

SHKP Quarterly

新地季刊

Spring
2025

Grand Opening of GO PARK Sai Sha –
A back garden for all Hong Kong residents
西沙GO PARK隆重開幕 盼成港人後花園



SHKP announces 2024/25 interim results
集團公布2024/25年度中期業績

Airport Freight Forwarding Centre
term extended for 15 years
機場空運中心續租15年

 新鴻基地產
Sun Hung Kai Properties

Contents

Spring 2025

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Editor's Note :

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

編者按：

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，亦不構成售樓說明書。本刊內載列的部分相片、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。準買家如欲了解發展項目的詳情，應親自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。

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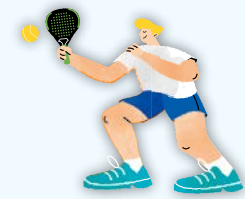
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Officiating at the opening ceremony of GO PARK Sai Sha are (from left) Strive and Rise Programme mentee Leung Pui Sze, SHKP Executive Director Adam Kwok, Senior Director of Sun Hung Kai Real Estate Agency Limited Thomas Kwok, Chief Secretary for Administration Eric Chan, SHKP Chairman and Managing Director Raymond Kwok, Deputy Director of the Liaison Office of the Central People's Government Qi Bin, SHKP Executive Director Christopher Kwok, and Strive and Rise Programme mentees Cheung Ka Long and Fu Man Ho

一眾主禮嘉賓，為西沙 GO PARK 開幕 x 共創明「TEEN」進行啟動儀式，左起為：共創明「Teen」學員梁佩詩、新鴻基地產執行董事郭基輝、新鴻基地產代理有限公司資深董事郭炳江、政務司司長陳國基、新鴻基地產主席兼董事總經理郭炳聯、中央人民政府駐香港特別行政區聯絡辦公室副主任祁斌、新鴻基地產執行董事郭基泓、共創明「Teen」學員張家朗及符文豪

Grand Opening of GO PARK Sai Sha – A back garden for all Hong Kong residents

Established in Hong Kong over half a century ago, Sun Hung Kai Properties (SHKP) has fostered regional development through the development of large-scale integrated projects. SHKP welcomes the official opening of GO PARK Sai Sha, a sports and commercial complex in its Sai Sha mega integrated development which has been planned for over 30 years. The Group pictures this new landmark, which offers diverse outdoor and indoor facilities for sports, entertainment, dining and leisure activities, as a back garden for every Hong Kong citizen, and an ideal destination for sports enthusiasts and families of all ages.

The opening ceremony of GO PARK Sai Sha was held in late January, officiated by Chief Secretary for Administration of the HKSAR Government Eric Chan, Deputy Director of the Liaison Office of the Central People's Government Qi Bin, SHKP Chairman and Managing Director Raymond Kwok, Senior Director of Sun Hung Kai Real Estate Agency Limited Thomas Kwok, and SHKP Executive Directors Adam Kwok and Christopher Kwok. Over 1,000 guests, including students, teachers, mentors and mentees from the Strive and Rise Programme, gathered to celebrate this landmark addition to Hong Kong.

Raymond Kwok stated that the Sai Sha project has been meticulously planned for over 30 years. It is one of the largest and most distinctive integrated developments in recent years for both SHKP and Hong Kong. SHKP invested significant time and resources in the project, constructing multiple infrastructural facilities, including widening Sai Sha Road. “Our commitment to Building Homes with Heart drove us to showcase the stunning landscape surrounding Sai Sha, making GO PARK Sai Sha a beautiful back garden for every Hong Kong resident,” said Mr Kwok. “It is designed not only for public enjoyment of sports but also as an ideal place for families of all ages, along with their pets, to create cherished moments together. This project enhances the local community while attracting visitors from across Hong Kong.”

To leverage the unrivalled scenery surrounding GO PARK Sai Sha, SHKP invited the renowned Zaha Hadid Architects to design the project. Positioned as a park oriented sports and commercial integrated development, the project features a sleek design that integrates natural landscapes into a futuristic

development. Spanning 1.3 million square feet, GO PARK Sai Sha comprises two main areas – the one million-square-foot outdoor park GO PARK Sports and a 300,000-square-foot sports-and-commercial complex. The entire project features expansive green space with plants and flowers. With easy access to multiple hiking trails nearby, it is suitable for visit all year round.

Pet-friendly, inclusive space for people of all ages

In line with SHKP's philosophy of Building Homes with Heart, the project is designed to cater for the diverse lifestyles of all age groups, from its overall planning to facilities. Recognizing the modern family's emphasis on children and pets, GO PARK Sai Sha features numerous family- and pet-friendly facilities, making it an ideal destination for parents and children to spend quality time together, along with their pets.



The Group served as the venue sponsor for the Community Chest New Territories Walk for Millions, which took place at GO PARK Sai Sha in mid-February. The event attracted thousands of participants, including representatives from various companies and local organizations. Participants took part in a 1.5-km charity walk along the cycling and running track at GO PARK Sports. Officiating the starting ceremony are Michael Wong (third left), Deputy Financial Secretary, Raymond Kwok (second right), SHKP Chairman and Managing Director and other guests

集團提供西沙 GO PARK 作為二月中「2025 公益金新界區百萬行」的活動場地，當日吸引數千人參與，包括工商機構和地區團體。參加者沿著 GO PARK Sports 的單車/跑步徑步行，全場距離約 1.5 公里，場面熱鬧。圖為財政司副司長黃偉綸（左三）及新地主席兼董事總經理郭炳聯（右二）等主持活動起步禮



GO PARK Sai Sha includes three large children's playgrounds covering over 40,000 square feet, equipped with various play facilities that help stimulate children's development. Additionally, a pet park spanning over 3,000 square feet caters for the needs of pets.

The project houses a variety of shops, covering sports, leisure, dining and entertainment, including a fencing school, an outdoor climbing wall and a temperature-controlled swimming pool where regular classes will be offered by the Hong Kong Swimming School. A multi-purpose indoor stadium, which can accommodate up to 1,500 people, features top-notch facilities and serves as a venue for sports competitions, performances, and cultural and entertainment events. GO PARK Sai Sha also brings together a range of local and international restaurants and casual dining options, including YATA Eats, a new concept eatery operated by the Group's subsidiary YATA, as well as Asian Delights, operated by The Royal Garden, appealing to a diverse range of tastes.

Promoting Hong Kong's sports industry on all fronts

Spanning over one million square feet, the diverse outdoor sports park GO PARK Sports is designed as a public-facing sports academy, allowing both families and professional athletes to enjoy a healthy lifestyle. The park offers various facilities for popular sports, such as a golf driving range, tennis courts and a football pitch, as well as facilities for urban and emerging sports, including Hong Kong's only outdoor pickleball courts and the city's first lacrosse field.

Furthermore, GO PARK Sports collaborates with multiple sports associations, federations and organizations to offer courses and provide professional training, promoting sports in the community. The park is now officially open for public booking of classes, personal coaching, events, and facilities via the GO PARK Sports App and website.



In mid-December 2024, the Group welcomed around 70 mentors and mentees from the Strive and Rise Programme to GO PARK Sai Sha to experience emerging sports. SHKP is a strategic partner of the Strive and Rise Programme, for which over 200 employees volunteering as mentors for two consecutive terms. The Group has continued its involvement in 2025, with over 220 employees signing up as mentors. 集團於2024年12月中旬，安排70名共創「Teen」計劃的師友到西沙GO PARK，體驗多項新興運動。新地是該計劃的策略夥伴之一，已連續兩屆有逾200名新地員工擔任友師，而2025年的新一期計劃亦有逾220名員工報名參加。

To foster sports culture in the community, GO PARK Sports has actively partnered with schools and community organizations since its trial operation, promoting the "Sports for All" initiative through various sporting activities to enhance awareness and support for sports development across different sectors.

In tandem with the Development Blueprint for Hong Kong's Tourism Industry 2.0, the brand new 130,000-square-foot water sports centre GO PARK Aqua offers a range of aquatic courses and lifestyle events.

SHKP Executive Director Adam Kwok said, "Sai Sha development makes excellent use of the beautiful coastline nearby, as well as the islands and country parks close to Sai Kung, perfectly combining sports, hiking, water activities, retail and tourism into an all-round experience. The project features top-notch facilities and collaborates with over 10 sports associations and renowned sports academies to offer various programmes,

with the aim to promote sports in the community, support elite athletics and encourage the commercialization of sports. This aligns perfectly with the Government's comprehensive approach of promoting cultural, sports and tourism events, contributing to Hong Kong's development as a city of major international sports events."

Extensive transportation network

To enhance the transport infrastructure in Sai Sha, SHKP widened 1.5 kilometres of Sai Sha Road from a single two-way carriageway to a dual two-way carriageway, doubling its capacity to meet the future development of the community. Multiple new bus and minibus routes connecting the project to various districts are also introduced, including new bus routes to the nearby MTR Wu Kai Sha station and MTR University station, further enhancing the transportation network. GO PARK Sai Sha also has a parking lot for car users.

