内地发债仍处于起步阶段。然而，集团已做了不少研究工作，为将来利用多元化的融资渠道打好基础。”

龙甫钧经常往返内地工作，并不时与当地银行和金融机构接触。他坦言内地债权人对企业实力的判断标准与我们的标准很不一样，一般的国内机构会较重视企业的资产和销售规模，而非从资产品质、财务状况和企业管治等多方面

“ Mainland creditors define corporate creditworthiness differently, so my work is getting external parties to appreciate the Group's healthy finances and credit quality.

两地衡量企业信用的标准不同，我的工作便是要让内地市场认识集团的稳健财务状况和企业信誉价值。

”



Friedrich and colleagues on executive training at Harvard
龙甫钧与同事赴哈佛大学修读行政人员课程



综合评估。“由于两地衡量企业信用的标准有所不同，我其中一项工作，便是要宣传集团的企业财务政策，让内地市场认识我们的稳健财务状况和企业信誉价值。”

曾在上海生活和工作逾十年的龙甫钧，表示上海的市场环境跟香港较为接近，而集团在上海的发展也较为成熟。至于内地其他省份或地区，市场环境各有差异：“例如北京为首都城市，无论国企还是民企都积极在当地寻找投资机会，所以竞争十分激烈；至于深圳，非本地企业的进入门槛颇高，进入其市场有一定难度。”他直言内地幅员广阔，地区差异大，面临的挑战亦有不同。龙甫钧更认为，港资企业在内地发展，必须认清自身的优势，才能把握国内庞大的市场发展机遇。

建立团队 诠释合作精神

每个资深管理人员都有一套管理哲学，龙甫钧也不例外，他认为要建立一支成功的团队，关键在于“知人善用”这四个字。他笑言在中港生活多年，觉得两地的年轻人确实有不同的特质。他指出，香港的同事较为专业和重视规则，而内地的同事比较有创意和执行力较强，但有时会忽略一些规条。“他们各有优点和缺点，管理的关键就是松紧适宜，因为工作上太多掣肘，只会磨蚀他们对工作的积极性。”龙甫钧笑言，做管理层不要期望可以改变下属的思维，相反应该要创造一个能帮助同事发挥的工作环境：“我们不一定可以改变人的性格，却可以改变团队成员的组合、或利用某些制约条件和绩效评估方法等，提

升他们工作的主动性。另外，与同事沟通亦十分重要，当大家也清楚知道各成员的想法和要求，自然更易于配合，令工作更畅顺。”

对于团队精神，龙甫钧亦有一番见解，“合作中的‘合’字，顶部就像一个中式建筑的屋顶（或‘倒V’型）走势，左右两极代表两个合作者的起始点，双方合作办事便需要互相配合并愿意往对方的方向靠拢，才能到达中间的最高点，令合作取得最好效果。然而，若其中一方太强势，便会逼使另外一方过分迁就才能勉强完成工作，合作的绩效水平便会大打折扣，移至顶部两旁较低的位置，因为合作的成果，往往并不是合作双方工作绩效的平均数，而是由相对

弱势一方的绩效所决定。故合作双方强弱差异愈少，愿意互相迁就和妥协的机会成本便愈低，这才是合作精神的根本。”

“跑”出思考框框

日常的工作经常与金钱和数字挂勾，龙甫钧笑言公余时喜欢跑步，出差时更必定带一双跑鞋。可能是因为平日工作太绷紧，跑步令脑袋可以稍稍放松。“我喜欢缓步跑，最理想是日间在路上跑，集中注视不同景物的变化，给视觉神经带来新鲜刺激，思维状态便会发生质的变化。我在工作上碰到的难题，有超过一半的解决方法，是在跑步时间突然想出来的。”



An outdoor run gives Friedrich the ideal time to think
龙甫钧认为在户外跑步是思考问题的黄金时间



Property handover teams run checklists on every unit three times
交房小组详细检查每个单元的大小项目达三次

Heartfelt dedication to quality developments earns deep customer trust

用心建造优质物业 品牌深受顾客信赖

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Putting the Building Homes with Heart belief into practice, the Group builds premium projects which earn customer recognition. The Group's developments are known for top notch materials, fine detail and final inspections by professional property handover teams. Buyers can move in these worry-free units soon after taking possession. The Group also provides caring after-sale service including a three-year guarantee. Just in case any defects are found after moving in, they can still be remedied free of charge. The warranty shows the Group's commitment to quality.

Check, check, check

Inter-departmental property handover teams ensure that projects are in top condition when buyers take possession. The teams have experts from construction, project monitoring, sales, corporate communications and property management to formulate stringent handover standards for quality and unit fixtures, and follow up the handover and repairs with buyers.

The teams start inspections six months before a project is handed over. About 120 items in every unit, including wooden doors, basins, electrical appliances, kitchen cabinets, toilets and marble, are checked three times to ensure they are perfect. Any defects found when customer takes possession are fixed immediately and then checked by different departments. Most items are fixed within two weeks so buyers can move in as soon as possible.

