

# SHKP



新鴻基地產  
Sun Hung Kai Properties

新地季刊  
Quarterly

Vol 87 | Q1 2018

The Group initiates a grand, integrated  
development plan at the harbourfront  
集团于维港临海地段策动综合式大型发展宏图



The image was taken on 22 March 2018  
相片于2018年3月22日拍摄

The image was not taken at the Development and does not illustrate the final appearance of the Development upon completion. It has been processed with computerized imaging techniques. The image shows the general environment, buildings and facilities surrounding the Development. The image is for reference only. The environment, buildings and facilities surrounding the Development may change from time to time.

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。

A Publication of Sun Hung Kai Properties Limited  
新鴻基地產发展有限公司刊物



## The Group initiates a grand, integrated development plan at the harbourfront 集团于维港临海地段策动综合式大型发展宏图

The photographs, images, drawings or sketches shown in this article represent the artist's imaginative impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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

# Contents

Vol 87 | Q1 2018

PDF



eBook



A Publication of  
Sun Hung Kai Properties Limited  
新鸿基地产发展有限公司刊物

45/F, Sun Hung Kai Centre, 30 Harbour  
Road, Hong Kong  
香港湾道30号新鸿基中心45楼  
Tel 电话 : (852) 2827 8111  
Fax 传真 : (852) 2827 2862  
Website 网址 : [www.shkp.com](http://www.shkp.com)  
E-mail 电子邮件 : [shkp@shkp.com](mailto:shkp@shkp.com)

## Editor's Note 编者按 :

The *SHKP Quarterly* serves to provide updates on the Group's different businesses, with the aim of maintaining transparency and 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。

All rights reserved 版权所有，不得转载



4



18



22

## 专题故事

- 4 The Group initiates a grand, integrated development plan at the harbourfront  
集团于维港临海地段策动综合式大型发展宏图

## 业务动向 – 香港

- 12 St. Barths in Ma On Shan sees brisk sales  
马鞍山云海销情畅旺
- 14 Babington Hill in Mid-levels West under the spotlight  
西半山巴丙顿山备受注目
- 16 The completed Ocean Wings in Tseung Kwan O South reveals a thoughtful design  
将军澳南海天晋交楼 设计尽见心思
- 18 Festive malls enjoy high traffic and sales  
集团商场喜迎新春 人流畅旺生意兴隆
- 22 Park Central completes its Phase 1 renovation  
将军澳中心第一期优化工程竣工
- 23 Boutique industrial building W212 in Tsuen Wan sold-out all upper units  
荃湾精品工厦W212分层单位全部售罄



## 业务动向 – 内地

- 24 ITC project progressing well with One ITC already completed  
徐家汇国贸中心项目进展良好 第一期国贸汇经已落成

## 集团动向

- 26 The Group signs a HK\$21,000 million syndicated credit facility  
集团签署210亿港元银团贷款
- 28 SUNeVision transfers its listing to the Main Board  
新意网转往主板上市

## 顾客服务

- 30 SHKP Malls App delivers a brand new shopping and leisure experience  
“新地商场”综合手机应用程序尽享休闲购物新体验



## 企业社会责任 – 阅读及全人发展

- 32 SHKP Reading Club spreads the joy of reading to more schools  
新阅会将愉快阅读带入更多校园

## 企业社会责任 – 社会公益

- 33 Sending love and care to young and old  
关怀送暖 照顾长幼



## 简讯

- 34



4

## The Group initiates a grand, integrated development plan at the harbourfront

### 集团于维港临海地段

### 策动综合式大型发展宏图

Over the years, the Group has added new elements to various districts with high development potential, generating business growth in the neighbouring areas and enhancing communities overall. Some of these are well known as landmarks in the city. Currently, the Group is developing Victoria Harbour Development luxury residences, plus a flagship mall Harbour North, and the premium Hotel VIC on two neighbouring North Point seafront sites, which boast a combined gross floor area of over 103,000 square metres (1.11 million square feet). These two neighbouring sites are strategically located at a prestigious seafront section on Hong Kong Island, supported by a well-equipped transportation network and facilities, generating great potential for further development.

Linked together by an expansive planned waterfront promenade<sup>1</sup>, Victoria Harbour Development, Harbour North and Hotel VIC will create a great deal of synergy for the Group, while providing a unique, leisurely harbourfront experience for the local community at large. The creative plans are progressing well. Upon full completion, the multi-dimensional sites are poised to become a grand integrated North Point harbourfront landmark.

#### Transportation convenience

North Point is blessed with an established transportation network and the Group's current development sites will benefit greatly from the major roadways on Hong Kong Island. These sites are near to the Island Eastern Corridor allowing for a convenient drive to the Central business district and other parts of Hong Kong Island. Upon the commissioning of the Central-Wan Chai Bypass and Island Eastern Corridor Link, travelling from Central to the Island Eastern Corridor at North Point will only take about five minutes<sup>2</sup>. These development sites are located in between the Cross-Harbour Tunnel and Eastern Harbour Crossing, providing a dual tunnel advantage to reach Kwun Tong, Kowloon Bay,



The image was taken on 22 March 2018  
相片于2018年3月22日拍摄

The image was not taken at the Development and does not illustrate the final appearance of the Development upon completion. It has been processed with computerized imaging techniques. The image shows the general environment, buildings and facilities surrounding the Development. The image is for reference only. The environment, buildings and facilities surrounding the Development may change from time to time.

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。

Tsim Sha Tsui and other commercial districts in Kowloon.

The neighbourhood is also well served by various public transportation options. The development sites are next to MTR North Point Station and from there, the Island East business district is only one station away on the Island Line<sup>3</sup>. From MTR North Point Station, travelling to the Kowloon East business district is made easy via the Tseung Kwan O Line then changing to the Kwun Tong Line<sup>4</sup>. Moreover, travelling to core business districts like Central or Tsim Sha Tsui<sup>5</sup> are also only a few stations away<sup>6</sup>. The proposed North Island Line<sup>7</sup> will further enhance the MTR network in North Point. From MTR Hong Kong Station, travelling to MTR Kowloon Station or switching to the Airport Express for Hong Kong International Airport will be

easy and convenient. Additionally, there is a public transport interchange beneath Victoria Harbour, the residential development in Phase 1B of Victoria Harbour Development. The North Point Ferry Pier and tram station are also close by, allowing for easy access to near and far.

#### **North Point harbourfront enhancement proposals**

The Government has been striving to enhance the harbourfront along the north shore of Hong Kong Island in order to create a harbourfront, leisure lifestyle for visitors. In recent years, the Government has focused on developing leisure facilities at those harbourfront sites near business districts, such as Central and Western District Promenade (Central Section). Officials also propose to enhance the Wan Chai North and North Point

harbourfront areas including setting up various proposed precincts comprising a wide range of leisure and recreational elements<sup>8</sup>.

The Group's major integrated landmark now under development has a planned waterfront promenade in the front, which includes two proposed access points from the proposed boardwalk. Designed with landscaping features, the proposed boardwalk will offer a wide range of facilities, public artworks and much more to create a unique, premium leisure space. A walk along this proposed boardwalk sees one end extending all the way to the waterfront open space as proposed in the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas while the other end would reach the planned waterfront promenade at Hoi Yu Street, Quarry Bay<sup>1</sup>.





集团多年来通过发掘不同地区的发展潜力，为区域注入新元素，协助带动周边的商业活动，提升区域价值，部分更属于广为人知的地标。集团现正在北角海滨两幅相邻地皮，发展豪华住宅海璇发展项目、旗舰商场北角汇及时尚酒店海汇酒店，总楼面面积合共逾103,000平方米（111万平方呎）。两幅相邻地皮位置优越，位处供应罕见的港岛维港临海地段，交通网络及配套完善，发展潜力优厚。

海璇发展项目、北角汇及海汇酒店将与宽阔的已规划海滨长廊<sup>1</sup>连接，预期可为集团带来显著的协同效应，同时为区域带来独特的海滨悠闲体验。这个创意构思进度理想，待全面落成后，势将成为北角维港临海大型综合式全新地标。

### 尽享交通优势

北角区交通配套完善，发展地段更享有港岛主要干道优势，邻近东区走廊，驾车前

往中环核心商业区以及港岛各区轻松便捷。当建造中的中环湾仔绕道和东区走廊连接通车后，中环驾车往北角东区走廊只需约五分钟<sup>2</sup>。发展地段同时位处红磡海底隧道及东区海底隧道之间，享有双隧优势，穿梭观塘、九龙湾、尖沙咀等九龙区商业据点亦便捷无比。

区内公共交通选择亦多元化。发展地段毗邻港铁北角站，乘搭港岛线，一站直达港岛东商业区<sup>3</sup>；搭乘将军澳线，转驳观塘线<sup>4</sup>迅速到达九龙东商业据点；前往核心商业区中环或尖沙咀<sup>5</sup>亦仅数站之距<sup>6</sup>。建议的北角岛线<sup>7</sup>如落成后，北角的铁路优势更将进一步提升，经由香港站前往九龙站或换乘机场快线前往香港国际机场亦十分方便。此外，海璇发展项目第1B期住宅发展项目海璇的基座设有公共运输交汇处，亦邻近北角渡轮码头及电车站，远近轻松可达。

### 北角海滨优化工程建议

政府致力优化港岛北岸海滨地段，让游人尽享海滨休闲特色体验。近年政府更着力在商业区附近一带的海滨发展休闲设施，例如中西区海滨长廊（中环段），亦对湾仔北及北角海滨的大型优化工程进行研究，当中包括设立多个拟议的主题区，各具不同休闲娱乐特色<sup>8</sup>。

集团正在发展中的大型综合式地标前方为已规划的海滨长廊，据拟建的行人板道其中两个建议的连接点；该拟建的行人板道建议以融合绿化及园景建筑为设计概念，并将通过融入多元化的设施、融合公众艺术等，构建一个独特及优活的悠然空间。经由该拟建的行人板道，一面可继而前往“湾仔北及北角海滨城市设计研究”中建议的海滨休憩用地，另一面则可继而前往鲗鱼涌海裕街已规划的海滨长廊<sup>1</sup>。

#### Notes

<sup>1</sup> Source of the planned waterfront promenade and proposed boardwalk under the "Boardwalk Underneath Island Eastern Corridor - Investigation": Stage 2 Community Engagement Digest of Boardwalk Underneath Island Eastern Corridor - Investigation by Civil Engineering and Development Department and AECOM (<http://www.boardwalk.gov.hk>). The relevant information may be updated from time to time. The planned waterfront promenade and proposed boardwalk under the "Boardwalk Underneath Island Eastern Corridor - Investigation" (including but not limited to its implementation, planning, design, location, route, date of completion, etc.) are subject to the final decision by the Government and relevant authorities.

<sup>2</sup> Sources of the Central-Wan Chai Bypass and Island Eastern Corridor Link under construction: 1. Highways Department Central-Wan Chai Bypass and Island Eastern Corridor Link (<http://www.cwb-hyd.hk>); 2. Highways Department (<http://www.hyd.gov.hk>). The relevant information may be updated from time to time. The Central-Wan Chai Bypass and Island Eastern Corridor Link under construction (including but not limited to its construction, planning, design, location, route, date of completion, etc.) is subject to the final decision by the Government and relevant authorities. Travel times may be affected by traffic condition, the actual required travel times may be longer.

<sup>3</sup> MTR Quarry Bay Station.

<sup>4</sup> Interchange to the Kwun Tong Line at MTR Yau Tong Station.

<sup>5</sup> Interchange to the Tsuen Wan Line at MTR Admiralty Station.

<sup>6</sup> The above travel distance is based on MTR North Point Station as the starting point. Source: MTR Corporation Limited (<http://www.mtr.com.hk>).

<sup>7</sup> Source of the proposed North Island Line: Transport and Housing Bureau (<http://www.thb.gov.hk>). The relevant information may be updated from time to time. The proposed North Island Line (including but not limited to its implementation, planning, design, location, route, date of completion, etc.), is subject to the final decision by the Government and relevant authorities.

<sup>8</sup> Source of the harbourfront enhancement proposals and its proposed themes under the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas": Stage 2 Public Engagements Digest (June 2016) of Urban Design Study for the Wan Chai North and North Point Harbourfront Areas by Planning Department and AECOM (<http://www.wcnnpuds.hk>). The relevant information may be updated from time to time. The harbourfront enhancement proposals and its proposed themes under the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" (including but not limited to its implementation, planning, design, location, route, date of completion, etc.) are subject to the final decision by the Government and relevant authorities.

<sup>9</sup> According to the plan annexed to Conditions of Sale No. 20173.

<sup>10</sup> The above is only a brief description of the surrounding area of the Development. It does not represent all units and all parts of the units can enjoy the said view. The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units and all parts of the units. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the view and surrounding environment.

<sup>11</sup> The total area of the covered and uncovered area(s) of the residents' clubhouse (including any recreational facilities for residents' use).

<sup>12</sup> This facility forms part of the subsequent phase(s) of the Development and shall not be available for use until after completion of such subsequent phase(s) and satisfaction of all requisite requirements.

<sup>13</sup> "Vici Gala", a part of "Vici House", forms part of the subsequent phase(s) of the Development and shall not be available for use until after completion of such subsequent phase(s) and satisfaction of all requisite requirements.

<sup>14</sup> Part of this facility forms part of the subsequent phase(s) of the Development and shall not be available for use until after completion of such subsequent phase(s) and satisfaction of all requisite requirements.