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Olympic gold medal-winning fencer Vivian Kong (third right) and Senior Director of Sun Hung Kai Real Estate Agency Limited Thomas Kwok (second left) experience the exciting new sport of pickleball with Strive and Rise mentees. 奧運劍擊金牌得主江旻儀(右三)、新鴻基地產代理有限公司資深董事郭炳江(左二)與共創「Teen」計劃學員在西沙GO PARK開幕日試玩新興運動匹克球。

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西沙 GO PARK 隆重開幕 盼成港人後花園

新鴻基地產(新地)植根香港逾半世紀，一直通過發展大型綜合項目推動地區發展。籌建過程耗時逾30年的西沙大型綜合發展項目，其運動商業綜合部分「西沙 GO PARK」已正式開幕。集團期望這個集戶外與室內運動、娛樂、餐飲及休閒體驗於一身的全新地標，能成為香港人的後花園，為喜歡運動的市民和「三代同堂」的家庭客群提供理想的聚腳點。

西沙 GO PARK 開幕禮於一月下旬圓滿舉行，香港特別行政區政務司司長陳國基、中央人民政府駐香港特別行政區聯絡辦公室副主任祁斌、集團主席兼董事總經理郭炳聯、新鴻基地產代理有限公司資深董事郭炳江、集團執行董事郭基輝及郭基泓，聯同多位共創「Teen」計劃師友，逾千名嘉賓、學生和老師一同親臨西沙，見證這個重要時刻。

集團主席兼董事總經理郭炳聯表示，西沙項目籌備超過30年，是新地以至香港近年最大型和最具特色的綜合發展項目之一。新地為這個項目投放大量時間和資源，興建多項基礎設施，包括擴闊道路等。「新地秉承『以心建家』信念，矢志發揮西沙周邊有山有水的秀麗景色，希望打造西沙 GO PARK 成為每個香港人的後花園，既可讓普羅大眾享受運動樂趣，亦適合三代同堂、連同家中寵物共享天倫之樂，不僅惠及周邊社區，亦吸引全港市民到訪。」

GO PARK Sai Sha spans 1.3 million square feet
西沙 GO PARK 佔地 130 萬平方呎

為發揮西沙 GO PARK 得天獨厚的自然景色，項目以「公園式運動商業綜合發展」為概念。集團並特別邀請全球知名建築事務所 Zaha Hadid Architects 負責設計，將大自然形態的流線形設計，融合於充滿未來感的建築之中。整個西沙 GO PARK 佔地共 130 萬平方呎，劃分為兩大部分 — 100 萬平方呎的多元化戶外運動公園 GO PARK Sports 及 30 萬平方呎的運動商業綜合體。整個項目擁有廣闊的戶外綠化休憩空間，佈滿綠色植物及花卉，更鄰近區內多條行山路線，適合一年四季到訪。

締造寵物友善的跨代共融空間

貫徹集團「以心建家」的理念，項目從規劃到設施，均以迎合各年齡層的不同生活模式為宗旨。考慮到現代家庭對小朋友和寵物尤其重視，西沙 GO PARK 同時配備多項親子及寵物友善設施，適合父母帶同子女，連同老年長輩，以及家中的寵物，三代同堂享受天倫之樂。

西沙 GO PARK 設有共佔地逾 40,000 平方呎的三大兒童遊樂區，配備多款有助激發兒童發展潛能的遊樂設施，另外配備逾 3,000 呎的寵物公園，同時照顧毛孩的需要。

項目亦引進了多間商戶，涵蓋運動消閒和餐飲娛樂，包括劍擊學校、戶外攀石場等，而全天候室內泳池，則由香港游泳學校提供恆常課程。至於擁有一流設備的多用途室內



GO PARK Sai Sha hosts the first Hong Kong series of The World Games, contributing to Hong Kong's development as a city of major international sports events. 西沙 GO PARK 為世界運動會首個香港巡迴賽的主辦場地，助香港發展成國際體育盛事之都。

主場館，可容納 1,500 名觀眾，用作運動比賽、表演及文化與娛樂的活動場地。餐飲方面，西沙 GO PARK 匯聚中外餐廳及輕食，包括集團「YATA 一田」開設的首間便利店及全新餐飲概念「YATA Eats 一田食堂」，以及帝苑酒店旗下的餐廳「Asian Delights」，務求迎合不同口味的客群。

全方位推動香港運動產業發展

逾 100 萬呎的多元化戶外運動公園「GO PARK Sports」，以開放予公眾的運動學院為定位，讓一家大小以至專業的運動參與者享受健康生活的樂趣。公園提供多個熱門運動設施如高爾夫球練習場、網球場、足球場等，同時也提供城市運動與新興運動場地，例如全港唯一專為匹克球而設的戶外球場及香港首個為棍網球而設的球場。

此外，項目同時與多個體育總會、聯會及體育機構合作舉辦課程及提供專業培訓，以推廣普及運動。公眾人士可以透過手機應用程式「GO PARK Sports」及網頁，預約課程、私人教練、活動及租用設施。

為了在社區建立運動文化，GO PARK Sports 自試業以來，積極與學校及社區組織合作，透過不同的體育活動，推動

「Sports for All 全民運動」的理念，提升社會各界對體育事業的關注和支持。

此外，全新水上活動中心「GO PARK Aqua」佔地 13 萬平方呎，配合《香港旅遊業發展藍圖 2.0》拓展海島旅遊，提供各類水上活動的課程、休閒體驗與工作坊。

集團執行董事郭基輝表示：「西沙項目善用附近漂亮的海岸線，以及鄰近西貢的島嶼和郊野公園，完美結合體育、行山、水上活動、零售及旅遊度假全方位體驗。項目不僅有完善的硬件設施，更夥拍了十多個體育總會、知名體育學院等舉辦不同課程，推動全民運動、體育普及化、精英化、產業化，也正好符合政府全方位推動文化、體育及旅遊盛事發展的方向，助力香港成為國際體育盛事之都。」

交通配套完善

為提升西沙區內交通配套，集團將一段長 1.5 公里的西沙路，從原本的雙線雙程行車道，擴闊至四線雙程，倍增可容納的車流量，以應付社區的未來發展需要。此外，項目已透過多條新增巴士及小巴路線連接不同地區，包括連接鄰近的港鐵烏溪沙站及大學站的全新巴士線，進一步完善其交通網絡。西沙 GO PARK 同時設有停車場，方便駕車人士。





Outdoor padel court 戶外板網球球場

The outdoor park GO PARK Sports features five padel courts in official standards, offering visitors an exciting experience in this emerging sport that combines tennis and squash

板網球是結合壁球和網球特色的新興運動。戶外運動公園 GO PARK Sports設有五個專業規格的板網球場，讓大眾一同體驗這項別具特色的運動



Community track 共享徑

The 1.5-km community outdoor track in GO PARK Sports is open to the public, allowing visitors to enjoy cycling, running and roller skating. The six-metre-wide track is built with anti-slip materials to ensure a safe and stable outdoor sports experience for all family members

GO PARK Sports設有長約1.5公里的戶外運動徑，免費對公眾開放，專供單車、跑步及滾軸溜冰等運動使用。寬闊的六米路面平整防滑，讓一家大小都能安全舒適地享受免費戶外運動樂趣

Indoor multi-purpose stadium 室內多用途主場館

The stadium can accommodate up to 1,500 people and serves as the main venue for major sports tournaments, concerts and cultural performances

主場館可容納1,500名觀眾，適合舉辦各類大型運動比賽、演唱會和文化表演



Three large children's playgrounds 三大兒童遊樂區

Covering over 40,000 square feet, the three playgrounds feature various facilities and are divided into sections suitable for children of different ages. The facilities include 10 slides of varying heights, parent-child swings, multi-sensory facilities, a fountain and climbing frames. Nearby rest areas allow parents and elderly relatives to relax while keeping an eye on the children as they play in the park

三個遊樂專區總面積逾40,000平方呎，配備多款遊樂設施，劃分為適合不同年齡小朋友的區域，提供設施包括10條高度不同的滑梯，親子鞦韆、多感官體驗遊玩設施、噴水裝置及攀爬架等，場邊亦設有寬敞休息地方，孩子在公園「放電」的同時，家長和長輩可於場邊休息，悠閒舒適地看顧孩子玩樂



Pet Park 寵物公園

The project features a pet park spanning over 3,000 square feet, with a variety of facilities and themed photo spots. It is also equipped with sheltered seating and drinking fountains, allowing visitors to enjoy cherished moments with their pets

項目設有逾3,000呎、專為「毛孩」而設的公園，提供適合寵物玩樂的各種設施和主題打卡裝置，亦配備遮蔭座位、飲水機等，讓市民可與寵物享受愉快的相處時光



Outdoor climbing wall 戶外攀石場

Operated by a professional organization, the seven-metre-high climbing wall offers participants an exciting climbing experience which helps them develop their physical and mental fitness as well as a positive mindset

由專業機構營運，設有七米高的攀石牆，讓參加者體驗攀爬的樂趣之餘，亦可從中訓練體能、鍛煉意志和建立正面思維





Phase 1A(2) of Sai Sha private residential development⁴ officially named SIERRA SEA 西沙私人住宅發展項目⁴ 第1A(2)期正式命名SIERRA SEA



Computerized rendering 電腦圖像

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.

本圖像以於2025年1月11日在發展項目地盤附近上空拍攝之相片作為背景，經修飾及/或簡化處理，並將期數的電腦模擬效果與電腦效果合成修飾處理，以展示期數之大概外觀、其周邊環境及建築物。本圖像並非作展示發展項目及期數或其任何部分最後完成之實際外觀、其景觀或其周邊環境、建築物、設計、設施及布局，內容僅供參考。拍攝背景相片時，發展項目及期數仍在興建中。其批准之建築圖則會不時修改，落成後之詳情亦可能與本圖所示之詳情不同。一切以政府相關部門最後批准之建築圖則為準。發展項目及期數附近之道路、建築物、設施及環境可能未有顯示。本圖像僅為從銷期數而製作。發展項目之其他期數/部分仍在興建中，發展項目之其他期數可能顯示於模擬效果圖或未有顯示或經透明化/簡化處理。本圖像亦可能顯示發展項目及期數以外已落成、擬建中或未落成的建築物、設施及區域發展等。此等建築物、設施及區域發展等之詳情(包括但不限於落實與否、名稱、位置、設計、大小、比例、距離、竣工時間等)均以政府或相關機構之最終決定為準。此等建築物、設施及區域發展等於發展項目及期數落成或入伙時可能尚未完成或全面更改，其細節可不時更改及與本圖像所述者不同。本圖像內的建築物、設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、樹木、園景及其他物件等僅供參考，亦未必會在發展項目、期數及會所或其任何部份或其附近出現。發展項目及期數的周邊環境、建築物及設施會不時改變。本圖像中所描述或顯示的景觀並非等同日後住戶於任何時間在發展項目及期數內所能看到的真實景觀。發展項目及期數住宅物業所享有之景觀受其座向、樓層、周邊建築物及環境所影響。本圖像並不構成亦不得詮釋或實方作出任何就發展項目及期數、其周邊環境、建築物及設施不論明示或隱含之合約條款、要約、承諾、陳述或保證(不論是否有關景觀)。實方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。有關發展項目及期數的詳細資料，請參閱有關樓說明書。