Professional, systematic quality assurance

The Group gains a competitive edge from vertical integration in the development process – with in-house experts looking after every stage of a project from land acquisition, project planning, project management, material sourcing and construction through to sales and marketing and property management. There is also a strict check point system to ensure each construction job is finished to the required standard before the next contractor takes over, to achieve high standards all round.

The independent Project Monitoring department sees to the overall quality. It checks building material standards, workers quality and interior and exterior components. For instance, building material

inspections are based on specific characteristics of the materials using technical tools at times to enhance efficacy. Staff also visit suppliers' factories and closely monitor the production of individual parts to ensure quality.

Three-year guarantee

The Group backs up its premium developments with professional, caring after-sale service. A one-year guarantee on new flats was introduced in 1996, making the Group the first Hong Kong developer to do so. This was extended to two years in 2007 and with the SHKP Quality Campaign in late 2013 extended to three years for new flats in Hong Kong. This is longer than any other developer and promises greater protection to buyers.



Property handover teams ensure projects are in the best condition when buyers take possession
交房小组确保物业以最佳状态交到业主手上

集团秉持“以心建家”的理念，用心发展优质物业，品牌深受顾客信赖。“新地项目”用料优质，手工精细，更由专业交房小组检验，让业主免除后顾之忧，可尽快迁入新居。集团亦提供贴心售后服务，包括长达三年的维修保证，即使业主入住后才发现问题，集团亦会提供维修，足见集团对优质物业的坚持和承担。

检查、检查、检查

为确保物业以最佳状态交到业主手上，集团特设跨部门交房小组，集合建筑、工程监察、业务、公司传讯及物业管理等多个部门专员，负责为施工品质及单元内所有设备制订严谨的交楼标准，并且与业主跟进交楼及维修工作。

在物业交楼前六个月，交房小组开始详细检查每个单元三次，检验120多个

大小项目，包括木门、锌盆、电器、橱柜、座厕及云石等，确保交房品质尽善尽美。业主在验收时，如果发现有问题，交房小组会马上维修，再交接至多个部门联合检验，确保维修妥善。一般项目会于两星期内完成，以便业主可以尽快入住。

专业、系统化品质监察

集团拥有“一条龙”垂直化管理模式的优势，从土地收购、项目规划、项目管理、物料采购、工程建设、市场营销直到物业管理都由集团的专业团队负责。在建筑过程中，各工序更奉行“一行交一行”的制度，确保工作水平符合既定标准才交接至下一环节，务求每个建筑细节都达到优质品质。

此外，集团设有工程监察部，以独立运作的形式，全面监察项目质量，由建筑

物料规格、建筑工人的施工水平，乃至物业内外不同部分都列入检验清单。以建筑材料为例，部门会根据不同材料的特性，制订系统化的检验方法，有需要时更采用科技仪器提升测试效果。部门甚至会派工作人员到供应商厂房，严密监控个别组件的生产过程，确保物料品质上乘。

三年维修保证

集团不但为业主提供优质物业，更有专业细心的售后服务，让置业人士加倍安心。于1996年，集团开创业界先河，为物业买家提供一年维修保质期，成为全香港首个提供此项保证的地产发展商；2007年，将维修保质期延长至两年。2013年底，集团推出“新·系·品质”计划，为所有在香港新出售的住宅物业提供长达三年的维修保证，年限较其他地产发展商更长，为业主带来更大保障。

The Group launched an all-round promotional campaign on property quality this year including TV interviews with three experts from its property handover teams. There were five episodes covering what the Group does at pre-handover checks and what owners should look for when they take possession of the property, reinforcing the Group's commitment to quality.

今年，集团全方位推行物业品质宣传。近期，三位交房小组验楼员获邀在电视节目中介实际验楼过程。在五集节目内，他们更分享各项验楼贴士，令观众认识到集团对优质物业的坚持。





Financial Secretary John Tsang (middle), Secretary for Commerce and Economic Development Gregory So (second left), Hong Kong Tourism Board Chairman Peter Lam (third left), Commissioner for Tourism Cathy Chu (second right), Group Deputy Managing Director Victor Lui (third right) and other officiating guests at the opening ceremony for the Sun Hung Kai Properties Hong Kong Cyclothon 财政司司长曾俊华(中)、联同商务及经济发展局局长苏锦梁(左二)、旅发局主席林建岳(左三)、旅游事务专员朱曼铃(右二)、集团副董事总经理雷霆(右三)及其他主礼嘉宾出席“新鸿基地产香港单车节”启动仪式



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Promoting sport for charity with two mega annual events 通过两大年度体育活动推广运动行善

The Group stages and sponsors different sporting events encouraging people to exercise for healthy and sustainable living. The Shanghai stop of the SHKP Vertical Run for Charity and the Sun Hung Kai Properties Hong Kong Cyclothon concluded with success. Meanwhile, the SHKP Vertical Run for Charity – Race to Hong Kong ICC will be held in early December. Both events aim to benefit worthy charitable causes.

