



Phase 1A(2) of Sai Sha private residential development⁴ officially named SIERRA SEA 西沙私人住宅发展项目⁴ 第1A(2)期正式命名SIERRA SEA



Computerized rendering 电脑图像

The background photo shown in this image was taken in the airspace in the vicinity of the Development site on 11 January 2025 which has been edited and/or simplified, and it has been merged with the computerized rendering of the Development by computer rendering techniques and edited and processed with computerized imaging techniques to illustrate the approximate appearance of the Phase and its surrounding environment and buildings. The image does not illustrate the actual appearance of the Development or the Phase or any part thereof, its view or surrounding environment, buildings, design, facilities and layout upon completion, and is for reference only. At the time when the background photo was taken, the Development and the Phase were still under construction, and the approved building plans of the Development and the Phase are subject to change from time to time. The details of the Development and the Phase upon completion may be different from those shown in this image, and are subject to the final approval of the building plans by the relevant Government authorities. Roads, buildings, facilities and environment in the vicinity of the Development and the Phase may not be shown. This image is made to promote the sale of residential properties in the Phase only. Other phases/parts of the Development are still under construction and other phases of the Development may be shown, or not shown or have been made transparent/simplified in the computerized rendering. This image may also show buildings, facilities and district developments etc., which are completed, under construction or not yet completed outside of the Development and the Phase. Details of such buildings, facilities and district developments etc. (including but not limited to implementation or otherwise, name, location, design, size, scale, distance, completion time etc.) are subject to the final decision of the Government or the relevant authorities. Such buildings, facilities and district developments etc. may not be completed or may be completely changed at the time of completion or handover of the Development and the Phase and their details may change from time to time and may be different from those described in this image. The buildings, facilities, layout, partitions, specifications, dimensions, colors, materials, fittings, finishes, appliances, lightings, furniture, decorative items, plants, trees, landscaping and other objects shown in this image are for reference only and may not appear in the Development, the Phase and the Clubhouse or any part thereof or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development and the Phase are subject to change from time to time. The view depicted or shown in this image are not the same as the actual view that may be enjoyed by future residents at any time within the Development and the Phase. The view from the residential properties in the Development and the Phase are affected by their orientation, floor levels, surrounding buildings and environment. This image does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, by the Vendor regarding the Development and the Phase, its surrounding environment, buildings and facilities (whether regarding the view or not). 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. For details of the Development and the Phase, please refer to the relevant sales brochure.

本图像以于2025年1月11日在发展项目地盘附近上空拍摄之相片作为背景，经修饰及/或简化处理，并将期数的电脑模拟效果图经电脑效果合成修饰处理，以展示期数之大概外观、其周边环境及建筑物。本图像并非作展示发展项目及期数或其任何部分最后完成之实际外观、其景观或其周边环境、建筑物、设计、设施及布局，内容仅供参考。拍摄背景相片时，发展项目及期数仍在兴建中，其批准建筑图则会不时修改，落成后之详情亦可能与本图所示之详情不同，一切以政府相关部门最后批准之建筑图则为准。发展项目及期数附近的道路、建筑物、设施及环境可能未有显示。本图像仅为促销期数而制作，发展项目的其他期数/部分仍在兴建中，发展项目的其他期数可能显示于模拟效果图或未有显示或经透明化/简化处理。本图像亦可能显示发展项目及期数以外已落成、拟建中或未落成的建筑物、设施及区域发展等。此等建筑物、设施及区域发展等之详情(包括但不限于落实与否、名称、位置、设计、大小、比例、距离、竣工时间等)均以政府或相关机构之最终决定为准。此等建筑物、设施及区域发展等的发展项目及期数落成或入伙时可能尚未完成或全面更改，其细节可不时更改及与本图像所述者不同。本图像内的建筑物、设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家具、装饰品、植物、树木、园景及其他物件等仅供参考，亦未必会在发展项目、期数及会所或其任何部份或其附近出现。发展项目及期数的周边环境、建筑物及设施会不时改变。本图像中所描述或显示的景观并非等同日后住户于任何时间在发展项目及期数内所能看到的真实景观。发展项目及其期数住宅物业所享有之景观受其座向、楼层、周边建筑物及环境所影响。本图像并不构成亦不得诠释或作为作出任何就发展项目及期数、其周边环境、建筑物及设施不论明示或隐含之合约条款、要约、承诺、陈述或保证(不论是否有关景观)。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。有关发展项目及期数的详细资料，请参阅有关售楼说明书。

The Group's "Sai Sha mega integrated development"¹, spanning over 6.7 million square feet², comprises not only the new sports and commercial complex "GO PARK Sai Sha"³, but also SHKP's largest private residential development⁴ to date. Phase 1A(2) of the development is officially named SIERRA SEA, highlighting its seamless connection with the natural landscape.