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「西沙綜合發展項目¹」佔地逾670萬平方呎²，除了全新運動商業綜合體「西沙GO PARK」³外，亦包括集團歷來最大型的私人住宅發展項目⁴，當中第1A(2)期早前正式命名為SIERRA SEA，凸顯項目與大自然緊密相連的優勢。

新地歷來最大型私人住宅項目⁴
為配合西沙怡人的環境，該住宅項目的發展密度低，地積比率低於2⁵。SIERRA SEA由四座大樓組成，提供781個優質住宅單位。項目大部份單位坐擁海景或山巒景致⁶，部分單位更享西沙GO PARK³景觀⁶，住戶可享低密度環境及高私隱度的生活空間。

「雙站x雙綫⁷」凸顯交通優勢
SIERRA SEA享有港鐵屯馬綫烏溪沙站及東鐵綫大學站

「雙站x雙綫⁷」優勢，由項目驅車前往港鐵烏溪沙站僅需約五分鐘⁸，前往港鐵大學站亦只需約九分鐘⁸。由港鐵屯馬綫烏溪沙站出發，一綫連通東西九龍及高鐵網絡；由港鐵東鐵綫大學站出發，可暢達港島CBD1⁹及九龍東CBD2¹⁰。

此外，多條全新巴士路線連接項目與各區，其中已通車之路綫⁷包括：往返大學站及科學園的特快路線582、經馬鞍山前往大學站的287，以及前往烏溪沙站以及馬鞍山站的581；另有小巴路線807K來往烏溪沙站及大學站，以及特快路線807S直達大學站，交通方便快捷。此外，運輸署亦已批准另外四條巴士路線分別前往沙田、荃灣、尖沙咀及九龍灣¹¹，預料將於入伙時正式通車，並正在推動增設巴士路線由項目前往港島及機場¹²，進一步完善西沙的交通連接。

Notes

- 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 mega integrated development" takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the "Sai Sha mega integrated development". Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of 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.
- 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.
- "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. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of 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 be 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.
- 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.
- 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.
- 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

- 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, 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).
- "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/nwp/3?F=&ds=581-Sai_Sha_and_Shap_Sze_Heung&i=1, bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: https://mobile.citybus.com.hk/nwp/3?F=&ds=582-Pak_Shek_Kok_Via_University_Station&i=1, minibus route 807K: https://h2-app-r.hkembility.gov.hk/ris_page/get_gmb_detail.php?lang=En&route_id=2001228, and minibus route 807S: https://h2-app-r.hkembility.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.
- 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.hkembility.gov.hk/en/route-search/pt>) (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.
- CB01 (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.
- CB02 (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.
- 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%20pp%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.
- 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_20250225wcmcs.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.

備註

- 「西沙綜合發展項目」指位於大埔市地段第253號A分段、大埔市地段第253號餘段、大埔市地段第157號C分段、大埔市地段第157號D分段及大埔市地段第157號餘段之各個發展部份的統稱。「西沙綜合發展項目」各部份之設計、建築物、所提供的設施及面積等均以政府最終批核之圖則為準。賣方保留修訂及更改「西沙綜合發展項目」所在之區域發展、規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利，而毋須另行通知。「西沙綜合發展項目」仍在興建中，其建築圖則會不時修改，落成後之詳情亦可能與此廣告所述者不同。「西沙綜合發展項目」為市場推廣之用的名稱，不會用於或出現在與發展項目或發展項目日期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。此廣告所提及之工程、建築物、設施、區域發展、規劃、用途等在「西沙綜合發展項目」落成時/落成後可能尚未完成或全面更改，其細節不可不時更改及與此廣告所述者不同。整個「西沙綜合發展項目」完全落成時，賣方對其竣工時間並不作出任何不顯示或隱含之要約、陳述、承諾或保證。賣方亦無對「西沙綜合發展項目」作出其他任何明示或隱含的要約、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。「西沙綜合發展項目」的周邊環境、建築物及設施會不時改變，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。「西沙GO PARK」指位於大埔市地段第157號餘段內並屬於「西沙綜合發展項目」的部份，並不屬於發展項目或期數的一部份。
- 根據批地文件顯示，「西沙綜合發展項目」各地段之總面積為623,232平方米，以1平方米=10,764平方呎換算，即約670.84萬平方呎。
- 「西沙GO PARK」指位於大埔市地段第157號餘段內並屬於「西沙綜合發展項目」的部份之宣傳名稱。「西沙GO PARK」並不屬於發展項目或發展項目期數的一部份，有關名稱不會用於或出現在與發展項目或發展項目日期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。大埔市地段第157號餘段及「西沙GO PARK」各部份之設計、建築物、所提供的設施及面積等均以政府最終批核之圖則為準。賣方保留修訂及更改大埔市地段第157號餘段及「西沙GO PARK」之規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利，而毋須另行通知。大埔市地段第157號餘段及「西沙GO PARK」之工程、建築物、設施、區域發展、規劃、用途等在發展項目落成時/落成後可能尚未完成或全面更改，其細節不可不時更改及與此廣告所述者不同。「西沙GO PARK」內的設施及服務的開放時間、使用或操作可能受制於相關法律、批地文件、入場/門票安排、實際狀況、天氣情況、不時所制訂及修改的使用守則及政府有關部門發出之同意書或許可証。「西沙GO PARK」內的設施及服務可能需要另行收費方可使用。賣方並無作出任何明示或隱含的要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或就此廣告的任何內容向賣方作出任何追討。大埔市地段第157號餘段及「西沙GO PARK」的周邊環境、建築物及設施會不時改變，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。「西沙GO PARK」資料來源：<https://www.shkp.com/zh-hk/media/press-releases/grand-opening-of-go-park-sai-sha> (擷取日期：2025年1月22日)，賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證。
- 歷來最大型住宅發展項目指位於大埔市地段第253號A分段及大埔市地段第253號餘段組成的私人住宅發展項目，截至此廣告印製日期為止，是由新鴻基地產全資發展的私人住宅發展項目中，單位數目最多的私人住宅發展項目。當中位於大埔市地段第253號餘段的私人住宅發展項目的第1A(2)期早前正式命名為SIERRA SEA。
- 地積比率是指總建築面積與地盤面積的比值。大埔市地段第253號由大埔市地段第253號A分段及大埔市地段第253號餘段組成，大埔市地段第253號A分段及大埔市地段第253號餘段之最大住用地積比率分別約為1.95及1.89，因此大埔市地段第253號之最大住用平均地積比率約為1.92。
- 上述僅為發展項目日期數周邊環境的大概描述，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，且周邊建築物及環境會不時改變。賣方建議準買家到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。賣方對發展項目日期數之景觀及周邊環境及建築物並不作出任何不顯示或隱含之要約、陳述、承諾或保證（不論是否有相關景觀）。
- 「雙站」是指港鐵大學站及港鐵烏溪沙站，以及「雙綫」是指東鐵綫及屯馬綫。「雙站x雙綫」指由發展項

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, Woo Kwun 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

日期數乘坐巴士路線581及小巴路線807K前往港鐵烏溪沙站及巴士路線582、287及小巴路線807K、807S前往港鐵大學站。資料來源：巴士路線581：<https://mobile.citybus.com.hk/nwp/3?F=&ds=581>，巴士路線287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>，巴士路線582：<https://mobile.citybus.com.hk/nwp/3?F=&ds=582>，小巴路線807K：https://h2-app-r.hkembility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228，小巴路線807S：https://h2-app-r.hkembility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC，並經由港鐵烏溪沙站連接屯馬綫及港鐵大學站連接東鐵綫，內容僅供參考。上述公共交通路線服務將由第三者公司所提供，並非由賣方提供，賣方亦可自行決定及更改就上述服務之收費、使用條款、營運時間及服務期限，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。有關服務詳情請參閱相關部門公佈。賣方並無對上述服務或事宜作出任何明示或隱含的要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。

8上述行車時間為是根據運輸署「香港出行易」網站(<https://www.hkembility.gov.hk>)評估提供(擷取日期：2025年1月7日)，由發展項目海映路出發，按最短時間搜尋，所述時間僅供參考。實際交通時間受繁忙時段、設施、車速、路線、人流、天氣、路寬、實際交通情況及/或個人因素及其他相關情況等限制而有所不同，所需時間可能較長。詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證。

9 CB01 (「商業核心區一」)指位於中環及周邊地區的傳統商業核心區。資料來源：https://www.pland.gov.hk/pland_en/press/publication/ar_22/pdf/04_focus_tc.pdf (擷取日期：2025年1月12日)，賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證。

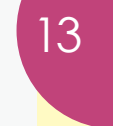
10 CB02 (「商業核心區二」)指位於九龍東，包括啟德機場舊址、觀塘及九龍灣的商業核心區。資料來源：https://www.devb.gov.hk/filemanager/sc/content_769/CBD2_pamphlets.pdf (擷取日期：2025年1月12日)，賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證。

11新增巴士路線資料參自理運輸網頁https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai%20pp%20-%20rpp%202023-24.pdf (擷取日期：2024年12月9日)，僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版，有關服務詳情請參閱相關部門公佈。上述巴士路線服務將由第三者公司所提供，並非由賣方提供，第三者公司可自行決定及更改就上述服務之收費、使用條款、營運時間及服務期限，惟須遵守服務合約或其他相關法律文件所訂立的條款規限。有關服務詳情請參閱相關部門公佈。賣方並無對上述服務或事宜作出任何明示或隱含的要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。

12運輸署現正就增設980X(特別班次)(由海映路前往港島)及A41P(特別班次)(由海映路前往機場)進行諮詢，詳情請參閱運輸署網頁https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcmcs.pdf (擷取日期：2025年2月25日)，僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版，有關服務詳情請參閱相關部門公佈。詳情可能與本廣告所述者不同。賣方並不保證運輸署會批准任何新增巴士路線由/途經發展項目前往港島及機場。增設巴士路線之建議未獲運輸署批准。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。