SHKP Vertical Run for Charity

The latest SHKP Vertical Run for Charity Shanghai stop Race to Shanghai IFC was a great success with 1,700 runners climbing the 1,460 stairs in Shanghai IFC Tower 2. The race was also the eighth stop on the 2016 Vertical World Circuit. The elite field will compete in the grand finale at the SHKP Vertical Run for Charity – Race to Hong Kong ICC on 4 December.

Sun Hung Kai Properties Hong Kong Cyclothon

The Group continues to be the title and charity sponsors of the Sun Hung Kai Properties Hong Kong Cyclothon, which is the biggest cycling event in the city with over 4,600 local and international riders this year. There were four races and five cycling activities: the International Criterium, Men's and Women's Open, Team

Time Trial, Challenge Ride, Community Ride, CEO Charity & Celebrity Rides, Kids & Youth Rides and Family Fun Ride. The routes were extended to cover three tunnels and three bridges for the first time, adding to the fun with scenic views and iconic structures along the way.

Additionally, the Group staged a Bike Challenge for Charity with HK\$50 donation for every kilometre participants clocked up.

All donations from Sun Hung Kai Properties Hong Kong Cyclothon and Bike Challenge for Charity will benefit J Life Foundation, The Boys' & Girls' Clubs Association of Hong Kong, The Hong Kong Federation of Youth Groups and The Community Chest for development of programmes to support local children and youth.



Group Executive Director Adam Kwok (fifth right) and representatives of the beneficiaries of Bike Challenge for Charity 集团执行董事郭基輝(右五)与“六人二轆同行善”活动的受惠机构代表合照



Some 1,700 vertical run enthusiasts in this year's Race to Shanghai IFC 今年共有1,700名垂直跑爱好者参与“勇闯上海IFC”



Group Deputy Managing Director Mike Wong (front, right standing) and Executive Director Christopher Kwok (front, left standing) in the Sun Hung Kai Properties Hong Kong Cyclothon with staff and their relatives
集团副董事总经理黄植荣（前排站立右）及执行董事郭基泓（前排站立左）连同同事及家属参与“新鸿基地产香港单车节”

集团致力推广健康及可持续的生活模式，通过主办及赞助不同类型体育项目，鼓励市民多参加运动。“新地公益垂直跑”上海赛站及“新鸿基地产香港单车节”已于此前结束，而“新地公益垂直跑—勇闯香港ICC”将于12月初举行。两项赛事均结合“体育”及“慈善”元素，别具意义。

新地公益垂直跑

由集团主办的“新地公益垂直跑”其上海赛站“勇闯上海ICC”反应热烈，今年共有1,700名垂直跑好手挑战上海国金中心二期的1,460级楼梯。比赛同时为2016垂直马拉松世界巡回赛的第八站。精英跑手将在12月4日举行的“新地公益垂直跑—勇闯香港ICC”中，竞逐世界冠军殊荣。

新鸿基地产香港单车节

由集团冠名及慈善赞助的“新鸿基地产香港单车节”为香港历来最大规模的单车活动，吸引了逾4,600名海外及本地单车爱好者参加。单车节共有四项比赛及五个活动，包括国际专业公路绕圈赛、男女子公路绕圈赛、队制计时赛、挑战组、悠游组、总裁及名人慈善单车游、儿童及少年单车乐以及家庭单车乐。今年路线延长并首度复盖“三隧三桥”，参加者享受迎风骑行之余，亦可欣赏沿途美景及多个标志性建筑。

另外，集团此前主办“六人二轱同行善”单车接力慈善赛。凡参加者在活动中完成的每一公里，集团将额外捐出50港元善款。

“新鸿基地产香港单车节”及“六人二轱同行善”活动所得善款将捐助启爱共融基金、香港小童群益会、香港青年协会及香港公益金，用于开拓和发展香港基层儿童及青少年服务。

Fifth year for SHKP Love Nature Campaign “新地齐心爱自然”计划推广环保五周年

The SHKP Love Nature Campaign run by Green Power with the Group's support is entering its fifth year. The campaign combines education with appreciation and outdoor exploration so children learn to love nature and pass the idea on to their families. A full range of initiatives have spread the green message to kindergarten and primary school students since 2011, including coastal and terrestrial clean-ups, school visits, eco-tours, drawing competitions and exhibitions, along with training workshops and materials for teachers. Nearly 30,000 students have learned to love nature through interesting campaign activities over the years.

