



Above is the rendering of the residential properties of the Phase 1 of the Development. Such rendering is for the purpose of showing the general appearance of the residential properties in Phase 1 of the Development only. The rendering does not illustrate its actual appearance and is for reference only. The photos and drawings shown in this advertisement are not taken from Phase 1 and do not illustrate the final appearance of or the view of or from Phase 1 upon completion. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from Phase 1 or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding Phase 1 or any part thereof. Please refer to the Sales Brochure for details of Phase 1.

St Martin in Pak Shek Kok has diversified flat types to meet market needs

St Martin Phase 1, located near the Pak Shek Kok Promenade, is a St Martin Development under SHKP. It offers nine standard apartment designs to fully accommodate the needs of young families and professionals. SHKP is currently offering four residential units on the 9th and 10th Floors of Towers 2 and 7.

A new indicator of prestige

St Martin Development consists of 10 residential towers and is divided into two Phases. Towers 1 to 7 (excluding Tower 4) are towers with 18 to 19 storeys, and pertaining to St Martin, Phase 1, which offers 804 high-quality residential flats. The main layouts include: studios, one-bedroom, two-bedroom, two-bedroom with store room, three-bedroom, three-bedroom (one en-suite), three-bedroom (one en-suite) with open kitchen, three-bedroom (one en-suite) with utility room, and three-bedroom (one

en-suite) with store room and utility room. The flats range in saleable areas¹ from 277 to 953 square feet, some of which have featured sea views². The saleable area¹ of Flat A1 on the 10th Floor of Tower 2 is 851 square feet, whilst the saleable area¹ of Flat A1 on the 10th Floor of Tower 7 is 811 square feet. Both are three-bedroom (one en-suite) with store room and utility room.

St Martin Development is developed in U-shape. The towers are built on sweeping view. Some flats enjoy views of the Kau To Shan as well as Tolo Harbour seaview², whilst others enjoy the greenery views to the landscape garden. The layouts of these flats are varied and practical. Balconies and utility platforms can effectively improve indoor ventilation and lighting, and thus create a comfortable living space for residents. The project will offer smart living elements with co-sharing space facilities and an online platform for residents to communicate, creating a new life experience which combines fashion and taste.

Notes:

- ¹ Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- ² The actual view will depend on the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings and surrounding environment may change from time to time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether expressed or implied, regarding the view and surrounding environment.

Name of the Phase of the Development: Phase 1 ("Phase 1") of St Martin Development ("the Development") (Tower 1 to Tower 7 (Tower 4 is omitted) of the residential development in Phase 1 are called "St Martin"); Phase 2 ("Phase 2") of the Development (Tower 8 to Tower 11 of the residential development in Phase 2 are called "St Martin")

District: Pak Shek Kok (East)

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 12 Fo Chun Road*

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

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

Enquiries: (852) 3119 0008 *The above provisional street number is subject to confirmation when the Phase is completed.

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: Superwick Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Value Day Holdings Limited, Total Corporate Holdings Limited Authorized person of Phase 1 and Phase 2 of the Development: Lu Yuen Cheung Ronald Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of Phase 1 and Phase 2 of the Development: Sanfield Engineering Construction Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Mayer Brown JSM, Sit, Fung, Kwong & Shum, Woo Kwan Lee & Lo Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales) Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase 1 and 2 of the Development as provided by the authorized person of Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 28 February 2020 and 31 July 2020 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 and Phase 2 of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. (As at the date of printing of this advertisement/promotional material, the sales brochure of Phase 2 of the Development is not yet available.) This advertisement is published by the Vendor or by another person with the consent of the Vendor. Phase 1 and Phase 2 of the Development is each called the "Phase". Date of Printing: 27 June 2018