發展項目期數名稱:西沙灣發展項目(「發展項目」)的第1A(2)期(「期數」)(期數中住宅發展項目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座稱為「SIERRA SEA」)。本廣告僅為促銷發展項目期數內的住宅物業。區域:十四鄉期數的街道名稱及門牌號數:海映路8號*賣方就期數指定的互聯網網站的網址:www.sierrasea.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:光時投資有限公司
賣方的控權公司:新鴻基地產發展有限公司、Vast Earn Limited、Williston Investment S.A.
期數的認可人士:陳謙明
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:巴馬丹拿建築師有限公司
期數的承建商:駿輝建築有限公司
就期數中的住宅物業的出售而代表擁有人行事的律師事務所:孖士打律師行、胡關李羅律師行、薛萬輝律師行、胡百全律師事務所、張業司律師事務所
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:恒生銀行有限公司
已為期數的建造提供貸款的任何其他人:Sun Hung Kai Properties Holding Investment Limited
畫方所知日期數的預計關鍵日期:2025年12月1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。本廣告由賣方發布或在賣方的同意下由另一人發布。
賣方建議準買方參閱有關售樓說明書,以了解期數的資料。詳情請參閱售樓說明書。截至本廣告的印製日期為止,期數的售樓說明書尚未發布。
截至本廣告/宣傳資料的印製日期為止,賣方仍未獲得地政總署署長有關簽訂期數中住宅單位的買賣合約的預售樓花同意書。
*此臨時門牌號數有待期數建成時確認。
印製日期:2025年3月31日





APM celebrates 20th anniversary with trend-setting AI robots APM商場慶祝20週年 AI機械人引領零售新潮流



SHKP Executive Director Christopher Kwok (left) and SHKP Executive Director Maureen Fung attended the "AI Robotics Spectacular" at APM 新地執行董事郭基泓(左)及新地執行董事馮秀炎出席APM「AI機械科技大匯演」

To celebrate its 20th anniversary, the Group's flagship shopping mall APM in Kwun Tong kicked off its festivities with the "AI Robotics Spectacular". APM has become the first shopping mall in Hong Kong to introduce AI humanoid robots, which gained popularity at the Spring Festival Gala TV show, as "AI Robot Service Ambassadors," offering visitors a brand-new shopping experience with increased foot traffic.

The "AI Robotics Spectacular", which combined entertainment and interactive experiences, featured meticulously designed dancing and Tai Chi performances by robots. These AI robots also served as shopping ambassadors, seamlessly integrating cutting-edge technology into daily life.

AI humanoid robots had also served as service ambassadors at SHKP's Shanghai IFC Mall, Shanghai IAPM, Nanjing IFC Mall and Beijing APM, receiving overwhelming response.

In addition to adopting AI technology in the retail sector, SHKP is actively promoting STEAM education, encouraging young people to explore national developments in advanced technologies and sparking their interest in science and technology. SHKP will continue to deepen collaboration with local academic and tech sectors, nurturing more young professionals for the field.

新地旗下觀塘旗艦商場APM喜迎開業20週年，以「AI機械科技大匯演」拉開慶祝序幕。APM成為香港首個商場引入於春晚亮相的AI人形機械人，讓它們來港擔任「AI機械人服務大使」，除帶動人流外，亦為市民帶來全新的購物體驗。

「AI機械科技大匯演」結合觀賞娛樂及互動體驗，機械人展示精心設計的舞蹈及太極表演，更化身商場服務大使與顧客互動交流，將尖端科技無縫融入日常生活中。

AI人形機械人亦曾在新地旗下上海國金中心商場、上海環貿IAPM、南京國金中心商場及北京APM出任商場服務大使，反應熱烈。

新地不僅在零售領域推動AI科技的應用，亦積極支持STEAM教育，鼓勵年輕人認識國家高端科技發展，激發他們對科技的興趣。新地將繼續與本地學界及科技業界深化交流，培育更多本地創科人才。

The Point launches VIP programme The Point推出VIP會員計劃



The Point VIP members can enjoy EV Super Charging reservation service free of charge The Point VIP會員可免費享有電動車特快充電預約服務

The Point, since its launch in 2019, has attracted more than three million members. To reward its most loyal members and provide them with exceptional services, The Point launched a VIP programme earlier this year for members who accumulate HK\$100,000 or more in eligible spending within 12 months. VIP members can enjoy 12 months of exclusive privileges, including 50% more bonus points, parking privileges, an Electric Vehicle (EV) Super Charging reservation service, and gold member privileges of YATA and Go Royal memberships.

In 2023, The Point launched the city's first rewards-redeemable, super-fast 60kW EV charging service. The Group has so far installed 80 super-fast EV chargers in 25 of its properties under management, including malls, commercial buildings and GO PARK Sai Sha. The EV charging network will continue to expand. The Point's Contactless Parking service, which is very popular among car-owner members, has been extended to over 100 car parks, allowing members contactless entry to car parks and auto payment upon departure.

The Point mobile app was upgraded in December 2024 with a new interface for more user-friendly access. The Instant Point Earn service has allowed members to earn

points instantly by simply getting their membership QR code scanned, saving them the hassle of visiting the Customer Care Centre or uploading receipts to The Point app.

The Point自2019年推出至今，已有逾300萬登記會員。為回饋特選會員及提供更優越的服務，The Point於今年初推出VIP會員計劃。會員於12個月內累積消費滿港幣10萬元，即可升級成為VIP，並享有12個月的專屬禮遇，包括1.5倍積分賞、額外免費泊車、電動車(EV)特快充電預約服務、一田及Go Royal金會籍禮遇等。

此外，The Point於2023年設立全港首創「以積分換領特快電動車60kW充電」服務，現時已擴展至新地旗下商場、商業大廈及西沙GO PARK等合共25個在管物業，共設80個特快充電樁，未來新地亦會繼續擴展特快充電網絡。The Point免觸式泊車服務亦深受車主會員歡迎，會員可於超過100個停車場體驗免觸式泊車，包括入場自動起閘、出閘自動繳費等功能。

The Point手機應用程式於2024年12月推出新介面，提供更貼心的瀏覽體驗。加上The Point「即賺分」服務，消費時讓商戶直接掃描會員二維碼即可馬上賺分，免卻前往客務中心或上傳收據的步驟，快捷省時。



Airport Freight Forwarding Centre term extended for 15 years 機場空運中心續租 15 年



The Group and the AAHK hold the AFFC term extension agreement signing ceremony. (Back row, from left) Group Executive Director Christopher Kwok, Group Chairman and Managing Director Raymond Kwok, Deputy Director-General of the Economic Affairs Department of the Liaison Office of the Central People's Government in the HKSAR Lu Feng, Secretary for Transport and Logistics Mable Chan, AAHK Chairman Fred Lam, and AAHK Acting Chief Executive Officer Vivian Cheung. (Front row, from left) Group Executive Director Allen Fung and AAHK Commercial Executive Director Cissy Chan
集團與機管局為集團旗下機場空運中心大樓進行租約簽約儀式。(後排左起)集團執行董事郭基泓、集團主席兼董事總經理郭炳聯、中央人民政府駐香港特別行政區聯絡辦公室經濟部副部長呂峰、運輸及物流局局長陳美寶、機管局主席林天福、機管局署理行政總裁張李佳蕙。(前排左起)集團執行董事馮玉麟、機管局商務執行總監陳正思。

The Group has reached an agreement with the Airport Authority Hong Kong (AAHK) to extend the term of SHKP's Airport Freight Forwarding Centre (AFFC) for 15 years until 2043. The Group will invest at least HK\$400 million in a comprehensive upgrade of the AFFC to provide smarter and more customer-centric warehousing and logistics facilities to further strengthen the city's position as an international aviation and trade centre.

Air transport plays a pivotal role in Hong Kong's economy and trade development, accounting for over 45% of the city's trade by value. Despite earlier disruptions from the pandemic, cargo volume has now surpassed pre-2019 levels, with AFFC playing a significant role, handling approximately 30% of the airport's cargo throughput.

Group Chairman and Managing Director Raymond Kwok said, "Hong Kong enjoys the unique advantages of being backed by the motherland and closely connected to the rest of the world. With the vast mainland market right on its doorstep, Hong Kong benefits from zero tariffs on most imports and exports, along with very efficient customs clearance. This combination gives Hong Kong a very strong competitive edge as a transshipment hub. The Group renewed the lease for AFFC, and is making a significant investment in a comprehensive upgrade of AFFC. This initiative will enhance Hong Kong's role as a major international aviation logistics hub, foster closer ties with other cities in the Greater Bay Area, and help the city seize opportunities presented by the Belt and Road Initiative and markets in the Global South."

The upgrade reflects AFFC customers' confidence in Hong Kong and is designed to meet their need for greater operational efficiency. The project is already underway, with phased completion expected to begin in early 2026. Upon completion, AFFC's overall cargo throughput capacity is set to increase by up to 30%. In addition to refurbishing the building, AFFC will introduce several enhancements, including flexible warehouse and smart digital systems, green building features, and the addition of wellness, dining and retail options.

集團與香港機場管理局(機管局)達成協議，落實旗下的機場空運中心(AFFC)續租15年至2043年。集團並將投入至少四億港元，為AFFC進行全面優化升級，以提供更智能、更符合客戶需要的倉庫及物流配套設施，進一步提升香港作為國際航空運輸及貿易樞紐地位。

航空運輸對香港整體經濟和貿易發展佔有重要席位，空運佔香港貿易總值超過45%。即使之前受到疫情打擊，

現時的貨運量已經超越2019年之前的表現，而AFFC則協助香港國際機場處理約三成的貨物吞吐量。集團主席兼董事總經理郭炳聯表示：「香港享有『背靠祖國、聯通世界』的獨特優勢，背靠祖國龐大市場，絕大部分進出口貨品享有零關稅，清關處理便捷高效，令香港這個轉運港擁有難以比擬的競爭優勢。集團為AFFC續租之餘，還會進行全面優化升級，將促進香港與大灣區其他城市的聯動和合作，同時把握『一帶一路』和全球南方市場所帶來的商機。」

AFFC此次優化升級，將滿足客戶對提升營運效率的迫切需求，亦反映他們對香港前景有信心。相關工程已經展開，預計在2026年年初開始分階段完成，屆時AFFC整體貨運吞吐量可提升高達30%。除了翻新大樓，AFFC亦會引入多項優化措施，當中包括為客戶提供更靈活的倉庫空間、引入智能數碼化系統、融入綠色建築元素，以及增設員工設施、餐飲及零售配套等。



Rendering photo of the upgraded Airport Freight Forwarding Centre
升級優化後的機場空運中心的模擬圖

Completion and handover of Phase 1 “YOHO WEST” 第一期「YOHO WEST」落成交樓



This photograph was taken in the vicinity of the Phase on 18 February 2025 and has been edited and processed with computerized imaging techniques. It is for reference only. Prospective purchasers are advised to refer to the sales brochure for the Phase for any information on the Phase. This photograph does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof (whether or not relating to the view). 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.

