



This photograph was taken at the Development on 29 June 2016. It has been processed with computerized imaging techniques and is for reference only.
以上圖片於2016年6月29日於發展項目現場實景拍攝，並經電腦修飾處理，僅供參考。

Construction of Ultima in Ho Man Tin is completed with premium quality 何文田天鑄落成 彰顯超卓質素

14

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.

集團旗下坐落何文田的大型住宅發展項目天鑄已於最近落成及陸續交樓。發展項目與集團其他新落成物業一樣，享有三年維修保證，充分彰顯集團對優質品牌的信心。

橫排式豪宅氣派

集團發揮累積多年的優質項目發展經驗，於天鑄呈現獨一無二的建築美學，使發展項目每個細節均成就極致水準。天鑄採用橫排式設計，外牆採用玻璃幕牆、石材以及鋁合金結構，外型高貴時尚。為突顯天鑄的非凡氣派，發展項目將「90度圓角」美學融入每一細節，細

緻的圓角建築風格極考功夫。屋苑平台近60條大支柱的四角採用實心「巴西金Oro Brazil」花崗石而建，以精巧方式切割做出90度圓角的流線效果，匠心獨運，比一般做法建築費貴30%至40%。同一美學風格亦見於住宅單位及會所各處，精心塑造和諧統一的華麗格調。

天鑄整個項目由七座住宅大樓及七幢獨立屋組成，合共提供527伙住宅單位。住宅大樓的住宅單位間隔包括兩房至四房及特色單位，包括花園複式、平台特色單位、高層複式及頂層複式，迎合不同家庭及買家的居住需要，為住客提供愜意舒適的生活。

鑽級禮賓服務貼心周到®

天鑄由集團旗下超卓管理服務有限公司負責物業管理，提供星級家居打理等鑽級禮賓服務，讓住戶體驗頂級優越的尊尚禮待®。同時，超卓亦引入智能手機應用程式「Live e-as-y」，讓住戶能即時訂餐，以及查閱和預約會所設施等，程式更附有追蹤喜好功能，讓物管團隊充分了解住戶的各種用餐習慣，提供稱心滿意的服務。

* 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

發展項目期數名稱：天鑄發展項目（「發展項目」）的第一期（「第一期」）

（第一期中住宅發展項目的第六、七及八座及第一至八號獨立屋（不設四號獨立屋）稱為「天鑄」）

區域：何文田 本發展項目第一期的街道名稱及門牌號數：佛光街23號

賣方就本發展項目第一期指定的互聯網網站的網址：www.ultima.com.hk/p1

本廣告 / 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及 / 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

發展項目期數名稱：天鑄發展項目（「發展項目」）的第二期（「第二期」）

（第二期中住宅發展項目的第一、二、三及五座（不設第四座）稱為「天鑄」）

區域：何文田 本發展項目第二期的街道名稱及門牌號數：佛光街23號

賣方就本發展項目第二期指定的互聯網網站的網址：www.ultima.com.hk/p2

本廣告 / 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及 / 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：實業有限公司 賣方之控股公司：Inkatha Investments Limited、Kingbond Holdings Ltd、新鴻基地產發展有限公司 本發展項目第一期及第二期的認可人士：賴志良 本發展項目第一期及第二期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：亞設貝佳國際有限公司 本發展項目第一期及第二期的承建商：駿輝建築有限公司 就本發展項目第一期及第二期中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行、孖士打律師行、高偉紳律師行 已為本發展項目第一期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（有關承諾書已經取消） 已為本發展項目第二期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司 已為本發展項目第一期及第二期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited 賣方建議準買方參閱有關售樓說明書，以了解本發展項目第一期及第二期的資料。 本廣告由賣方發布或在賣方的同意下發布。 印刷日期：2016年11月18日