



Cullinan West Development above two rail lines at MTR Nam Cheong Station

The Group won a site above MTR Nam Cheong Station on the West Rail Line in 2011 for joint development, with the residential Cullinan West Development and a mall now taking shape. The project is notable among private developments in South West Kowloon¹ for its grand scale and is set to be a local landmark with glass curtain walls offering expansive sea views².

Topping out of Cullinan West, phase 2A of the development, is expected by the end of the year. There will be approximately 838,500 square feet of gross residential floor area in two towers and five low-rise blocks, containing 1,050 units from studios to four-bedroom apartments appealing to different kinds of buyers. There will be two clubhouses³ in two phases, covering over 180,000 square feet including communal gardens and play areas. The first clubhouse will be Club Brio³. Cullinan West has been planned with the buildings in a line to give the units open views² (some even looking out over the sea²). The estimated material date for Cullinan West is 30 November 2018⁴.

Heart of the city's rail network

The development will offer immense transport convenience to other areas including the city's commercial cores, as MTR Nam Cheong Station is the only interchange for the Tung Chung Line and West Rail Line. It only takes about nine minutes to MTR Hong Kong Station or about six minutes to MTR Kowloon Station by MTR⁵. Globetrotting professionals will be pleased to reach Hong Kong International Airport in about 28 minutes⁵ or MTR Austin Station in about four minutes⁵ – which will be an advantage when MTR Austin Station and MTR Kowloon Station are connected by footbridges and subways to the future terminus of the Hong Kong Section of the Express Rail Link⁶ providing access to the

national high-speed rail network to 16 major mainland cities⁶. A nearby bus terminal adds to the transport ease. The Government will construct the Central Kowloon Route, which will reduce the journey time from West Kowloon to Kowloon Bay from 30 minutes to 5 minutes during rush hours upon commissioning⁷.

Group Deputy Managing Director Victor Lui said: “The development is at a prime location with a rare scale and positioning for the area. The residences will have direct all-weather access to the MTR Nam Cheong Station and the plus of sea views², making up a quality living environment.”

Setting local style

The Nam Cheong Station development has a mall set to open by the end of 2018⁸ offering Cullinan West residents all the convenience of city life with a variety of shops, dining and leisure options over some 298,000 square feet of gross floor area⁹. It will be a bellwether of style introducing refreshing consumer options to the district and easily accessible by MTR with a direct connection to MTR Nam Cheong Station. The new mall will also add to the Group's retail portfolio along MTR lines, joining ifc Mall above MTR Hong Kong Station and New Town Plaza in Sha Tin in bringing vibrancy to the area.



Finer touches in life

South West Kowloon¹ is emerging as a gem of leisure and recreation with the West Kowloon Cultural District housing creative hives under development like the M+ museum, Xiqu Centre, M+ Pavilion and more on a site of nearly 40 hectares¹⁰. There is also ample public green space nearby including the tranquil Nam Cheong Park with one of the largest lawns in a Hong Kong park and recreational facilities for all ages, as well as being a suggested location for flower appreciation in spring¹¹.

The image was taken on 28 October 2016
相片於2016年10月28日拍攝



The image was taken on 11 December 2016
相片於2016年12月11日拍攝

¹ South West Kowloon is defined according to Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3 Oct 2014 by Town Planning Board (www.ozpt.tpb.gov.hk).

² The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings, facilities and environment around the Phase of 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.

³ The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. Some of the facilities and/or services are subject to the consent or permit issued by Government departments. Names shown on promotional materials are for promotional use and will not appear in the preliminary agreement for sale and purchase, agreement for sale and purchase, the assignment, or any other title deeds.

⁴ The estimated material date for the Phase of the Development to the best of the Vendor's knowledge: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

⁵ Estimated journey time from Nam Cheong MTR Station to other MTR stations. Source: MTR Corporation Ltd website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic conditions.

⁶ Source: MTR Corporation Limited website for the Hong Kong Section of the Express Rail Link (www.expressrailink.hk)

⁷ Source: 2017 Policy Address (www.policyaddress.gov.hk/2017/)

⁸ Source: Sun Hung Kai Properties Limited, *2015/16 Annual Report*, P.49

⁹ Source: Sun Hung Kai Properties Limited, *2015/16 Annual Report*, P.33

¹⁰ Information source of West Kowloon Cultural District: West Kowloon Cultural District website (www.westkowloon.hk).

¹¹ Source: Leisure and Cultural Services Department website (www.lcsd.gov.hk)

The images on this page were taken from the surrounding area of the Phase of the Development. They do not illustrate the final appearance and the views of the Phase of the Development upon completion. They have been processed with computerized imaging techniques. The images show the general environment, buildings and facilities surrounding the Phase of the Development. The images are for reference only. The environment, buildings and facilities surrounding the Phase of the Development may change from time to time. Please refer to the sales brochure for details.