此相片於2025年2月18日在期數附近拍攝，並經電腦修飾處理。僅供參考。賣方建議準買家參閱期數的售樓說明書，以了解期數的資料。此相片並不構成亦不得被詮釋為賣方就期數或其任何部份作出任何不聲明或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。賣方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。

“YOHO WEST”¹, Phase 1 of the large-scale residential development jointly developed by the Group and MTR Corporation atop the Light Rail Tin Wing Stop in Tin Shui Wai, achieved satisfactory sales since its launch in December 2023. The development has been completed and handed over to buyers.

Excellent transport network

As the only² large-scale residential development atop Light Rail Tin Wing Stop in the Tin Shui Wai district, “YOHO WEST”¹ enjoys the excellent connectivity of the light rail and railway network. It is also adjacent to the Tin Shui Wai Public Transport Interchange, with various buses and minibuses providing direct access to Hong Kong, Kowloon and New Territories. Situated in the Northern Metropolis⁶, the development will benefit from the excellent prospects of the “high-end professional services and logistics hub”⁷ and the Shenzhen Bay Quality Development Circle⁸.

Meeting the needs of different buyers

“YOHO WEST”¹ comprises of two 38-storey towers with a total of 1,393 premium residential units, the saleable areas of which range from 266 to 696 square feet³, catering to the needs of a variety of purchasers. The residential clubhouse “YOHO HOUSE”⁴ offers over 30 amenities. Together with the outdoor garden, the clubhouse spans approximately 100,000 square feet⁵, providing residents with serene green space.

集團與港鐵公司合作發展的大型地標住宅發展項目第一期「YOHO WEST」¹位於天水圍輕鐵天榮站上蓋，自2023年12月推售，市場反應理想，而項目早前已落成交樓。

坐擁完善交通網絡

「YOHO WEST」¹為天水圍區內唯一²坐落於輕鐵天榮站上蓋的大型住宅發展項目，享有輕鐵及港鐵網絡的便捷，並毗鄰天水圍公共交通運輸交匯處，多條巴士及小巴路線直達港九新界。發展項目位處「北部都會區」⁶，受惠未來的「高端專業服務和物流樞紐」⁷及「深圳灣優質發展圈」⁸的優越前景。

迎合不同買家需要

「YOHO WEST」¹由兩幢樓高38層的住宅大樓組成，共提供1,393個優質住宅單位，實用面積介乎約266至696平方呎³，以滿足不同買家的需求。此外，住客會所「YOHO HOUSE」⁴更配備超過30項設施，會所連同戶外園林的總面積約100,000平方呎⁵，為住客打造舒適綠意空間。

Notes

1. Name of the Phase of the Development is Phase 1 (“the Phase”) of Tin Shui Wai Town Lot No.23 Development (“the Development”). Tower 2 (Tower 2A & Tower 2B) and Tower 3 (Tower 3A & Tower 3B) of the residential development in the Phase are called “YOHO WEST”.
2. “The only large-scale residential development located atop a Light Rail Stop in Tin Shui Wai district” means that, according to the Tin Shui Wai Outline Zoning Plan No. S/TSW/17, by comparing with the residential developments that have been constructed or being constructed or are planned to be constructed within the district up to the printing date of this advertisement/promotional material, the Development is the only large-scale residential project located above the Light Rail stop. The situation described may change from time to time. The related information is for reference only, and the Vendor does not make any offer, representation, undertaking, or warranty whether express or implied in this regard.
3. The saleable area of residential properties, and the floor areas of balcony, utility platform and verandah (if any) of the residential properties are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of every item specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre. Please refer to the sales brochure for details of the saleable area of individual units.
4. The use or operation of the recreational facilities/ the facilities and/or services within the residents’ clubhouse of the Development may be subject to the clubhouse rules and guidelines of the recreational facilities, as well as approvals or permits issued by relevant Government departments, and may be subject to additional payment. Please refer to the sales brochure for details of the Phase. The facilities within the residents’ clubhouse and their date of completion are subject to the final approval of the Buildings Department, Lands Department, and/or other relevant Government departments, and may not be immediately available for use upon the handover of the residential properties in the Phase. The names of the various areas and facilities in the residents’ clubhouse are promotional names and are only shown in promotional materials, and the same will not appear in the deed of mutual covenant, preliminary sale and purchase agreement, sale and purchase agreement, assignment, or other title documents related to the Phase or Development.
5. According to the latest approved building plans, the total area of the clubhouse and landscape area is: clubhouse area of 4,065.158 square metres + landscape area of 5,275.803 square metres = 9,340.961 square metres, converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, i.e., about 100,000 square feet. [The said area is subject to the final building plans and/or documents approved by the relevant Government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and landscape area.]
6. Source of future “Northern Metropolis”: The Chief Executive’s 2024 Policy Address website, Promoting the Development of the Northern Metropolis: <https://www.policyaddress.gov.hk/2024/en/p138.html> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.
7. “High-end professional services and logistics hub” is one of the four key areas outlined in the Government’s “Northern Metropolis Action Agenda”, which refers to connecting Hung Shui Kiu and the surrounding area with the Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone. This hub aims to provide financial and professional services while leveraging its port advantages to develop a modern logistics industry. According to the “Northern Metropolis Action Agenda”, Tin Shui Wai falls within this area. Source: The Chief Executive’s 2023 Policy Address website, Move Ahead with the Northern Metropolis as the New Engine for Growth: <https://www.policyaddress.gov.hk/2023/en/p78.htm> (Reference date: 13 December 2024) and “Northern Metropolis Action Agenda” https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf (Reference date: 13 December 2024) and Northern Metropolis website - Fact sheet on Three Pilot Areas under Large-scale Land Disposal: https://www.nm.gov.hk/downloads/Fact_Sheet_Eng.pdf (Reference date: 2 January 2025) and the Chief Executive’s 2021 Policy Address website, Northern Metropolis Development Strategy Report: <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.
8. The western part of the Northern Metropolis is located within the “Shenzhen Bay Quality Development Circle”, which primarily includes Yuen Long New Town, Tin Shui Wai New Town, the Hung Shui Kiu/ Ha Tsuen New Development Area, and the Yuen Long South Development Area in Hong Kong, connecting to Shekou, Nanshan, Qianhai, and Bao’an in Shenzhen. Source: The Chief Executive’s 2021 Policy Address website, Northern Metropolis Development Strategy Report: <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.

Name of the Phase of the Development: Phase 1 (the “Phase”) of Tin Shui Wai Town Lot No. 23 Development (“the Development”) (Tower 2 (Tower 2A & Tower 2B) and Tower 3 (Tower 3A & Tower 3B) of the residential development in the Phase are called “YOHO WEST”) District: Tin Shui Wai Name of Street and Street Number of the Phase: 1 Tin Yan Road The website address designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-Hand Sales) Ordinance: www.yohowest.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: MTR Corporation Limited (as “Owner”), Best Vision Development Limited (as “Person so engaged”) (Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase) Holding company of the Vendor (Owner): Not applicable. Holding companies of the Vendor (Person so engaged): Better Sun Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Ng Kwok Fai The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited Building contractor for the Phase: Yee Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Gallant, Kao, Lee & Yip, Slaughter & May, Johnson Stokes & Master, Deacons Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not applicable Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. Please refer to the sales brochure for details of the Phase. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing of this advertisement: 31 March 2025

備註

- 1 發展項目期數名稱「天水圍市地段第23號發展項目（「發展項目）」的第1期（「期數）」、期數中住宅發展項目的第2座（第2A座及第2B座）及第3座（第3A座及第3B座）稱為「YOHO WEST」。
- 2「天水圍區內唯一坐落於輕鐵站上蓋的大型住宅發展項目」是指根據天水圍分區計劃大綱草圖編號 S/TSW/17的天水圍分區，比較截至本廣告/宣傳資料之印製日期當日區內已興建或興建中或落實將會興建的住宅發展項目，發展項目是天水圍區內唯一位於輕鐵站上蓋的大型住宅發展項目，所述情況可能不時出現改變，相關資料僅供參考，賣方就此並不作出任何不聲明或隱含之要約、陳述、承諾或保證。
- 3住宅物業的實用面積，以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的一項目的面積。上述以平方呎所列之面積均以1平方呎=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎以平方公尺顯示之數字可能有些微差異。有關個別單位之實用面積詳情，請參閱售樓說明書。
- 4發展項目的康樂設施/住客會所內的設施及/或服務的使用或操作可能受制於會所守則及康樂設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。有關期數的詳細資料，請參閱售樓說明書。住客會所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准為準，於期數住宅物業入伙時未必能即時啟用。住客會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在期數或發展項目的公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。
- 5根據最新批核之建築圖則，會所及園林的總面積：會所面積為4,065.158平方米，園林面積為5,275.803平方米=9,340.961平方米，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，即約100,000平方呎。[有關面積以政府相關部門最後批准之建築圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。]
- 6未來「北部都會區」資料來源：行政長官2024年施政報告網站，推進北部都會區建設<https://www.policyaddress.gov.hk/2024/eng/p138.html>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。
- 7 高端專業服務和物流樞紐是政府公布的《北部都會區行動綱領》中四大區域之一，指洪水橋一帶與前海深港現代服務業合作區對接，提供金融和專業服務，並藉藉口岸優勢發展現代物流業。根據《北部都會區行動綱領》，天水圍屬於此區域。資料來源：行政長官2023年施政報告網站，推進北部都會區發展新引擎 <https://www.policyaddress.gov.hk/2023/eng/p78.html>（參考日期：2024年12月13日）及《北部都會區行動綱領》https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf（參考日期：2024年12月13日）及《北部都會區行動綱領》https://www.nm.gov.hk/downloads/Fact_Sheet_TC.pdf（參考日期：2025年1月2日）及行政長官2021年施政報告網站，北部都會區發展策略報告書<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。
- 8北部都會區的西部位於深圳灣優質發展圈內，主要包括香港的元朗新市鎮、天水圍新市鎮、洪水橋/廈村新發展區和元朗南發展區，對接深圳的蛇口、南山、前海和寶安。資料來源：行政長官2021年施政報告網站，北部都會區發展策略報告書<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。