#### 备注

<sup>1</sup> “东区走廊下之行人板道研究”中之已规划的海滨长廊及拟建的行人板道资料来源：土木工程拓展署及AECOM东区走廊下之行人板道研究之第2阶段公众参与摘要 (<http://www.boardwalk.gov.hk>)。有关资料可能不时更新。“东区走廊下之行人板道研究”中之已规划的海滨长廊及拟建的行人板道（包括但不限于是否落实兴建、其规划、设计、位置、路线、落成日期等），均以政府及有关机构最终决定为准。

<sup>2</sup> 建造中的中环湾仔绕道和东区走廊连接路资料来源：1. 路政署中环湾仔绕道和东区走廊连接路(<http://www.cwb-hyd.hk>)；2. 路政署(<http://www.hyd.gov.hk>)。有关资料可能不时更新。建造中的中环湾仔绕道和东区走廊连接路（包括但不限于其建造、规划、设计、位置、路线、落成日期等），均以政府及有关机构最终决定为准。驾车时间或受路况交通情况影响，实际所需时间可能较长。

<sup>3</sup> 港铁鲗鱼涌站。

<sup>4</sup> 于港铁油塘站转乘观塘线。

<sup>5</sup> 于港铁金钟站转乘荃湾线。

<sup>6</sup> 以上车程以港铁北角站为起点计算。资料来源：香港铁路有限公司 (<http://www.mtr.com.hk>)。

<sup>7</sup> 建议的北角岛线资料来源：运输及房屋局(<http://www.thb.gov.hk>)。有关资料可能不时更新。建议的北角岛线（包括但不限于是否落实兴建、其规划、设计、位置、路线、落成日期等），均以政府及有关机构最终决定为准。

<sup>8</sup> “湾仔北及北角海滨城市设计研究”中之拟议的优化海滨建议及其拟议主题资料来源：规划署及AECOM湾仔北及北角海滨城市设计研究之第2阶段公众参与摘要（二零一六年六月）(<http://www.wcnnpuds.hk>)。有关资料可能不时更新。有关“湾仔北及北角海滨城市设计研究”中之拟议的优化海滨建议及其拟议主题（包括但不限于是否落实兴建、其规划、设计、位置、路线、落成日期等），均以政府及有关机构最终决定为准。

<sup>9</sup> 根据随附于卖地条款第20173号的图则。

<sup>10</sup> 上述仅为发展项目周边环境的大概描述，并不代表所有单位及其所有部分同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位及其所有部分，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不列明或暗示之要约、陈述、承诺或保证。

<sup>11</sup> 住客会所面积（包括供住客使用的任何康乐设施）之上有上盖遮盖及无上盖遮盖的总面积。

<sup>12</sup> 此设施属于发展项目后续期数，待该后续期数落成后及所有相关规定已获符合后才可供使用。

<sup>13</sup> 构成“Vici House”一部份之“Vici Gala”属于发展项目后续期数，待该后续期数落成后及所有相关规定已获符合后才可供使用。

<sup>14</sup> 此设施之一部份属于发展项目后续期数，待该后续期数落成后及所有相关规定已获符合后才可供使用。

The said buildings, roads, railways, facilities and district developments, etc may not be located in the same district as the Phase under the outline zoning plans prepared by the Town Planning Board. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding all these buildings, roads, railways, facilities and district developments, etc.

The said buildings, facilities and environment may change from time to time. They are for reference only. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding all these buildings, facilities and environment.

The proposed, planned, developing, under construction or uncompleted buildings, roads, railways, facilities and district developments, etc. shown in this advertisement are for reference only and shall not constitute or be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof or its surrounding areas. All these infrastructures may not be implemented, completed or in operation at the time of completion and handover of the residential properties in the Phase. Details regarding the implementation, completion or operation may also differ from those described in this advertisement. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding all these infrastructures.

上述的建筑物、道路、铁路、设施及区域发展等不一定与期数处于由城市规划委员会所规划之分区计划大纲图之相同区域内。卖方对该等建筑物、道路、铁路、设施及区域发展等并不作出任何不列明或暗示之要约、陈述、承诺或保证。

上述建筑物、设施及环境可能不时改变，仅供参考。卖方对该等建筑物、设施及环境并不作出任何不列明或暗示之要约、陈述、承诺或保证。

本广告内载列的拟订、拟建、拟议、建议、已规划、发展中、建造中或未落成的建筑物、道路、铁路、设施及区域发展等仅供参考，并不构成亦不得诠释成卖方就期数或其任何部份或其周边环境之要约、陈述、承诺或保证（不论明示或暗示），并于期数住宅物业落成及入住时可能尚未落实会否落成或可能尚未落成或可能尚未启用，落实会否落成后或落成后或启用后之详情可能与本广告所述不同。卖方对此并不作出任何不列明或暗示之要约、陈述、承诺或保证。

# Victoria Harbour Development luxury residences

## 豪华住宅海璇发展项目

The two-phased luxury residences - Victoria Harbour Development will provide about 700 residential units. Victoria Harbour, the residential development in Phase 1B of Victoria Harbour Development, saw its first release in late November 2017 with more units coming to the market now.

### New paradigm of modern luxury residences

Victoria Harbour Development will be located at a precious section on Hong Kong Island, and the frontage will extend over 290 metres<sup>9</sup> along the seafront to establish its outstanding grandeur. The Development possesses a magnificent view of Victoria Harbour<sup>10</sup>. The finest materials have been selected for the Development. The exterior walls will feature a curtain wall design that creates an exquisite modern appearance while allowing for wider views, which is rare among the residence in the district.

Victoria Harbour will consist of five residential towers, ranging from 13 to 18 storeys. It will provide a total of 355 residential units in various layout plans, including studios to four-bedroom units. Special units with flat roofs and/or roofs will also be available to cater for the needs of different families. The majority of the frontline seafront units will have three or four bedrooms.

The clubhouse Club Vici will be about 28,900 square feet<sup>11</sup> with a wide array of recreational facilities for residents to relax and enjoy their leisure time. There will be an indoor swimming pool<sup>12</sup> and outdoor swimming pool beside the Victoria Harbour. The outdoor swimming pool will adjoin the indoor swimming pool, giving a total length of approximately 60 metres. The clubhouse will have a prestigious Vici House<sup>13</sup> which will be over 6,000 square feet both indoors and outdoors, comprising a private swimming pool, landscaped garden, barbecue facilities, Vici Gala<sup>12</sup> which can accommodate two banquet-style round tables and much more. Residents and guests will have access to the Vici House<sup>13</sup> through a special private gateway. There will also be nautical activities, including offshore masters license preparation courses, yacht rentals and boat trip services. The gym<sup>14</sup> will have a wide range of equipment plus a weight training zone. The clubhouse will also have yoga room<sup>12</sup>, spa<sup>12</sup>, sauna and steam rooms. The children play area will be located at the podium garden.

The image was taken on 19 March 2018  
相片于2018年3月19日拍摄



The image was taken from the surrounding area of the Phase, it does not illustrate the final appearance of the Phase upon completion. It has been processed with computerized imaging techniques. The image shows the general environment, buildings and facilities surrounding the Phase. The image is for reference only. The environment, buildings and facilities surrounding the Phase may change from time to time.  
本相片于期数附近实景拍摄，并非说明期数最后完成之外观。该相片经电脑修饰处理，以展示期数大约之周围环境、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。

The residential towers of Victoria Harbour have been topped out along with the curtain wall cladding. The estimated material date is 30 November 2018.

豪华住宅海璇发展项目共分两期发展，合共提供约700个住宅单元；其中的第1B期住宅发展项目海璇于2017年11月底开售，单元现正陆续推出市场。

### 时尚豪宅新典范

海璇发展项目位处港岛珍贵地段，临海伸延长度超过290米<sup>9</sup>，气派非凡，坐拥壮阔维港景致<sup>10</sup>。项目严选优质建材，外墙大量采用玻璃幕墙设计，外型精致时尚，视野更广更阔，于区内住宅项目中十分罕见。

海璇由五座13至18层楼高的住宅大楼组成，共提供355个住宅单元，户型多元化，提供开放式至四房设计，另设有连平台及/或天台的特色单元，配合不同家庭的需要；其中的前排临海单元以三至四房大单元为主。

住客会所Club Vici总面积将约28,900平方呎<sup>11</sup>，提供多元化休闲设施，让住户享受悠闲时光，放松身心。会所设有靠临维港旁特长的室内游泳池<sup>12</sup>及室外游泳池，泳池总长度约60米，由室内贯通至室外。住户会所特设尊贵Vici House<sup>13</sup>，室内连户外面积超过6,000平方呎，设有私人游泳池、户外园林、烧烤设施及可摆放两张宴会级大型圆桌的Vici Gala<sup>12</sup>等；为提高私密度，住户及宾客更可经私人通道直达Vici House<sup>13</sup>。会所亦提供全面航海活动，包括考取游艇执照课程、游艇租赁及船河服务。健身室<sup>14</sup>设置完善的健身器材及力量训练区。会所同时设有瑜伽室<sup>12</sup>、水疗室<sup>12</sup>、桑拿室及蒸气室；平台花园则设有儿童专区。

海璇各住宅大楼现已平顶并装妥玻璃幕墙，预计关键日期为2018年11月30日。



The information provided in this advertisement do not represent the final appearance of the clubhouse and recreational facilities of the Phase of the Development and are for reference only, and do not constitute or shall not be construed as any offer, undertaking, representation or warranty, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, gardening and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend and change any part of the clubhouse and landscaped garden and all of their facilities, without the need to give prior notice to any purchaser. Purchasers must not rely on this advertisement for any use or purpose. For details of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments.

The facilities in the residents' clubhouse, recreational facilities and/or landscaped garden may not be available for immediate use at the time of handover of the residential properties in the Phase. Further, some of the facilities of the clubhouse form part of the subsequent phase(s) of the Development and such facilities shall not be available for use until after completion of such subsequent phase(s) and satisfaction of all requisite requirements. The use and 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 payments. The names of the residents' clubhouse, recreational facilities, landscaped garden and their facilities are promotional names appear in promotional materials only. Such names will not appear in the Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title documents.

The commercial accommodation of the Development is not intended for sale as at the date of this advertisement. The intention of describing the commercial accommodation is only to facilitate prospective purchasers to have a better understanding of the Phase and the Development. The commercial accommodation in the Phase and the commercial accommodation in the subsequent phase(s) of the Development will not be in operation until after completion of the respective phase(s) of the Development and satisfaction of all requisite requirements.

Harbour North comprises the commercial accommodation of Victoria Harbour Development and the commercial portion of Hotel VIC.

Hotel VIC does not form part of the "Victoria Harbour Development" or the Phase.

Name of the Phase of the Development:  
Phase 1B ("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](http://www.victoriaharbour.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: Choice Win (H.K.) Limited  
Holding companies of the Vendor: Topraise Group Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited  
Authorized Person of the Phase: Lu Yuen Cheung Ronald  
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited  
Building Contractor of the Phase: Chun Fai Construction Company Limited  
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown JSM, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited  
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase to the best of the Vendor's knowledge: 30th November 2018 ("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.)  
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

This advertisement is published by the Vendor or with the consent of the Vendor.  
This advertisement/promotional material shall not constitute or be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof.  
\*The provisional street number is subject to confirmation when the Phase is completed.

Date of Printing: 29 March 2018

本广告内的资料并非代表发展项目期数的会所及康乐设施最终落成之面貌，仅供参考，并不构成或不应被视为任何有关会所及园景花园之实际设计、布局、间隔、建筑、位置、装置、装修物料、设备、家具、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑物不论明示或暗示之要约、承诺、陈述或保证。卖方保留其修改及改变会所及园景花园任何部份及其所有设施之绝对权利，事先毋须通知任何买家。买家切勿依赖本广告作任何用途或目的。有关发展项目期数的详细资料，请参阅售楼说明书。会所、园景花园及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。

住客会所、康乐设施及/或园景花园内的设施于期数住宅物业入伙时未必能即时启用。再者，部份会所设施属于发展项目后续期数，待该后续期数落成后及所有相关规定已获符合后才可供使用。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，或需额外付款。住客会所、康乐设施、园景花园及其内的设施名称为推广名称，并仅于推广资料中显示，将不会在公契、临时买卖合约、买卖合约、转让契或其他业权契据中显示。

发展项目的商业部分截至本广告的制作日期止并未有意出售。描述该商业部分的目的是为使准买家对期数及发展项目有较佳了解。期数的商业部分及发展项目后续期数的商业部分不会供使用，直至发展项目的相关期数落成后及所有相关规定已获符合。

北角汇由海璇发展项目的商业部分及海汇酒店的商业部分组成。

海汇酒店并非属于“海璇发展项目”或期数之任何部份。

发展项目期数名称：海璇发展项目的  
第1B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](http://www.victoriaharbour.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：彩荣(香港)有限公司

卖方的控股公司：Topraise Group Limited、Total Corporate Holdings Limited、新鸿基地产发展

有限公司

期数的认可人士：吕元祥

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团：吕元祥建筑师事务所(香港)

有限公司

期数的承建商：骏辉建筑有限公司

就期数中的住宅物业的出售而代表拥有入行事的律师事务所：孖士打打律行、胡关李罗律师行、薛

冯彭岑律师行

已为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  
尽卖方所知的期数之预计关键日期：2018年11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限制的。）

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方或在卖方的同意下发布。

本广告/宣传资料并不构成或不得诠释为卖方就期数或其任何部份之要约、陈述、承诺或保证（不论明示或暗示）。

此临时门牌号有待期数建成时确认。

印制日期：2018年3月29日



Harbour North is set to become a leisurely shopping hot spot along the harbourfront  
北角汇势将成为舒适写意的海滨购物休闲新据点

## Harbour North - the new shopping and leisure hot spot along the harbourfront 海滨购物休闲新据点北角汇

Blessed with stunning Victoria Harbour views, Harbour North will offer a unique shopping and leisure experience along the harbourfront with a modern lifestyle concept to attract office workers and residents in Island East, as well as tourists staying at neighbouring hotels.

Harbour North will comprise four retail floors at the Victoria Harbour Development podium and nine street-level shops. The mall is set to synergize with the adjacent Hotel VIC, which will also offer retail space. The five retail plus food and beverage floors at Hotel VIC will debut in the third quarter of 2018, with 80% of the retail space rented or under negotiations. Coming next will be the street-level shops at Victoria Harbour along Java Road during the fourth quarter of this year, while the Victoria Harbour Development retail podium will open by the first quarter of 2020.