由集团全力支持，绿色力量举办的“新地齐心爱自然”计划今年已迈入第五年。活动结合赏析、户外探索等不同元素，旨在培养学生爱护自然，鼓励他们与家人携手爱护环境。该计划自2011年以来，举办了不同活动，包括海岸及郊外清洁、校园探访、生态学习之旅、绘画比赛及展览等，将环保信息带到小学及幼儿园，并为教师提供培训及教材。五年来，共有近三万名学生通过该计划生动有趣的活动，认识爱护自然的重要性。



Dr Nature On-The-Go kindergarten visit for children
特别为幼童而设的“自然博士进校园”计划校园探访活动



Group Deputy Managing Director Mike Wong (second row, fifth left), former Director of Welfare, Secretary for Health and Welfare, writer and English teacher Elizabeth Wong Chien Chi-lien (second row, sixth right), Chairman of the Hong Kong Aided Primary School Heads Association Lai Tsz-man (second row, fifth right), Publisher & CEO of Master Insight Media Man Cheuk-fei (second row, fourth left) and 'A Letter to My Family' SHKP Book Review Competition winners 集团副董事总经理黄植荣(第二排, 左五)、前福利署署长及卫生福利司、作家及英语老师黄钱其濂太平绅士(第二排, 右六)、香港资助小学校长会主席赖子文校长(第二排, 右五)、以及灼见名家传媒社长及行政总裁文灼非(第二排, 左四)颁奖予“浓情·家书”新地阅读写作比赛得奖者

Popular SHKP Reading Club activities

新阅会活动多元化 深受欢迎

The SHKP Reading Club's 'A Letter to My Family' SHKP Book Review Competition proved very popular, drawing thousands of entries expressing feelings of family love. Other recent activities like talks and cultural tours also attracted interest from the public.

'A Letter to My Family' SHKP Book Review Competition

The 2016 'A Letter to My Family' SHKP Book Review Competition was a success with over 6,600 entries. The top entries were well written and touching. Many of the winners brought relatives or friends to share their success at the award presentation as the best in each category told their touching stories of gratitude to family. Most winning letters were to family members on topics like getting along with family, childhood memories, challenges and problems in life, career and future.

The biennial 'A Letter to My Family' SHKP Book Review Competition began in 2012 to bridge reading and writing by encouraging people, especially the young, to write letters strengthening relationships with family or friends.

Exploring the World of Creativity talks

The Reading Club and Joint Publishing (Hong Kong) staged a series of Exploring the World of Creativity talks with talented individuals sharing their experience and thoughts. Audiences appreciated the six inspiring talks with judges and past winners of Young Writer's Debut Competition delving into various aspects of the creative process like cross-

media creation, nurturing inspiration, satisfaction from creative work and sustaining creative expertise.

Read On, Move On series

The Reading Club's Read On, Move On programme encourages people to read and exercise more. Participants rode bikes and climbed stairs at locales featured in books to learn about the culture and history of Hong Kong. Another talk by a sports scientist and a psychologist on how exercise benefits children's growth advised parents about introducing children to reading and fitness.



Lawrence Pun (second left), Rainbow Leung (second right) and Brown White (first left) at the last Exploring the World of Creativity talk
 创作人潘国灵(左二)、李香兰(右二)及啡白(左一)在“开启创作世界”讲座系列中压轴出场



Sports scientist Dr Lobo Louie (left) and educational psychologist Dr Raymond Tang (centre) encourage parents to give children balanced lives

运动科学专家雷雄德博士(左)及教育心理学家邓瀚明博士(中)在亲子讲座中,鼓励家长为小朋友建立动静相宜的生活模式



Reading Club tour of special stairways in Central and Sheung Wan where participants soaked up the history and culture all around
 新阅会带领参加者游走中、上环各条街道,并随着楼梯拾级而上,感受浓厚的文化及历史氛围

新阅会举办的“浓情·家书”新地阅读写作比赛已圆满结束,活动吸引了数以千计的参加者凭书寄意,向身边的亲友诉说心里话及表达关怀。新阅会最近的一系列活动,包括讲座及文化导赏团,亦深受大众支持。

“浓情·家书”新地阅读写作比赛

2016“浓情·家书”新地阅读写作比赛反应热烈,共收到超过6,600份参赛作品,得奖作品文笔细腻,感情真挚。在颁奖礼上,不少得奖者与收信的家人或朋友一起出席,分享获奖的喜悦。各组别冠军得主更现场分享感受,亲述对家人的深厚情怀及谢意,令人感动。大部分得奖书信都是以身边至亲为对象,内容则围绕与家人相处、童年时光、生活问题及职业前景等。

两年一度的“浓情·家书”新地阅读写作比赛自2012年起举办,活动结合阅读及创作,鼓励参加者尤其是年轻人借着书信拉近与亲友的距离。

“开启创作世界”讲座系列

新阅会与香港三联书店联合举办“开启创作世界”讲座系列,邀请了多位优秀创作人出席,分享创作心得及感受,内容精彩,深受公众欢迎。讲座共有六场,每场都有“年轻作家创作比赛”评审及得奖者从多方面探讨有关创作的各种议题,包括多媒体的创作形式、灵感创意的由来及培养、创作路上的喜乐、创作作为事业的持续发展等。

“悦动·阅乐”系列

新阅会的“悦动·阅乐”系列,鼓励大众齐阅读、常运动。活动让参加者透过骑单车及登楼,走入书中场景,从动与静的对比中了解香港文化及历史。新阅会亦邀请了两位于运动及心理专家,为家长解说运动对儿童身心发展的重要,并且教授实用贴士,让家长协助孩子寓运动于学习,感受书本及运动的乐趣。

Spreading community care and festive spirit 关怀社群 节日送暖

The Building Homes with Heart Caring Initiative spread more warmth in the community for Mid-Autumn Festival. Group volunteers visited singleton elderly and senior couples at home and in elderly care centre in Sham Shui Po, Kowloon City and Mui Wo, distributing moon cakes and talking to seniors in the festive spirit.