SHKP's largest private residential development to date⁴

The residential project is a low-density development with a plot ratio less than 2⁵, showcasing the stunning landscape of Sai Sha. SIERRA SEA comprises four towers and offers 781 premium residential units, most with either a panoramic sea or mountain view⁶, and some with view⁶ of GO PARK Sai Sha³, providing residents with a low-density environment and a high degree of privacy in their living space.

Excellent transport links with proximity to two MTR stations x two MTR lines⁷

SIERRA SEA benefits from its proximity to two MTR stations x two MTR lines⁷ – MTR Wu Kai Sha station on the Tuen Ma Line and MTR University station on the East Rail Line. It is about a five-minute⁸ drive to MTR Wu Kai Sha station and a nine-minute⁸ drive to MTR University Station from SIERRA SEA. MTR Wu Kai Sha station provides excellent connectivity to Kowloon East and West, as well as the High-Speed Rail network. MTR University station offers quick access to CBD1⁹ on Hong Kong Island and CBD2¹⁰ in Kowloon East.

Additionally, multiple new bus routes connect the development to various districts. Currently in operation⁷ are bus route 582, a direct express service to MTR University station and Science Park; bus route 287, which runs through Ma On Shan to MTR University station; and bus route 581, with stops at MTR Wu Kai Sha station and MTR Ma On Shan station. There is also minibus route 807K, which connects MTR Wu Kai Sha station and MTR University station, and express route 807S, which goes directly to MTR University station. In addition, the Transport Department has approved four more bus routes to Sha Tin, Tsuen Wan, Tsim Sha Tsui and Kowloon Bay respectively¹¹, which are expected to be in operation upon handover of the units, and is planning to introduce new bus routes from the development to Hong Kong Island and the airport¹², further enhancing the transport connectivity of Sai Sha.



新地的「西沙综合发展项目¹」占地逾62万平方米(670万平方呎)²，除了全新运动商业综合体「西沙GO PARK」³外，亦包括集团历来最大型的私人住宅发展项目⁴，当中第1A(2)期早前正式命名为SIERRA SEA，凸显项目与大自然紧密相连的优势。

新地历来最大型私人住宅项目⁴
为配合西沙怡人的环境，该住宅项目的发展密度低，地积比率低于2⁵。SIERRA SEA由四座大楼组成，提供781个优质住宅单位。项目大部份单位坐拥海景或山峦景致⁶，部分单位更享西沙GO PARK³景观⁶，住户可享低密度环境及高私隐度的生活空间。

「双站x双线⁷」凸显交通优势
SIERRA SEA享有港铁屯马线乌溪沙站及东铁线大学站

「双站x双线⁷」优势，由项目驱车前往港铁乌溪沙站仅需约五分钟⁸，前往港铁大学站亦只需约九分钟⁸。由港铁屯马线乌溪沙站出发，一线连通东西九龙及高铁网络；由港铁东铁线大学站出发，可畅达港岛CBD1⁹及九龙东CBD2¹⁰。

此外，多条全新巴士路线连接项目与各区，其中已通车之路线⁷包括：往返大学站及科学园的特快路线582，经马鞍山前往大学站的287，以及前往乌溪沙站以及马鞍山站的581；另有小巴路线807K来往乌溪沙站及大学站，以及特快路线807S直达大学站，交通方便快捷。此外，运输署亦已批准另外四条巴士路线分别前往沙田、荃湾、尖沙咀及九龙湾¹¹，预料将于入伙时正式通车，并正在推动增设巴士路线由项目前往港岛及机场¹²，进一步完善西沙的交通连接。

