



The Group boosts its retail portfolio and adds vitality to neighbourhoods

The Group plans new developments to fit with projects already in the area, enhancing the overall potential and adding vitality to neighbourhoods. YOHO MALL in Yuen Long and the PopWalk series in Tseung Kwan O offer shopping and leisure convenience to the residents living above them and create synergy with other local Group developments to spur neighbourhood growth. The YOHO MALL I Extension and PopWalk 2 and PopWalk 3 will open soon with different positioning and features appealing to consumers and reinforcing the Group's retail portfolio.

YOHO MALL I Extension in Yuen Long opening this summer

YOHO MALL in Yuen Long has seen satisfactory performance with traffic and sales at YOHO MALL I and YOHO MALL II rising since they opened in 2015. The opening of the YOHO MALL I Extension this summer will make it the largest retail hub in the New Territories north and west.

Flagship mall in north and west New Territories

YOHO MALL is the aggregated retail space in the Group's YOHO developments linked by footbridges. Sun Hung Kai Real Estate Agency Limited General Manager (Leasing) Henry Lam said: "YOHO MALL now includes Sun Yuen Long Centre and the retail podiums of YOHO Midtown and Grand YOHO, but the brand cluster will expand in future when the retail podium of West Rail Yuen Long Station development is done and nearby Transport Plaza gets an enhancement of facilities and tenant mix. That will take the gross YOHO MALL floor area to about 1.1 million square feet spanning five retail podiums linked by footbridges to

draw consumers from the north and west New Territories, similar to New Town Plaza in Sha Tin. The two megamalls will form a 'consumer gateway' from the New Territories east to west."

The YOHO MALL I Extension opening this summer will have more than 100 retail stores occupying over some 500,000 square feet, bringing the total number to over 300 stores offering fashions, beauty, food and beverages, kids goods, entertainment and lifestyle superstores. The overall traffic is expected to see double-digit growth and sales per square foot should rise 15 to 20%.

Restaurants will take up nearly 25% of the total floor area and fashion brands almost 35%; making them the largest tenant groups. There will be 55 international eateries and specialty restaurants featuring Chinese, western, Japanese, Korean and southeast Asian cuisines, popular desserts, baked goods, family-style dining and more. The strong food and beverages collection will serve the rising population in the New Territories north and west and growing demand for premium dining. YOHO MALL I

YOHO MALL I Extension opening this summer
YOHO MALL形點擴展部分將於今年暑假開業





PopWalk 3 opening this September
天晉滙3將於今年九月開幕

Extension will also have a kids' zone to serve young families in the area with some 20 stores, kids' facilities and an outdoor park. Other specialty outlets will include a new generation flagship cinema with seven standard screens and the largest IMAX cinema in the New Territories west plus the first YATA supermarket in Yuen Long.

The new YOHO MALL I Extension will have greenery and cascading water creating a blend of people, forest, water and birds in multimedia for a soothing shopping environment.

Full transport bringing customers from near and far

YOHO MALL is above West Rail Yuen Long Station for access to Hong Kong Island, Kowloon and the New Territories, and a basement transport interchange houses residents' bus services, public bus and minibus routes within the district and beyond, plus a cross-border bus service and Shenzhen airport waiting lounge. The mall additionally has about 1,500 parking spaces with a smart parking and car searching system.

PopWalk 2 and PopWalk 3 in Tseung Kwan O coming soon

The PopWalk series will bring together the retail portions of the Group's developments in Tseung Kwan O South in four stages to finally cover over 240,000 square feet of gross floor area. The first phase of PopWalk opened last August while PopWalk 2 and PopWalk 3 are coming soon.

Shopping in the park

The different PopWalk phases will be built along the proposed Central Avenue running through Tseung Kwan O South with each connected to the proposed 750,000-square-foot park. On completion, visitors can get to the park directly from the mall. The retail podiums will have vast windows to let in light and views so it is like shopping in the park. All-weather walkways from MTR Tseung Kwan O Station to PopWalk and PopWalk 2 will draw nearby residents and visitors to the waterfront promenade, cycle track and pet garden.



The PopWalk Afternoon Market draws visitors from near and far
天晉滙早前舉辦戶外原創市集，吸引大量遊人光臨



YOHO MALL will have 55 eateries offering international variety in the biggest food and beverages collection in the north and west New Territories

YOHO MALL形點將雲集55間國際餐飲品牌，成為新界西及新界北的最大飲食圈



PopWalk footbridges to MTR Tseung Kwan O Station
天晉滙設有行人天橋接駁港鐵將軍澳站

Serving residents in the area

The population of Tseung Kwan O South has increased dramatically in recent years following the completion of several major residential developments, with more high-income young families pushing demand for premium shopping and leisure. The PopWalk series is well-positioned to serve the everyday needs of the neighbourhood. **Sun Hung Kai Real Estate Agency Limited General Manager (Leasing) Fiona Chung** said: "The first PopWalk is 100% let with increasing traffic and sales since opening. The restaurants are like dining place for locals with long queues during mealtimes on holidays. PopWalk 2 and PopWalk 3 will open this September and the last Ocean PopWalk will open in the fourth quarter of next year. There will be 140 stores in all, spanning food and beverages, supermarket, lifestyle goods, education and more offering residents wider premium shopping and leisure choices within the neighbourhood."

