

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
集團於維港臨海地段策動綜合式大型發展宏圖

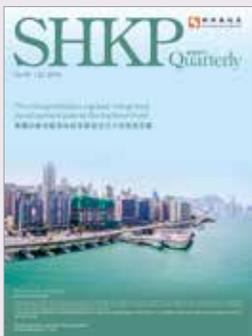


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A Publication of Sun Hung Kai Properties Limited
新鴻基地產發展有限公司刊物



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本文章內載列的相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或 / 及可能經過電腦圖像修飾處理。準買家如欲了解本發展項目的詳情，發展商建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。

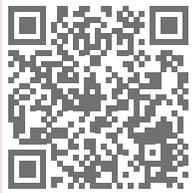


以心建家 Building Homes with Heart

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

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Editor's Note 編者按：

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.

本刊旨在為投資者提供集團業務的最新資訊，維持企業高透明度及良好的企業管治。本刊內容涵蓋集團業務的不同範疇，相關資料陳述並非用作宣傳推廣。

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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,



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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，總樓面面積合共逾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鰂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.

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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 港鐵鰂魚涌站。

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，並不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。

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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入行事的律師事務所：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

St. Barths in Ma On Shan sees brisk sales

馬鞍山雲海銷情暢旺



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.

本廣告中之相片及繪圖並非於本發展項目實景拍攝，亦並非說明本發展項目最後完成之外觀或其景觀。該些相片及繪圖經電腦修飾處理，相片及繪圖內的裝置、裝修物料、設備、裝置物及其他物件等及其展示之景觀不一定會在本發展項目或其附近範圍出現，僅供參考，且不構成任何賣方就本發展項目或其任何部份不論明示或隱含之任何要約、承諾、陳述或保證。有關本發展項目的詳細資料，請參閱售樓說明書。

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.

集團現正在馬鞍山白石興建雲海發展項目，分兩期發展，分別提供分層單位及低密度洋房及別墅。發展項目坐擁吐露港¹及沙田海景致¹，同時鄰近鐵路網絡，連繫都會核心，勢必成為區內豪華住宅項目的新指標。

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 Harbour¹ and Sha Tin Hoi¹ 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 March², 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' clubhouse³ 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 Harbour¹ and Sha Tin Hoi¹ as well as the emerald scenery of Pat Sin Leng¹, offering a tranquil environment supported by excellent transportation access. A covered footbridge⁴ 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.

發展項目第一期雲海於一月中推出，市場反應理想。截至3月29日，已售出該期的全部已推售住宅單位逾92%²，合約銷售總額超過35億港元。

優越生活空間

雲海由七座10至12層高的住宅大樓組成，共提供353個住宅單位，實用面積由約380至990平方呎，間隔多元化，設有一房連書房至四房設計，另有特色單位。

發展項目第二期雲海別墅由67幢洋房及別墅組成，實用面積由約2,000至4,000平方呎。洋房及別墅層高分為兩層或三層，私隱度極高，設有三房三套及四房四套戶型。大部分洋房及別墅附設花園，極少部分更享有私人泳池。

頂級私人會所 度假休閒體驗

雲海發展項目精心打造頂級私人住客會所³，外牆採用落地玻璃設計，引入戶外園林景觀，令人仿如置身於自然之中，締造度假式休閒享受。會所具

備多元化設施，包括室外及室內游泳池、兒童嬉水池、水療按摩室、桑拿室、蒸氣室、健身室、戶外燒烤區、宴會廳、園林餐廳及園藝花園等。

位置優越 交通便捷

雲海發展項目座落海旁，享有吐露港¹及沙田海景致¹，遠望八仙嶺翠綠山巒¹，環境幽靜，同時享有完善交通網絡優勢。發展項目正門入口毗鄰有蓋行人天橋⁴直達港鐵烏溪沙站，而位於烏溪沙站的公共運輸交匯處亦設有多條巴士路線直達香港各區，住戶可盡享交通便利。

Notes

¹ 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 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.

² Released residential units of Phase 1 means the residential units of Phase 1 that are included in the Information on Sales Arrangements issued by the Vendor from time to time. The transaction records in the Register of Transactions shall be final.

³ All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouse and its recreational facilities may not be operational upon the date of occupation of the residential properties of the Development, subject to the approval by relevant government departments. The names of the clubhouse zones and facilities are promotional names. Such names will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title documents.

⁴ The covered footbridge is still under construction. It is not built by the Vendor and does not constitute as part of the Development. The use of the covered footbridge to and from MTR Wu Kai Sha Station will have to pass through the walkway of a private residential development. The covered footbridge and walkway may not be available for use upon the date of occupation of the residential properties of the Development. The use of the covered footbridge and walkway is subject to the provisions of relevant land leases, deed of mutual covenant and regulations. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the covered footbridge and walkway connecting to MTR Wu Kai Sha Station.

備註

¹ 所述景觀受單位所處層數、座向及周邊建築物及環境影響，並不適用於所有單位，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隱含之要約、陳述、承諾或保證。

² 第一期的已推售住宅單位指已於賣方不時發出的銷售安排資料內列出的第一期的住宅單位。成交資料以成交紀錄冊為準。

³ 所有發展項目內的住宅物業的業主、住客及其賓客均可使用住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時未必可以啟用，以相關政府部門批准為準。會所各區域及設施的名稱為推廣名稱，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。

⁴ 有蓋行人天橋仍在建造中，並非由賣方負責建造亦並非構成發展項目期數的部份。使用有蓋行人天橋往返港鐵烏溪沙站須經過私人屋苑之通道，該有蓋行人天橋及通道於發展項目期數入伙時未必可以即時使用。使用有蓋行人天橋及通道須遵守並受相關地契、公契及守則之條款所約束。賣方不對連接港鐵烏溪沙站之有蓋行人天橋及通道作出不論明示或隱含之要約、陳述、承諾或保證。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 – 3 Sandalwood Court, Towers 1 – 2 Cedar Court and Towers 1 – 2 Maple Court of the residential development in Phase 1 is called "St. Barths")

Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths")

District: Ma On Shan

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road[#]

The website address designated by the Vendor for Phase 1 of the Development: www.stbarths.com.hk/p1

The website address designated by the Vendor for Phase 2 of the Development: www.stbarths.com.hk/p2

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Good Assets Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Mayer Brown JSM, Sit, Fung, Kwong & Shum Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales) Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase 1 and Phase 2 of the Development as provided by the authorized person of Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 15th June, 2019 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 and Phase 2 of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. This advertisement is published by the vendor or by another person with the consent of the vendor. [#]The above provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development is completed. Date of Printing: 29 March, 2018

發展項目期數名稱：

雲海發展項目（「發展項目」）的第一期（「第一期」）（第一期中住宅發展項目的Sandalwood Court第1座至第3座、Cedar Court第1座及第2座及Maple Court第1座及第2座稱為「雲海」）

雲海發展項目（「發展項目」）的第二期（「第二期」）（第二期中住宅發展項目的41座洋房及26座別墅稱為「雲海別墅」）

區域：馬鞍山 本發展項目第一期及第二期的街道名稱及門牌號數：耀沙路9號[#]

賣方就本發展項目第一期指定的互聯網網站的網址：www.stbarths.com.hk/p1

賣方就本發展項目第二期指定的互聯網網站的網址：www.stbarths.com.hk/p2

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

賣方：Good Assets Limited 賣方之控股公司：新鴻基地產發展有限公司、Time Effort Limited、華益控股有限公司 本發展項目第一期及第二期的認可人士：葉嘉偉 本發展項目第一期及第二期的認可人士以其專業身份擔任經管人、董事或僱員的高級或法團：呂元祥建築師事務所（香港）有限公司 本發展項目第一期及第二期的承建商：添輝建築有限公司 就本發展項目第一期及第二期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、薛馮鄭岑律師行 已為本發展項目第一期及第二期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：香港上海匯豐銀行有限公司（於開售前提供） 已為本發展項目第一期及第二期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited 盡賣方所知，由本發展項目第一期及第二期的認可人士提供的本發展項目第一期及第二期之預計關鍵日期：2019年6月15日（「關鍵日期」指批地文件的條件就本發展項目第一期及第二期而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。） 賣方建議準買方參閱有關售樓說明書，以了解本發展項目第一期及第二期的資料。 本廣告由賣方發布或在賣方的同意下由另一人發布。 *此臨時門牌號數有待本發展項目第一期及第二期建成時確認。 印刷日期：2018年3月29日

Babington Hill in Mid-levels West under the spotlight

西半山巴丙頓山備受注目



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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.

此電腦模擬圖只為設計師對發展項目之想像，並經簡化及電腦修飾處理及不按比例表達，僅供參考之用。此電腦模擬圖並不構成亦不得詮釋作任何賣方明示或隱含的要約、陳述、承諾或保證。

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!

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.

港島西半山巴丙頓道屬傳統豪宅地段，環境清幽愜意，享有便捷交通及傳統名校網。集團位於巴丙頓道的巴丙頓山，自一月底開售以來，備受市場注視。

舒適悠然的生活空間

巴丙頓山選用高級建材，外型精緻時尚，每個細節均一絲不苟。為突顯項目地勢高企，坐擁翠綠景致的優勢，外牆特別採用大量玻璃幕牆設計。所有單位設有戶外空間，如露台、工作平台、平台及/或天台，方便住客欣賞開揚景致。此外，大部分單位的主要起居空間（包括客廳和飯廳）都採用橫排式設計，享有同一座向景觀，讓住客可飽覽四周景致。

項目為區內的全新住宅發展項目，提供79個住宅單位，實用面積由493至1,888平方呎。單位間隔多元化，涵蓋兩房至四房設計，另有連平台或頂層連天台的特色單位，照顧不同買家的需要。

巴丙頓山設有豪華私人會所，為住客提供恬靜寫意、優越矜貴的私人休憩空間。會所具備多元化設施，包括露天泳池、按摩池、健身室、桑拿房、蒸氣室、燒烤場、設置開放式廚房的宴會廳以及戶外園林等。

傳統豪宅地段 兼享生活便利

巴丙頓山位置優越，聳立西半山，徒步可達多種公共交通工具。項目鄰近港鐵西營盤站及香港大學站，由港鐵西營盤站出發，僅約五分鐘即達中環¹，交通網絡完善。

區內名校林立，毗鄰香港大學之餘，更擁傳統名校網，為下一代提供優越的學習和成長環境。此外，特色食肆、咖啡店、酒吧及畫廊等時尚品味概念店舖紛紛進駐區內，生活所需近在咫尺。

Notes

¹ 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>)

備註

¹ 由港鐵西營盤至中環站之預計乘車時間。資料擷取自香港鐵路有限公司網站 (<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[#]

The website address designated by the vendor for the development:
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.

[#]The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 29 March 2018

發展項目名稱: 巴丙頓山

區域: 半山區西部

街道名稱及門牌號數: 巴丙頓道23號[#]

賣方就發展項目指定的互聯網網站的網址:

www.babingtonhill.com.hk

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賣方: 瑞興創富有限公司、藝信有限公司、森域有限公司

賣方的控權公司: Sharberg Holdings Limited、Phoenix Power Holdings Limited、Assets Garden Holdings Limited、新鴻基地產發展有限公司、新世界發展有限公司

認可人士: 李嘉胤

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: 李景勳、雷煥庭建築師有限公司

承建商: 添輝建築有限公司

賣方代表律師: 孖士打律師行

已為發展項目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: 不適用

已為發展項目的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited、新世界發展有限公司

盡賣方所知的發展項目的預計關鍵日期: 2018年4月30日 (「關鍵日期」指本發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。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，以了解發展項目的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

[#]此臨時門牌號數有待發展項目建成時確認。

印製日期: 2018年3月29日

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

將軍澳南海天晉交樓 設計盡見心思

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 series¹, 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 vibe⁵
約40米長室外泳池飾以瀑布水景點綴，使人身心舒泰⁶

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 sea² and the charming Island East², while units facing the landscaped garden enjoy views of the waterfall and swimming pool². 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 side³ for residents to enjoy expansive views². Ceiling

mount thermo ventilators are installed in the master bathrooms³ 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 clubhouse⁴ 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 more⁴. Activity classes such as kick-boxing, bowling for beginners and yoga will also be arranged exclusively for residents⁴.