發展項目期數名稱：天水圍市地段第23號發展項目（「發展項目）」的第1期（「期數）」（期數中住宅發展項目的第2座（第2A座及第2B座）及第3座（第3A座及第3B座）稱為「YOHO WEST」）區域：天水圍期數的街道名稱及門牌號數：天恩路1號賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：www.yohowest.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：香港鐵路有限公司（作為「擁有人」）、邦信發展有限公司（作為「如此聘用的人」）（備註：「擁有人」指期數住宅物業的法律上的擁有人或實益擁有人。「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。）賣方（擁有人）的控權公司：不適用賣方（如此聘用的人）的控權公司：佳陽有限公司、Time Effort Limited、新鴻基地產發展有限公司期數的認可人士：吳國輝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：梁黃顧建築師（香港）事務所有限公司期數的承建商：怡輝建築有限公司就期數中的住宅物業的出售而代表擁有人行事的律師事務所：何耀權律師事務所、高李葉律師行、司力達律師樓、孖士打律師行、的近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：不適用已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited賣方建議準買家參閱有關售樓說明書，以了解期數的資料。本廣告在擁有人同意下由如此聘用的人發布。本廣告之印製日期：2025年3月31日



Kai Shing Managing Director KF Chan (left) and Deputy Managing Director Kevin Chu
啟勝董事總經理陳錦輝(左)與副董事總經理朱啟明

Property management team's commitment to premium quality and innovation

Kai Shing Managing Director KF Chan and Deputy Managing Director Kevin Chu

Kai Shing Management Services (Kai Shing), one of the Group's property management subsidiaries, adheres to SHKP's belief in Building Homes with Heart and is committed to delivering premium property management services. KF Chan and Kevin Chu, the Managing Director and Deputy Managing Director of Kai Shing, said the company upholds the tradition of pursuing quality while striving for innovation to cater to the current needs of its tenants.

Embracing innovative technology to meet global trends

Multinational corporations and large mainland enterprises have stringent requirements on offices, including their locations and services. The Group's International Commerce Centre (ICC), managed by Kai Shing, has

effectively catered to the needs of different clientele through its exceptional services. Mr Chan stated that ICC will form a cluster of premium grade-A offices with two projects under construction in West Kowloon, including the International Gateway Centre (IGC) where tenants will start moving in next year and the Artist Square Towers Project. Kai Shing is well-prepared to leverage these opportunities. "The Group's projects in West Kowloon will serve as a crucial gateway for the development of the Greater Bay Area," he said. "We must employ innovative and practical thinking to create a vibrant and diverse business community for the Group and Hong Kong."

Mr Chu added that the ICC is highly sought after by multinational and mainland enterprises, and the upcoming IGC caters to these large corporations with high standards of property management and sustainable

development. "We have proactively leveraged innovative technology to enhance management standards in recent years. For instance, in 2022, we implemented an Extended Reality Facility Management (XRFM) platform in the ICC. The platform integrates multiple technologies, including Artificial Intelligence (AI), the Internet of Things (IoT), Digital Twin models and big data analytics, to improve the efficiency of our property management. The ICC and IGC have received multiple international green certifications and pre-certifications respectively, addressing tenants' demand for sustainability."

Hub Management to deliver high quality service

To ensure the IGC and the forthcoming Artist Square Towers Project in West Kowloon maintain the same exceptional management service standards as the ICC, Kai Shing will adopt a Hub Management approach to manage these three projects. Mr Chan explained, "Kai Shing introduced the Hub Management concept to manage nearby projects under a single management team. This approach improves work efficiency and standardizes our services." He said the projects are located in the prime area of West Kowloon and have different tenant and client profiles. This strategy will ensure that consistently high management standards are maintained at the related projects, thereby strengthening Kai Shing's brand image.

Gaining insights from Japan and mainland cities

To cater to the rising expectations in the market, particularly from large corporates, the Kai Shing team visited cities such as Hangzhou and Tokyo over the past year to explore the latest technologies and management models applicable in the upcoming IGC and other projects. Mr Chu said, "Many newly constructed skyscrapers in Tokyo come with a viewing platform and other distinctive features. These are worth emulating for the IGC and other upcoming projects. We also visited Hangzhou, one of the national innovative and research hubs, to explore how to integrate the latest technologies into property management."

Promotion of smart living through technology-enhanced services

The new management model goes beyond commercial projects. To meet the needs of the young generation and dynamic communities, in 2022, Kai Shing established the WeSpire Living brand to bring in innovative technology to promote smart and healthy living whilst providing professional and efficient property management services. Kai Shing also pioneered the use of Virtual Key and various types of robots in NOVO LAND in Tuen Mun, providing residents with distinctive services and greater convenience.

Mr Chu said that Kai Shing aims to provide attentive services that redefine property management. "Over a million people live, work, shop and enjoy leisure activities in the buildings we manage every day. Upholding SHKP's belief in Building Homes with Heart, Kai Shing aspires to offer Hong Kong residents a living environment filled with warmth, energy and happiness."

Building a young team to leverage the strengths of the mainland and Hong Kong

Kai Shing encourages team members to stay curious and broaden their horizons by exploring and learning from different countries and regions. In addition to trips to Tokyo and Hangzhou, Kai Shing staff have also visited Singapore and Shanghai. Mr Chan believes that offering young talent exposure to diverse experiences is crucial for talent retention. He shared that Kai Shing aims to build a property management culture that thrives in both Hong Kong and the mainland and to form a young team that combines the strengths of these two locations. "Currently, our mainland interns undergo a one-year training programme in Hong Kong. Over 200 have been successfully trained so far, and some are now leading major projects on the mainland," he said. In addition to recruiting mainland graduates residing in Hong Kong and talent via the "Top Talent Pass Scheme", Kai Shing collaborates with post-secondary institutions to tap local talent. Mr Chan and Mr Chu are confident that this dynamic team will spearhead innovation and provide quality services for the Group's properties in both Hong Kong and the mainland.



承傳優質 追求創新

啟勝董事總經理陳錦輝及副董事總經理朱啟明

集團旗下啟勝管理服務有限公司(啟勝)，秉持新地「以心建家」的精神，致力提供卓越的物業管理服務。啟勝董事總經理陳錦輝及副董事總經理朱啟明表示，團隊繼承集團追求高質素的傳統，同時銳意從多方面不斷創新，以滿足租戶的最新需要。

應用創新科技 迎合世界潮流

跨國或內地大型企業對寫字樓的選址和要求向來嚴格，集團旗下的環球貿易廣場 (ICC) 由啟勝管理，憑藉卓越的服務，一直滿足不同客群的需求。陳錦輝稱，ICC 聯同兩個集團在建中的西九龍項目，包括即將於明年入伙的 International Gateway Centre (IGC)，以及藝術廣場大樓，組成優質的寫字樓建築群。啟勝已做好準備，充分把握當中的機遇。「集團在西九龍的發展項目，將成為大灣區發展的關鍵窗口。我們必須以創新和務實的思維，為集團和香港打造一個充滿活力和多元化的商業社群 (business community)。」

朱啟明補充，ICC 深受跨國及內地企業的歡迎，而即將入伙的 IGC 正好迎合這些對物業管理及可持續發展有要求的大型企業。「近年我們積極運用創新科技提升管理水平，例如 2022 年在 ICC 推行延展實境設施管理 (XRFM) 系統平台，透過多重技術包括人工智能(AI)、物聯網 (IoT)、數碼分身模型 (Digital Twin) 及大數據分析等，提升物業管理的效益。ICC 和 IGC 兩個項目分別獲得多項國際綠色認證和預認證，滿足租戶對可持續發展的訴求。」

採用「中樞管理」 統一提供高水平服務

為了確保 IGC 和未來的西九藝術廣場大樓，能夠與 ICC 的管理服務水平保持一致，三個項目將採用「中樞管理」(Hub Management) 的方式。陳錦輝進一步解釋：「近年啟勝引入『中樞管理』的概念，將鄰近的項目統合由同一個團隊管理，提升工作效率之餘，亦可以統一服務水平。」他表示上述項目位處西九龍核心地段，覆蓋不同性質的租戶和客群，啟



To broaden the horizons of staff members, Kai Shing arrange visits for them to explore new ideas and technologies to enhance service quality at their managed properties. 為了拓闊眼界，啟勝會安排員工到世界各地考察，引入新思維和科技，優化服務質素

勝透過這種管理方式，確保相關項目的服務質素能保持一致的高水平，有助強化自身的品牌形象。

遠赴日本和內地城市取經

為了滿足市場和大型企業不斷提高的要求，啟勝團隊過去一年走訪內地杭州和日本東京等地考察，期望將最新的科技和管理模式引入即將落成的 IGC 及其他項目。朱啟明稱：「東京不少新建摩天大樓都設有觀景台，而且別具特色，很值得 IGC 及稍後落成的項目借鑑。此外，我們亦率團到國家科研重鎮杭州取經，探索如何將最新技術融入物業管理之中。」

重塑物業管理的定義。「每天有超過一百萬人在我們所管理的城市生活、工作和購物玩樂。秉承新地『以心建家』的信念，啟勝希望能夠為香港人帶來有溫度、活力及幸福感的生活體驗。」