The Group extended its support for The Community Chest Dress Casual Day this year with staff across the company helping with donations to dress casual for the occasion.

“以心建家送暖行动”继续关怀社区，不久前借着中秋佳节，举办了“中秋送暖传万家”活动。集团义工走访深水埗、九龙城及梅窝，为区内独居及双老长者以及护老中心的长者送上月饼，与他们闲话家常，分享节日喜悦。

另外，集团今年继续参与一年一度的“公益金便服日”，各部门同事以实际行动踊跃支持，为社会上有需要的人士带来更多协助。



Building Homes with Heart Caring Initiative volunteers cheer the elderly at Mid-Autumn Festival

“以心建家送暖行动”义工在中秋佳节为长者送上祝福



Staff dress casual for The Community Chest
同事开心参与“公益金便服日”

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SHKP-Kwoks' Foundation broadens young perspectives 新地郭氏基金协助青年人开拓视野

The SHKP-Kwoks' Foundation brought eight students to Hong Kong for the 2016 Asia Conference held by the Harvard Project for Asian and International Relations with The Chinese University of Hong Kong.

The event was Harvard's largest student conference in the region, bringing over 500 university students from more than 50 countries and cities together for discussions. Academics and business and political leaders spoke on economic, social, political, humanitarian and other important international issues in Asia to inspire exchange across cultures and territories from different perspectives. This was the first time that the eight students the Foundation sponsored had ever attended an international conference

of this scale. They were pleased to hear distinguished scholars and leaders including 2011 Nobel Peace Prize winner Tawakkol Karman offering their experience and insight, and to add their views to the discussion.

新地郭氏基金、哈佛亚洲暨国际关系计划及香港中文大学于不久前进行合作，安排八名新地郭氏基金受助生来港，参加2016年度哈佛亚洲暨国际关系计划亚洲会议。

会议是哈佛大学在区内举行的最大型学生会议，汇聚500多名来自50多个国家和城市的大学生，让他们通过学界、商界和政界领袖的演说，了解亚洲地区在经济、民生、政治、人道等范畴的重要国际议题，进行跨地域及多



SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fourth left), teachers and students after the sharing session
新地郭氏基金执行董事郭婉仪（前排左四）于分享会后与师生们合照留念

角度的文化互动和交流。与会的八名受助生都是首次出席大规模的国际会议，对于有机会听到2011年诺贝尔和平奖得主塔瓦库·卡曼等出色学者和领袖的分享和见解，以及有机会参与讨论和发表意见，感到眼界大开，获益良多。

Group announces full year results and new high in contracted sales

集团公布全年业绩 合约销售总额破纪录



Group Chairman & Managing Director Raymond Kwok (fourth right) with top management at the results announcement
集团主席兼董事总经理郭炳联(右四)联同管理团队公布年度业绩

The Group's underlying profit attributable to the company's shareholders for the year ended 30 June 2016, excluding the effect of fair value changes on investment properties, amounted to HK\$24,170 million. Underlying earnings per share were HK\$8.37. The directors have recommended the payment of a final dividend of HK\$2.80 per share, which together with the interim dividend of HK\$1.05 per share, the dividend for the full year will be HK\$3.85 per share, an increase of 14.9% from last year.

Property development

Revenue from property sales for the year under review as recorded in the financial statements, including revenue from joint-venture projects, amounted to HK\$43,356 million. Profit generated from property sales was HK\$11,701 million. The Group achieved record contracted sales of about HK\$40,700 million for the year in attributable terms. Contracted sales since July 2016 has reached about HK\$25,000 million.

Property investment

The Group's rental income grew steadily during the year. Gross rental income, including contributions from joint-venture projects, rose 7% year-on-year to HK\$21,036 million, and net rental income increased 7% year-on-year to HK\$16,481 million. This healthy performance was attributable to continuing positive rental reversions and contributions from new investment properties, both in Hong Kong and on the mainland.

Positive outlook

With a land bank sufficient for development needs of over five years, the Group will have more than 278,700 square metres (three million square feet) of residential gross floor area, mostly small- to medium-sized units, to be completed annually in Hong Kong over the next three financial years. It will continue offering new projects for sale when ready. The Group will additionally continue pursuing land acquisition opportunities in order to sustain its high volume of completion in the long term.