### New shopping and leisure spot along the harbourfront

Harbour North will have about 153 shops in total offering trendy fashions, jewellery and watches, beauty items, international dining, plus a lifestyle superstore and supermarket.

Trendy fashions and international dining will comprise the largest tenant groups, taking up about 30% and 20% of the total floor area respectively. Given the spectacular Victoria Harbour backdrop, Harbour North will reserve some outdoor space for alfresco dining to enhance the overall customer experience. Currently, YATA Supermarket has taken up about 2,700 square metres (29,000 square feet), while several international fashion retailers and specialty restaurants have also signed up.

Harbour North will also have 14,900 square metres (160,000 square feet) of outdoor space, featuring a 420-metre harbourfront promenade, green open areas and an open piazza. The new mall is uniquely designed to create a leisurely shopping hot spot along the harbourfront.

北角汇前临维港景观，以现代生活品味的概念，带来独特的海滨购物休闲体验，势将吸引港岛东上班族、区内居民以及在毗邻酒店住宿的访港游客光临。

北角汇由海璇发展项目基座的四层零售楼层以及九个临街商铺组成。毗邻北角

汇的海汇酒店亦将提供零售楼面，两者将可产生协同效应。率先于2018年第三季投入服务的是位于海汇酒店的部分，共有五层零售及餐饮楼层，预租率及洽谈中达80%。紧接其后，位于海璇面向渣华道的临街商铺，将于今年第四季开业；其余位处海璇发展项目基座的部分，则预期于2020年第一季全面开通。

### 全新海滨购物休闲体验

整个北角汇约有153间商铺，汇聚时尚服饰、珠宝钟表、美容化妆、国际餐饮、生活百货及超级市场。其中以时尚服饰及国际餐饮为场内面积最大的租客群，分别占商场楼面面积约30%及20%。北角汇坐拥壮阔维港景观，特别将部分户外空间规划为露天海景餐饮，提升顾客体验。目前，一田已落实开设占地约2,700平方米（29,000平方呎）的生活超市，多个国际潮流时装品牌及特色餐饮亦已落实进驻。

北角汇更提供14,900平方米（160,000平方呎）户外空间，设有长达420米的海滨长廊、绿化休息空间及露天广场，缔造舒适写意的海滨购物休闲新据点。





Rendering 效果图

Guests can enjoy fine dining while overlooking stunning Victoria Harbour views in the outdoor seating area of Hotel VIC's sophisticated rooftop bar and restaurant  
海汇酒店顶楼的高级餐厅及空中酒吧设有户外座位，让客人一边欣赏维港壮阔景观，一边品尝美酒佳肴

## The affordable luxury accommodations at Hotel VIC on the Harbour

### 海汇酒店：亲民的豪华住宿服务

Hotel VIC on the North Point waterfront will offer affordable luxury hotel accommodations to attract young and savvy tourists as well as business travellers, with the official opening expected in the middle of the year.

#### A grand Victoria Harbour view for each and every guest room and suite

Created by award-winning designers, Hotel VIC boasts an extraordinarily chic and elegant style throughout all of its buildings, guest rooms and suites, restaurants and facilities. Comprising two towers along the harbourfront, the hotel offers 671 guest rooms and suites all overlooking the spectacular Victoria Harbour. An all-day dining restaurant atop the podium and the sophisticated rooftop bar and restaurant provide outdoor seating to enjoy the panoramic harbour views from a variety of different spots.

#### Smart technology enhances the guest experience

Hotel VIC applies smart technology to raise the total guest experience. Guests will truly enjoy a more convenient, caring service right from room booking and check-in all the way through to the end of their trips in Hong Kong.

The new hotel will provide online check-in/out service, where guests can complete their arrival or departure processing following simple procedures to save time. Guests can access hotel features and service on a dedicated mobile app. With

just a few taps on their mobile device screens, guests can order room service, arrange airport transportation or even text message the hotel staff.

Comprehensive facilities include complimentary lightning-fast Wi-Fi service, IPTV in all guest rooms and suites, free use of handy smartphones with unlimited data connection in the city, and free IDD to the mainland, Japan, Korea, United Kingdom and USA.

For recreational facilities, the hotel features an approximately 25-metre outdoor swimming pool, jacuzzi and an innovative health club. Apart from sauna, steam rooms and a 24-hour gym, the health club is equipped with a VR flying machine, which combines exciting VR games and fitness regimens to spice up workout routines.

Guests will also have easy access to shopping, leisure and gourmet restaurants at Harbour North, which is connected to the hotel podium. Additionally, there is an about 420-metre harbourfront promenade next to the hotel extending through Harbour North and reaching all the way to the Victoria Harbour Development, which is poised to be the ideal place for guests and visitors to leisurely enjoy views across Victoria Harbour. The harbourfront promenade will be opened for public use after the hotel comes into operation during the middle of the year.



All guest rooms and suites at Hotel VIC boast breathtaking Victoria Harbour views  
海汇酒店全部客房及套房可享维港迷人景观

位于北角海旁的酒店名为海汇酒店，将以亲民价格提供豪华住宿服务，吸引一批年轻及精明的旅客和商务客人。酒店将于今年中正式开幕。

**全部客房及套房坐拥维港壮阔景观**  
海汇酒店的建筑设计由星级团队负责，以时尚典雅的风格贯穿大楼、酒店客房及套房、餐厅以至其他设施。项目由两幢大楼组成，建于沿海地段，全部671间客房及套房均坐拥维多利亚港优美景观。位于平台楼层的全天候餐厅以及顶楼的高级餐厅及空中酒吧亦设置户外座位，让客人可以多角度观赏迷人的维港景色。

### 应用智能技术 提升住宿体验

海汇酒店紧贴新科技的发展，将智能技术应用于提升客人的住宿体验，让他们由订房、入住乃至结束在港的旅程，均享受到便捷、贴心的服务。

酒店将推出线上登记入住及退房服务，让客人可以按照简单指示，轻松登记入住或结账退房，省去排队等候的时间。住客亦可通过专属流动应用程序使用酒店服务，简单轻触屏幕，即可点选美食送到客房，又或预订前往机场的车辆，甚至直接向酒店职员查询，无比方便。

酒店设施齐备，提供免费高速稳定的无线上网服务，所有客房及套房均设置宽带电视。住客可免费使用酒店提供的智

能手机，无限使用本地流动数据服务，并且免费拨打长途电话至内地、日本、韩国、英国及美国。

休闲设施方面，酒店设有约25米室外游泳池、按摩池及创意新颖的健体中心。除桑拿房、蒸气浴室及24小时健身室外，健体中心特别引入VR仿真飞行健身器材，让住客可以一边体验紧张刺激的VR游戏，一边锻炼身体，增加运动乐趣。

海汇酒店的平台部分将连接北角汇，方便客人前往商场购物、休闲及享受环球美食。另外，酒店连接北角汇以至海璇发展项目的海滨长廊长约420米，适合客人及游人欣赏维港景观，享受悠闲生活风格。海滨长廊将随着酒店在今年中投入服务后，开放予公众人士使用。



Hotel VIC opening in the middle of the year  
海汇酒店将于今年中正式投入服务



# St. Barths in Ma On Shan sees brisk sales

## 马鞍山云海销情畅旺



The photos and drawings shown in this advertisement 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, decorations and other objects therein may not appear in or the view may not be seen in or from the Development or its surrounding area. They are for reference purpose 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 or any part thereof. Please refer to the sales brochure for details of the Development.

本广告中之相片及绘图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或其景观。该些相片及绘图经电脑修饰处理，相片及绘图内的装置、装修物料、设备、装置物及其他物件等及其展示之景观不一定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或其任何部份不论明示或隐含之任何要约、承诺、陈述或保证。有关本发展项目的详细资料，请参阅售楼说明书。

feet. The two-storey or three-storey houses and villas will enjoy a high degree of privacy with three bedrooms (three en-suites) or four bedrooms (four en-suites). Most houses and villas will come with gardens while a selected few will even have a private swimming pool.

集团现正在马鞍山白石兴建云海发展项目，分两期发展，分别提供分层单元及低密度洋房及别墅。发展项目坐拥吐露港<sup>1</sup>及沙田海景致<sup>1</sup>，同时邻近铁路网络，连系都会核心，势必成为区内豪华住宅项目的新指标。

St. Barths Development, the Group's latest residential project in Ma On Shan Whitehead, will provide units and low-density houses and villas in two phases. The development overlooks Tolo Harbour<sup>1</sup> and Sha Tin Hoi<sup>1</sup> with convenient railway transport connectivity to core business districts, representing a brand new landmark for luxury residences in the district.

Phase 1 of the development – St. Barths has enjoyed a strong response since its market launch in mid-January with over 92% of total released residential units sold by 29 March<sup>2</sup>, generating contracted sales of over HK\$3,500 million.

### Prominent living space

St. Barths will have 353 residential units in seven residential towers of between 10 and 12 storeys. The units will be in diverse layouts with saleable areas ranging from about 380 to 990 square feet with one bedroom and a study to four bedrooms. Special units will also be available.

Crown of St. Barths, Phase 2 of the development, will have 67 houses and villas with saleable areas ranging from about 2,000 to 4,000 square

### Top-notch resort-style private clubhouse

St. Barths Development will feature a top-notch private residents' clubhouse<sup>3</sup> with floor-to-ceiling glass facades to allow outdoor verdant views inside the venue, making it feel just like a resort. There will also be comprehensive facilities, including indoor and outdoor swimming pools, a kids' pool, spa rooms, sauna rooms, steam rooms, a gymnasium, outdoor barbeque zone, banquet rooms, a garden restaurant, landscaped garden and more.

### Prime location with convenient access

St. Barths Development is located along the coast that overlooks views of Tolo Harbour<sup>1</sup> and Sha Tin Hoi<sup>1</sup> as well as the emerald scenery of Pat Sin Leng<sup>1</sup>, offering a tranquil environment supported by excellent transportation access. A covered footbridge<sup>4</sup> will sit adjacent to the main entrance of the development leading to MTR Wu Kai Sha Station, which also hosts a public transport interchange with multiple bus routes leading to destinations all over Hong Kong. Residents will truly enjoy the benefits of the convenient transport network.

发展项目第一期云海于一月中推出，市场反应理想。截至3月29日，已售出该期的全部已推售住宅单位逾92%<sup>2</sup>，合约销售总额超过35亿港元。

### 优越生活空间

云海由七座10至12层高的住宅大楼组成，共提供353个住宅单位，实用面积由约380至990平方呎，户型多元化，设有一房连书房至四房设计，另有特色单位。

发展项目第二期云海别墅由67幢洋房及别墅组成，实用面积由约2,000至4,000平方呎。洋房及别墅层高分为两层或三层，私密度极高，设有三房三套及四房四套户型。大部分洋房及别墅附设花园，极少部分更享有私人泳池。

### 顶级私人会所 度假休闲体验

云海发展项目精心打造顶级私人住会所<sup>3</sup>，外墙采用落地玻璃设计，引入户外园林景观，令人仿佛置身于自然之中，缔造度假式休闲享受。会所具





## Babington Hill in Mid-levels West under the spotlight 西半山巴丙顿山备受注目



This rendering represents a designer's impression of the Development concerned only. It has been simplified and has been edited and processed with computerized imaging techniques and is not drawn to scale. It is for reference only. This rendering does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.

此电脑模拟图只为设计师对发展项目之想像，并经简化及电脑修饰处理及不按比例表达，仅供参考之用。此电脑模拟图并不构成亦不得诠释作任何卖方明示或隐含的要约、陈述、承诺或保证。

Babington Path in Mid-levels West is a prestigious location for luxury residences, surrounded by a serene natural environment and supported by convenient transportation links and a renowned school net. Babington Hill, the Group's latest residential development on Babington Path, has drawn enthusiastic market attention since its debut in late January.

### **A leisurely, relaxing lifestyle**

Babington Hill is finely crafted with top-notch construction materials to present a modern, sophisticated look. Glass curtain walls are widely used in the facade to highlight its premium location on a high terrain enveloped by lush greenery. All units also come with outdoor areas such as a balcony, utility platform, flat roof and/or roof to enjoy the breathtaking views. Most of the units' main living spaces (including living and dining rooms) adopt a linear design and face the same orientation, providing wide angle, surrounding views to residents.

As a brand new residential development in the district, Babington Hill offers 79 residential units with saleable areas ranging from 493 to 1,888 square feet in a variety of layouts featuring two to four bedrooms. Special units with flat roofs or penthouse units with roofs are available to meet the needs of different buyers.

Babington Hill's luxury clubhouse is a tranquil, exclusive environment for relaxation with comprehensive facilities, including an outdoor swimming pool, jacuzzi, gymnasium, sauna rooms, steam rooms, barbeque area, banquet rooms with open-kitchen, landscaped gardens and much more.

### **Prestigious location for luxury residences in a convenient neighbourhood**

Babington Hill boasts a premium location in Mid-levels West providing easy access to a wide range of public transport facilities. The project is close to MTR Sai Ying Pun Station and HKU Station. From MTR Sai Ying Pun Station, it takes only about five minutes to Central<sup>1</sup>.

Located in a famous school district, Babington Hill also sits adjacent to The University of Hong Kong while boasting a renowned network of primary and secondary schools. It provides the ideal setting for children's learning and growth. Moreover, residents here enjoy a superior range of local leisure and lifestyle options nearby, including specialty restaurants, cafes, bars, galleries and other fine concept stores.