备注

- 1「西沙综合发展项目」指位于大埔市地段第253号A分段、大埔市地段第253号地段、大埔市地段第157号C分段、大埔市地段第157号D分段及大埔市地段第157号地段的各个发展部份的统称。「西沙综合发展项目」各部份之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准。卖方保留修订及更改「西沙综合发展项目」所在之区域发展、规划、用途、设计、建筑物、设施、布局、规格、特色及营运等的权利，而毋须另行通知。「西沙综合发展项目」仍在兴建中，其建筑图则会不时修改，落成后之详情亦可能与此广告所述者不同。「西沙综合发展项目」为市场推广之用名称，不会用于或出现在与发展项目或发展项目期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。此广告所提及之工程、建筑物、设施、区域发展、规划、用途等，在「西沙综合发展项目」落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。整个「西沙综合发展项目」完全落成需时，卖方对其竣工时间并不作出任何不列明示或隐含之要约、陈述、承诺或保证。卖方亦无对「西沙综合发展项目」作出其他任何明示或隐含的要约、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。「西沙综合发展项目」的周边环境、建筑物及设施会不时改变，卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。「西沙GO PARK」指位于大埔市地段第157号地段内并属于「西沙综合发展项目」的部份，并不属于发展项目或期数的一部份。
- 2根据批地文件显示，「西沙综合发展项目」各地段之总面积为623,232平方米，以1平方米=10.764平方呎换算，即约670.84万平方呎。
- 3「西沙GO PARK」指位于大埔市地段第157号地段内并属于「西沙综合发展项目」部份之宣传名称。「西沙GO PARK」并不属于发展项目或发展项目期数的一部份，有关名称不会用于或出现在与发展项目或发展项目期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。大埔市地段第157号地段及「西沙GO PARK」各部份之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准。卖方保留修订及更改大埔市地段第157号地段及「西沙GO PARK」之规划、用途、设计、建筑物、设施、布局、规格、特色及营运等的权利，而毋须另行通知。大埔市地段第157号地段及「西沙GO PARK」之工程、建筑物、设施、区域发展、规划、用途等于发展项目落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。「西沙GO PARK」内的设施及服务的开放时间、使用或操作可能受制于相关法律、批地文件、入场/门票安排、实际状况、天气情况、不时所制订及修改的使用守则及政府有关部门发出之同意书或许可证。「西沙GO PARK」内设施及服务可能需要另行收费方可使用。卖方并无作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。大埔市地段第157号地段及「西沙GO PARK」的周边环境、建筑物及设施会不时改变，卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。「西沙GO PARK」资料来源：<https://www.shkp.com/zh-hk/media/press-releases/grand-opening-of-go-park-sai-sha> (摘录日期：2025年1月22日)，卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考，详情亦可能与本广告所述者不同。*卖方对其并不作出任何不列明示或隐含之要约、陈述、承诺或保证。
- 4历来最大型住宅发展项目指位于大埔市地段第253号A分段及大埔市地段第253号地段组成的私人住宅发展项目，截至此广告印制日期为止，是由新鸿基地产全资发展的私人住宅发展项目中，单位数目最多的私人住宅发展项目。当中位于大埔市地段第253号地段的私人住宅发展项目的第1A(2)期早前正式命名为SIERRA SEA。
- 5地积比率是指总建筑面积与地盘面积的比值。大埔市地段第253号由大埔市地段第253号A分段及大埔市地段第253号地段组成，大埔市地段第253号A分段及大埔市地段第253号地段的最大住用地积比率分别约为1.95及1.89，因此大埔市地段第253号之最大住用平均地积比率约为1.92。
- 6上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方建议准买家到发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。卖方对发展项目期数之景观及周边环境及建筑物并不作出任何不列明示或隐含之要约、陈述、承诺或保证（不论是有关景观）。
- 7「双站」是指港铁大学站及港铁乌溪沙站，以及「双线」是指东铁线及屯马线。「双站x双线」指由发展项目