The Group will continue to bolster the competitiveness of its investment property portfolio. It will achieve this objective not only through implementing asset enhancement initiatives but also carrying out trade- and tenant-mix refinement to strengthen its premium brand. The Group's investment properties coming on stream will further strengthen its total rental income over the next one to two years.

集团公布截至2016年6月30日止年度，在撇除投资物业公平值变动的影响后，可拨归公司股东基础溢利为241.7亿港元；每股基础盈利为8.37港元。董事局议决派发末期股息每股2.8港元，连同中期股息每股1.05港元，全年每股派息3.85港元，较上年增加14.9%。

地产发展

连同合作项目的收益，回顾年内财务报表录得的物业销售收益为433.56亿港元，为集团带来117.01亿港元溢利。在年内，合约销售总额创下新高，按所占权益计算约达407亿港元；而自2016年7月至今，合约销售总额约达250亿港元。

投资物业

集团的租金收入在年内稳定增长，连同合作项目租金计算，总租金收入按年上升7%至210.36亿港元，净租金收入亦按年上升7%至164.81亿港元。租金收入表现稳健是由于香港和内地物业的续租租金持续上升，以及新投资物业带来的收益。

对前景充满信心

集团的土地储备足以应付五年以上的发展需要；而在未来三个财政年度，集团每年落成的香港住宅总楼面面积将超过278,700平方米（300万平方呎），以中小户型为主。一如以往，新项目会在准备就绪后开售。集团亦会继续物色购买土地的机会，长远保持物业落成量在高水平。

集团将继续提高投资物业组合的竞争力，除了提升物业资产品质外，亦会调整行业及租户组合以加强集团的优质品牌。在未来一、两年间，随着新投资物业落成，总租金收入将进一步加强。

SUNeVision reports 2015/16 full year results 新意网公布2015/16全年业绩

SUNeVision Holdings Ltd. achieved satisfactory performance for the financial year ended 30 June 2016, with a profit attributable to owners of the company of HK\$549 million. Underlying profit attributable to owners of the company (excluding the effect of fair value change on investment properties) was HK\$510 million; a year-on-year growth of 3%. Revenue for the year was HK\$999 million; an improvement of 9% over the previous financial year largely arising from its data centre operations. Gross profit for the year rose to HK\$638.4 million, with gross margin at 64%. Profit from operations for the year was HK\$608.5 million.

Subsidiary iAdvantage continued working on a number of major expansion and enhancement projects during the year to maintain its position as a major carrier-neutral data centre service operator in Hong Kong. Construction of the new MEGA Plus flagship facility in Tseung Kwan O is moving into the final stage and solidly on track for completion in 2017. It will be the only data centre in Tseung Kwan O built on dedicated land, and facing no subletting restrictions. The transformation of the entire MEGA Two facility in Sha Tin into a dedicated data centre building is moving to the final stage. Upgrade plans and capacity expansion in the current flagship MEGA facility began during the year. Investments were also made to further enhance direct fibre connectivity between data centre sites.

新意网集团有限公司在截至2016年6月30日止的年度表现理想，公司股东应占溢利为5.49亿港元；撇除投资物业公平值变动的影响，公司股东应占基础溢利为5.1亿港元，按年增加3%。主要受惠于旗下数据中心业务的增长，年内收益为9.99亿港元，较上个财政年度上升9%。年内毛利上升至6.384亿港元，毛利率为64%。本财政年度营运溢利增加至6.085亿港元。

新意网旗下互联优势在年内继续进行多个主要扩展及提升项目，以巩固其作为香港中立数据中心服务主要运营者的市场地位。将军澳全新旗舰设施MEGA Plus的兴建工程已进入最后阶段，将如期于2017年落成。该项目设于将军澳地区唯一的数据中心专属用地，且不受分租限制。改造整幢沙田MEGA Two为专用数据中心的项目正进入最后阶段；旗舰数据中心MEGA的升级及扩大容量计划于年内展开。此外，互联优势亦继续强化各数据中心之间直接的光纤网络连接。

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SmarTone delivers 2015/16 annual results 数码通公布2015/16全年业绩



SmarTone Telecommunications Holdings Limited announced its results for the year ended 30 June 2016. Total revenue for the year was HK\$18,356 million. Service revenue decreased 2% over the previous year, driven largely by the customers' continued migration from handset-bundled plans to SIM-only plans, as well as declines in roaming and prepaid

revenue. Nevertheless, service revenue net of handset subsidy amortization remained steady at HK\$4,795 million as the underlying local postpaid business continued to grow. Service EBIT increased 18% to HK\$1,014 million, reflecting a 4% improvement in the operating margin of the core service business. Net profit was HK\$797 million. Hong Kong customer number increased marginally from 1.96 million to 1.97 million in the year under review.

