



4

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

集團於維港臨海地段

策動綜合式大型發展宏圖

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 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 promenade¹, 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 minutes². 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
相片於2018年3月22日拍攝

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.

本相片並非於發展項目實景拍攝，亦並非說明發展項目最後完成之外觀。該相片經電腦修飾處理，以展示發展項目大約之周圍環境、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。

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 Line³. 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 Line⁴. Moreover, travelling to core business districts like Central or Tsim Sha Tsui⁵ are also only a few stations away⁶. The proposed North Island Line⁷ 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 elements⁸.

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 Bay¹.



集團多年來透過發掘不同地區的發展潛力，為社區注入新元素，協助帶動周邊的商業活動，提升社區價值，部分更屬於廣為人知的地標。集團現正在北角海濱兩幅相鄰地皮，發展豪華住宅海璇發展項目、旗艦商場北角匯及時尚酒店海匯酒店，總樓面面積共逾111萬平方呎。兩幅相鄰地皮位置優越，位處供應罕見的港島維港臨海地段，交通網絡及配套完善，發展潛力優厚。

海璇發展項目、北角匯及海匯酒店將以寬闊的已規劃海濱長廊¹連接，預期可為集團帶來顯著的協同效應，同時為社區帶來獨特的海濱悠閒體驗。這個創意構思進度理想，待全面落成後，勢將成為北角維港臨海大型綜合式全新地標。

盡享交通優勢

北角區交通配套完善，發展地段更享有港島主要幹道優勢，鄰近東區走廊，駕車前

往中環核心商業區以及港島各區輕鬆便捷。當建造中的中環灣仔繞道和東區走廊連接路通車後，中環駕車往北角東區走廊只需約五分鐘²。發展地段同時位處紅磡海底隧道及東區海底隧道之間，享有雙陸優勢，穿梭觀塘、九龍灣、尖沙咀等九龍區商業據點亦便捷無比。

區內公共交通選擇亦多元化。發展地段毗鄰港鐵北角站，乘搭港島綫，一站直達港島東商業區³；乘搭將軍澳綫，轉駁觀塘綫⁴迅速到達九龍東商業據點；前往核心商業區中環或尖沙咀⁵亦僅數站之距⁶。建議的北角島綫⁷如落成後，北角的鐵路優勢更將進一步提升，經由香港站前往九龍站或轉乘機場快綫前往香港國際機場亦十分方便。此外，海璇發展項目第1B期住宅發展項目海璇的基座設有公共運輸交匯處，亦鄰近北角渡輪碼頭及電車站，遠近輕鬆可達。

北角海濱優化工程建議

政府致力優化港島北岸海濱地段，讓遊人盡享海濱消閒特色體驗。近年政府更著力在商業區附近一帶的海濱發展消閒設施，例如中西區海濱長廊（中環段），亦對灣仔北及北角海濱的大型優化工程進行研究，當中包括設立多個優化主題區，各具不同消閒娛樂特色⁸。

集團發展中的大型綜合式地標前方為已規劃的海濱長廊，據擬建的行人板道其中兩個建議的連接點；該擬建的行人板道建議以融合綠化及園景建築為設計概念，並將透過融入多元化的設施、融合公眾藝術等，構建一個獨特及優活的悠然空間。經由該擬建的行人板道，一面可繼而前往「灣仔北及北角海濱城市設計研究」中建議的海濱休憩用地，另一面則可繼而前往鯉魚涌海裕街已規劃的海濱長廊¹。

Notes

¹ 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.

² 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.

³ MTR Quarry Bay Station.

⁴ Interchange to the Kwun Tong Line at MTR Yau Tong Station.

⁵ Interchange to the Tsuen Wan Line at MTR Admiralty Station.

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

⁷ 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.

⁸ 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.

⁹ According to the plan annexed to Conditions of Sale No. 20173.

¹⁰ 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.

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

¹² 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.

¹³ "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.

¹⁴ 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.

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.

