

Grand YOHO Development Phase 2 Grand YOHO in Yuen Long on the market

元朗Grand YOHO Development第二期Grand YOHO銷售中

The Group is building its Grand YOHO Development by phases in Yuen Long. Phase 1 saw a success with nearly 98% of all units sold, while Phase 2 went on the market in mid January. Over 97% of the Phase 2 units released had been sold by 28 February.

Heart of YOHO metropolis¹

Grand YOHO Development and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO Mall will form the YOHO metropolis offering complete transport and lifestyle facilities. Among them, Grand YOHO Development at the heart connects the whole YOHO series.

Grand YOHO Development will have nine residential blocks offering about 2,500 residential units in three phases. Phase 2 will have three residential blocks with 826 residential units in practical layouts. Around 80% of the typical units will have two or three bedrooms, but one- and four-bedroom flats

will also be available. Saleable areas of typical units will range from 413 to 1,188 square feet. Special upper-floor units and duplexes will appeal to different buyers.

Premium homes with easy transport and full lifestyle facilities

The Grand YOHO Development private clubhouse² will be the largest in the YOHO series with over 170,000 square feet of indoor area and outdoor landscaped gardens containing some 50 facilities and extensive outdoor leisure space.

A prime location means the development will be linked directly to West Rail Yuen Long

Station³, and residents will have elevator access to a podium transport interchange with different buses and cross-border buses⁴ planned for convenient connections to Hong Kong Island, Kowloon and the New Territories, plus mainland.

The development will be connected to the 1.1-million-square-foot YOHO Mall¹ with individual lift lobbies and covered walkways so residents can avail themselves of international restaurants, the latest fashions, Hong Kong's largest IMAX cinema, lifestyle superstores, an outdoor dining promenade and outdoor green space to enjoy a sophisticated lifestyle.

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集團現正在元朗分期發展Grand YOHO Development，繼第一期售出全數單位近98%，第二期剛於一月中推出市場。截至2月28日，已售出第二期所有已推售單位逾97%。

YOHO都會圈¹核心

Grand YOHO Development與鄰近的YOHO Town、YOHO Midtown、新元朗中心及/或形點商場形成交通方便兼配套完善的YOHO都會圈，而該項目更位處關鍵位置，連繫整個YOHO系列的發展範圍。

Grand YOHO Development共分三期發展，由九座住宅大樓組成，共提供約2,500個住宅單位。第二期由三座住宅大樓組成，共提供826個住宅單位，間隔實用，以兩房及三房為主，兩者合共佔所有分層單位約八成，另設有一房及四房單位可供選擇。標準單位實用面積由413至1,188平方呎，另設有頂層特色單位及複式單位，以配合不同買家的需要。

居住環境優越 交通、配套完善

Grand YOHO Development的私人會所²屬於YOHO系列中面積最大，會所連戶外園林面積逾170,000平方呎，提供約50項多元化設施，戶外休憩空間廣闊，動靜皆宜。

發展項目位處優越地段，連接毗鄰西鐵綫元朗站³。住客亦可乘搭穿梭電梯，直達位於基座的交通總匯，預計將有多條巴士及跨境巴士路線⁴提供，方便住客前往港九新界各區及內地。

發展項目與佔地約110萬平方呎的大型商場形點¹相連，住客可透過獨立電梯大堂或行人天橋前往。商場雲集環球美食、潮流時裝、全港最大IMAX電影院及生活百貨等，並設有戶外餐飲長廊及戶外綠化空間，為住客帶來都會生活。

¹ YOHO Metropolis shown or referred to herein or its related areas includes and means Grand YOHO Development, and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO MALL形點 (YOHO MALL形點 means YOHO MALL I形點 of YOHO Midtown, YOHO MALL II形點 of Sun Yuen Long Centre and YOHO MALL I Extension形點) (伸延部份 of Grand YOHO in Phase 1 of the Grand YOHO Development), which are not entirely located within the Development.

² The facilities and completion date of the clubhouse and/or recreational facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Phase of the Development. Further, some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparations for such use. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by the relevant Government departments or additional payment.

³ Connection point to the MTR and related facilities may not be immediately available for use upon the date of occupation of the residential properties of the Phase of the Development.

⁴ The cross border 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 本文中展示或提及的YOHO都會圈或其相關範圍包含及乃指Grand YOHO Development，及鄰近建築 YOHO Town、YOHO Midtown、新元朗中心及/或YOHO MALL形點 (YOHO MALL 形點即 YOHO Midtown 之 YOHO MALL I 形點、新元朗中心之YOHO MALL II形點及Grand YOHO Development 第一期Grand YOHO 之YOHO MALL I EXTENSION形點(伸延部分))，並非全部位於發展項目範圍內。

² 會所及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所/康樂設施於本發展項目期數住宅物業入伙時未必能即時啓用。再者，部份會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部份設施及/或服務的使用或操作可能受制於有關部門發出之同意書或許可證或需額外付款。

³ 港鐵接駁點及出入設施於本發展項目期數住宅物業入伙時未必能即時使用。

⁴ 跨境巴士服務由第三者提供，服務條件及條款、收費、營運時間及服務期限由第三者決定。

Name of the Phase of the Development: Phase 2 ("the Phase") of Grand YOHO Development ("the Development") (Towers 3, 5 and 8 (Tower 4 is omitted and Towers 1, 2, 6, 7, 9 and 10 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/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: City Success Limited

Holding companies of the vendor: Sunrise Holdings Inc., Ximston Finance S.A., 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 (to be provided before commencement of sales)

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: 30th June, 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: 3 March, 2017

發展項目期數名稱：Grand YOHO Development (「發展項目」) 的第二期 (「期數」) (期數中住宅發展項目的第三、五及八座 (不設第四座，及第一、二、六、七、九及十座不在本期數) 稱為「Grand YOHO」)

區域：元朗

本發展項目期數的街道名稱及門牌號數：朗日路9號

賣方就本發展項目期數指定的互聯網網站的網址：www.grandyoho.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：兆盛有限公司

賣方之控股公司：Sunrise Holdings Inc., Ximston Finance S.A.、新鴻基地產發展有限公司

本發展項目期數的認可人士：吳梓坤

本發展項目期數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：新鴻基建築設計有限公司

本發展項目期數的承建商：新輝城建工程有限公司

就本發展項目期數中的住宅物業的出售而代表擁有人行事的律師事務所：徐嘉慎律師事務所、孖士打律師行、王潘律師行

已為本發展項目期數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 (於開售前提供)

已為本發展項目期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
盡賣方所知，由本發展項目期數的認可人士提供的本發展項目期數之預計關鍵日期：2017年6月30日 (「關鍵日期」指批地文件的條件就本發展項目期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

賣方建議準買方參閱有關售樓說明書，以了解本發展項目期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期：2017年3月3日