PopWalk 2 and PopWalk 3 will be across the street from the first, with a combined floor area of about 95,000 square feet that is fully taken up. PopWalk 2 at The Wings IIIA will have 40 shops, mostly lifestyle brands and restaurants, plus an outdoor area offering superb views. PopWalk 3, which is at the podium of the neighbouring The Wings IIIB, will have 10 shops, mostly education centres. Ocean PopWalk will be on a prime seafront site with extensive views designated for alfresco dining and fine dining with sea view. Pre-leasing of this last phase will begin soon.

The Group's Tseung Kwan O retail portfolio covers the PopWalk series, East Point City, Park Central, PopFood and PopDeli serving both residents and visitors.



Good results since PopWalk opened last summer
天晉滙自去年暑假開業以來，表現理想



Over 120,000 square feet of outdoor green space at YOHO MALL
perfect for grand festive events
YOHO MALL形點擁有逾120,000平方呎的戶外綠化空間，可舉辦大型節慶活動

集團擴大商場網絡 為社區增添動力

集團規劃全新發展項目時，均作出精心安排，務求新項目可與區內其他發展項目互相配合，提升項目潛力，為社區帶來活力。集團在元朗的YOHO MALL形點及將軍澳的天晉滙系列商場，為項目上蓋住戶提供購物消閒便利，同時亦與集團在當區的其他發展項目發揮協同效應，促進區域發展。YOHO MALL形點I擴展部分以及天晉滙2與天晉滙3快將開幕，兩者憑著不同定位及特色，為消費者帶來多姿多采的購物消閒體驗，進一步鞏固集團的零售物業組合。

元朗YOHO MALL形點I擴展部分今個暑假開通

元朗YOHO MALL形點自2015年首階段開業以來，表現理想，YOHO MALL形點I及YOHO MALL形點II的人流及商戶營業額與日俱增。YOHO MALL形點I擴展部分將於今年暑假開業，令商場成為新界西及新界北最大型的購物總匯。

新界西及新界北旗艦商場

YOHO MALL形點由集團YOHO系列項目的零售部分組成，以大型天橋連接。新鴻基地產代理有限公司租務部總經理林家強表示：「YOHO MALL形點由新元朗中心、YOHO Midtown及Grand YOHO的基座商場組成，這個YOHO品牌都會圈在未來會進一步擴大，併入西鐵元朗站上蓋項目的商場部分及毗鄰交通廣場。待元朗站基座商場落成，以及交通廣場的配套優化及租戶重組完成後，YOHO MALL形點的總樓面面積將進一步擴展至約110萬平方呎，分布於五個以行人天橋接駁的基座商場，凝聚新界西及新界北的消費力，與沙田新城市廣場相輔相成，成為新界西及新界東的『消費門廊』。」

YOHO MALL形點I擴展部分的樓面面積約500,000平方呎，商舖數目超過100間，即將於暑假期間開業。屆時，整個YOHO MALL形點的商戶數目將增至超過300間，覆蓋時尚服飾、美容、餐飲、親子、娛樂及生活百貨六大主題。預期整體人流可錄得雙位數字升幅，每呎營業額可望上升15至20%。



Over 300 retailers will make YOHO MALL a retail flagship in the north and west New Territories
YOHO MALL形點將有超過300間商戶，為新界西及新界北的旗艦購物商場

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Shoppers flock to YOHO MALL, particularly locals
YOHO MALL形點人流暢旺，深受本地市民歡迎





PopWalk 2 nearing completion
天晉滙2的工程已進入最後階段

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租戶組合方面，餐飲食肆及潮流服飾為場內面積最大的租客群，分別佔商場樓面面積近25%及近35%。以餐飲食肆為例，商場特別引入多間特色食店，雲集55間國際餐飲品牌，包羅中、西、日、韓、東南亞等地名菜、人氣甜品店、烘焙店及親子餐廳等，為新界西及新界北帶來最強餐飲組合，滿足區內人口增長對優質餐飲的需求。另外，為照顧區內年輕家庭的需要，YOHO MALL形點I擴展部分設有兒童用品專區，除有20多間親子主題商戶外，亦有兒童專屬設施及親子主題戶外休閒公園。其他特色商戶包括設有七個標準影院及一個全新界西最大IMAX影院的新世代旗艦影院，以及首次在元朗開業的一田超市。