港岛西半山巴丙顿道属传统豪宅地段，环境清幽惬意，享有便捷交通及传统名校网。集团位于巴丙顿道的巴丙顿山，自一月底开售以来，备受市场关注。

### 舒适悠然的生活空间

巴丙顿山选用高级建材，外型精致时尚，每个细节均一丝不苟。为突显项目地势高企，坐拥翠绿景致的优势，外墙特别采用大量玻璃幕墙设计。所有单元设有户外空间，如露台、工作平台、平台及/或天台，方便住户欣赏开阔的景致。此外，大部分单元的主要起居空间（包括客厅和饭厅）都采用横排式设计，面向同一景观，让住户可饱览四周景致。

项目为区内的全新住宅发展项目，提供79个住宅单位，实用面积由493至1,888平方呎。单元户型多元化，涵盖两房至四房设计，另有连平台或顶层连天台的特色单位，满足不同买家的需求。

巴丙顿山设有豪华私人会所，为住户提供恬静写意、优越矜贵的私人休憩休息空间。会所具备多元化设施，包括露天泳池、按摩池、健身室、桑拿房、蒸气室、烧烤场、设置开放式厨房的宴会厅以及户外园林等。

### 传统豪宅地段 兼享生活便利

巴丙顿山位置优越，耸立西半山，徒步可达多种公共交通工具。项目邻近港铁西营盘站及香港大学站，由港铁西营盘站出发，仅约五分钟即达中环<sup>1</sup>，交通网络完善。

区内名校林立，毗邻香港大学之余，更拥传统名校网，为下一代提供优越的学习和成长环境。此外，特色餐饮、咖啡店、酒吧及画廊等时尚品味概念店铺纷纷进驻区内，生活所需近在咫尺。

#### Notes

<sup>1</sup> Estimated travel time from MTR Sai Ying Pun to Central Station. Data obtained from the website of MTR Corporation Limited (<http://www.mtr.com.hk>)

#### 备注

<sup>1</sup> 由港铁西营盘至中环站之预计乘车时间。资料摘自香港铁路有限公司网站 (<http://www.mtr.com.hk>)

Name of the Development: Babington Hill

District: Mid-levels West

Name of the street and the street number:  
23 Babington Path<sup>#</sup>

The website address designated by the vendor for the development:  
[www.babingtonhill.com.hk](http://www.babingtonhill.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: Well Success Capital Investment Limited, Art Faith Corporation Limited, Come City Limited

Holding companies of the vendor: Sharberg Holdings Limited, Phoenix Power Holdings Limited, Assets Garden Holdings Limited, Sun Hung Kai Properties Limited, New World Development Company Limited

Authorized person: Lee Kar Yan Douglas

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

Building contractor: Teamfield Building Contractors Limited

Solicitors for the vendor: Mayer Brown JSM

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, New World Development Company Limited

The estimated material date for the development to the best of the vendor's knowledge: 30 April 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 purchasers are 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.

<sup>#</sup>The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 29 March 2018

发展项目名称: 巴丙顿山

区域: 半山区西部

街道名称及门牌号数: 巴丙顿道23号<sup>#</sup>

卖方就发展项目指定的互联网网站的网址:

[www.babingtonhill.com.hk](http://www.babingtonhill.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: 瑞兴创富有限公司、艺信有限公司、霖域有限公司

卖方的控股公司: Sharberg Holdings Limited、Phoenix Power Holdings Limited、Assets Garden Holdings Limited、新鸿基地产发展有限公司、新世界发展有限公司

认可人士: 李嘉胤

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、雷煥庭建筑师有限公司

承建商: 添辉建筑有限公司

卖方代表律师: 孖士打律师行

已为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

已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited、新世界发展有限公司

尽卖方所知的发展项目的预计关键日期: 2018年4月30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。

<sup>#</sup>此临时门牌号数有待发展项目建成时确认。

印制日期: 2018年3月29日



# The completed Ocean Wings in Tseung Kwan O South reveals a thoughtful design

## 将军澳南海天晋交楼 设计尽见心思

Ocean Wings, the Group's latest waterfront residential and commercial development in Tseung Kwan O South, has been completed and new owners are in the process of taking possession of their units. As the final project under The Wings series<sup>1</sup>, Ocean Wings conveys an aura of stylish and chic elegance with upgraded materials and clubhouse facilities. Residents can also take full advantage of the fast growing neighbourhood nearby that has been carefully planned to meet everyone's needs.



An approximately 40-metre long outdoor swimming pool which is set against the backdrop of a cascading waterfall to create a truly relaxing vibe<sup>6</sup>  
约40米长室外泳池饰以瀑布水景点缀，使人身心舒畅<sup>6</sup>

### Detailed planning takes in outdoor views

The Group always builds based on sound detailed planning, using quality materials and thoughtful designs to offer a premium lifestyle. Situated along the seafront, Ocean Wings offers expansive views of the sea<sup>2</sup> and the charming Island East<sup>2</sup>, while units facing the landscaped garden enjoy views of the waterfall and swimming pool<sup>2</sup>. In planning the overall layout of the buildings, some towers were shifted back to increase the separation with adjacent buildings which means more natural lights filter into the units. The seafront development also makes wide use of glass curtain walls to let in outdoor views and more natural lights.

Materials and appliances inside the units have been upgraded to enhance practicality. Balcony doors can be folded and pushed to the side<sup>3</sup> for residents to enjoy expansive views<sup>2</sup>. Ceiling

mount thermo ventilators are installed in the master bathrooms<sup>3</sup> to keep them dry. Kitchen cabinet doors are equipped with soft-close hinges so they close gently and securely.

### Comprehensive clubhouse facilities

The Ocean Wings luxury residents clubhouse<sup>4</sup> and communal gardens cover over 60,000 square feet with comprehensive recreational facilities, including an about 40-metre long outdoor swimming pool, an about 20-metre long indoor heated swimming pool, jacuzzi, gymnasium, boxing ring, bowling alley, snooker room, dart room, banquet room, outdoor children's play area, barbeque sites and more<sup>4</sup>. Activity classes such as kick-boxing, bowling for beginners and yoga will also be arranged exclusively for residents<sup>4</sup>.

### Caring concierge services

Ocean Wings provides over 50 services<sup>5</sup> from four concierge centres at different locations to serve residents better. These range from bill payment, morning calls and parcel pick up to household cleaning, elderly care and IT support<sup>5</sup>. In view of its seaside location, the concierge centres also offer fishing tackle and yacht rental services<sup>5</sup>.

Ocean Wings has adopted a smart system for maximum security. Its Care Vision technology allows the management team to accurately identify residents. Lifts at residential towers are smart card-enabled, meaning that only residents with a valid resident's card can access the respective floors. The estate's mobile app has visitors' QR code to facilitate checking the visitors' identity for enhanced security. In addition, the mobile app will launch a Chatbot feature so residents can check all of the estate's information at home.

集团位于将军澳南的临海住宅及商业项目海天晋最近落成，现正安排业主陆续收楼。项目为天晋系列<sup>1</sup>的最后一个项目，不但延续系列的时尚型格气派，单元用料及会所配套更有所提升，加上区内发展日趋成熟，住客可充分受惠于规划完善、配套齐备的社区。

### 细心规划 引景入室

集团悉心规划，选用优质材料，配合贴心设计，缔造优质生活空间。海天晋临海而建，坐拥开阔海景<sup>2</sup>，远眺港岛东迷人景致<sup>2</sup>，园景单位可享瀑布池景<sup>2</sup>。在规划楼宇布局时，刻意将部分座数移后，拓展与邻近大厦的距离，让单位得以吸纳更多自然光线。为善用临海优势，项目采用大量玻璃幕墙设计，将户外景致引入室内，同时提高单位的采亮度。

单元的用料及配套亦见提升，细节实用。露台门采用摺迭式趟门，可以将整扇门敞开<sup>3</sup>，让宽阔景致呈现眼前<sup>2</sup>。主人房浴室天花装置换气暖风机<sup>3</sup>，环境时刻乾爽。厨柜门较以缓冲式设计，可慢慢关上，安全好用。

### 会所设备 动静皆宜

海天晋的豪华住客会所<sup>4</sup>连园林面积逾60,000平方呎，提供多元化的康乐设施，包括约40米长室外泳池、约20米长室内恒温泳池、按摩池、健身室、拳击擂台、保龄球室、美式桌球室、飞镖室、宴会厅、室外儿童游乐场及烧烤场地等<sup>4</sup>。会所亦会举办踢拳、保龄球入门及瑜伽班等<sup>4</sup>，让住客享受运动乐。

### 礼宾服务无微不至

为更贴心照顾住客需要，海天晋将礼宾部分布于屋苑四个位置，提供超过50种服务<sup>5</sup>，从日常的账单缴费、起床提醒和快递代收，乃至家居清洁、老人关怀和信息科技技术支持等一应俱全<sup>5</sup>。因应项目临海而建，礼宾部特别增设钓鱼用具和游艇租借服务<sup>5</sup>。

海天晋采用智能保安系统，保安严密，当中的Care Vision科技让保安团队能准确辨认住客身份。住宅大楼电梯选用拍卡系统，住客须以有效住客证确认，才能到达所住楼层。屋苑专属手机应用程序设有QR code访客证，方便核实访客身分，进一步保障住客。此外，手机应用程序将增设人工智能对话系统，让住客足不出户，也可随时查询住宅信息。

### Notes

<sup>1</sup> The Wings series refers to the five developments known respectively as The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings. The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings are five independent developments, each of which is governed by a separate set of land grant documents. The owners of the residential units of Ocean Wings are not entitled to use the common areas and facilities (including but not limited to the recreational areas and facilities) forming part of The Wings, The Wings II, The Wings IIIA or The Wings IIIB.

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

<sup>3</sup> Not applicable to all units. Please refer to sales brochure for details.

<sup>4</sup> Opening hours and operation of the clubhouse and its recreational facilities are subject to the relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual site conditions. The clubhouse and its recreational facilities may not be immediately available for use upon the date of occupation of the residential properties of the Development. Use or operation of certain facilities and/or services may be subject to the issuance of consents or licenses from relevant Government departments and may be subject to payment of additional fees.

<sup>5</sup> Services provided by the concierge centres shall be subject to the terms and conditions of Kai Shing Management Services Limited as amended from time to time, and may be subject to payment of additional fees.

<sup>6</sup> This photograph was taken at Ocean Wings on 15 January 2018. It has been edited and processed with computerized imaging technique and is for reference only. It does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the surrounding environment, buildings and facilities of the Development. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor 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.

### 备注

<sup>1</sup> 天晋系列泛指“天晋”、“天晋II”、“天晋IIIA”、“天晋IIIB”及“海天晋”的五个发展项目。“天晋”、“天晋II”、“天晋IIIA”、“天晋IIIB”及“海天晋”乃五个独立的发展项目，各自受其批地文件管辖。“海天晋”的住宅单位业主无权使用构成“天晋”、“天晋II”、“天晋IIIA”或“天晋IIIB”部分的公用地方及设施(包括但不限于康乐地方及设施)。

<sup>2</sup> 上述仅为发展项目周边环境及景观的大概描述，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、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物、设施及环境会不时改变。卖方对景观及周边环境并不作出任何不列明或隐含之要约、陈述、承诺或保证。

<sup>3</sup> 非所有单位适用。详情请参阅售楼说明书。

<sup>4</sup> 会所及康乐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。会所及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。

<sup>5</sup> 礼宾部的各项服务受启胜管理服务服务有限公司不时修订的条款及细则约束，或需额外收费。

<sup>6</sup> 此图片于2018年1月15日于海天晋拍摄，并经电脑修饰处理，仅供参考，并不构成卖方对发展项目周边环境、建筑物及设施之任何不列明或隐含之要约、陈述、承诺或保证。发展项目的周边环境、建筑物及设施会不时改变，买方建议准买家到发展项目作实地考察，以对该发展项目、其周边地区环境及附近的公共设施有较佳了解。

Name of the development: Ocean Wings  
("the Development")

District: Tseung Kwan O

Name of the street and the street number of the Development: 28 Tong Chun Street

The website address designated by the vendor for the Development:  
www.oceanwings.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 onsite visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hinwood Investment Limited

Holding companies of the vendor: Sun Hung Kai Properties Limited, Total Corporate Holdings Limited and Hanafin Holdings Limited

Authorized person of the Development: Lee Ming Yen Jennifer

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited

Building contractor for the Development: Yee Fai Construction Company Limited

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Mayer Brown JSM and Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (the relevant undertaking has been cancelled)

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

Prospective purchasers are 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.

Date of Printing: 29 March 2018

发展项目名称: 海天晋 ("发展项目")

区域: 将军澳

本发展项目的街道名称及门牌号数:  
唐俊街28号

卖方就本发展项目指定的互联网网站的网址: www.oceanwings.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: 亨汇投资有限公司

卖方的控股公司: 新鸿基地产发展有限公司、Total Corporate Holdings Limited及Hanafin Holdings Limited

本发展项目的认可人士: 李明娟

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: 巴马丹拿建筑及工程有限公司

本发展项目的承建商: 怡辉建筑有限公司

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、孖士打律师行及薛冯邱岑律师行

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(有关承诺已经取消)

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

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。

印制日期: 2018年3月29日



## Festive malls enjoy high traffic and sales

### 集团商场喜迎新春 人流畅旺生意兴隆

The Group's shopping malls offered thematic installations, comprehensive promotions and high-tech interactive games to celebrate Chinese New Year with locals and visitors. The programmes attracted throngs of seasonal shoppers with some malls registering significant increases in traffic.

#### Welcoming the year of the dog

The year of the dog got a big welcome at APM with the world's tallest animated Gromit from the *Wallace and Gromit* movies and its festive mansion. The mall also introduced an interactive magic mirror where customers could check on their luck during the coming year and make their own personalised fai chun. Tai Po Mega Mall had Snoopy and friends perform a dragon dance amidst Chinese New Year windmills and peach blossoms. IAPM invited a specialist artist to reconfigure toys into pet dog art installations. Shoppers also took special effect selfies in the form of selected Chinese zodiac animals with new year blessings to create their own fai chun. Shanghai IFC Mall had on display artist-created delicate lucky dog art installations.