Caring concierge services

Ocean Wings provides over 50 services⁵ 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 support⁵. In view of its seaside location, the concierge centres also offer fishing tackle and yacht rental services⁵.

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.

集團位於將軍澳南的臨海住宅及商業項目海天晉最近落成，現正安排業主陸續收樓。項目為天晉系列¹的最後一個項目，不但延續系列的時尚型格氣派，單位用料及會所配套更有所提升，加上區內發展日趨成熟，住客可充分受惠於規劃完善、配套齊備的社區。

細心規劃 引景入室

集團悉心規劃，選用優質材料，配合窩心設計，締造優質生活空間。海天晉臨海而建，坐擁壯闊海景²，遠眺港島東迷人景致²，園景單位可享瀑布池景²。在規劃樓宇佈局時，刻意將部分座數移後，擴闊與鄰近大廈的距離，讓單位得以吸納更多自然光線。為善用臨海優勢，項目採用大量玻璃幕牆設計，將戶外景致引入室內，同時提高單位的採光度。

單位的用料及配套亦見提升，細節實用。露台門採用摺疊式趟門，可以將整扇門敞開³，讓寬闊景致呈現眼前²。主人房浴室天花裝置換氣暖風機³，環境時刻乾爽。廚櫃門鉸以緩衝式設計，可慢慢關上，安全好用。

會所設備 動靜皆宜

海天晉的豪華住客會所⁴連園林面積逾60,000平方呎，提供多元化的康樂設施，包括約40米長室外泳池、約20米長室內恆溫泳池、按摩池、健身室、拳擊擂台、保齡球室、美式桌球室、飛鏢室、宴會廳、室外兒童遊樂場及燒烤場地等⁴。會所亦會舉辦踢拳、保齡球入門及瑜珈班等⁴，讓住客享受運動樂。

禮賓服務無微不至

為更貼心照顧住客需要，海天晉將禮賓部分佈於屋苑四個位置，提供超過50種服務⁵，從日常的賬單繳費、起床提醒和包裹代收，以至家居清潔、長者關懷和資訊科技技術支援等一應俱全⁵。因應項目臨海而建，禮賓部特別增設釣魚用具和遊艇租借服務⁵。

海天晉採用智能保安系統，保安嚴密，當中的Care Vision科技讓保安團隊能準確辨認住客身份。住宅大樓電梯選用拍卡系統，住客須以有效住客證確認，才能到達所住樓層。屋苑專屬手機應用程式設有QR code訪客證，方便核實訪客身分，進一步保障住客。此外，手機應用程式將增設人工智能對話系統，讓住客足不出戶，也可隨時查詢屋苑資訊。

Notes

¹ 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.

² 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.

³ Not applicable to all units. Please refer to sales brochure for details.

⁴ 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.

⁵ 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.

⁶ 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.

備註

¹ 天晉系列泛指「天晉」、「天晉II」、「天晉IIIA」、「天晉IIIB」及「海天晉」的五個發展項目。「天晉」、「天晉II」、「天晉IIIA」、「天晉IIIB」及「海天晉」乃五個獨立的發展項目，各自受其批地文件管轄。「海天晉」的住宅單位業主無權使用構成「天晉」、「天晉II」、「天晉IIIA」或「天晉IIIB」部分的公用地方及設施（包括但不限於康樂地方及設施）。

² 上述僅為發展項目周邊環境及景觀的大概描述，並不代表所有單位同時享有相關景觀。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，且周邊建築物、設施及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

³ 非所有單位適用。詳情請參閱售樓說明書。

⁴ 會所及康樂設施之開放時間及使用受相關法律、批地文件、公契、會所使用守則及現場環境狀況限制。會所及康樂設施於發展項目住宅物業入伙時未必能即時啟用。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收費。

⁵ 禮賓部的各項服務受啟勝管理服務有限公司不時修訂的條款及細則約束，或需額外收費。

⁶ 此圖片於2018年1月15日於海天晉拍攝，並經電腦修飾處理，僅供參考，並不構成賣方對發展項目周邊環境、建築物及設施之任何不論明示或隱含之要約、陳述、承諾或保證。發展項目的周邊環境、建築物及設施會不時改變，賣方建議準買家到發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

發展項目名稱：海天晉（「發展項目」）

區域：將軍澳

本發展項目的街道名稱及門牌號數：唐俊街28號

賣方就本發展項目指定的互聯網網站的網址：www.oceanwings.com.hk

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賣方：亨匯投資有限公司

賣方的控股公司：新鴻基地產發展有限公司、Total Corporate Holdings Limited及Hanafin Holdings Limited

本發展項目的認可人士：李明嫻

本發展項目的認可人士以其專業身份擔任經營人、董事或雇員的商號或法團：巴馬丹拿建築及工程師有限公司

本發展項目的承建商：怡輝建築有限公司

就本發展項目中的住宅物業的出售而代表賣方的律師事務所：胡關李羅律師行、孖士打律師行及薛萬壽律師行

已為本發展項目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（有關承諾已經取消）

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本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期：2018年3月29日

Festive malls enjoy high traffic and sales 集團商場喜迎新春 人流暢旺生意興隆

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.