備註

¹ 「東區走廊下之行人板道研究」中之已規劃的海濱長廊及擬建的行人板道資料來源：土木工程拓展署及AECOM東區走廊下之行人板道研究之第2階段公眾參與摘要 (<http://www.boardwalk.gov.hk>)。有關資料可能不時更新。「東區走廊下之行人板道研究」中之已規劃的海濱長廊及擬建的行人板道（包括但不限於是否落實興建、其規劃、設計、位置、路線、落成日期等），均以政府及有關機構最終決定為準。

² 建造中的中環灣仔繞道和東區走廊連接路資料來源：1. 路政署中環灣仔繞道和東區走廊連接路(<http://www.cwb-hyd.hk>)；2. 路政署(<http://www.hyd.gov.hk>)。有關資料可能不時更新。建造中的中環灣仔繞道和東區走廊連接路（包括但不限於其建造、規劃、設計、位置、路線、落成日期等）均以政府及有關機構最終決定為準。駕車時間或受路面交通情況影響，實際所需時間可能較長。

³ 港鐵鯉魚涌站。

⁴ 於港鐵油塘站轉乘觀塘綫。

⁵ 於港鐵金鐘站轉乘荃灣綫。

⁶ 以上車程以港鐵北角站為起點計算。資料來源：香港鐵路有限公司 (<http://www.mtr.com.hk>)。

⁷ 建議的北角島綫資料來源：運輸及房屋局(<http://www.thb.gov.hk>)。有關資料可能不時更新。建議的北角島綫（包括但不限於是否落實興建、其規劃、設計、位置、路線、落成日期等），均以政府及有關機構最終決定為準。

⁸ 「灣仔北及北角海濱城市設計研究」中之擬訂的優化海濱建議及其擬議主題資料來源：規劃署及AECOM灣仔北及北角海濱城市設計研究之第2階段公眾參與摘要（二零一六年六月）(<http://www.wcnnpuds.hk>)。有關資料可能不時更新。有關「灣仔北及北角海濱城市設計研究」中之擬訂的優化海濱建議及其擬議主題（包括但不限於是否落實興建、其規劃、設計、位置、路線、落成日期等），均以政府及有關機構最終決定為準。

⁹ 根據隨附於賣地條款第20173號的圖則。

¹⁰ 以上僅為發展項目周邊環境的大概描述，並不代表所有單位及其所有部分同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位及其所有部分，且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暗示之要約、陳述、承諾或保證。

¹¹ 住客會所面積（包括供住客使用的任何康樂設施）之上有上蓋遮蓋及無上蓋遮蓋的總面積。

¹² 此設施屬於發展項目後續期數，待該後續期數落成後及所有相關規定已獲符合後才可投入使用。

¹³ 構成「Vici House」一部份之「Vici Gala」屬於發展項目後續期數，待該後續期數落成後及所有相關規定已獲符合後才可投入使用。

¹⁴ 此設施之一部份屬於發展項目後續期數，待該後續期數落成後及所有相關規定已獲符合後才可投入使用。

上述的建築物、道路、鐵路、設施及區域發展等不一定與期數處於由城市規劃委員會所規劃之分區計劃大綱圖的相同區域內。賣方對該等建築物、道路、鐵路、設施及區域發展等並不作出任何不論明示或暗示之要約、陳述、承諾或保證。

上述建築物、設施及環境可能不時改變，僅供參考。賣方對該等建築物、設施及環境並不作出任何不論明示或暗示之要約、陳述、承諾或保證。

本廣告內載列的擬訂、擬建、擬議、建議、已規劃、發展中、建造中或未落成的建築物、道路、鐵路、設施及區域發展等僅供參考，並不構成亦不得詮釋為賣方期數或其任何部份或其周邊環境之要約、陳述、承諾或保證（不論明示或暗示），並於期數住宅物業落成及入伙時可能尚未落實會否落成或可能尚未落成或可能尚未啟用，落實會否落成或落成後或啟用後之詳情亦可能與本廣告所述不同。賣方對此並不作出任何不論明示或暗示之要約、陳述、承諾或保證。

Victoria Harbour Development luxury residences

豪華住宅海璇發展項目

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 metres⁹ along the seafront to establish its outstanding grandeur. The Development possesses a magnificent view of Victoria Harbour¹⁰. 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 feet¹¹ with a wide array of recreational facilities for residents to relax and enjoy their leisure time. There will be an indoor swimming pool¹² 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 House¹³ which will be over 6,000 square feet both indoors and outdoors, comprising a private swimming pool, landscaped garden, barbecue facilities, Vici Gala¹² which can accommodate two banquet-style round tables and much more. Residents and guests will have access to the Vici House¹³ through a special private gateway. There will also be nautical activities, including offshore masters license preparation courses, yacht rentals and boat trip services. The gym¹⁴ will have a wide range of equipment plus a weight training zone. The clubhouse will also have yoga room¹², spa¹², sauna and steam rooms. The children play area will be located at the podium garden.