SmarTone continues to invest in spectrum, technology and know-how. To enhance network capacity and user experience, the Company will continue its implementation of multi-band carrier aggregation as well as other LTE-Advanced Pro features and has a roadmap for rolling out key pre-5G technologies. Importantly, SmarTone has engaged its equipment vendor on a five-year evolution plan to uplift capacity by multiple times and to bring superior connectivity with a faster, more consistent experience to its customers. Additionally, a number

of products and services were unveiled during the year to encouraging responses. SmarTone will continue to innovate on customer experiences, products and service to deliver outstanding customer care.

数码通电讯集团有限公司公布截至2016年6月30日止年度的业绩。年内，总收入为183.56亿港元。服务收入较去年减少2%，主要由于客户从手机月费计划转用SIM-only月费计划的情况持续，以及漫游及预付收入下跌。尽管如此，由于相关本地月费计划业务持续增长，经扣除手机补贴摊销后的服务收入保持平稳，维持于47.95亿港元。服务相关EBIT增加18%至10.14亿港元，反映核心服务业务的利润率上升4%；净溢利为7.97亿港元。年内，香港客户人数由196万略增至197万。

数码通继续投资于频谱、技术与专业知识。为提升网络容量及客户体验，公司将继续采用多频载波聚合技术，以及其他LTE-Advanced Pro功能，而且已就推出主要准5G技术制定时间表。更重要的是，数码通已与设备供应商制定为期五年的发展计划，增加网络容量，致力为客户提供更快、更一致的超卓网络体验。另外，数码通于年内推出了多项新产品及服务，市场反应理想，未来亦会继续提供与别不同的体验及创新的产品和服务，以满足客户需要。

ICC Light and Music Show presents *Imaginary Journey* “ICC声光耀维港” 上演梦幻之旅

The ICC Light and Music Show is running the latest episode: *Imaginary Journey*. The story on the facades of ICC features a little girl's journey in the ocean and through the sky, offering viewers a delightful night of love. There will also be Christmas animations and New Year countdown in late December for locals and visitors to celebrate the festive season.

The ICC Light and Music Show plays twice everyday at 7:45pm and 9:00pm. Spectators can view it from the P3 and P4 public terraces of IFC Mall in Central. They can also download its smartphone app to get the soundtrack while watching the show along the Victoria Harbour waterfront.

“ICC声光耀维港” 现正上演最新一季灯光汇演：梦幻之旅。在ICC幕墙上，观众可与故事中的小女孩一起探索海洋世界，漫游天际，度过一个奇妙且充满爱的晚上。另外，“ICC声光耀维港” 将于12月下旬带来圣诞灯光动画及除夕倒数环节，与市民及游客普天同庆，开心迎接佳节。

“ICC声光耀维港” 每晚演出两场，分别于7时45分及9时正上演，游人可于中环国际金融中心商场三楼及四楼公众露天平台欣赏，亦可下载同名的智能手机应用程序，于维港沿岸声光同步观赏。



More praise for property management energy-saving efforts 物业管理团队再获环保节能嘉许

The Group's property management teams make strong efforts on energy saving with recognitions received over the years. Most recently, Kai Shing, Mikiki and Valais beat some 6,000 competitors to win CLP GREEN PLUS Awards.

Kai Shing has introduced energy saving measures with many major awards won under the programme. The latest was a 5th Anniversary Special Award – Sustainable Energy Saving. The company adopts green ideas in planning, design and daily operations, and supports green purchasing through an eco-friendly supply chain. The team is keen on trying new energy-saving measures such as modifying installations and machinery for greater efficiency. A top down green culture helps drive its achievements.

Mikiki mall won a silver Energy Saving Inspector Award for green innovation initiated by its staff. The team noticed the hot and stuffy atmosphere in the car park and started to think of green ways to tackle it. They recycled condensate water from the mall's air-conditioning system to provide cooling to the car park.

Valais in Sheung Shui took silver in the Property Management – Residential sector with green operations and promoting energy saving to residents. The team installed solar panels on the clubhouse roof and flowerbeds to generate electricity with a battery system for lighting. It also encouraged residents to live green with activities like rooftop farming workshops, recycling food waste into fertilizer and giving residents free energy-saving lights.

集团的物业管理团队致力参与环保节能工作，表现优秀，屡获业界嘉许。不久前，启胜、Mikiki及天峦在中电举办的“环保节能机构”嘉许计划中，在超过6,000份申请中胜出。

启胜积极引入节能措施，多年来在该嘉许计划中获得多个大奖，现在更获颁“五周年特别大奖—持续节能大奖”。启胜不但将环保理念应用于规划、设计及日常管理上，更重视绿色采购，鼓励绿色供应链。团队勇于尝试创新节能措施，甚至会改良硬件机组以提升能源效益，从上而下带动公司的环保节能文化。

Mikiki商场凭借员工主动提出节能建议，在“节能星探大奖”组别获银奖。团队留意到停车场温度较高，令人感到闷热，经多番研究后，发挥创意，透过收集商场冷气系统的冷凝水，再配合通风系统，自制成冷风装置，在节能原则下，成功为停车场降温。