#### Joyful aura

New Town Plaza presented the world's first Chinese New Year LEGO mansion, featuring a hand-made, giant dancing lion comprised of 150,000 LEGO bricks. V City spread positive vibes with The Powerpuff Girls greeting customers at various spots. Parc Central had Wuba from *Monster Hunt 2* welcome customers at the Chinese New Year windmill forest, lotus pond and loving bridge.







IFC Mall 国际金融中心商场



YOHO MALL

### Share the blessings

IFC Mall built an interactive wishing pond with 108 virtual koi fish where customers tossed in virtual gold coins through mobile devices and made their wishes with blessings popping up. East Point City hosted Hong Kong's largest indoor Chinese New Year floral market and bazaar for the 12th straight year. To enhance the customer experience, the orchids came with a QR code for illustration purposes this year. Landmark North's pop-up art exhibition included a five-metre tall giant lotus and various other botanical species. Customers also explored the 3D garden through various VR games. YOHO MALL held a large indoor Chinese New Year market with fine food from around the world as well as local delicacies, resembling a Japanese spring market fair. Beijing APM had giant coins and colourful lanterns in the peach blossom forest to wish customers good luck in the new year. IGC hoisted an approximately two-metre wide giant bouquet in the atrium to offer new year blessings to customers.



V City



East Point City 东港城





Landmark North 上水广场



Tai Po Mega Mall 大埔超级城

农历新年期间，集团旗下各大商场以不同主题作布置，举办多元化推广活动，应用创新科技与顾客互动，与市民及游客欢度新岁，吸引大量游人光临，部分商场的人流更录得显著升幅。

#### 齐贺狗年

APM携手《超级无敌掌门狗》主角阿高迎新春，展出全球最高的巨型阿高机动招财狗及贺年大宅。商场设有互动“魔术镜”，让顾客检测行运指数，并自制专属春联。大埔超级城有Snoopy与好友在风车桃花林舞动彩龙。IAPM商场邀请玩具雕塑艺术家创作宠物狗艺术雕塑作品。商场更让顾客挑选生肖形象特效进行自拍，搭配新春祝福语句，自制独一无二的春联。上海国金中心商场邀请艺术家设计造型别致、活灵活现的福犬雕塑。

#### 欢乐气氛

新城市广场与LEGO合作打造全球首个农历新年大宅院主题布置，其中最瞩目的由150,000颗LEGO bricks全人手砌成的巨型鸿运醒狮。V City请来飞天小女警现身不同位置，释放正能量。天环有《捉妖记2》的胡巴在风车林、荷花池及连心桥等场景迎接顾客，喜气洋洋。



IGC, Guangzhou 广州IGC





Shanghai IFC Mall 上海国金中心商场

### 寓意吉祥

国际金融中心商场设置内有108条数码锦鲤的祝愿池。顾客通过流动装置可抛下虚拟金币许愿，接收新年祝贺语句。东港城连续第12年举办全港最大室内年宵市场暨新春花展，今年更引入QR Code兰花图鉴，方便选购。上水广场的Pop-Up艺术展，展出五米高巨型莲花及多种花卉植物；并设有VR四感体验之旅，让顾客亲历3D花花世界。YOHO MALL举办大型室内年宵，在和风春日祭的气氛下，带来环球特色及地道美食。北京APM在桃花林中，放上巨型铜钱及彩色灯笼，祝愿顾客时到运到。IGC中庭悬挂近二米直径的大型花球，喜迎新春，祝愿顾客新一年鸿运当头。



Parc Central, Guangzhou 广州天环



Beijing APM 北京APM



IAPM, Shanghai 上海环贸IAPM



# Park Central completes its Phase 1 renovation

## 将军澳中心第一期优化工程竣工

Opened in 2003, Park Central is a local mall mainly serving nearby residents. Since then, the population in the district has expanded rapidly along with a transformation of the shopping and leisure habits of those who now live here. For this reason, the Group launched Park Central's major renovation project in 2015. Phase 1 of the work has been completed with the tenant mix revised to offer a more comprehensive shopping experience for district residents.



Located in a prime site, Park Central is connected to the nearby MTR station in close proximity to major residential projects and hotels. The mall enjoys strong pedestrian traffic, attracting nearby residents as well as those beyond the district and tourists staying at hotels in the Tseung Kwan O town centre.

### Over 50 brand new shops

The first of two renovation phases was completed late last year, covering about 13,900 square metres (150,000 square feet) of retail space. Since then the number of retailers has grown by over 50. Most are food and beverage operators, retailers and education centres with some of the businesses new to Tseung Kwan O. Park Central is also home to many jewellery brands as well as beauty and personal care stores and has also attracted a 1,900-square-metre (20,000-square-foot) Japanese and Korean health concept supermarket.

The mall is now working on its second phase of renovation. About 18,600 square metres (200,000 square feet) of retail space is currently being renovated with completion expected in early next year. Afterward, the number of shops will increase dramatically from the original 140 to 220 with a broader tenant mix. The revamped Park Central is poised to deliver a wide array of premium dining, shopping and leisure options to neighbourhood residents.

将军澳中心早于2003年开业，以服务区内居民为主。随着区内人口不断增长，居民的购物休闲模式亦有所转变，集团于是在2015年为商场展开翻新。第一期优化工程日前完成，商户组合亦作出调整，为区内居民提供更全面的购物体验。

将军澳中心位置优越，连接邻近港铁站，毗邻多个大型住宅项目及酒店，人流畅旺，深受居民欢迎，亦吸引区外客人以及住宿将军澳市中心酒店的游客前来购物休闲。

### 逾50间全新商户

商场的优化工程分两期进行，第一期涉及约13,900平方米（150,000平方呎）楼面，已于去年底完成。新增商户超过50间，以特色餐饮、零售及教育为主，部分属于首次进驻将军澳。商场亦加强了珠宝以及美容和个人护理品牌，并且吸引了一间面积达1,900平方米（20,000平方呎）的日、韩健康概念超级市场落户。

商场第二期优化工程亦已展开，现正翻新约18,600平方米（200,000平方呎）楼面，预计可于明年初竣工。待整个优化工程完成后，将军澳中心的店铺总数将由以往的140间大幅增至220间，商户组合更全面，为居民带来多元化的优质餐饮、购物及休闲选择。



Sun Hung Kai Real Estate Agency Limited General Manager (Leasing) Fiona Chung (sixth left) with guests at the Park Central Phase 1 renovation opening ceremony. 新鸿基地产代理有限公司租务部总经理钟秀莲（左六）与嘉宾们出席将军澳中心第一期优化工程的开幕仪式。



# Boutique industrial building W212 in Tsuen Wan sold-out all upper units

## 荃湾精品工厦W212分层单位全部售罄

The Group's W series projects have been enthusiastically received by the market with strong sales recorded for both W50 in Wong Chuk Hang and W668 in Cheung Sha Wan, most recently with the addition of the boutique industrial building W212 on Texaco Road in Tsuen Wan.

W212 is set to benefit tenants with convenient access to the nearby main roads as well as proximity to stations on MTR West Rail Line and Tsuen Wan Line. The stylish design, high quality materials, comprehensive facilities and services all come together to create the premium, flexible workplace. Market response has been very encouraging since its debut in mid-January. With the exception of two units on the ground floor on hold for long-term investment purposes, all the rest have been sold out, generating total contracted sales of about HK\$1,700 million. The Group holds a 50% interest in the project.

### Flexible, premium workplace

W212 will offer 23 workshop storeys comprising a total of 257 units. Typical units will have a gross floor area ranging from about 51 to 86 square metres (548 to 925 square feet), which is ideal for small-to-medium-sized enterprises and start-ups, or for collectible storage. Special units with flat roofs as well as penthouse units with internal staircases connecting to private roofs will also be available.

In line with the WORK+ concept, W212 will actively promote a work-life balance. There will be multi-functional indoor and outdoor co-sharing areas on the ground floor which can also be reserved for corporate events. The outdoor greenery on the second floor will be good for special events or just casual relaxation.

### Strategic location with easy transport access

W212 on Texaco Road sits close to the waterfront as well as a greening zone. Moreover, nearby are various soon to be completed commercial and residential developments, indicating a strong potential for further development in the area.

The project offers superb transport connections with about eight-minute drive to Kowloon's commercial core. From West Rail Line Tsuen Wan West Station, it takes about 14 minutes to reach East Tsim Sha Tsui Station, while from Tsuen Wan Line Tsuen Wan terminus, it takes only about 20 minutes to arrive at Prince Edward Station.

集团近年发展的W系列深受市场欢迎，黄竹坑W50及长沙湾W668均录得销售佳绩。延续此设计概念，集团现正在荃湾德士古道发展精品工厦W212。

W212坐拥主要道路网络及双铁线优势，加上设计潮流，用料讲究，软硬件配套齐全，提供灵活理想的工作空间。项目于一月中开售，市场反应踊跃，除两个地下单位保留作长线投资用途外，其他分层单位全部售罄，合约销售总额约17亿港元。集团持有项目50%权益。

### 灵活优质的工作空间

W212提供23层工作室楼层，共257个单位。标准单位建筑面积由约51至86平方米（548至925平方呎），特别适合中小型企业及初创企业的业务需要，亦可用作收纳私人珍藏。项目另设平台单位，及内置楼梯直达专属天台的顶层特色单位。

W212延续“WORK+”概念，提倡追求工作与生活平衡。地下设有室内及室外的多功能共享空间，用户亦可租用整个场地举办企业活动。二楼设有绿化户外空间，可作活动场地之用，亦可让用户在此放松心情。

### 位置优越 交通方便

W212位于德士古道，咫尺即达海滨与绿化空间，毗邻多个商业及住宅项目即将落成，区内发展潜力优厚。

项目四通八达，前往九龙商业核心只需约八分钟车程，由西铁线荃湾西站往尖东站只需约14分钟，由荃湾线荃湾总站往太子站亦只需约20分钟。



Rendering 效果图

W212 slated for completion by the fourth quarter of 2020  
W212预计于2020年第四季完成



# ITC project progressing well with One ITC already completed

## 徐家汇国贸中心项目进展良好 第一期国贸汇经已落成

It has always been the Group's approach to adopt a selective investment strategy for its business development on the mainland, focusing on prime locations in tier-one cities. ITC, the Group's mega integrated project in Shanghai, is a shining star among the Group's developments that has been drawing much attention, thanks to its outstanding design, prime location and convenient transportation network. The project is being developed in phases and construction has been progressing smoothly. The office space in One ITC has been well received by the market since it is made available for leasing.

### A prime site endowed with unique advantages

ITC is located in the heart of Xujiahui, one of the most prosperous commercial hubs in Puxi. Comprising super grade-A offices, premium retail space and a luxury hotel, it spans four lots with a gross floor area of around 706,100 square metres (7.6 million square feet), which is roughly the size of both Shanghai IFC and Shanghai ICC combined. The space is sufficiently vast enough that various commercial activities can be incorporated within the complex to provide a diverse experience for customers. Following its full completion, ITC is poised to introduce a refreshing, significant change to the skyline of Shanghai. It is also linked to an interchange station for three existing and two future metro lines, offering easy transportation access around the greater metropolitan area.

### Promising office leasing in phase 1

One ITC on Huashan Road, phase 1 of the project completed last year, comprises two office towers of about 15,800 square metres (170,000 square feet) of gross floor area and a mall spanning about 31,600 square metres (340,000 square feet). The office space has been handed over to tenants and various multinational corporations have already moved in, including two reputable tenants Marriott and WeWork, a US co-working space provider. The current occupancy rate is approximately 70%. Meanwhile, enhancement work is being carried out in the mall, and leasing is coming along well. Prospective tenants include renowned luxury brands and restaurants, offering al fresco dining and high-quality entertainment facilities.

### Phased construction underway as slated

Due for completion in the second half of this year, phase 2 of ITC will provide about 29,700 square metres (320,000 square feet) of offices and about 4,000 square metres (43,000 square feet) of retail space. Pre-leasing is underway with positive market responses. Construction of the remaining phases, which will feature office towers, shopping malls and a five-star hotel, is progressing on schedule. The entire project is expected to be completed in 2023, which will bring a fresh impetus to the economy of Xujiahui and further strengthen the district's position as a prominent central business district in Shanghai.



One ITC includes two office towers and a shopping mall  
国贸汇由两幢写字楼和一个商场组成







One ITC is now the address for various multinationals  
多间跨国企业选址于国贸汇

集团一直以来以选择性投资策略发展内地业务，专注在一线城市的黄金地段发展，其上海重点发展的大型综合项目徐家汇国贸中心凭借优质的设计、有利的地理位置和完善交通网络一直备受注目。项目分期发展，工程进展顺利，第一期国贸汇写字楼部分自开展租务以来，市场反应令人鼓舞。

#### 得天独厚的黄金地段

徐家汇国贸中心坐落浦西其中一个最繁盛的商贸区徐家汇的核心地段，由四个地块组成，包括超甲级写字楼、优质商场及豪华酒店，总楼面面积约706,100平方米（760万平方呎），大约相当于上海国金中心和上海环贸广场的楼面面积总和，其规模之大足以容纳不同商业活动，为客户提供多元化的体验，全面落成后势将为上海市的面貌带来耳目一新的改变。项目直驳三条现有和两条拟建的地铁线交汇站，交通十分便捷。

#### 第一期写字楼租务反应良好

项目第一期国贸汇坐落华山路，由两幢总楼面面积约15,800平方米（170,000平方呎）的写字楼和一个约31,600平方米（340,000平方呎）的商场组成，已于去年落成。写字楼部分已经交付，多个跨国企业亦已迁入，其中包括两个知名租户Marriott以及提供共享工作空间的美国公司WeWork，目前出租率约为70%。至于商场部分正进行优化工程，招租反应理想，有意承租的租户包括知名高级品牌及餐厅，商场将会提供特色户外餐饮及优质娱乐设施。

#### 分期工程按计划进行

徐家汇国贸中心二期预计今年下半年落成，将提供约29,700平方米（320,000平方呎）的写字楼及约4,000平方米（43,000平方呎）的零售楼面，目前正进行预租，市场反应理想。项目余下期数包括写字楼、商场及一间五星级酒店，建筑工程如期进行。整个项目预计于2023年落成，将可为徐家汇经济发展提供新动力，进一步加强该区作为上海市主要中央商业区的地位。



Phase 2 of ITC will complete by this second half  
徐家汇国贸中心二期快将于今年下半年落成



The construction site of ITC Phase 4 is progressing on schedule  
徐家汇国贸中心四期地盘·工程进度理想





Group Chairman & Managing Director Raymond Kwok (front, centre) with bank representatives at the syndicated credit facility signing ceremony  
集团主席兼董事总经理郭炳联（前排中）在银团贷款签署仪式上与银行代表合照

26

## The Group signs a HK\$21,000 million syndicated credit facility 集团签署210亿港元银团贷款

The Group recently signed a HK\$21,000 million syndicated credit facility with proceeds to be used as general working capital for business development in Hong Kong, and to refinance some short-term debts and extend their maturity.