以科技提升服務 推廣智慧生活

啟勝不只在商業項目推行嶄新的管理模式。為迎合年輕客群及活力社區的需求，啟勝於 2022 年成立 WeSpire Living 品牌，以創新科技推廣健康及智慧生活，提供專業且高效的物業管理服務，並率先在屯門 NOVO LAND 引入電子鑰匙 Virtual Key 和不同類型的機械人，讓住客享受與別不同的服務和科技帶來的生活便利。

建立年輕團隊 發揮內地和香港優勢

啟勝經常鼓勵同事要保持好奇心和拓闊眼界，安排他們探索世界，學習不同國家地區的優勢。除之前提及前往東京和杭州外，啟勝也安排同事到新加坡和上海考察。陳錦輝認為讓同事、特別是年輕一代看得更多更遠，絕對有助留住人才。他更表示，啟勝目標是建立兩地通用的物管文化，組成一支糅合香港及內地優勢的年輕團隊。「現時啟勝的內地實習生會在香港接受為期一年的培訓，至今成功培訓出超過 200 名內地實習生，部分已能獨當一面，成為國內大型項目的負責人。」啟勝除了從「高端人才通行證計劃」及「港漂」留學畢業生中招募內地人才，也與香港的專上學院合作，發掘本地人才。二人均期望這支充滿活力的團隊，能夠引領創新潮流，為集團於內地和香港的物業提供優質服務。

朱啟明表示，啟勝希望結合科技提供有「溫度」的服務，



Mr Chan and Mr Chu believe that the strong recognition of Kai Shing's service quality by the market and the industry is the result of the entire team's collective effort. 陳錦輝及朱啟明認為，啟勝的服務水平得到市場和業界認同是整個團隊共同努力的成果



SHKP announces 2024/25 interim results 集團公布2024/25年度中期業績



Group top management, including Chairman & Managing Director Raymond Kwok (centre), host the post-results-announcement analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(中)主持業績公布後的分析員簡報會

The Group's underlying profit attributable to the Company's shareholders for the six months ended 31 December 2024, excluding the effect of fair-value changes on investment properties, amounted to HK\$10,463 million, an increase of approximately 17.5% year-on-year. Underlying earnings per share were HK\$3.61. The directors declared an interim dividend of HK\$0.95 per share, the same as the corresponding period last year.

For the period under review, the Group's profit generated from property sales reached HK\$2,506 million, as compared to HK\$2,040 million during the corresponding period last year. Contracted sales during the period totalled an approximate

HK\$25,500 million in attributable terms. The Group's gross rental income during the period, inclusive of contributions from joint ventures and associates, decreased by 1% year-on-year to HK\$12,280 million, while net rental income amounted to HK\$9,004 million.

The Group proactively strengthens the competitive edge of its property investment portfolio by ongoing asset enhancements and meeting high green building standards. The diversified portfolio offers the Group a stable income stream, and will expand further with

the completion of several projects in the coming few years. In Hong Kong, the mall beneath The Millennity in Kwun Tong and Cullinan Sky Mall next to MTR Kai Tak Station are scheduled to open in 2025. International Gateway Centre (IGC), the offices atop the High Speed Rail West Kowloon Terminus, will be ready for handover starting in 2026. In Shanghai, the remaining portion of the integrated project Three ITC – comprising an office skyscraper Tower B, a flagship mall ITC Maison and the Andaz Shanghai ITC hotel – will be completed in the second half of 2025, marking a significant milestone for the Group's mainland business.

On property development, the Group will continue to launch new projects in Hong Kong and on the mainland when ready and put completed residential units on the market where appropriate. One of the upcoming projects is SIERRA SEA, the first phase of the Sai Sha residential development. The entire Sai Sha project is scheduled for completion in phases over a number of years. In addition to strengthening transport connectivity and infrastructure, the Group has incorporated innovative, family- and pet-friendly development concepts to create a vibrant community.

As at 31 December 2024, the Group's gearing ratio further decreased to 17.8%. The decrease in net debt was primarily driven by cash inflows from property sales and lower construction spending during the period. The Group will uphold prudent financial management practices to ensure abundant liquidity with ample unsecured banking facilities on standby. Going forward, the Group will capitalize on its premium brand and exercise stringent cost control to achieve high asset turnover in property development, as well as maintain a substantial recurring income from its rental portfolio and non-property businesses.

截至2024年12月31日止六個月，集團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104.63億港元，較去年同期上升約17.5%。每股基礎溢利為3.61港元。董事局宣布派發中期股息每股0.95港元，與去年同期相同。

回顧期內，集團來自物業銷售的溢利為25.06億港元，去年同期為20.40億港元。按所佔權益計算，集團期內錄得的合約銷售總額約255億港元。集團期內的總租金收入，連同所佔合營企業及聯營公司的租金收入計算，按年下跌1%至122.80億港元，淨租金收入為90.04億港元。

集團透過各項升級工程，以及高水平的綠色建築標準，積極提升物業投資組合的競爭力。集團的物業投資組合多元化，一直為集團帶來穩定的收入來源，隨著多個新項目於未來數年陸續落成，其規模將進一步擴大。香港方面，位於觀塘The Millennity的基座商場和毗鄰港鐵啟德站的天璽·天Mall計劃於2025年開業，而坐落高鐵西九龍總站上蓋的International Gateway Centre (IGC)寫字樓將於2026年開始交付租戶。上海方面，綜合項目ITC第三期將於2025年下半年全面竣工，其中包括B座摩天辦公大樓、旗艦商場ITC Maison和上海徐家匯中心安達仕酒店，將為集團的內地業務奠下另一重大里程碑。

物業發展方面，集團會繼續在香港和內地的新項目準備就緒後推出市場，亦會適時推售已落成的住宅單位。計劃推售的項目包括西沙住宅項目的第一期SIERRA SEA。而整個西沙項目將分期發展，預計分多年落成，集團除強化交通連接外，亦引入家庭和寵物友善元素，打造活力社區。

截至2024年12月31日，集團的負債比率進一步下降至17.8%。淨債項減少主要是由於期內物業銷售現金流入及建築開支減少所致。集團將恪守審慎的財務守則，有龐大的無抵押備用銀行信貸額，並保持充裕的流動資金。展望未來，集團將善用其品牌優勢，嚴格控制開支，加快物業發展業務的資產周轉，同時維持出租物業和非地產業務的龐大經常性收入。



SUNeVision announces 2024/25 interim results 新意網公布 2024/25 年度中期業績

SUNeVision Holdings Ltd. announced that for the six months ended 31 December 2024, its revenue increased by 14% year-on-year to HK\$1,470 million, driven primarily by higher revenue from its data centre and IT facilities business. EBITDA rose by 17% year-on-year to HK\$1,053 million, and profit attributable to shareholders increased by 11% year-on-year to HK\$484 million.

During the period under review, the growing demand for artificial intelligence (AI)-driven applications benefitted Hong Kong data centres. Phase 1 of MEGA IDC, which opened in the first half of 2024 with cutting-edge infrastructure and superior power provision, is well-suited for housing AI applications.

The recent emergence of DeepSeek signifies another phase in AI development. Looking ahead, SUNeVision remains optimistic about the opportunities brought on by AI and is well-placed to benefit from the trend. Given the volatile economic situation, SUNeVision will continue to adhere to stringent cost discipline in capital and operating expenditure to enhance overall returns for stakeholders.

SmarTone announces 2024/25 interim results 數碼通公布 2024/25 年度中期業績

SmarTone Telecommunications Holdings Limited reported that for the six months ended 31 December 2024, despite the highly competitive market, service revenue stood at HK\$2,303 million, similar to the same period last year. Profit attributable to equity holders was HK\$256 million (excluding one-off items), representing a 4% year-on-year growth.

During the period, roaming revenue registered a 6% growth, driven by the increasing use of SmarTone's international roaming products. SmarTone's 5G Home Broadband, one of its key growth engines, continued to perform well. SmarTone also became the first operator in Hong Kong to launch a Wi-Fi 7 home broadband service.

SmarTone will continue to support the Government's infrastructure development blueprint. In addition to the successful launch of the latest 5G-Advanced network, SmarTone commenced the deployment of "5G Golden Spectrum" in the new Kai Tak Sports Park, the Third Runway System at Hong Kong International Airport, and in 24 of the busiest MTR stations.

新意網集團有限公司公布截至2024年12月31日止六個月的中期業績。受數據中心及資訊科技設施業務的收入上升所帶動，新意網期內收入按年上升14%至14.70億港元。EBITDA按年上升17%至10.53億港元，公司股東應佔溢利則按年上升11%至4.84億港元。

回顧期內，對人工智能應用的需求增長，惠及香港的數據中心。MEGA IDC第一期於2024年上半年啟用，其優越的電力供應和尖端的基礎設施，適合支援人工智能的應用。

近日DeepSeek的出現，標誌著人工智能的發展進入新階段。展望未來，新意網對於人工智能所帶來的機遇保持樂觀，且具備優秀條件隨時把握機遇。在不穩定的經濟環境下，新意網會嚴格控制資本和營運開支，以提高持份者的整體回報。

數碼通電訊集團有限公司公布截至2024年12月31日止六個月，儘管面對激烈的市場競爭，服務收入與去年同期相若，為23.03億港元。股東應佔溢利為2.56億港元（撇除一次性項目），按年增長4%。

回顧期內，受數碼通的國際漫遊產品使用量上升帶動，漫遊收入錄得6%增長。而5G家居寬頻服務繼續表現良好，是主要增長動力之一，最近更率先推出Wi-Fi 7家居寬頻服務。

數碼通將繼續配合政府的基建發展藍圖，除了成功啟動最新的5G-Advanced網絡，亦於新落成的啟德體育園、香港國際機場第三跑道系統和24個最繁忙的港鐵站陸續採用「5G黃金頻譜」。



Funds raised for The Community Chest through sports for charity initiative 運動行善 為香港公益金籌款



Over the years, SHKP has raised funds for The Community Chest of Hong Kong through Sun Hung Kai Properties Hong Kong Cyclothon and the Community Chest Corporate Challenge to support people in need. In February this year, the Group and the Hong Kong Tourism Board presented a cheque for HK\$1.55 million to The Community Chest of Hong Kong. The funds raised during the Hong Kong Cyclothon last year, along with additional contributions from SHKP, will support the Hong Kong Anti-Cancer Society and The New Voice Club of Hong Kong in providing cancer prevention and rehabilitation services, benefitting close to 7,000 patients.