本頁相片於發展項目期數附近實景拍攝，並非說明發展項目期數最後完成之外觀及其景觀。該等相片經電腦修飾處理，以展示發展項目期數大約之周圍環境、建築物及設施，僅供參考。該等周圍環境、建築物及設施亦可能不時改變。詳情請參閱售樓說明書。



The image was taken on 24 January 2017 at Nam Cheong Park
相片於2017年1月24日於南昌公園拍攝

港鐵南昌站大型項目 匯璽擁雙鐵優勢

集團於2011年投得港鐵西鐵綫南昌站上蓋合作發展項目，包括匯璽發展項目的住宅部分及商場，規模龐大，為西南九龍¹區內大型私人發展項目，坐擁遼闊海景²，配合玻璃幕牆設計，預期將成為區內地標。

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The image was taken at MTR Nam Cheong Station on 23 January 2017
相片於2017年1月23日於港鐵南昌站拍攝



The image was taken at West Kowloon Cultural District on 29 July 2016
相片於2016年7月29日於西九文化區拍攝

項目第2A期住宅發展項目「匯璽」預計可於年底前完成上蓋工程，總住宅樓面面積約838,500平方呎，由兩座高座住宅大樓及五座低密度住宅大樓組成，提供1,050個單位，包括開放式至四房單位，針對不同住戶需要。項目採雙會所設計³，分兩期發展，會所連公用花園及遊樂地方總面積超過180,000平方呎。首個會所名為Club Brio³。匯璽採用橫排式設計，讓單位享有開揚景觀²，部分單位更面向海景²。預計匯璽的關鍵日期為2018年11月30日⁴。

都會鐵路核心

項目座落港鐵南昌站上蓋，是東涌綫及西鐵綫的唯一交匯站，來往市內其他商業區十分便捷，前往港鐵香港站只需約9分鐘⁵，約6分鐘便可達港鐵九龍站⁵。項目對經常來往內地及世界各地的專業人士來說亦非常方便：從港鐵南昌站前往香港國際機場只需約28分鐘⁶；興建中的廣深港高速鐵路香港段總站將會經由行人天橋及隧道連接港鐵柯士甸站及港鐵九龍站⁶，而從港鐵南昌站前往港鐵柯士甸站亦只需約4分鐘⁵，迅速連接全國高鐵網絡，直達內地十六個主要城市⁶。其他交通配套包括鄰近的巴士總站。政府會落實興建中九龍幹綫，通車後，繁忙時間來往西九龍與九龍灣的車程由30分鐘減為5分鐘⁷。

集團副董事總經理雷霆稱：「項目位於都會核心，規模及定位均屬區內罕有。住宅部分設全天候通道直駁港鐵南昌站，同時善用海景優勢²，提供優質居住環境。」

區內時尚指標

港鐵南昌站項目設有商場，讓匯璽住戶享有輕鬆便捷的都市生活。商場預計2018年底開業⁸，總樓面面積約298,000平方呎⁹，將匯聚多元化的商舖、餐飲及消閒選擇，為區內帶來嶄新消費品味。項目位置方便，直駁港鐵南昌站出口，將成為區內時尚指標。集團過往在港鐵沿綫發展多個零售物業作投資，包括港鐵香港站國際金融中心商場、沙田新城市廣場等，都為該區增添活力。

品味休閒生活

西南九龍¹的文娛康樂規劃別具特色，區內將有佔地約40公頃的西九文化區，包括M+博物館、戲曲中心及M+展亭等一個個創意空間正在誕生¹⁰。項目附近亦有不少公共綠化空間，其中南昌公園環境清幽，擁有全港最大公園草坪之一，更是春季賞花好去處¹¹，園內康樂設施照顧不同年齡人士需要。

¹ 西南九龍乃根據城市規劃委員會於2014年10月3日公布的西南九龍分區計劃大綱核准圖編號S/K20/30 (www.ozp.tpb.gov.hk) 定義。

² 所述景觀發展項目日期數單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且發展項目日期數周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之契約、陳述、承諾或保證。

³ 會所/康樂設施於發展項目日期住宅物業入伙時未必即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準。宣傳物品中出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。

⁴ 盡賣方所知的發展項目日期之預計關鍵日期：2018年11月30日（「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

⁵ 由港鐵南昌站至其他港鐵車站之預計乘車時間。資料來源：香港鐵路有限公司網站(www.mtr.com.hk)。相關資料僅供參考，並受實際交通情況限制。

⁶ 資料來源：香港鐵路有限公司廣深港高速鐵路（香港段）網站 (www.expressrailink.hk)

⁷ 資料來源：二零一七年施政報告 (www.policyaddress.gov.hk/2017)

⁸ 資料來源：新鴻基地產發展有限公司，《二〇一五至一六年年報》，頁49。

⁹ 資料來源：新鴻基地產發展有限公司，《二〇一五至一六年年報》，頁33。

¹⁰ 西九文化區之資料來源：西九文化區 (www.westkwoon.hk)。

¹¹ 資料來源：康樂及文化事務署網站 (www.lcsd.gov.hk)

Name of the Phase of the Development: Phase 2A ("the Phase") of Cullinan West Development (Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion of the residential development in the Phase is called "Cullinan West")
District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase:
www.cullinanwest.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: Nam Cheong Property Development Limited (as "Owner"), Joinyield Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.) Holding company of the Vendor (Owner): West Rail Property Development Limited Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited Authorized Person of the Phase: Chan Wan Ming The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited Building Contractor of the Phase: Sanfield Building Contractors Limited The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, Woo Kwan Lee & Lo, Wong & Poon 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: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase. As at the date of production of this advertisement/promotional material, the sales brochure of the Phase of the Development is not yet available. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing: 3 March 2017

發展項目日期數名稱: 匯璽發展項目的第 2A 期 (「期數」)
(期數中住宅發展項目的第1座(1A及1B)、第2座(2A及2B)、天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯稱為「匯璽」)

區域: 西南九龍 期數的街道名稱及門牌號數: 深旺道 28 號

賣方就期數指定的互聯網網站的網址: www.cullinanwest.com.hk

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