位于上水的天峦将环保理念应用于管理服务，积极向住户推广节能讯息，在“物业管理—住宅”组别获银奖。团队于会所天台及花园安装太阳能光伏板及储电系统来提供照明；亦鼓励住户投入绿色生活，举办天台自耕种植工作坊、厨余回收再造肥料等各种活动，更免费为住户更换节能照明系统。



Innovation won Mikiki a silver Energy Saving Inspector Award
Mikiki团队发挥环保创意，获“节能星探大奖”组别银奖



The Valais team with silver in the Property Management – Residential sector for adopting green ideas in operations and conveying green messages to residents
天峦团队将环保理念应用于日常管理，并积极向住户推广节能讯息，获“物业管理—住宅”组别银奖

The Group named a Top 10 Company 集团荣登十大最受欢迎雇主



SHKP Group Undergraduate Scholarships provide financial assistance to children of staff for pursuing full-time undergraduate degrees
集团特设“新地集团员工子女本科奖学金”，资助基层员工子女修读大学全日制学士学位课程

Job seekers named the Group a Top 10 Company in a jobsDB survey, citing its esteemed reputation, good career prospects and attractive staff benefits. Nearly 44,000 people across Asia responded to the survey.

The Group has high regard for talent and provides a friendly work environment to foster long-term relationships with employees. The Group supplements its competitive salaries and benefits with caring touches like setting aside comfortable spaces for new mothers to express breast milk and providing scholarships or overseas exchange opportunities for children of staff with financial needs. The Group

creates a healthy, friendly work environment by sponsoring staff to take part in the SHKP Vertical Run for Charity, Sun Hung Kai Properties Hong Kong Cyclothon and other charity sporting events. Apart from putting up interest classes and workshops to maintain staff well-being, the Group encourages learning and development by providing a library and abundant online learning resources to staff. Other initiatives include professional development courses and the inter-disciplinary SHKP Quality Academy with experts in different fields inspiring broader thinking and new perspectives to develop talent.

集团于jobsDB举办的《2016年十大企业调查报告》中，凭借超卓的企业声誉、良好的就业前景及优越的整体员工待遇，荣膺最受求职者欢迎的十大企业之一。调查范围遍及亚洲多个地区，有近44,000人参与。

集团重视人才，致力为员工创造理想的工作环境，与他们建立长远关系。集团除提供具竞争力的薪酬和福利之外，更贴心关怀员工，例如为有需要喂哺母乳的员工提供“友善空间”；资助有经济需要的员工子女升读大学或到海外交流。此外，集团为员工打造健康和友善的工作环境，包括资助他们参与“新地公益垂直跑”及“新鸿基地产香港单车节”等慈善体育活动。除了安排不同种类的兴趣班及工作坊，让员工舒展身心之外，集团亦提供图书室及多类型网上学习资源，鼓励员工不断学习及发展，其他培训支持包括开设专业范畴的相关课程，以及建立“新地优质学堂”，邀请不同领域的专才分享知识，扩阔员工的思维和视野。

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Hong Yip and Kai Shing receive accolades in Quality Property & Facility Management Award 康业及启胜获颁“优质物业设施管理大奖”多个殊荣

Group developments offer comfortable, safe living and working environments with premium management that is recognized by the industry. In the biennial Quality Property & Facility Management Award jointly organized by the Hong Kong Association of Property Management Companies and the Hong Kong Institute of Surveyors, 11 Group developments received awards and two of which were Grand Awards. The honours are further tribute to the comprehensive, professional service by Hong Yip and Kai Shing.

The Latitude and The Leighton Hill clinched Grand Awards under the medium-scale residential property management category. Excellence Awards went to residential projects Aria, i·UniQ Residence and Valais, and shopping malls APM and WTC More plus the Metroplaza offices. Grand Century Place, MOKO and New Town Tower received Certificates of Merit.

集团的发展项目管理完善，为客户带来舒适安全的居住及工作环境，深受业界认同。在香港物业管理公司协会及香港测量师学会联合主办，两年一度的“优质物业设施管理大奖”中，集团共有11个项目获奖，当中包括两个大奖，再次证明康业及启胜服务专业全面，表现出色。



Kai Shing receives honours in the Quality Property & Facility Management Award for professional service
启胜团队服务专业，在“优质物业设施管理大奖”中获取佳绩

誉·港湾及礼顿山在中型住宅物业管理组别获颁大奖。住宅项目峻弦、誉都及天峦，购物中心APM及WTC More以及商业大厦新都会广场获卓越奖。新世纪广场办公大楼、新世纪广场及新城市商业大厦则获发优异奖状。

齐享阅读乐趣 投入喜「阅」之旅

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“新阅会”是由新鸿基地产推出的面向所有喜爱阅读人士的文化平台，汇集新地推动阅读至今积累的相关资源，致力于进一步推广阅读文化，通过一系列丰富的文化活动，培养大众轻松愉悦的阅读习惯。

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