The image was taken on 19 March 2018
相片於2018年3月19日拍攝



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.
本相片於期數附近實景拍攝，並非說明期數最後完成之外觀。該相片經電腦修飾處理，以展示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。

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

豪華住宅海璇發展項目共分兩期發展，合共提供約700個住宅單位；當中的第1B期住宅發展項目海璇於2017年11月底開售，單位現正陸續推出市場。

時尚豪宅新典範

海璇發展項目位處海島矜貴地段，臨海伸延長度超過290米⁹，氣派非凡，坐擁壯闊維港景致¹⁰。項目嚴選優質建材，外牆大量採用玻璃幕牆設計，外型精緻時尚，視野更廣更闊，於區內住宅項目中十分罕見。

海璇由五座13至18層樓高的住宅大樓組成，共提供355個住宅單位，間隔多元化，提供開放式至四房設計，另設有連平台及/或天台的特色單位，配合不同家庭的需要；當中的前排臨海單位以三至四房大單位為主。

住客會所Club Vici總面積廣約28,900平方呎¹¹，提供多元化康樂設施，讓住戶享受悠閒時光，放鬆身心。會所設有靠臨維港旁特長的室內游泳池¹²及室外游泳池，泳池總長度約60米，由室內貫通至室外。住客會所特設罕貴Vici House¹³，室內連戶外面積超過6,000平方呎，設有私人游泳池、戶外園林、燒烤設施及可擺放兩張宴會級大型圓桌的Vici Gala¹²等；為提高私隱度，住戶及賓客更可經私人通道直達Vici House¹³。會所亦提供全面航海活動，包括考取遊艇牌照課程、遊艇租賃及船河服務。健身室¹⁴設置完善的健身器材及重量訓練區。會所同時設有瑜伽室¹²、水療室¹²、桑拿室及蒸氣室；平台花園則設有兒童專區。

海璇各住宅大樓現已平頂並裝妥玻璃幕牆，預計關鍵日期為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

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

本廣告內的資料並非代表發展項目期數的會所及康樂設施最終落成之面貌，僅供參考，並不構成或不應被視為任何有關會所及園景花園之實際設計、布局、間格、建築、位置、裝置、裝修物料、設備、傢俱、裝飾物、植物、圍籬及其他物件或其鄰近地方、設施、樓宇或建築物不論明示或隱含之要約、承諾、陳述或保證。賣方保留其修改及改變會所及園景花園任何部份及其所有設施之絕對權利，事先毋須通知任何買家。買家切勿依賴本廣告作任何用途或目的。有關發展項目期數的詳細資料，請參閱售樓說明書。會所、園景花園及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。

住客會所、康樂設施及/或園景花園內的設施於期數住宅物業入伙時未必能即時啟用。再者，部份會所設施屬於發展項目後續期數，待該後續期數落成後及所有相關規定已獲符合後才可投入使用。部份設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證，或需額外付款。住客會所、康樂設施、園景花園及其內的設施名稱為推廣名稱，並僅於推廣資料中顯示，將不會在公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。

發展項目的商業部分截至本廣告的製作日期為止並未有意向發售。描述該商業部分的目的為使準買家對期數及發展項目有較佳了解。期數的商業部分及發展項目後續期數的商業部分不會供使用，直至發展項目的相關期數落成後及所有相關規定已獲符合。

北角匯由海璇發展項目的商業部分及海匯酒店的商業部分組成。

海匯酒店並非屬於「海璇發展項目」或期數之任何部份。

發展項目期數名稱：海璇發展項目的
第1B期（「期數」）（期數中住宅發展
項目稱為「海璇」）

區域：北角

期數的街道名稱及門牌號數：

渣華道133號*

賣方就期數指定的互聯網網站的

網址：www.victoriaharbour.com.hk

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

賣方：彩榮(香港)有限公司

賣方的控權公司：Topraise Group Limited、Total Corporate Holdings Limited、新鴻基地產發展有限公司

期數的認可人士：呂元祥

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所(香港)有限公司

期數的承建商：駿輝建築有限公司

期數中的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、胡關李羅律師行、薛馮鄺岑律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司
已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
盡賣方所知的期數之預計關鍵日期：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。）

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方或在賣方的同意下發布。

本廣告/宣傳資料並不構成亦不得詮釋或賣方就期數或其任何部份之要約、陳述、承諾或保證（不論明示或暗示）。

*此臨時門牌號數有待期數建成時確認。

印製日期：2018年3月29日



Harbour North is set to become a leisurely shopping hot spot along the harbourfront
北角匯勢將成為舒適寫意的海濱購物消閒新據點

Harbour North - the new shopping and leisure hot spot along the harbourfront 海濱購物消閒新據點北角匯

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 29,000 square feet, while several international fashion retailers and specialty restaurants have also signed up.