New Town Plaza 新城市廣場



IFC Mall 國際金融中心商場



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 東港城



Landmark North 上水廣場



Tai Po Mega Mall 大埔超級城



農曆新年期間，集團旗下各大商場以不同主題作佈置，舉辦多元化推廣活動，應用創新科技與顧客互動，與市民及遊客歡度新歲，吸引大量遊人光臨，部分商場的人流更錄得顯著升幅。

齊賀狗年

APM聯乘《超級無敵掌門狗》主角阿高迎新春，展出全球最高的巨型阿高機動招財狗及賀年大宅。商場設有互動「魔術鏡」，讓顧客檢測行運指數，並自製專屬揮春。大埔超級城有Snoopy與好友在風車桃花林舞動彩龍。IAPM商場邀請玩具雕塑藝術家創作寵物狗藝術雕塑作品。商場更讓顧客挑選生肖形像特效進行自拍，搭配新春祝福語句，自製獨一無二的春聯。上海國金中心商場邀請藝術家設計造型別緻、活靈活現的福犬雕塑。

歡樂氣氛

新城市廣場與LEGO合作打造全球首個農曆新年大宅院主題佈置，當中最矚目的是由150,000顆LEGO bricks全人手砌成的巨型鴻運醒獅。V City請來飛天小女警現身不同位置，發放正能量。天環有《捉妖記2》的胡巴在風車林、荷花池及連心橋等場景迎接顧客，喜氣洋洋。



IGC, Guangzhou 廣州IGC



Shanghai IFC Mall 上海國金中心商場



寓意吉祥

國際金融中心商場設置內有108條數碼錦鯉的祝願池。顧客透過流動裝置可拋下虛擬金幣許願，接收新年祝賀語句。東港城連續第12年舉辦全港最大室內年宵市場暨新春花展會，今年更引入QR Code蘭花圖鑑，方便選購。上水廣場的Pop-Up藝術展，展出五米高巨型蓮花及多種花卉植物；並設有VR四感體驗之旅，讓顧客親歷3D花花世界。YOHO MALL舉辦大型室內年宵，在和風春日祭的氣氛下，帶來環球特色及地道美食。北京APM在桃花林中，放上巨型銅錢及彩色燈籠，祝願顧客時到運到。IGC中庭懸掛近二米直徑的大型花球，喜迎新春，祝願顧客新一年鴻運當頭。



Parc Central, Guangzhou 廣州天環



Beijing APM 北京APM



IAPM, Shanghai 上海環貿IAPM

Park Central completes its Phase 1 renovation

將軍澳中心第一期優化工程竣工

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 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 20,000-square-foot Japanese and Korean health concept supermarket.

The mall is now working on its second phase of renovation. About 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.

將軍澳中心早於2003年開業，以服務區內居民為主。隨著區內人口不斷增長，居民的購物消閒模式亦有所轉變，集團於是在2015年為商場展開翻新。第一期優化工程早前完成，商戶組合亦作出調整，為區內居民提供更全面的購物體驗。

將軍澳中心位置優越，連接鄰近港鐵站，毗鄰多個大型住宅項目及酒店，人流暢旺，深受居民歡迎，亦吸引區外客人以及住宿將軍澳市中心酒店的遊客前來購物消閒。

逾50間全新商戶

商場的優化工程分兩期進行，第一期涉及約150,000平方呎樓面，已於去年底完成。新增商戶超過50間，以特色餐飲食肆、零售及教育為主，部分屬於首次進駐將軍澳。商場亦加強了珠寶以及美容和個人護理品牌，並且吸引了一間面積達20,000平方呎的日、韓健康概念超級市場落戶。

商場第二期優化工程亦已展開，現正翻新約200,000平方呎樓面，預計可於明年初竣工。待整個優化工程完成後，將軍澳中心的店舖總數將由以往的140間大幅增至220間，商戶組合更全面，為居民帶來多元化的優質餐飲、購物及消閒選擇。



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. Sun Hung Kai Real Estate Agency Limited Leasing Department General Manager Fiona Chung (sixth from left) with guests at the Park Central Phase 1 renovation opening ceremony.

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

荃灣精品工廈W212分層單位全部售罄

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 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.

集團近年發展的W系列深受市場歡迎，黃竹坑W50及長沙灣W668均錄得銷售佳績。延續此設計概念，集團現正在荃灣德士古道發展精品工廈W212。

W212坐擁主要道路網絡及雙鐵線優勢，加上設計型格，用料講究，軟硬件配套齊全，提供靈活理想的工作空間。項目於一月中開售，市場反應踴躍，除兩個地下單位保留作長線投資用途外，其他分層單位全部售罄，合約銷售總額約17億港元。集團持有項目50%權益。

靈活優質的工作空間

W212提供23層工作室樓層，共257個單位。標準單位建築面積由548至925平方呎，特別適合中小型企業及初創企業的業務需要，亦可用作收納私人珍藏。項目另設平台單位，及內置樓梯直達專屬天台的頂層特色單位。

W212延續「WORK+」概念，提倡追求工作與生活平衡。地下設有室內及室外的多功能共享空間，用戶亦可租用整個場地舉辦企業活動。二樓設有綠化戶外空間，可作活動場地之用，亦可讓用戶在此放鬆心情。

位置優越 交通方便

W212位於德士古道，咫尺即達海濱與綠化空間，毗鄰多個商業及住宅項目即將落成，區內發展潛力優厚。

項目四通八達，前往九龍商業核心只需約八分鐘車程，由西鐵綫荃灣西站往尖東站只需約14分鐘，由荃灣綫荃灣總站往太子站亦只需約20分鐘。



Rendering 效果圖

W212 slated for completion by the fourth quarter of 2020
W212預計於2020年第四季完成



ITC project progressing well with One ITC already completed

徐家匯國貿中心項目進展良好 第一期國貿匯經已落成

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 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.

Phased construction underway as slated

Due for completion in the second half of this year, phase 2 of ITC will provide about 320,000 square feet of offices and about 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
國貿匯由兩幢寫字樓和一個商場組成

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 170,000 square feet of gross floor area and a mall spanning about 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.