Name of the Phase of the Development: Phase 1A(2) (the “Phase”) of Sai Sha Residences (the “Development”) (Aqua Avenue Tower 1, Aqua Avenue Tower 2, Aqua Avenue Tower 3 and Aqua Avenue Tower 5 of the residential development in the Phase are called “SIERRA SEA”.) This advertisement intends to promote the sale of residential properties in the Phase of the Development only. District: Shap Sz Heung Name of the street and the street number of the Phase: No. 8 Hoi Ying Road* The website address designated by the Vendor for the Phase: www.sierrasea.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: Light Time Investments Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Williston Investment S.A.
Authorized Person of the Phase: Chan Wan Ming
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited
Building contractor for the Phase: Chun Fai Construction Company Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Johnson Stokes & Master, Wook Kwai Lee & Lo, Sit, Fung, Kwong & Shum, P.C. Woo & Co., Vincent T.K. Cheung, Yap & Co.
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Hang Seng Bank, 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: 1 December 2025. 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.
This advertisement is published by the Vendor or by another person with the consent of the Vendor. Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. Please refer to the sales brochure for details.
As at the date of printing/production of this advertisement, the sales brochure of the Phase is not yet available. As at the date of printing/production of this advertisement/ promotional material, the presale consent of the Director of Lands to enter into agreements for sale and purchase of the residential units of the Phase has not yet been obtained.
*The provisional street number is subject to confirmation when the Phase is completed.
Date of Printing: 31 March 2025

日期数乘坐巴士路线581及小巴路线807K前往港铁乌溪沙站及巴士路线582、287及小巴路线807K、807S前往港铁大学站。资料来源：巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>，巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，小巴路线807K：https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228，小巴路线807S：https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC，并经由港铁乌溪沙站连接屯马线及港铁大学站连接东铁线，内容仅供参考。上述公共交通路线服务将由第三者公司所提供，并非由卖方提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。

8上述行车时间是根据运输署「香港出行易」网站(<https://www.hkemobility.gov.hk>)评估提供(摘录日期：2025年1月7日)，由发展项目海映路出发，按最短时间搜寻，所述时间仅供参考。实际交通时间受繁忙时段、设施、车速、路线、人流、天气、路面、实际交通情况、及个人因素及其他相关情况等等限制而有所不同，所需时间可能较长。详情亦可能与本广告所述者不同。*卖方对其并不作出任何不列明示或隐含之要约、陈述、承诺或保证。

9 CBD1 (「商业核心区一」) 指位于中环及周边地区的传统商业核心区。资料来源：https://www.pland.gov.hk/pland_en/press/publication/ar_22/pdf/04_focus_tc.pdf (摘录日期：2025年1月12日)，卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考，详情亦可能与本广告所述者不同。*卖方对其并不作出任何不列明示或隐含之要约、陈述、承诺或保证。

10 CBD2 (「商业核心区二」) 指位于九龙东，包括启德机场旧址、观塘和九龙湾的商业核心区。资料来源：https://www.devb.gov.hk/filemanager/sc/content_769/CBD2_pamphlets.pdf (摘录日期：2025年1月12日)，卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考，详情亦可能与本广告所述者不同。*卖方对其并不作出任何不列明示或隐含之要约、陈述、承诺或保证。

11新增巴士路线资料参考自运输署网页https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai%20po%20-%20rpp%202023-24.pdf (摘录日期：2024年12月9日)，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版，有关服务详情请参阅相关部门公布。上述巴士路线服务将由第三者公司所提供，并非由卖方提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。

12运输署现正就增设980X(特别班次) (由海映路前往港岛)及A41P(特别班次) (由海映路前往机场)进行咨询，详情请参阅运输署网页https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcms.pdf (摘录日期：2025年2月25日)，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版，有关服务详情请参阅相关部门公布，详情可能与本广告所述者不同。*卖方并不保证运输署会批准任何新增巴士路线由/途经发展项目前往港岛及机场。增设巴士路线之建议未获运输署批准。卖方对其并不作出任何不列明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。