Since 2015, the Group has been the title and charity sponsor of the Hong Kong Cyclothon. In recent years, the Group is dedicated to supporting initiatives that enhance the physical and mental wellness of the community. SHKP Chairman and Managing Director Raymond Kwok (fourth left) said that the donation aims to provide the underprivileged with cancer screening and help survivors adapt to their new life.

SHKP also continued to sponsor the Community Chest Corporate Challenge this year. All funds raised during the event will be used to support rehabilitation and aftercare services through The Community Chest, demonstrating the Group's commitment to sports for charity.

新地一直支持香港公益金，多年來透過「新鴻基地產香港單車節」和「公益慈善馬拉松」，為公益金籌款，支援社會上有需要人士。集團於今年2月聯同香港旅遊發展局，將去年單車節所籌得的捐款，加上新地額外捐款合共155萬港元，以支票形式頒贈予香港公益金，以支持香港防癌會和香港新聲會的癌症預防和康復者支援服務，預計將有近7,000人受惠。

集團自2015年起冠名及慈善贊助單車節，近年亦致力於提升大眾身心健康的服務，持續回饋社會。新地主席兼董事總經理郭炳聯（左四）表示，期望此次捐款能夠幫助弱勢群體進行癌症篩查，並支持康復者適應新生活。

此外，新地繼續贊助今年的「公益慈善馬拉松」，當中所籌得的善款全數撥捐公益金所資助的復康及善導服務，貫徹集團「運動行善」的精神。



The Group supports cultural exchange activities

集團支持文化交流活動

“Fan Changjiang Action”, a student study tour programme hosted by the Hong Kong Ta Kung Wen Wei Media Group and other organizations, arranged the first study tour to Hong Kong for media students from Inner Mongolia. As one of the city’s key landmarks, ICC was the final destination of the tour. SHKP Executive Director Christopher Kwok (front left) met with the students and shared the Group’s vision and experience in developing ICC, providing them with insights into the city’s business development and the characteristics of large-scale transit-oriented developments.

由香港大公文匯傳媒集團等機構合辦的學生交流活動「范長江行動」，首次舉辦「內蒙古傳媒學子香港行」，環球貿易廣場(ICC)作為香港的地標



之一，成為今屆活動的壓軸參訪地點。新地執行董事郭基泓(前左)更親身與學生交流，分享集團發展ICC的理念和經驗，讓學生深入了解香港商貿發展的脈絡，以及公共交通導向大型綜合項目的特色。

SHKP-Kwoks’ Foundation dedicates to nurturing talent

新鴻基地產郭氏基金積極培育人才

The SHKP-Kwoks’ Foundation has long supported Zhejiang University by providing scholarships for undergraduate and postgraduate students. Ren Shaobo (fifth right), Secretary of the CPC Zhejiang University Committee, visited the Group’s headquarters to express the university’s gratitude and appointed SHKP-Kwoks’ Foundation Executive Director Amy Kwok (fifth left) as a member of the fourth council of the Hong Kong Zhejiang University Education Foundation, in honour of her longstanding support and contribution to education.

Ms Kwok was honoured by the appointment and said that the Foundation had expanded the scope of the scholarship programme to support recipients of undergraduate scholarships when they pursue postgraduate studies at designated universities. The programme expansion helps reduce their financial burden, allowing them to concentrate on their studies.



新鴻基地產郭氏基金多年來透過本科生和研究生助學金計劃支持浙江大學培育人才。浙江大學黨委書記任少波(右五)早前到訪集團表達感謝，並任命新鴻基地產郭氏基金執行董事郭婉儀(左五)為香港浙江大學教育基金會第四屆理事會成員，以表彰她對大學多年來的關愛及對教育事業的貢獻。

郭婉儀對大學給予的讚揚感到榮幸，表示基金會擴大助學金資助模式，拓展跨校研究生助學金，讓曾受新地郭氏基金本科生獎助學金資助的同學到指定高校就讀研究生時，有機會繼續得到資助，緩解沉重的經濟壓力，集中精力投入其學術研究。



Remarkable results at MIPIM Asia Awards 2024

新地於MIPIM Asia 2024大獎取佳績



SHKP’s two premium developments won major awards at MIPIM Asia Awards 2024. Organized by MIPIM Asia, the region’s leading real estate platform, the annual awards recognize outstanding projects across the region.

The Group’s Nanjing IFC Mall received the Gold Award for Best Retail Project. Leveraging its prime location, the mall has attracted top-tier international luxury brands and renowned catering brands making their debut in

Nanjing. It is fast becoming a new landmark in Nanjing. TOWNPLACE WEST KOWLOON, the Group’s first aparthotel project in Hong Kong, won the Gold Award for Best Hospitality, Tourism and Leisure Project. Boasting a panoramic view of Victoria Harbour, the project provides living space with smart technology, diversified facilities and an exclusive community, creating an ideal living environment for young professionals and incoming talent.

新地旗下兩項優質項目在「MIPIM Asia 2024大獎」中勇奪重要獎項，該年度獎項由亞洲主要房地產高峰會MIPIM Asia 主辦，以表彰區內傑出的地產項目。

集團的南京國金中心商場獲最佳零售項目金獎。項目地理位置優越，並吸引多個世界頂尖的奢侈品品牌及知名餐飲集團開設南京首店，成為南京的新地標。而集團香港首個Aparthotel項目TOWNPLACE WEST KOWLOON榮獲最佳酒店、旅遊和休閒項目金獎。該項目臨海而建，配備智能科技、多元化設施及專屬社群，打造外來專才及年輕才俊的理想居所及生活體驗。

SmarTone wins multiple awards in recognition of excellent services

數碼通優質服務獲多項大獎肯定

SmarTone has always put its customers first. The company won several prestigious awards at the 2024 Service Talent Award organized by the Hong Kong Retail Management Association (HKRMA), reinforcing its commitment to delivering exceptional service to its customers. SmarTone also won two annual awards of the HKRMA – the Top 10 O2O Retail Brand Award and the Top 10 Quality Trusted E-Shop Award – showcasing its steadfast commitment to refining the online and offline experience.

Furthermore, owing to SmarTone’s excellent 5G network and attentive customer service, it was the only telecommunications operator listed as one of Hong Kong top 10 brands by Kantar BrandZ, a world-leading marketing data and analytics company.



數碼通一向以客為先，早前在香港零售管理協會(HKRMA)的「2024年傑出服務獎」中榮獲多個獎項，再次展示數碼通為廣大客戶提供優質服務的承諾。數碼通亦獲HKRMA頒發「十大O2O零售品牌」以及「十大信譽優網店」兩項年度大獎，肯定了數碼通優化線上線下體驗的努力及成果。

此外，數碼通憑藉優質的5G網絡和貼心的服務，成功於全球獨立數據研究及顧問機構凱度(Kantar)的報告中，成為唯一榮登香港十大品牌的電訊商。



Hong Yip excels at HKIH Elite Awards 2024 康業榮獲香港房屋經理學會精英大獎 2024

Hong Yip has consistently prioritized quality service, innovative technology and environmental management. The company won several awards at the HKIH Elite Awards 2024 organized by the Hong Kong Institute of Housing.

Wonderland Villas received the Best ESG Team Grand Award. It was the first housing estate in Hong Kong to recycle glass bottles into glass-sand for anti-slip coating on pedestrian paths, demonstrating Hong Yip's Sustainable Green City Concept. Wetland Seasons Park received the Best Crisis Management Team Grand Award. Harbour North and Mikiki received the Best Innovative Idea Excellence and Merit Awards respectively. And the property management team earned several individual honours.

康業一直重視優質服務、創新科技及環保管理三大範疇，於香港房屋經理學會舉行的「香港房屋經理學會精英大獎 2024」中獲得多個獎項，成績卓越。

當中獲頒「最佳環境、社會和企業管治團隊」大獎的華景山莊，是香港首個屋苑將回收玻璃樽製成玻璃砂防滑塗層用作鋪設行人路，展現康業「可持續綠色都市概念」。同時，Wetland Seasons Park亦獲得「最佳危機管理團隊」大獎，而北角匯及Mikiki分別獲頒「最佳創新概念」卓越獎及優異獎。此外，旗下物管團隊亦獲得多項個人獎項。

Kai Shing garners six awards at CTgoodjobs Best HR Awards 2024 啟勝在 CTgoodjobs Best HR Awards 2024 榮獲六項殊榮

Kai Shing garnered six awards at the CTgoodjobs Best HR Awards 2024, underscoring the company's commitment to being a reputable employer. The accolades highlight the company's dedication to fostering a quality work environment that enables employees to thrive and reach their full potential.

The six awards include four Grand Awards of Employer of the Year, Best Gen Z Attraction Award, Best ESG Award and Best Innovative HR Initiative Award; as well as Learning & Development Team of the Year, and Recruitment Team of The Year.

To cater for the evolving needs of today's job seekers, Kai Shing earlier launched the KS100 Summer Internship Program and the Property Officer Trainee Program. In addition, the company is expanding its learning offerings

through the KS-CONNECT mobile application, enabling employees to engage in continuous learning anytime, anywhere.

啟勝在 CTgoodjobs Best HR Awards 2024 中榮獲六個獎項，充分印證啟勝作為良好僱主的努力，為員工創造優質工作環境，助他們發揮所長。

六個獎項包括「年度僱主」、「最佳 Z 世代人才吸引力大獎」、「最佳環境、社會及管治大獎」和「最佳人力資源創新倡議大獎」四項傑出大獎，以及「年度培訓及發展團隊」和「年度招聘團隊」。

為更符合新一代求職者的需求，啟勝早前推出「KS100 暑期實習計劃」及「見習物業主任計劃」，並透過「KS-CONNECT」手機應用程式為員工提供各類網上學習課程，讓員工隨時隨地學習。

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