The facility was signed between Sun Hung Kai Properties (Financial Services) Limited and a consortium of 16 leading local and international financial institutions, guaranteed by Sun Hung Kai Properties Limited. It comprises a 30:70 split between term loans and revolving credit tranches with a maturity of five years at 65 basis points over HIBOR. An overwhelming response was received from the banking community with substantial over-subscription, resulting in significantly upsizing the facility from an initial amount of HK\$5,000 million to HK\$21,000 million.

At the signing ceremony, **Group Chairman & Managing Director Raymond Kwok** said that the overwhelming response to the facility reflected the banks' trust in the Group's overall governance and prospects. Over the next five to six years, a number of new investment properties will be completed, including

Harbour North, the 98 How Ming Street development, Shanghai ITC, Nanjing IFC and others, and the Group's recurrent income and cash flow will continue to grow further. The existing land bank is sufficient for the Group's development needs over the next five to six years. However, with a strong balance sheet, the Group will continue to seek land acquisition opportunities. Leveraging the reputable brand as well as corporate culture of continuous improvement and a 'customers first' philosophy combined with a seasoned management team, the Group's leading competitive edge will be further reinforced.

The Group currently has an A1 rating from Moody's, and an A+ rating from Standard & Poor's, with a stable outlook from both.

Rendering 效果图



Shanghai ITC 上海徐家汇国贸中心

集团最近签订一项210亿港元的银团贷款协议，有关资金主要用作日常营运，以配合集团在香港业务的发展，及为部分短期债务再融资及延长债务年期。

该项银团贷款由新鸿基地产（金融服务）有限公司与16家主要国际及本地银行签署，并由新鸿基地产发展有限公司作担保。贷款包括三成定期贷款及七成循环贷款，年期为五年，年息率为香港银行同业拆息加65点子。该项贷款获得银行业界踊跃支持，录得大量超额认购，最终贷款金额由50亿港元大幅增加至210亿港元。

集团主席兼董事总经理郭炳联在签署仪式上表示，该项银团贷款得到银行业界的鼎力支持，反映他们对新地的管治及发展充满信心。未来五至六年间，集团将有多个新投资物业落成，包括北角汇、巧明街98号项目、上海徐家汇国贸中心及南京国金中心等，将进一步带动集团的经常性收入及现金流增长。集团现时拥有可观的土地储备，足够未来五至六年的发展需要，但凭借稳健的财务状况，集团仍会继续积极物色增添土地的机会。凭借信誉昭著的品牌、与时俱进和以客为先的精神，以及经验丰富的管理团队，将可进一步巩固集团的竞争优势。

集团目前分别获穆迪及标准普尔给予A1及A+评级，两者的评级展望均为稳定。

#### Co-ordinating arrangers for the syndicated credit facility 银团贷款的协调安排行

|                                                      |                  |
|------------------------------------------------------|------------------|
| The Hongkong & Shanghai Banking Corporation Limited  | 香港上海汇丰银行有限公司     |
| Mizuho Bank, Ltd.                                    | 瑞穗银行             |
| Bank of China (Hong Kong) Limited                    | 中国银行（香港）有限公司     |
| Hang Seng Bank Limited                               | 恒生银行有限公司         |
| The Bank of Tokyo-Mitsubishi UFJ, Ltd.               | 三菱东京UFJ银行        |
| Standard Chartered Bank (Hong Kong) Limited          | 渣打银行（香港）有限公司     |
| Sumitomo Mitsui Banking Corporation                  | 三井住友银行           |
| United Overseas Bank Limited                         | 大华银行有限公司         |
| Citi                                                 | 花旗银行             |
| DBS Bank Ltd.                                        | 星展银行             |
| China Construction Bank (Asia) Corporation Limited   | 中国建设银行（亚洲）股份有限公司 |
| Chong Hing Bank Limited                              | 创兴银行有限公司         |
| Industrial & Commercial Bank of China (Asia) Limited | 中国工商银行（亚洲）有限公司   |
| Oversea-Chinese Banking Corporation Limited          | 华侨银行             |
| BNP Paribas                                          | 法国巴黎银行           |
| Crédit Agricole Corporate & Investment Bank          | 东方汇理银行           |

Rendering 效果图



Nanjing IFC 南京国金中心



Harbour North 北角汇



# SUNeVision transfers its listing to the Main Board

## 新意网转往主板上市

SUNeVision Holdings Ltd. has been listed and the shares have been traded on the Growth Enterprise Market (GEM) since 17 March 2000, and the company was one of the earlier companies to be listed on GEM. Following its business growth over the years, SUNeVision is now well-established as a leading operator of data centres in Hong Kong enjoying a recurrent revenue stream and, in terms of profits attributable to shareholders, has for a number of years met the requirements for listing on the Main Board.

SUNeVision's directors considered it appropriate that the listing of the shares should be transferred from GEM to the Main Board to enhance the company's reputation and attract a broader investor base, which will be beneficial to the company's next horizon of growth. Upon the approval granted by the Listing Committee of the Stock Exchange, SUNeVision transferred the listing of its shares to the Main Board of the Hong Kong Stock Exchange on 22 January 2018.

### 2017/18 financial year interim results

SUNeVision maintained its growth momentum during the period with profit attributable to owners of the company of HK\$392.2 million for the six months ended 31 December 2017, an increase of 45% over the same period last year. The underlying profit attributable to owners of the company (excluding the effect of other gains) was HK\$299.0 million, an increase of 11% over the same period last year.

Revenue for the period was HK\$641.4 million, up 15% over the same period last year. This was principally due to increased revenues attributable to the revenue from the newly opened MEGA Plus, as well as new customers and rental reversion of existing customers at other data centre sites. Gross profit for the period increased to HK\$380.6 million, with gross margin at 59%.

The MEGA Plus flagship facility in Tseung Kwan O is now in operation with a few anchor customers already moved in. MEGA Plus is the first purpose-built facility on land designated for data centre use by the Hong Kong Government offering diversity of access, security and resilience, which made it a superior location compared to all other data centre facilities within Tseung Kwan O Industrial Estate. Feedback on the MEGA Plus facility has been excellent. Fitting-out

works for other customers continued apace during the period. For Mega Two in Sha Tin, the revitalization of the entire facility into a dedicated centre is already complete, with good feedback from customers. Additionally, SUNeVision is upgrading the flagship facility Mega-i in Chai Wan to cater for customer demand and changing needs.

In addition to investing in the expansion of new capacity, continuous developments have been made at JUMBO to enable SUNeVision to cater for customers' growing needs. In order to enhance the resilience of the data centres and provide the cost effective services to customers, SUNeVision is making a substantial investment in fibre to interconnect its data centre sites.

### New industrial site in Tsuen Wan

SUNeVision acquired Tsuen Wan Town Lot No. 428 at Ma Kok Street, Tsuen Wan, by winning a government tender in January. The site, which offers a maximum gross floor area of 18,742 square metres (201,700 square feet), will enhance the data centre portfolio in a district where the company historically has less capacity to offer. The enhanced capacities will serve customers effectively, and increase its income base over the long term.

MEGA Plus - SUNeVision's latest flagship data centre in Tseung Kwan O  
新意网位于将军澳的全新旗舰数据中心  
MEGA Plus







Group Chairman & Managing Director and SUNeVision Chairman Raymond Kwok strikes the gong to officiate the transfer of SUNeVision's listing to the Main Board  
集团主席兼董事总经理以及新意网主席郭炳联主持新意网在  
主板的挂牌仪式



Group Chairman & Managing Director and SUNeVision Chairman Raymond Kwok (fifth left) with  
SUNeVision's board of directors at the ceremony  
集团主席兼董事总经理以及新意网主席郭炳联(左五)与新意网董事合照留念

新意网集团有限公司及股份自2000年3月17日起于创业板上市及买卖，是早期于创业板上市的其中一家公司。经过多年来的业务发展，新意网已成为香港数据中心的主要营运商，并受惠经常性收益流，就股东应占溢利而言，于多年来已达于主板上市的要求。

新意网董事会认为适合将股份由创业板转至主板上市，以提升公司声誉及拓展投资者基础，有助公司发展至更高水平。经联交所上市委员会批准后，新意网已于2018年1月22日，将其股份转至香港交易所主板上市。

#### 2017/18财政年度中期业绩

新意网于期内保持增长动力，于截至2017年12月31日止六个月，公司股东应占溢利为3.922亿港元，较去年同期上升45%。公司股东应占基础溢利（撇除其他收益的影响）上升至2.990亿港元，较去年同期高出11%。

受惠于新启用的MEGA Plus，以及新客户和现有客户于其他数据中心的续租所带来的新增收益，新意网于期内收益较去年同期上升15%至6.414亿港元。期内毛利增至3.806亿港元，毛利率为59%。

将军澳全新旗舰设施MEGA Plus现已开始运作，数个主要客户已经进驻。MEGA Plus为首个设于香港政府规划作数据中心专属用地的数据中心，可提供不同的接入点、保安及弹性，较将军澳工业村内所有其他数据中心设施占有优势。MEGA Plus客户对设施评价甚佳，其他客户的装修工程于期内继续加快进行。改造整幢位于沙田的MEGA Two设施为专用数据中心的项目已经完成，获客户甚高评价。另外，新意网正提升位于柴湾的旗舰数据中心MEGA-i，以应付客户需求及不时转变的需要。

除投资于扩大新增容量外，JUMBO亦会持续发展，使新意网能满足客户更多的需要。新意网正于旗下数据中心之间的光纤连接作重要投资，以提高数据中心的弹性及向客户提供具成本效益的服务。

#### 投得荃湾工业地皮

新意网于一月，通过政府招标，投得位于荃湾马角街的荃湾市地段第428号用地，项目总楼面面积可达18,742平方米（201,700平方呎）。新意网于区内过往提供较少的数据中心容量，地皮将用作增强数据中心组合，确保公司具有良好的容量，以有效地服务各客户，长远可提高收入基础。



SUNeVision's new site at Ma Kok Street, Tsuen Wan  
新意网于荃湾马角街新近投得的地皮

## SHKP Malls App delivers a brand new shopping and leisure experience

### “新地商场”综合手机应用程序尽享休闲购物新体验

Putting customers first, the Group's shopping malls apply advanced technology to enhance service with most of the malls having their own apps to complement in-mall promotions. To help integrate each individual mall's latest information, the SHKP Malls App has been launched with dining, parking, shopping and promotion updates of the Group's major malls to strengthen the total shopping experience.

The SHKP Malls App will gradually feature different information and functions in phases. The App now covers 11 SHKP malls and will expand to 26 malls later this year. Following that, the membership programmes of different malls will be integrated. This means that members can earn and redeem reward points on one single platform.

#### Eat E-asy

The SHKP Malls App offers the Eat E-asy e-ticket and e-table booking, which allow customers to plan their dining arrangements ahead and

save time queuing at restaurants. Over 60% of restaurants now provide the Eat E-asy feature, which will add a pre-order function later this year for a complete dining experience.

#### Park E-asy

Park E-asy provides real-time car lot vacancy information at malls' car parks as well as nearby car parks, plus intelligent parking navigation and a car search system. Park E-asy will be enhanced to allow customers to redeem free parking using their reward points, thereby saving time queuing for free parking

redemptions at customer care centres, and queuing at car park gate exits. In future, customers will be able to enter and leave car parks without any tickets, Octopus cards or credit cards, a truly helpful innovation for added convenience.