One ITC, phase 1 of ITC, was completed last year
徐家匯國貿中心第一期國貿匯於去年竣工





One ITC is now the address for various multinationals
多間跨國企業選址於國貿匯

集團一直以來以選擇性投資策略發展內地業務，專注在一線城市的黃金地段發展，其在上海重點發展的大型綜合項目徐家匯國貿中心憑藉優質的設計、有利的地理位置和完善交通網絡一直備受注目。項目分期發展，工程進展順利，第一期國貿匯寫字樓部分自開展租務以來，市場反應令人鼓舞。

得天獨厚的黃金地段

徐家匯國貿中心坐落浦西其中一個最繁盛的商貿區徐家匯的核心地段，由四個地塊組成，包括超甲級寫字樓、優質商場及豪華酒店，總樓面面積約760萬平方呎，大約相等於上海國金中心和上海環貿廣場的樓面面積總和，其規模之大足以容納不同商業活動，為客戶提供多元化的體驗，全面落成後勢將為上海市的面貌帶來耳目一新的改變。項目直駁三條現有和兩條擬建的地鐵線交匯站，交通十分便捷。

第一期寫字樓租務反應良好

項目第一期國貿匯坐落華山路，由兩幢總樓面面積約170,000平方呎的寫字樓和一個約340,000平方呎的商場組成，已於去年落成。寫字樓部分已經交付，多個跨國企業亦已遷入，當中包括兩個知名租戶Marriott以及提供共享工作空間的美國公司WeWork，目前出租率約為70%。至於商場部分正進行優化工程，招租反應理想，有意承租的租戶包括知名高級品牌及食肆，商場將會提供特色戶外餐飲及優質娛樂設施。

分期工程按計劃進行

徐家匯國貿中心二期預計今年下半年落成，將提供約320,000平方呎的寫字樓及約43,000平方呎的零售樓面，目前正進行預租，市場反應理想。項目餘下期數包括寫字樓、商場及一間五星級酒店，建築工程如期進行。整個項目預計於2023年落成，將可為徐家匯經濟發展提供新動力，進一步加強該區作為上海市主要中央商業區的地位。



Phase 2 of ITC will complete by this second half
徐家匯國貿中心二期快將於今年下半年落成



The construction site of ITC Phase 4 is progressing on schedule
徐家匯國貿中心四期地盤，工程進度理想



Group Chairman & Managing Director Raymond Kwok (front, centre) with bank representatives at the syndicated credit facility signing ceremony
集團主席兼董事總經理郭炳聯(前排中)在銀團貸款簽署儀式上與銀行代表合照

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The Group signs a HK\$21,000 million syndicated credit facility 集團簽署210億港元銀團貸款

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 效果圖



Shanghai ITC 上海徐家匯國貿中心

集團最近簽訂一項210億港元的銀團貸款協議，有關資金主要用作日常營運，以配合集團在香港業務的發展，及為部分短期債務再融資及延長債務年期。

該項銀團貸款由新鴻基地產（金融服務）有限公司與16間主要國際及本地銀行簽署，並由新鴻基地產發展有限公司作擔保。貸款包括三成定期貸款及七成循環貸款，年期為五年，年息率為香港銀行同業拆息加65點子。該項貸款獲得銀行業界踴躍支持，錄得大量超額認購，最終貸款金額由50億港元大幅增加至210億港元。

集團主席兼董事總經理郭炳聯在簽署儀式上表示，該項銀團貸款得到銀行業界的鼎力支持，反映他們對新地的管治及發展充滿信心。未來五至六年間，集團將有多個新投資物業落成，包括北角匯、巧明街98號項目、上海徐家匯國貿中心及南京國金中心等，將進一步帶動集團的經常性收入及現金流增長。集團現時擁有可觀的土地儲備，足夠未來五至六年的發展需要，但憑著穩健的財政狀況，集團仍會繼續積極物色增添土地的機會。憑著信譽昭著的品牌、與時並進和以客為先的精神，以及經驗豐富的管理團隊，將可進一步鞏固集團的競爭優勢。

集團目前分別獲穆迪及標準普爾給予A1及A+評級，兩者的評級展望均為穩定。

Co-ordinating arrangers for the syndicated credit facility 銀團貸款的協調安排行

The Hongkong & Shanghai Banking Corporation Limited	香港上海匯豐銀行有限公司
Mizuho Bank, Ltd.	瑞穗銀行
Bank of China (Hong Kong) Limited	中國銀行（香港）有限公司
Hang Seng Bank Limited	恒生銀行有限公司
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	三菱東京UFJ銀行
Standard Chartered Bank (Hong Kong) Limited	渣打銀行（香港）有限公司
Sumitomo Mitsui Banking Corporation	三井住友銀行
United Overseas Bank Limited	大華銀行有限公司
Citi	花旗銀行
DBS Bank Ltd.	星展銀行
China Construction Bank (Asia) Corporation Limited	中國建設銀行（亞洲）股份有限公司
Chong Hing Bank Limited	創興銀行有限公司
Industrial & Commercial Bank of China (Asia) Limited	中國工商銀行（亞洲）有限公司
Oversea-Chinese Banking Corporation Limited	華僑銀行
BNP Paribas	法國巴黎銀行
Crédit Agricole Corporate & Investment Bank	東方匯理銀行

Rendering 效果圖



Nanjing IFC 南京國金中心



Harbour North 北角匯

SUNeVision transfers its listing to the Main Board

新意網轉往主板上市

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 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
新意網位於將軍澳的全新旗艦數據中心
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
集團主席兼董事總經理以及新意網主席郭炳聯主持新意網在
主板的掛牌儀式



Group Chairman & Managing Director and SUNeVision Chairman Raymond Kwok (fifth left) with SUNeVision's board of directors at the ceremony
集團主席兼董事總經理以及新意網主席郭炳聯(左五)與新意網董事合照留念