发展项目期数名称:西沙湾发展项目(「发展项目」)的第1A(2)期(「期数」)(期数中住宅发展项目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座称为「SIERRA SEA」)。本广告仅为促销发展项目期数内的住宅物业。区域:十四乡期数的街道名称及门牌号数:海映路8号* 卖方就期数指定的互联网网站的网址：www.sierrasea.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：光时投资有限公司
卖方的控股公司：新鸿基地产发展有限公司·Vast Earn Limited·Williston Investment S.A.
期数的认可人士：陈韵明
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：巴马丹拿建筑师有限公司
期数的承建商：骏辉建筑有限公司
就期数中的住宅物业的出售而代表拥有有人人事的律师事务所：开士打律师行、胡关李罗律师行、薛马/邱彦彬律师行、胡百全律师事务所、张叶司徒陈律师事务所
已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构：恒生银行有限公司
已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
尽卖方所知的期数的预计关键日期：2025年12月1日。关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。
本广告由卖方发布或在卖方的同意下由另一人发布。
卖方建议准买方参阅有关售楼说明书，以了解期数的资料。详情请参阅售楼说明书。
截至本广告之印制日期为止，期数的售楼说明书尚未发布。
截至本广告/宣传资料的印制日期为止，卖方仍未获得地政总署署长就有关订期数中住宅单位的买卖合约的预售楼花同意书。
*此临时门牌号有待期数建成时确认。
印制日期：2025年3月31日

Notes

1. The “Sai Sha mega integrated development” refers to the respective development components situated on Section A of Tai Po Town Lot No. 253, The Remaining Portion of Tai Po Town Lot No. 253, Section C of Tai Po Town Lot No. 157, Section D of Tai Po Town Lot No. 157, and The Remaining Portion of Tai Po Town Lot No. 157. The design, buildings, facilities to be provided and area of each component are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the district development, planning, user, design, buildings, facilities, layout, specifications, features and operation etc., without prior notice. The “Sai Sha mega integrated development” is still under construction and its building plans are subject to change from time to time. The details upon completion may be different from those described in this advertisement. The “Sai Sha mega integrated development” is a promotional name and it will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase of the Development. The works, buildings, facilities, district development, planning, user etc referred to in this advertisement may not be completed or fully altered at the time or after the completion of the “Sai Sha mega integrated development”, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The completion of the “Sai Sha integrated development” takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the “Sai Sha integrated development”. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of the this advertisement. The surrounding environment, buildings and facilities of “Sai Sha mega integrated development” are subject to change from time to time. 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. “GO PARK Sai Sha” is located in The Remaining Portion of Tai Po Town Lot No. 157 and forms part of the “Sai Sha mega integrated development”. It does not form part of the Development or the Phase.
2. According to the land grant documents, the total area of each lot comprised in the “Sai Sha mega integrated development” is 623,232 square metres, which when converted at the rate of 1 square metre = 10.764 square feet, means approximately 6,708,400 square feet.
3. “GO PARK Sai Sha” is the promotional name of the part of the “Sai Sha mega integrated development” which is located in The Remaining Portion of Tai Po Town Lot No. 157. “GO PARK Sai Sha” does not form part of the Development or the Phase, and such name will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase of the Development. The design, buildings, facilities to be provided, and the area of The Remaining Portion of Tai Po Town Lot No. 157 and the various parts of “GO PARK Sai Sha” are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the planning, user, design, buildings, facilities, layout, specifications, features and operation etc of The Remaining Portion of Tai Po Town Lot No. 157 and “GO PARK Sai Sha” without prior notice. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the contents of the this advertisement. The surrounding environment, buildings and facilities of The Remaining Portion of Tai Po Town Lot No. 157 and “GO PARK Sai Sha” may not be completed or fully altered at the time or after the completion of the Development, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The opening hours, use or operation of the facilities and services in “GO PARK Sai Sha” may be subject to the relevant laws, land grants, admission and ticketing arrangements, actual conditions, weather conditions, codes of practice (as amended from time to time), and consents or permits issued by relevant government departments. The use of facilities and services of “GO PARK Sai Sha” may be subject to additional charges. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of the this advertisement. The surrounding environment, buildings and facilities of The Remaining Portion of Tai Po Town Lot No. 157 and “GO PARK Sai Sha” are subject to 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. Source of information of “GO PARK Sai Sha”: <https://www.shkp.com/en-us/media/press-releases/grand-opening-of-go-park-sai-sha> (retrieved on 22 January 2025). The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.
4. The largest private residential development to date refers to the private residential development located in Section A of Tai Po Town Lot No. 253 and The Remaining Portion of Tai Po Town Lot No. 253. As at the printing date of this advertisement, it is the private residential development with the largest number of units amongst the private residential developments wholly developed by Sun Hung Kai Properties. Among them, Phase 1A(2) of the private residential development located in The Remaining Portion of Tai Po Town Lot No. 253 was officially named SIERRA SEA earlier.
5. The plot ratio is the ratio of total gross floor area to site area. Tai Po Town Lot No. 253 comprises of Section A of Tai Po Town Lot No. 253 and The Remaining Portion of Tai Po Town Lot No. 253. The maximum domestic plot ratios of Section A of Tai Po Town Lot No. 253 and The Remaining Portion of Tai Po Town Lot No. 253 are about 1.95 and 1.89 respectively, and hence the maximum domestic average plot ratio is about 1.92 for Tai Po Town Lot No. 253.
6. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views mentioned above are affected by the unit’s floor levels, orientation, surrounding buildings and environment, and may not be applicable to all flats. The surrounding buildings and environment 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. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the view and the surrounding environment and buildings of the Phase of the Development (whether regarding the view or not).