#### Promotions

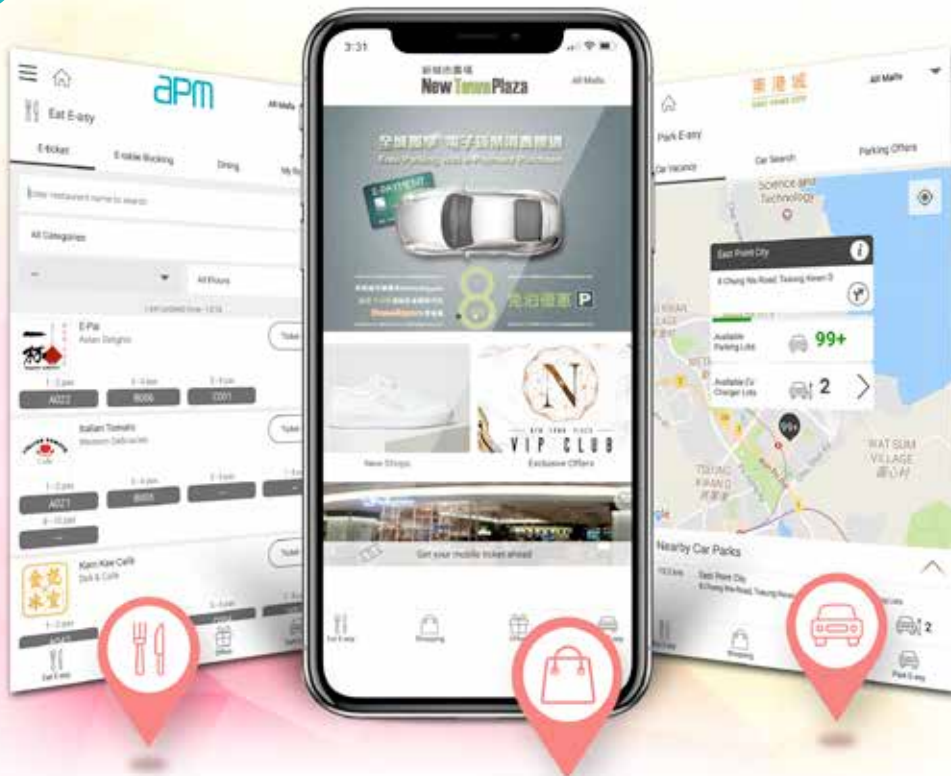
Customers can get the latest promotional offers at malls and merchants through the integrated platform with nearly 400 offers at over 140 merchants available right now. Other features include instant movie ticket purchases, electric vehicle charging payment service, a way finder and much more.

#### Privileges

With the SHKP Malls App, customers can select their preferred interface and bookmark favourite shops and restaurants as well as the most often used functions to get updates and promotions from their favourite malls and merchants. For i-Beacon-enabled malls, customers will receive push notification offers from those merchants they have marked as favourite on the App when they get near to the shop.

#### Integrated Membership Programme

Members can register reward points themselves, redeem reward points across SHKP malls and reserve redemption gifts. They can also directly use their reward points as instant cash or for gift redemptions at various merchants and enjoy VIP services and privileges at major SHKP malls.



The SHKP Malls App features a wide array of services all in one “新地商场”综合手机应用程序集多重功能于一身，一站式照顾顾客所需



Group Executive Director Christopher Kwok (right) and Sun Hung Kai Real Estate Agency Limited General Manager (Leasing) Henry Lam (left) officiate at the SHKP Malls App launch ceremony  
集团执行董事郭基泓(右)及新鸿基地产代理有限公司租务部总经理林家强(左)主持“新地商场”综合手机应用程序启用仪式

凭借以客为先的信念，集团旗下商场不时运用新兴科技提升服务，大部分商场均设有专属手机应用程序配合推广宣传。为综合各商场的最新信息，集团不久前推出“新地商场”综合手机应用程序，以庞大综合平台，集结集团主要商场的用餐、泊车、购物及推广活动信息多重功能于一身，全面提升客群的购物体验。

“新地商场”综合手机应用程序分阶段推出不同信息和功能，目前涵盖共11个新地商场，并将于年内全面汇聚合共26个商场，随后更会综合各商场的会员制度，让会员统一行使积分换取优惠。

#### 搵食易

“新地商场”综合手机应用程序现设有“搵食易”通过手机实现餐厅订票、预约订座功能，方便顾客提早安排行程，省去排队等候餐厅的时间。目前已有超过六成餐厅提供“搵食易”功能；于今年下旬，“搵食易”还将增设预先点菜功能，全方位体贴顾客的餐饮体验。

#### 泊车易

“泊车易”为顾客提供商场停车场及邻近停车场的实时车位数量信息、泊车导航及车辆搜寻。“泊车易”的功能将于

稍后加强，让顾客以积分缴付停车场费用，免除在商场顾客服务中心排队办理免费泊车及在闸前等候出车的时间。将来更会发展至毋须再以停车场票、八达通卡或信用卡进出停车场，出入车场无须拍卡，畅通无阻。

#### 推广优惠

顾客可于一个综合平台获取最新商场及商户推广优惠，现阶段已有超过140个商户提供近400项优惠。其他功能包括影院实时购票、电动车充电付款及商场导航等。

#### 专享优惠

顾客使用“新地商场”综合手机应用程序时，可按个人喜好和习惯选择界面，标记最喜爱的商店餐饮及最常用的功能等，方便获取喜爱商场及商店的最新信息及优惠。在配备i-Beacon技术的商场，顾客可先在手机应用程序卷标喜爱的商店，抵达附近时随即可收到相关店铺的优惠推送。

#### 综合会员计划

会员可自助登记积分、统一行使积分换取优惠及预留礼品，同时可直接以积分于商店当现金使用或兑换礼品，甚至享用新地各个商场的贵宾服务及礼遇。

The SHKP Malls App now covers 11 malls:  
“新地商场”综合手机应用程序  
目前包括11个商场：

|                  |         |
|------------------|---------|
| APM              |         |
| East Point City  | 东港城     |
| Metroplaza       | 新都会广场   |
| MOKO             | 新世纪广场   |
| New Town Plaza   | 新城市广场   |
| Tai Po Mega Mall | 大埔超级城   |
| Tsuen Wan Plaza  | 荃湾广场    |
| V City           |         |
| WTC              | WTC世贸中心 |
| YOHO MALL        |         |
| Yuen Long Plaza  | 元朗广场    |

A total of 26 malls with the addition of the 15 malls listed below will be covered by late this year:  
今年稍后将集结以下15个商场，合共覆盖26个商场：

|                          |        |
|--------------------------|--------|
| Chelsea Heights          | 卓尔广场   |
| Chi Fu Landmark          | 置富南区广场 |
| Harbour North            | 北角汇    |
| HomeSquare               |        |
| K-Point                  | 锦荟坊    |
| Landmark North           | 上水广场   |
| life@KCC                 | 活@KCC  |
| Metropolis Plaza         | 新都广场   |
| Mikiki                   |        |
| New Jade Shopping Arcade | 新翠商场   |
| Park Central             | 将军澳中心  |
| PopWalk                  | 天晋汇    |
| The Sun Arcade           | 新太阳广场  |
| Tsuen Kam Centre         | 荃锦中心   |
| Uptown Plaza             | 新达广场   |



Download the SHKP Malls App now  
请立即下载“新地商场”综合手机应用程序





## SHKP Reading Club spreads the joy of reading to more schools 新阅会将愉快阅读带入更多校园

To encourage more young people to love reading, the SHKP Reading Club has extended its Read & Share programme to secondary schools starting from the 2017-18 academic year. It is hoped that students will make reading a part of their everyday lives and will share reading knowledge and enjoyment with family and friends. Currently, there are 120 Read & Share participating schools in Hong Kong.

### Read & Share programme extends to secondary schools

The Read & Share programme, a joint effort of the Reading Club and Hong Kong Aided Primary School Heads Association, was established in 2014 with the support of the Group and members of the community. Various activities have been planned and organized for participating schools to get students interested in reading. To date, more than 250 outreach activities have been arranged for over 70,000 students and teachers throughout the territory. The programme has also been extended to secondary schools, starting from the current academic year with guest-sharing sessions to help spark students' curiosity and reading interest.

### Learning more about the environment beyond books

The Read & Share programme annual theme for primary students is Love Reading, Love Nature. Activities include celebrity talks, sharing with exchange students and creative workshops. Learn Beyond Books visits will also be held to encourage reading while also raising primary students' awareness about the environment.

Students from two primary schools visited the environmental restoration park as well as the climate change and innovation centre at Landmark North. After learning more about the causes of climate change and its effects from the Landmark North green

ambassadors, the students vowed to eat more vegetables and walk more to help reduce CO<sub>2</sub> emissions. There was also a puppet show which taught students about food waste recycling and how food waste can be upcycled into fertilizer.

为鼓励更多青少年爱上阅读，新阅会于2017-18学年，将“阅读·分享”校园计划进一步推广至中学，期待学生把阅读融入日常生活，并鼓励他们与家人朋友分享书中知识及乐趣。目前，全港共有120家中小学参与其中。

### “阅读·分享”校园计划走进中学

新阅会于2014年起推出“阅读·分享”校园计划，与香港资助小学校长会合作，并凝聚集团及社区力量，为参与学校设计并举办各种类型的特色活动，与学生一起投入多姿多采的阅读天地。由推出至今，项目共为逾70,000名师生举办了逾250场到校活动；本学年更正式走进中学，邀请多位嘉宾到校，通过轻松有趣的分享，引发学生的好奇心及对阅读的兴趣。

### 走出书本 认识大自然

至于小学方面，“阅读·分享”校园计划于新学年以“阅来阅爱大自然”为题，为学生设计别出心裁的活动，包括名人分享会、与海外学生交流、创意工作坊和“走出书本”参观活动等，让小学生享受阅读乐趣之余，建立起环保意识。

项目不久前安排了两家小学参观上水广场的环境复育园和气候变化及互动创新中心。在上水广场环保大使介绍下，同学们认识到更多有关气候变化的成因及影响，并纷纷表示今后会多吃蔬菜及多步行来减少二氧化碳的排放；他们又从木偶剧表演中，了解到厨余回收及变成有机肥料的过程。



Students learning about the upcycling concept at the puppet show  
同学们观赏木偶剧表演，认识废物重生概念。



Students visiting the green education centre at an SHKP mall in a Learn Beyond Books activity  
同学们参加“走出书本”活动，到新地商场的环保教育中心参观



## Sending love and care to young and old

### 关怀送暖 照顾长幼

Putting the Building Homes with Heart philosophy into practice, the Group serves the community by spreading love and care to people in need. For example, proceeds from the 2017 SHKP Vertical Run for Charity – Race to Hong Kong ICC and Sun Hung Kai Properties Hong Kong Cyclothon were given to designated beneficiaries. Chinese New Year festive events for seniors as well have again been organized as part of the Group's community care initiative.

#### Sports for charity

SHKP Vertical Run for Charity – Race to Hong Kong ICC and Sun Hung Kai Properties Hong Kong Cyclothon continue to support the Group's idea of engaging in sports for a good cause. Proceeds from the Race to Hong Kong ICC went to charity without any deductions, while part of the race proceeds from the Sun Hung Kai Properties Hong Kong Cyclothon went to the needy. Including extra contributions from the Group, total donations from the two events amounted to HK\$8.68 million in 2017, which were distributed to The Community Chest of Hong Kong, the Hong Kong Council of Social Service, and the Boys' & Girls' Clubs Association of Hong Kong for child and youth services.



Group Chairman & Managing Director Raymond Kwok (front, fifth left), Executive Directors Adam Kwok (front, fourth left), Christopher Kwok (front, fifth right) and Allen Fung (front, second right) present to representatives of beneficiary organizations donations from the SHKP Vertical Run for Charity – Race to Hong Kong ICC and Sun Hung Kai Properties Hong Kong Cyclothon

集团主席兼董事总经理郭炳联（前排左五）、执行董事郭基辉（前排左四）、郭基泓（前排右五）及冯玉麟（前排右二）将“新地公益垂直跑—勇闯香港ICC”及“新鸿基地产香港单车节”的善款交予受惠机构代表



Group Executive Director Adam Kwok (front, fifth right), Secretary for Labour and Welfare Law Chi-kuang (front, fifth left), and over 100 Group volunteers welcome the seniors at the Chinese New Year Poon Choi luncheon

集团执行董事郭基辉（前排右五）及劳工及福利局局长罗致光（前排左五），联同集团过百名义工招待长者享用新春盆菜宴

#### Building Homes with Heart Caring Initiative – Chinese New Year Poon Choi luncheons

The Group worked with the Social Welfare Department and other community organizations to host Building Homes with Heart Caring Initiative – Chinese New Year Poon Choi luncheons for the eighth straight year. About 1,700 seniors living in Central and the Western district, the Islands and Yau Tsim Mong district took part at Noah's Ark and returned home

with goodie bags of useful items. Some of the seniors put on a variety show, singing and dancing, playing djembe, hand chimes or other musical instruments while guests and the other seniors truly enjoyed the day.

Additionally, Group volunteers brought with them goodie bags when visiting seniors at homes to spread some festive joy. More than 7,000 goodie bags were distributed this year.

集团秉持“以心建家”的信念服务社群，为社会上有需要的人士送上关怀。2017年“新地公益垂直跑—勇闯香港ICC”和“新鸿基地产香港单车节”活动所得善款已经转交受惠机构。另一方面，集团于新春期间继续传递关爱到社区，为长者举办节庆活动送暖。

#### 运动行善

“新地公益垂直跑—勇闯香港ICC”和“新鸿基地产香港单车节”继续贯彻集团的运动行善精神。“勇闯香港ICC”不扣除活动成本，收益全数拨捐慈善用途，而“新鸿基地产香港单车节”则拨出部份报名费作慈善用途。连同集团额外捐款，两项活动于2017年度的善款总数为868万港元。有关善款已拨捐香港公益金、香港社会服务联会及香港小童群益会，用作儿童及青少年服务。

#### “以心建家送暖行动”新春盆菜宴

集团连续第八年与社会福利署及地区社福机构合作，为长者举办“以心建家送暖行动 满堂吉庆贺新禧”盆菜宴。今年共招待来自中西区、离岛区及油尖旺区约1,700位长者，在挪亚方舟享用盆菜，并送上丰富实用的爱心福袋，以表关怀。部份长者更参与综艺表演，载歌载舞，并以非洲鼓及手钟等乐器作表演，与嘉宾们共渡愉快周日。

此外，集团义工队更进行家访，为长者送上爱心福袋，让他们感受节庆欢乐。今年派发的爱心福袋超过7,000个。



## Group announces 2017/18 interim results

### 集团公布2017/18中期业绩

The Group reported underlying profit attributable to the Company's shareholders for the six months ended 31 December 2017, excluding the effect of fair-value changes on investment properties, of HK\$19,973 million. Underlying earnings per share were HK\$6.90. The directors declared an interim dividend payment of HK\$1.20 per share, an increase of 9% from the corresponding period last year.