新意網集團有限公司及股份自2000年3月17日起於創業板上市及買賣，為早期於創業板上市的其中一家公司。經過多年來的業務發展，新意網已成為本港數據中心的主要營運商，並受惠經常性收益流，就股東應佔溢利而言，於多年來已達於主板上市的要求。

新意網董事會認為適合將股份由創業板轉至主板上市，以提升公司聲譽及擴闊投資者基礎，有助公司發展至更高水平。經聯交所上市委員會批准後，新意網已於2018年1月22日，將其股份轉至香港交易所主板上市。

2017/18財政年度中期業績

新意網於期內保持增長動力，於截至2017年12月31日止六個月，公司股東應佔溢利為3.922億港元，較去年同期上升45%。公司股東應佔基礎溢利（撇除其他收益的影響）上升至2.990億港元，較去年同期高出11%。

受惠於新啓用的MEGA Plus，以及新客戶和現有客戶於其他數據中心的續租所帶來的新增收益，新意網於期內收益較去年同期上升15%至6.414億港元。期內毛利增至3.806億港元，毛利率為59%。

將軍澳全新旗艦設施MEGA Plus現已開始運作，數個主要客戶已經進駐。MEGA Plus為首個設於香港政府規劃作數據中心專屬用地的數據中心，可提供不同的接入點、保安及彈性，較將軍澳工業邨內所有其他數據中心設施佔有優勢。MEGA Plus客戶對設施評價甚佳，其他客戶的裝修工程於期內繼續加快進行。改造整幢位於沙田的MEGA Two設施為專用數據中心的項目已經完成，獲客戶甚高評價。另外，新意網正提升位於柴灣的旗艦數據中心MEGA-i，以應付客戶需求及不時轉變的需要。

除投資於擴大新增容量外，JUMBO亦會持續發展，使新意網能滿足客戶更多的需要。新意網正於旗下數據中心之間的光纖連接作重要投資，以提高數據中心的彈性及向客戶提供具成本效益的服務。

投得荃灣工業地皮

新意網於一月，透過政府招標，投得位於荃灣馬角街的荃灣市地段第428號用地，項目總樓面面積可達201,700平方呎。新意網於區內過往提供較少的數據中心容量，地皮將用作增強數據中心組合，確保公司具有良好的容量，以有效地服務各客戶，長遠可提高收入基礎。



SUNeVision's new site at Ma Kok Street, Tsuen Wan
新意網於荃灣馬角街新近投得的地皮



SHKP Malls App delivers a brand new shopping and leisure experience

「新地商場」綜合手機應用程式盡享消閒購物新體驗

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 rewards 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 「新地商場」綜合手機應用程式集多重功能於一身，一站式照顧顧客所需



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
集團執行董事郭基泓(右)及新鴻基地產代理有限公司租務部總經理林家強(左)主持「新地商場」綜合手機應用程式啟用儀式

憑藉以客為先的信念，集團旗下商場不時運用新興科技提升服務，大部分商場均設有專屬手機應用程式配合推廣宣傳。為綜合各商場的最新资讯，集團早前推出「新地商場」綜合手機應用程式，以龐大綜合平台，集結集團主要商場的用餐、泊車、購物及推廣活動資訊多重功能於一身，全面提升客群的購物體驗。

「新地商場」綜合手機應用程式分階段推出不同資訊和功能，現時涵蓋共11個新地商場，並將於年內全面匯聚合共26個商場，隨後更會綜合各商場的會員制度，讓會員統一行使積分換取優惠。

搵食易

「新地商場」綜合手機應用程式現設有「搵食易」遙距餐廳取票、預約訂座功能，方便顧客預早安排行程，省卻排隊輪候餐廳的時間。現時已有超過六成餐廳提供「搵食易」功能；於今年下旬，「搵食易」將增設預先點菜功能，全方位體貼顧客的餐飲體驗。

泊車易

「泊車易」為顧客提供商場停車場及鄰近停車場的實時車位數量資訊、泊車導航及車輛搜尋。「泊車易」的功能將於

稍後加強，讓顧客以積分繳付停車場費用，免除在商場顧客服務中心輪候辦理免費泊車及在閘前等候出車的時間。將來更會發展至毋須再以停車場票、八達通卡或信用卡進出停車場，出入車場毋須拍卡，暢通無阻。

推廣優惠

顧客可於一個綜合平台獲取最新商場及商戶推廣優惠，現階段已有超過140個商戶提供近400項優惠。其他功能包括戲院即時購票、電動車充電付款及商場導航等。

專享優惠

顧客使用「新地商場」綜合手機應用程式時，可按個人喜好和習慣選擇界面，標記最喜愛的商店食肆及最常用的功能等，方便獲取喜愛商場及商店的最新資訊及優惠。在配備i-Beacon技術的商場，顧客可先在手機應用程式標籤喜愛的商店，抵達附近時隨即可收到相關店舖的優惠推送。

綜合會員計劃

會員可自助登記積分、統一行使積分換取優惠及預留禮品，同時可直接以積分於商店當現金使用或兌換禮品，甚至享用新地不同商場的貴賓服務及禮遇。

The SHKP Malls App now covers 11 malls:
「新地商場」綜合手機應用程式
現時包括11個商場：

APM	
East Point City	東港城
Metroplaza	新都會廣場
MOKO	新世紀廣場
New Town Plaza	新城市廣場
Tai Po Mega Mall	大埔超級城
Tsuen Wan Plaza	荃灣廣場
V City	
WTC	WTC世貿中心
YOHO MALL	
Yuen Long Plaza	元朗廣場

A total of 26 malls with the addition of the 15 malls listed below will be covered by late this year:

今年稍後將集結以下15個商場，合共覆蓋26個商場：

Chelsea Heights	卓爾廣場
Chi Fu Landmark	置富南區廣場
Harbour North	北角滙
HomeSquare	
K-Point	錦薈坊
Landmark North	上水廣場
life@KCC	活@KCC
Metropolis Plaza	新都廣場
Mikiki	
New Jade Shopping Arcade	新翠商場
Park Central	將軍澳中心
PopWalk	天晉滙
The Sun Arcade	新太陽廣場
Tsuen Kam Centre	荃錦中心
Uptown Plaza	新達廣場



Download the SHKP Malls App now
請即下載「新地商場」綜合手機應用程式

SHKP Reading Club spreads the joy of reading to more schools 新閱會將愉快閱讀帶入更多校園

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 CO₂ emissions. There was also a puppet show which taught students about food waste recycling and how food waste can be upcycled into fertilizer.