Harbour North will also have 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.

北角匯前臨維港景致，以現代生活品味的概念，帶來獨特的海濱購物消閒體驗，勢將吸引港島東上班族、區內居民以及在毗鄰酒店住宿的訪港旅客光臨。

北角匯由海璇發展項目基座的四層零售樓層以及九個臨街商舖組成。毗鄰北角匯的海匯酒店亦將提供零售樓面，兩者

將可產生協同效應。率先於2018年第三季投入服務的是位於海匯酒店的部分，共有五層零售及餐飲樓層，預租率及洽談中達80%。緊接其後，位於海璇面向渣華道的臨街商舖，將於今年第四季開業；其餘位處海璇發展項目基座的部分，則預期於2020年第一季全面開通。

全新海濱購物消閒體驗

整個北角匯約有153間商舖，匯聚時尚服飾、珠寶鐘錶、美容化妝、國際餐飲、生活百貨及超級市場。當中以時尚服飾及國際餐飲為場內面積最大的租客群，分別佔商場樓面面積約30%及20%。北角匯坐擁壯闊維港景致，特別將部分戶外空間規劃為露天海景食肆，提升顧客體驗。目前，一田已落實開設佔地約29,000平方呎的生活超市，多個國際潮流時裝品牌及特色食肆亦已落實進駐。

北角匯更提供160,000平方呎戶外空間，設有長達420米的海濱長廊、綠化休憩空間及露天廣場，締造舒適寫意的海濱購物消閒新據點。



Rendering 效果圖

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
海匯酒店頂樓的高級餐廳及空中酒吧設有戶外座位，讓客人一邊欣賞維港壯闊景致，一邊品嚐美酒佳餚

The affordable luxury accommodations at Hotel VIC on the Harbour

海匯酒店：親民的豪華住宿服務

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
海匯酒店全部客房及套房可享維港迷人景致

位於北角海旁的酒店名為海匯酒店，將以親民價格提供豪華住宿服務，吸引一眾年輕及精明的旅客和商務客人。酒店將於今年中正式開幕。

全部客房及套房坐擁維港壯闊景致
海匯酒店的建築設計由星級團隊負責，以時尚典雅的風格貫穿大樓、酒店客房及套房、餐廳以至其他設施。項目由兩幢大樓組成，建於海旁地段，全部671間客房及套房均坐擁維多利亞港優美景致。位於平台樓層的全天候餐廳以及頂樓的高級餐廳及空中酒吧亦設置戶外座位，讓客人可以多角度觀賞迷人的維港景色。

應用智能技術 提升住宿體驗

海匯酒店緊貼新科技的發展，將智能技術應用於提升客人的住宿體驗，讓他們由訂房、入住以至結束在港的旅程，均享受到便捷、貼心的服務。

酒店將推出線上登記入住及退房服務，讓客人可以按照簡單指示，輕鬆登記入住或結賬退房，省卻排隊等候的時間。住客亦可透過專屬流動應用程式使用酒店服務，簡單輕觸屏幕，即可點選美食送到客房，又或預訂前往機場的車輛，甚至直接向酒店職員查詢，無比方便。

酒店設施齊備，提供免費高速穩定的無線上網服務，所有客房及套房均設置寬頻電視。住客可免費使用酒店提供的智

能手機，無限使用本地流動數據服務，並且免費撥打長途電話至內地、日本、韓國、英國及美國。

休閒設施方面，酒店設有約25米室外游泳池、按摩池及創意新穎的健體中心。除桑拿房、蒸氣浴室及24小時健身室外，健體中心特別引入VR模擬飛行健身器材，讓住客可以一邊體驗緊張刺激的VR遊戲，一邊鍛鍊身體，增加運動樂趣。

海匯酒店的平台部分將連接北角匯，方便客人前往商場購物、消閒及享受環球美食。另外，酒店對出連繫北角匯以至海濱發展項目的海濱長廊長約420米，適合客人及遊人欣賞維港景致，享受悠閒生活風格。海濱長廊將隨著酒店在今年中投入服務後，開放予公眾人士使用。



Hotel VIC opening in the middle of the year
海匯酒店將於今年中正式投入服務