7. “Two MTR stations” refers to MTR University station and MTR Wu Kai Sha station, and “two MTR lines” refers to East Rail Line and Tuen Ma Line. “Two MTR stations x two MTR lines” refers to taking bus route 581 or minibus route 807K to MTR Wu Kai Sha station, as well as bus route 582 or 287, or minibus routes 807K or 807S to MTR University station from the Phase of the Development. Source of information: Bus route 581: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，Sai Sha and Shap Sze Heung&l=1, bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，Pak Shek Kok (Via University Station&l=1), minibus route 807K: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=En&route_id=2001228, and minibus route 807S: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=En. The development connects to the Tuen Ma Line through MTR Wu Kai Sha station and to the East Rail Line through MTR University station. The above public transport route service will be provided by a third-party company, is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the relevant departmental announcements for details of the services. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above transport services or matters. Prospective purchasers should not rely on, or make any claim against the Vendor, regarding such services or matters.

8. The aforesaid driving time is based on the shortest search time from the development at Hoi Ying Road, as assessed by the Transport Department’s HKeMobility website (<https://www.hkemobility.gov.hk/en/route-search/p/>) (retrieved on 7 January 2025). The aforesaid driving time is for reference only. The actual driving time may vary subject to peak hours, facilities, vehicle speed, routing, pedestrian flow, weather, road condition, actual traffic conditions and/or personal factors and other relevant circumstances, and may take longer. The details may also differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the driving time.

9. CBD1 (Central Business District 1) refers to the traditional Central Business District in Central and the surrounding areas. Source of information: https://www.pland.gov.hk/pland_en/press/publication/ar_22/pdf/04_focus_en.pdf (retrieved on 12 January 2025). The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

10. CBD2 (Central Business District 2) refers to the Central Business District in Kowloon East, including the former Kai Tak Airport site, Kwun Tong and Kowloon Bay. Source of information: https://www.devb.gov.hk/filemanager/sc/content_769/CBD2_pamphlets.pdf (retrieved on 12 January 2025). The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

11. Information on the new bus routes is extracted from the website of the Transport Department at https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai%20po%20-%20rpp%202023-24.pdf (retrieved on 9 December 2024), and is for reference only. The Vendor does not guarantee the accuracy of the above website and whether it is up to date. For details of the services, please refer to the announcements by the relevant department. The above bus route service will be provided by a third-party company, and is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the announcements by relevant departments for details of the services. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above services or matters. Prospective purchasers should not rely on, or make any claim against the Vendor, regarding such services or matters.

12. The Transport Department is now conducting consultation on the addition of 980X (special departure) (from Hoi Ying Road to Hong Kong Island) and A41P (special departure) (from Hoi Ying Road to the Airport), please refer to the Transport Department’s website at https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcms.pdf (Retrieved on February 25, 2025) for details, which is for reference only. The Vendor does not guarantee the accuracy of the above website and whether it is up to date. For details of the services, please refer to the announcements by relevant departments, which may be different from those mentioned in this advertisement. The Vendor does not warrant that the Transport Department will approve any additional bus routes from the Development to Hong Kong Island or the Airport. The proposed additional bus routes have not been approved by the Transport Department. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above transport services or matters. Prospective purchasers should not rely on, or make any claim against the Vendor, regarding such services or matters.