Revenue from property sales for the period under review as recorded in financial statements, including revenue from joint-venture projects, was HK\$34,583 million. Profit generated from property sales was HK\$13,895 million. Since July 2017, the Group's total contracted sales reached about HK\$35,000 million in attributable terms. Contracted sales in Hong Kong were impressive, mainly contributed by Wings at Sea and Wings at Sea II, Cullinan West II and PARK YOHO Genova.

Gross rental income, including contributions from joint-venture projects, rose 7% year-on-year to HK\$11,506 million and net rental income increased by 7% year-on-year to HK\$8,891 million during the period. The healthy growth was driven by continuing positive rental reversions, both in Hong Kong and on the mainland, and contributions from new investment properties.

#### Prosperous outlook

The Group's development business for sale will continue to perform well with satisfactory development margins. Although the existing land bank is sufficient to meet its development needs of five to six years, the Group will continue to seek opportunities for land bank replenishment in Hong Kong to fulfil its long-term development needs. The Group is confident of its performance in property sales during the current financial year. About 40% of residential floor area scheduled for completion in the coming financial year has already been pre-sold. The Group's medium-term target for its Hong Kong's annual property sales value is HK\$40,000 million.

The Group's rental income is expected to show steady and satisfactory growth, driven by the expansion of its investment property portfolio, high occupancies and positive rental reversions. V Walk in West Kowloon, Hong Kong and the mall



Group Chairman & Managing Director Raymond Kwok (fourth right) announcing 2017/18 interim results with top management

集团主席兼董事总经理郭炳联(右四)联同管理团队公布2017/18中期业绩

at One ITC in Shanghai are planned to open in 2019. In the next five to six years, rental properties covering about 269,000 square metres (2.9 million square feet) of attributable gross floor area are scheduled for completion in Hong Kong. On the mainland, the Group's rental properties comprising about 1.11 million square metres (11.9 million square feet) of attributable gross floor area are expected to be completed during the same period.

集团公布截至2017年12月31日止六个月，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199.73亿港元；每股基础溢利为6.90港元。董事局宣布派发中期股息每股1.20港元，较去年同期增加9%。

连同合作项目的收益，回顾期内财务报表录得的物业销售收益为345.83亿港元；来自物业销售的溢利达138.95亿港元。自2017年7月起计，按所占权益计算，集团的合约销售总额已达约350亿港元。香港合约销售表现理想，主要来自晋海及晋海II、汇玺II和PARK YOHO Genova。

回顾期内，连同合作项目租金计算，总租金收入按年上升7%至115.06亿港元，净租金收入按年上升7%至88.91亿港元。租金收入稳健增长是由于香港及内地投资物业的续租租金持续上升，以及新投资物业带来收益。

#### 未来将继续蓬勃发展

集团的物业发展业务将持续表现理想，并有满意的发展回报。虽然现有的香港土地储备足以满足在未来五至六年的发展需要，但集团会继续物色机会，补充土地储备，以配合集团长期的发展需要。集团对本财政年度的物业销售表现充满信心，并已预售约40%预计于下一个财政年度落成的住宅楼面。在香港物业销售的中期目标为年金额400亿港元。

受惠于投资物业组合扩大、出租率高及续租租金上升，预计集团的租金收入可录得稳定和满意的增长。预计香港西九龙的V Walk及上海国贸汇的商场于2019年开幕。在未来五至六年，按所占总楼面面积计算，集团在香港约有269,000平方米（290万平方呎）出租物业落成，在内地则约有111万平方米（1,190万平方呎）出租物业落成。

#### New independent non-executive director 新增独立非执行董事

Henry Fan Hung-ling was appointed as an independent non-executive director with effect from 1 March 2018. His extensive experience in the commercial sector will be a valuable asset for the Group's long term development.

董事局委任范鸿龄为公司的独立非执行董事，自2018年3月1日起生效。范先生在商界拥有丰富经验，对集团长远业务发展将有莫大裨益。

## SmarTone's 2017/18 interim results

### 数码通公布2017/18年度中期业绩

SmarTone Telecommunications Holdings Limited announced its results for the six months ended 31 December 2017. While the period under review saw the intensification of competition, SmarTone's customer-centric approach has helped achieve growth in customer base of 10% year-on-year to 2.2 million and reduction of average postpaid churn rate to a low of 0.8%.

Postpaid service revenue, net of handset subsidy amortisation, remained stable against the previous corresponding period and increased 3% over the previous half, reflecting the resilience of the core postpaid service business. Nonetheless, profitability has been impacted by the increase in amortisation of spectrum utilisation fee and lower handset and accessory sales. Profit attributable to shareholders fell by 17% year-on-year to HK\$328 million.

During the period under review, SmarTone continued to invest in network performance. In October 2017, the Company became the first operator in the city to trial FDD Massive MIMO, a technology which will play a crucial role in improving capacity and user throughput. Moreover, after successfully conducting Hong Kong's first LAA trial in August 2017, SmarTone plans to implement the latest LAA technology in mid-2018 which will enable peak network speed exceeding 1Gbps. Supported by exceptional network performance, SmarTone's customer-centric strategy will further facilitate growth in the core service business through the Company's distinctive brand and superior service offerings for target customer segments.

数码电讯集团有限公司公布截至2017年12月31日止六个月的业绩。于回顾期内，虽然市场竞争日趋激烈，然而数码通以客为本的方针成功令客户人数按年增长10%

至220万人，并将月费计划的平均客户流失率降至0.8%的低水平。

扣除手机补贴摊销后，月费计划服务收入与去年同期相比维持稳定，并较上一个半年增长3%，反映核心月费计划业务维持稳定。尽管如此，盈利仍受频谱使用费摊销增加，以及手机及配件销售下降所影响。股东应占净溢利为3.28亿港元，按年减少17%。

于回顾期内，数码通继续进行网络投资。于2017年10月，公司成为本地首家试行FDD Massive MIMO技术的网络商，这项崭新技术对将来提升网络容量及用户吞吐量非常重要。此外，数码通于2017年8月在香港首次成功试行LAA技术测试，并计划于2018年中应用最新的LAA技术，并将支援超过1Gbps的最高网络速度。凭着超卓的网络表现，数码通将继续借着以客为本的策略，透过与众不同的品牌，及针对特定客户群的卓越服务及产品，进一步推动核心业务的增长。

## The Group wins Platinum in The Asset Corporate Awards for five straight years

### 集团连续五年获颁“最佳公司治理奖”铂金奖



Group Corporate Planning & Strategic Investment (Corporate Planning) General Manager Brian Sum (left) receives the Platinum Award at The Asset Corporate Awards  
集团公司策划及策略投资部（公司策划）总经理沈康宁（左）领取“最佳公司治理奖”铂金奖

SHKP's commitment to achieving the highest standards of corporate governance, driving corporate social responsibility initiatives and maintaining good investor communications has resulted in the Group capturing a host of prestigious awards over the years. The latest honour was taking Platinum at The Asset Corporate Awards sponsored by *The Asset* magazine. This represents the fifth consecutive year the Group has won this valuable recognition from investors and analysts.

The Asian financial magazine *The Asset* organizes The Asset Corporate Awards annually to recognise and pay tribute to listed companies for their excellence in environmental, social and corporate governance. Scores are awarded based on information submitted by participating companies, including financial performance, corporate governance, social responsibility, environmental

responsibility and investor relations. The organizer then obtains feedback from the investment community at large before making a final overall assessment. The Group has received the highest Platinum honour for five straight years due to its strong performance in categories across the board.

集团多年来恪守高水平的企业管治，积极履行企业社会责任，与投资者维持紧密联系，屡获各界嘉许。不久前再获《财资》杂志颁发“最佳公司治理奖”铂金奖，为连续第五年获此殊荣，足证集团的优秀表现备受投资者及分析员持续肯定。

亚洲财经杂志《财资》每年均举办“最佳公司治理奖”选举，以表扬在环境保护、企业社会责任及企业管治上表现卓越的上市公司。主办机构邀请企业就财务表现、企业管治、企业社会责任、环境保护及投资者关系等各方面提交数据，并进行评分；随后就所得资料，咨询投资业界的意见，再作出全面评审。集团在各评审范畴均获高度评价，连续第五年获颁最高级别的铂金奖项。



## YATA Supermarket opens in Metroplaza, Kwai Fong 一田超市进驻葵芳新都会广场

YATA Limited has been expanding its portfolio with new supermarket openings at the Sai Wan Hong Kong Plaza, Tseung Kwan O East Point City, and at Yuen Long YOHO MALL last year. The list continues to grow with the addition of a new outlet at Kwai Fong Metroplaza this past January, marking the 11th store in the YATA chain.

The more than 1,400-square-metre (15,000-square-foot) YATA Supermarket (Kwai Fong) offers up a nature theme with stylishly rustic decorations. The store features quality Japanese-Western style gourmet items as well as a health and organic zone to create a Japan-meets-West style healthy supermarket. Over 60% of the stock is imported from Japan, with other premium products from around the world. A major highlight of the new store is the "Three Corners" area dedicated to a fine food grocery from southern France, a traditional English tea brand, and a health and organic zone offering low sodium, low sugar, gluten-free items and superfoods. There is also a "Japanese-Western style food zone" that features a 'kushikatsu' restaurant that is new to Hong Kong, and a healthy grab-and-go light food bar to attract customers.

一田有限公司近年积极扩充业务，继去年在西环香港商业中心、将军澳东港城及元朗YOHO MALL开设超级市场后，刚于今年一月在葵芳新都会广场开设第11家分店。

一田超市（葵芳）面积逾1,400平方米（15,000平方呎），以潮流自然风为设计风格，简约时尚。新店以高级和洋食材作卖点，并设有健康主题专区，打造成和洋风健康精品超市。店内逾六成货品由日本进口，亦有来自世界各地的优质食材。新店特别设有“三大超市Corner”，引入南法精品杂货店、英国百年茶铺和三低一高有机潮食区；另外更设有“二大和洋食事处”，带来首度进驻香港的日式串炸料理屋及清新洋风轻食Bar，为顾客送上美食惊喜。



YATA CEO Susanna Wong (fourth right) with guests at the YATA Supermarket (Kwai Fong) opening ceremony  
一田百货行政总裁黄思丽（右四）连同嘉宾主持一田超市（葵芳）的开幕典礼

36

## SHKP-Kwoks' Foundation supports talented students to pursue studies at CUHK for 12th consecutive year 新地郭氏基金连续12年资助优才生升读中大

Since 2005, the SHKP-Kwoks' Foundation has set up a scholarship programme to support talented local and mainland students to pursue undergraduate studies at The Chinese University of Hong Kong (CUHK). The scholarship enables recipients to focus on studies and engage in campus life without financial worries. To date over 60 students have benefitted from this programme.

CUHK former Vice-Chancellor and President Joseph Sung, Council Chairman Norman Leung and Pro-Vice-Chancellor/Vice-President Fok Tai-fai visited the Foundation office with academic staff and scholarship recipients to share the latest updates on the programme with the Foundation Executive Director Amy Kwok and other representatives. During the sharing session, some beneficiaries mentioned that the scholarship support

greatly reduced their families' financial burdens, giving them more time to study and take part in extra-curricular activities and volunteer work to serve the community. At the same time, several beneficiaries recalled the valuable overseas exchange experience and learning opportunities they received at CUHK. Some graduates secured their dream jobs while others are pursuing master's degrees at CUHK.

新地郭氏基金于2005年设立“新地郭氏基金——中大优才奖学金”，资助本港及内地优才生升读香港中文大学的学士课程，让受助学生能够解决学费问题，专注学业，融入大学生活，至今受助学生逾60人。

不久前，时任中大校长沈祖尧、中大校董会主席梁乃鹏及副校长霍泰辉率领教职员及受助学生到访，与基金执行董事



SHKP-Kwoks' Foundation Executive Director Amy Kwok (front, fifth left), Director Kwong Chun (front, fifth right), CUHK former Vice-Chancellor and President Joseph Sung (front, centre), CUHK Council Chairman Norman Leung (front, forth left) and Pro-Vice-Chancellor/Vice-President Fok Tai-fai (front, fourth right) with scholarship recipients and guests after the sharing session  
新地郭氏基金执行董事郭婉仪（前排左五）、董事邱淮（前排右五）、时任中大校长沈祖尧（前排中）、中大校董会主席梁乃鹏（前排左四）及副校长霍泰辉（前排右四）与受助学生们及嘉宾在交流分享会后合照

郭婉仪及基金代表进行交流，分享奖学金项目的最新情况。部分受助学生在会上表示，奖学金大大减轻了家庭经济负担，让他们可以专注学习之余，亦可以多参与课外活动及义务工作，服务社区，回馈社会。受助学生表示，在中大学习期间，获得不少海外交流及学习机会，实属成长中的宝贵经验；部分毕业生现已获得理想工作，部分则选择留在中大修读硕士课程。

1個APP  
啟動快樂

11個商場  
匯聚一點

#IAPP11MALLS #SHKP\_MALLS

**SHKP** 新鴻基地產  
Sun Hung Kai Properties



## 全新「新地商场」手机應用程式 吃喝玩乐新指标

即时掌握 11 个商场最新资讯及优惠，  
泊车搵食买嘢，穿梭各场话咁易！SO EASY!



**PARK E-ASY**

车位状况 | 车辆搜寻 | 泊车优惠



**EAT E-ASY**

用餐取票 | 预约订座 | 餐饮指南



**立即下载**

Download on the  
App Store

ANDROID APP ON  
Google play

apm

荃灣廣場  
T'WEN WAN PLAZA

東港城  
EAST POINT CITY

V city

新都會廣場  
METRO PLAZA

世貿中心  
WTC

MOKO  
新世紀廣場

新城市廣場  
New Town Plaza

YOHO MALL  
形點

元朗廣場

大埔超級城  
TAI PO MEGA MALL



[www.shkp.com](http://www.shkp.com)