即將開通的YOHO MALL形點I擴展部分，裏裏外外種滿綠色植物及設有流水建築，糅合人、林、水、鳥四大自然元素，以多媒體形式展現大自然山水形態，營造悠然自得的購物環境。

交通配套優越 廣納區內外客群

YOHO MALL形點位於西鐵元朗站上蓋，連接港九新界鐵路網絡。項目基座設有交通總匯，有屋苑住客專線來回區內，巴士線及小巴專線直達區內外，以及跨境巴士路線及深圳機場預辦登機服務的貴賓候車室。此外，商場提供約1,500個車位，配備智能化導航泊車及車輛搜尋系統，方便駕車人士前來。



Fashion brands will be the largest tenant group in YOHO MALL with some duplex flagship stores
潮流服飾品牌為YOHO MALL形點的最大租客群，部分更為複式旗艦店



PopWalk restaurants appeal to residents nearby
天晉滙的餐飲食肆備受區內居民歡迎



將軍澳天晉滙2及天晉滙3即將投入服務

天晉滙系列位於將軍澳南，由集團在區內多個發展項目的零售部分組成，總樓面面積逾240,000平方呎，分四期發展。第一期天晉滙已於去年八月投入服務，天晉滙2及天晉滙3亦快將營業。

庭園式休閒購物體驗

天晉滙各期均沿著將軍澳南擬建的中央大道而建，將貫通場外佔地750,000平方呎的擬建綠化公園。待公園落成後，遊人可在商場與公園之間隨意遊走。商場更大量採用玻璃外牆，引入自然光線，讓購物人士感受到戶外大自然氣息，打破內外空間界限，體驗庭園式休閒購物。天晉滙及天晉滙2更設有全天候行人天橋接駁港鐵將軍澳站，不但方便區內居民出入，亦可吸納前往海濱長廊、單車徑和寵物公園的外區遊人到訪。

照顧區內居民需要

隨著近年將軍澳南多個大型住宅項目相繼落成，區內人口大幅增長，加上區內以高收入年輕家庭為主，帶動對優質購物及消閒的需求。天晉滙系列主力為區內居民服務，照顧日常生活需要。新鴻基地產代理有限公司租務部總經理鍾秀蓮表示：「第一期天晉滙出租率達100%，自開業以來人流及商戶營業額持續增加；場內食肆更被居民視作『飯堂』，於假日用餐時段往往大排長龍。天晉滙2及天晉滙3將於今年九月開業，至明年第四季最後一期海天晉滙落成後，商戶數目將增至140個，涵蓋餐飲、超級市場、生活時尚用品及教育等範疇。居民即使『足不出區』，也可享受到多元化的優質購物及消閒選擇。」

Existing malls get a boost

The Group regularly boosts the appeal of its existing malls at the same time as it develops new ones. Metroplaza next to MTR Kwai Fong Station is undergoing massive renovations that are scheduled for completion in the first quarter of 2018, setting the stage for a repositioning with new specialty tenants to please customers. The exterior will get a bright new look and the layout will be modified to ease the movement of traffic with added shop frontage in conspicuous areas to generate more business. APM in Kwun Tong is also being enhanced with an outdoor greening project which features art and culture and recycling to give shoppers more space to move or relax. Work is progressing well on course for completion by the middle of next year.

優化現有商場

除發展新商場外，集團亦定期提升物業資產質素來增加現有商場的吸引力。鄰近港鐵葵芳站的新都會廣場現正進行大型翻新工程，預計於2018年首季完成。商場將重新定位，引入特色商戶，提升顧客體驗。外牆設計將注入更具活力的元素，場內間隔將重新設計，方便顧客穿梭於每個角落之餘，亦可讓更多舖面向人流，帶動商機。另外，觀塘APM亦正進行優化工程，將戶外公共空間進行綠化，引入文化藝術及環保設計概念，為顧客提供更多活動及休憩空間，工程進展理想，預計於明年中完成。

與天晉滙一路之隔的天晉滙2及天晉滙3，總樓面面積合共約95,000平方呎，商舖現已全部租出。天晉滙2位於天晉IIIA，設有40間商舖，以生活時尚用品店及食肆為主；商場特別預留露天區，讓遊人可以欣賞附近的優美景致。天晉滙3位於相鄰的天晉IIIB基座，共有10間商舖，主要為補習社及兒童教育中心。最後一期海天晉滙位處臨海地段，坐擁壯闊海景，現正準備洽租工作，計劃用作露天食肆及高級海景餐廳。

集團在將軍澳的商場組合包括天晉滙、東港城、將軍澳中心、PopFood及PopDeli，為區內居民及遊人服務。