為鼓勵更多青少年愛上閱讀，新閱會於2017-18學年，將「閱讀·分享」校園計劃進一步推廣至中學，冀學生把閱讀融入日常生活，並鼓勵他們與家人朋友分享書中知識及樂趣。現時，全港共有120間中小學參與其中。

「閱讀·分享」校園計劃走進中學

新閱會於2014年起推出「閱讀·分享」校園計劃，與香港資助小學校長會合作，並凝聚集團及社區力量，為參與學校設計並舉辦不同類型的特色活動，與學生一起投入多姿多采的閱讀天地。由推出至今，項目共為逾70,000名師生舉辦了逾250場到校活動；本學年更正式走進中學，邀請不同嘉賓到校，透過輕鬆有趣的分享，引發學生的好奇心及對閱讀的興趣。

走出書本 認識大自然

至於小學方面，「閱讀·分享」校園計劃於新學年以「閱來閱愛大自然」為題，為學生設計別出心裁的活動，包括名人分享會、與海外學生交流、創意工作坊和「走出書本」參觀活動等，讓小學生享受閱讀樂趣之餘，從中建立環保意識。

項目早前安排了兩間小學參觀上水廣場的環境復育園和氣候變化及互動創新中心。在上水廣場環保大使介紹下，同學認識更多有關氣候變化的成因及影響，並紛紛表示今後會多吃菜及多步行來減少二氧化碳的排放；他們又從木偶劇表演中，了解廚餘回收及變成有機肥料的過程。

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Students learning about the upcycling concept at the puppet show
同學觀賞木偶劇表演，認識廢物重生概念



Students visiting the green education centre at an SHKP mall in a Learn Beyond Books activity
同學參加「走出書本」活動，到新地商場的環保教育中心參觀



Sending love and care to young and old

關懷送暖 照顧長幼

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
集團主席兼董事總經理郭炳聯（前排左五）、執行董事郭基輝（前排左四）、郭基泓（前排右五）及馮玉麟（前排右二）將「新地公益垂直跑-勇闖香港ICC」及「新鴻基地產香港單車節」的善款交予受惠機構代表



Group Executive Director Adam Kwok (front, fifth right), Secretary for Labour and Welfare Law Chi-kwong (front, fifth left), and over 100 Group volunteers welcome the seniors at the Chinese New Year Poon Choi luncheon
集團執行董事郭基輝（前排右五）及勞工及福利局局長羅致光（前排左五），聯同集團過百名義工招待長者享用新春盆菜宴

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.

集團秉持「以心建家」的信念服務社群，為社會上有需要的人士送上關懷。2017年「新地公益垂直跑 - 勇闖香港ICC」和「新鴻基地產香港單車節」活動所得善款已經轉交受惠機構。另一方面，集團於新春期間繼續傳送關愛到社區，為長者舉辦節慶活動送暖。

運動行善

「新地公益垂直跑 - 勇闖香港ICC」和「新鴻基地產香港單車節」繼續貫徹集團的運動行善精神。「勇闖香港ICC」不扣除活動成本，收益全數撥捐慈善用途，而「新鴻基地產香港單車節」則撥出部份報名費作慈善用途。連同集團額外捐款，兩項活動於2017年度的善款總數為868萬港元。有關善款已撥捐香港公益金、香港社會服務聯會及香港小童群益會，用作兒童及青少年服務。

「以心建家送暖行動」新春盆菜宴

集團連續第八年與社會福利署及地區社福機構合作，為長者舉辦「以心建家送暖行動 滿堂吉慶賀新禧」盆菜宴。今年共招待來自中西區、離島區及油尖旺區約1,700位長者，在挪亞方舟享用盆菜，並送上豐富實用的愛心福袋，以表關懷。部份長者更參與綜藝表演，載歌載舞，並以非洲鼓及手鐘等樂器作表演，與一眾嘉賓共渡愉快週日。

此外，集團義工隊更進行家訪，為長者送上愛心福袋，讓他們感受節慶歡樂。今年派發的愛心福袋超過7,000個。

Group announces 2017/18 interim results 集團公布2017/18中期業績

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

集團主席兼董事總經理郭炳聯(右四)聯同管理團隊公布2017/18中期業績

at One ITC in Shanghai are planned to open in 2019. In the next five to six years, rental properties covering about 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 11.9 million square feet of attributable gross floor area are expected to be completed during the same period.

集團公布截至2017年12月31日止六個月，在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為199.73億港元；每股基礎盈利為6.90港元。董事局宣布派發中期股息每股1.20港元，較去年同期增加9%。

連同合作項目的收益，回顧期內財務報表錄得的物業銷售收益為345.83億港元；來自物業銷售的溢利達138.95億港元。自2017年7月起計，按所佔權益計算，集團的合約銷售總額已達約350億港元。香港合約銷售表現理想，主要來自晉海及晉海II、匯璽II和PARK YOHO Genova。

回顧期內，連同合作項目租金計算，總租金收入按年上升7%至115.06億港元，淨租金收入按年上升7%至港幣88.91億港元。租金收入穩健增長是由於香港及內地投資物業的續租租金持續上升，以及新投資物業帶來收益。

未來將可繼續蓬勃發展

集團的物業發展業務將持續表現理想，並有滿意的發展回報。雖然現有的香港土地儲備足以滿足在未來五至六年的發展需要，但集團會繼續物色機會，補充土地儲備，以配合集團長期的發展需要。集團對本財政年度的物業銷售表現充滿信心，並已預售約40%預計於下一個財政年度落成的住宅樓面。在香港物業銷售的中期目標為年金額400億港元。

受惠於投資物業組合擴大、出租率高及續租租金上升，預計集團的租金收入可錄得穩定和滿意的增長。預計香港西九龍的V Walk及上海國貿匯的商場於2019年開幕。在未來五至六年，按所佔總樓面面積計算，集團在香港約有290萬平方呎出租物業落成，在內地則約有1,190萬平方呎出租物業落成。

New independent non-executive director 新增獨立非執行董事

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.

董事局委任范鴻齡為公司的獨立非執行董事，自2018年3月1日起生效。范先生在商界擁有豐富經驗，對集團長遠業務發展將有莫大裨益。

SmarTone's 2017/18 interim results

數碼通公布2017/18年度中期業績

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.

數碼通電訊集團有限公司公布截至2017年12月31日止六個月的業績。於回顧期內，雖然市場競爭日趨激烈，然而數碼通以客為本的方針成功令客戶人數按年增長10%

至220萬人，並將月費計劃的平均客戶流失率降至0.8%的低水平。

扣除手機補貼攤銷後，月費計劃服務收入與去年同期相比維持穩定，並較上一個半年增長3%，反映核心月費計劃業務維持穩定。儘管如此，盈利仍受頻譜使用費攤銷增加，以及手機及配件銷售下降所影響。股東應佔淨溢利為3.28億港元，按年減少17%。

於回顧期內，數碼通繼續進行網絡投資。於2017年10月，公司成為本地首間試行FDD Massive MIMO技術的網絡商，這項嶄新技術對將來提升網絡容量及用戶吞吐量非常重要。此外，數碼通於2017年8月在香港首次成功試行LAA技術測試，並計劃於2018年中應用最新的LAA技術，並將支援超過1Gbps的最高網絡速度。憑著超卓的網絡表現，數碼通將繼續藉著以客為本的策略，透過與眾不同的品牌，及針對特定客戶群的卓越服務及產品，進一步推動核心業務的增長。

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

集團連續五年獲頒「最佳公司治理獎」鉑金獎



Group Corporate Planning & Strategic Investment (Corporate Planning) General Manager Brian Sum (left) receives the Platinum Award at The Asset Corporate Awards
集團公司策劃及策略投資部（公司策劃）總經理沈康寧（左）領取「最佳公司治理獎」鉑金獎

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.

集團多年來恪守高水平的企業管治，積極履行企業社會責任，與投資者維持緊密聯繫，屢獲各界嘉許。早前再獲《財資》雜誌頒發「最佳公司治理獎」鉑金獎，為連續第五年獲此殊榮，足證集團的優秀表現備受投資者及分析員持續肯定。

亞洲財經雜誌《財資》每年均舉辦「最佳公司治理獎」選舉，以表揚在環境保護、企業社會責任及企業管治上表現卓越的上市公司。主辦機構邀請企業就財務表現、企業管治、企業社會責任、環境保護及投資者關係等各方面提交資料，並進行評分；隨後就所得資料，諮詢投資業界的意見，再作出全面評審。集團在各評審範疇均獲高度評價，連續第五年獲頒最高級別的鉑金獎項。

YATA Supermarket opens in Metroplaza, Kwai Fong 一田超市進駐葵芳新都會廣場

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 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.

一田有限公司近年積極擴充業務，繼去年在西環香港商業中心、將軍澳東港城及元朗YOHO MALL開設超級市場後，剛於今年一月在葵芳新都會廣場開設第11間分店。

一田超市（葵芳）面積逾15,000平方呎，以型格自然風為設計風格，簡約時尚。新店以高級和洋食材作賣點，並設有健康主題專區，打造成和洋風健康精品超市。店內逾六成貨品由日本進口，亦有來自世界各地的優質食材。新店特別設有「三大超市Corner」，引入南法精品雜貨店、英國百年茶舖和三低一高有機潮食區；另外更設有「二大和洋食事處」，帶來首度進駐香港的日式串炸料理屋及清新洋風輕食Bar，為顧客送上美食驚喜。



YATA CEO Susanna Wong (fourth right) with guests at the YATA Supermarket (Kwai Fong) opening ceremony
一田百貨行政總裁黃思麗（右四）連同嘉賓主持一田超市（葵芳）的開幕典禮

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SHKP-Kwoks' Foundation supports talented students to pursue studies at CUHK for 12th consecutive year 新地郭氏基金連續12年資助優才生升讀中大

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.

新地郭氏基金於2005年設立「新地郭氏基金 — 中大優才獎學金」，資助本港及內地優才生升讀香港中文大學的學士課程，讓受助學生能夠解決學費問題，專注學業，融入大學生活，至今受助學生逾60人。

早前，時任中大校長沈祖堯、中大校董會主席梁乃鵬及副校長霍泰輝率領教職員及受助學生到訪，與基金執行董事郭



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, fourth left) and Pro-Vice-Chancellor/Vice-President Fok Tai-fai (front, fourth right) with scholarship recipients and guests after the sharing session
新地郭氏基金執行董事郭婉儀（前排左五）、董事鄺準（前排右五）、時任中大校長沈祖堯（前排中）、中大校董會主席梁乃鵬（前排左四）及副校長霍泰輝（前排右四）與一眾受助學生及嘉賓在交流分享會後合照

婉儀及基金代表進行交流，分享獎學金項目的最新情況。部分受助學生在會上表示，獎學金大大減輕了家庭經濟負擔，讓他們可以專注學習之餘，亦可以多參與課外活動及義務工作，服務社區，回饋社會。受助學生表示，在中大學習期間，獲得不少海外交流及學習機會，實屬成長中的寶貴經驗；部分畢業學生現時已經獲得理想工作，部分則選擇留在中大修讀碩士課程。

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