

SHKP Club members to get 1% discount⁴ on the price on SHKP’s¹ new Wings at Sea² and Wings at Sea II³ residential developments

The SHKP Club, together with Sun Hung Kai Properties (SHKP)¹, is offering members a double bonus to thank their support with 1% discount on the price⁴ of SHKP’s¹ new LOHAS Park (“the Development”) Phase IVA Wings at Sea² and Phase IVB Wings at Sea II³ residential projects in Tseung Kwan O and a registration of intent reward scheme⁵ for Wings at Sea² and Wings at Sea II³ by SHKP Club members and Facebook fans.

Dual benefits for SHKP Club members

Wings at Sea² has drawn an encouraging response since it went on the market. SHKP Club members can get dual benefits for Wings at Sea² and Wings at Sea II³. In addition to 1% discount on the price⁴ of a unit, members who are SHKP Club Facebook fans submitting Registration of Intent for Wings at Sea² and Wings at Sea II³ will get YATA Department Store gift certificate that worths up to HK\$2 million. Eligible members will have a chance to receive HK\$100 YATA Department Store gift certificate⁵ by simply completing an online registration on the reward scheme website during the designated promotion period. A total of 20,000 winners⁶ will be awarded with the gift certificate on a first come first served basis.

Convenient access to Island East and Kowloon East

Wings at Sea² and Wings at Sea II³ is situated along the LOHAS Park seafront and possesses geographical advantages offered by the convenient MTR network with quick access to the hearts of both Hong Kong Island and Kowloon. From MTR LOHAS Park Station, Island East is only four stations away⁷ and Kowloon East is only five⁸. It takes around 16 minutes to Quarry Bay⁹, around 26 minutes to Causeway Bay⁹, and around 32 minutes to Central⁹. It only takes around 17 minutes⁹ and around 21 minutes⁹ respectively to travel to Kowloon East’s CBDs Kwun Tong and Kowloon Bay. Wings at Sea² and Wings at Sea II³ will be in close proximity to the starting point

of the proposed Cross Bay Link, Tseung Kwan O¹⁰ that will connect the Tseung Kwan O-Lam Tin Tunnel (under construction)¹⁰, the proposed Trunk Road T2¹⁰ and the proposed Central Kowloon Route¹⁰, which together will form Route 6¹⁰, providing a strategic road network. Once completed, it will take only around five minutes¹¹ to drive from Tseung Kwan O Town Centre to Eastern Harbour Crossing via the Tseung Kwan O-Lam Tin Tunnel (under construction)¹⁰. In addition, it will take only around eight minutes¹¹ to drive from Yau Tong to West Kowloon district through the proposed Route 6¹⁰, significantly reducing the journey time from Tseung Kwan O to Kowloon, and weaving a stronger transport network in the metropolis.

Clubhouse for exceptional living environment

Wings at Sea² and Wings at Sea II³ are in Tseung Kwan O where there are comprehensive amenities and a wide range of leisure, entertainment and shopping options like the large PopCorn, PopWalk, Park Central shopping malls and more. Together with a large, 480,000 square foot mall under construction expected to open in the second half of 2020¹², they will offer unrivalled convenience. The Club ASEA¹³ clubhouse has two storeys and the total area of the clubhouse, communal garden and play area is over 100,000 square feet. It is equipped with outdoor and indoor pools, a gym, three dedicated poolside villas and a multi-function court supporting badminton, basketball and more. There is also a special area for kids where adventurous children can have a great time enjoying the different slides and large climbers and a rare children’s kitchen for young chefs to exercise their cooking prowess or arts and crafts ingenuity, ensuring the captivation of all children.



Outdoor pool at Club ASEA¹³ (computer generated)¹⁵



Children’s zone at Club ASEA¹³ (computer generated)¹⁵



Club ASEA lobby¹³ (computer generated)¹⁵



Multi-function sport court at Club ASEA¹³ (computer generated)¹⁵



Rendering of Phase IVA and Phase IVB of the Development¹⁴

Notes:

¹ Vendor of Phase IVA and Phase IVB of LOHAS Park are MTR Corporation Limited (as "Owner") and Globaluck Limited (as "Person so engaged").

² Tower 1 (1A&1B) and Tower 2 (2A&2B) of and in Phase IVA of LOHAS Park ("Phase IVA") are called "Wings at Sea". Please refer to the section "Information on the Phase" of the sales brochure of Phase IVA for details of the Name of Phase IVA.

³ Tower 3 (3A &3B) and Tower 5 (5A & 5B) of and in Phase IVB of LOHAS Park ("Phase IVB") are called "Wings at Sea II". Please refer to the section "Information on the Phase" of the sales brochure of Phase IVB for details of the Name of Phase IVB.

⁴ Where the preliminary agreement for sale and purchase of the residential property of Phase IVA on the price list is signed on or before 31 October 2017, while Phase IVB on the price list is signed on or before 30 November 2017, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price. The discount is subject to terms and conditions. Please refer to the specific price lists or published price lists or price lists of Phase IVA and Phase IVB published from time to time for details. The discount benefit for Phase IVA will lapse on 31 October 2017 and the discount benefit for Phase IVB will lapse on 30 November 2017. The discount benefit is offered or arranged by the Person so engaged (i.e. Globaluck Limited). The Owner (i.e. MTR Corporation Limited) and SHKP Club are not related to such benefit and shall not be responsible for any claims in relation thereto.

⁵ The reward scheme is offered or arranged by SHKP Club. The Owner (i.e. MTR Corporation Limited) and the Person so engaged (i.e. Globaluck Limited) are not related to such reward scheme and shall not be responsible for any claims in relation thereto. For the avoidance of doubt, the reward scheme does not form part of any gift, or any financial advantage or benefit available in connection with the purchase of a special residential property in the Phase. The reward scheme is subject to terms and conditions. Please refer to the website (www.shkpcub.com) of SHKP Club for details of the terms and conditions. The reward scheme for Wings at Sea will lapse on 15 November 2017 and the reward scheme for Wings at Sea II will lapse on 15 December 2017.

⁶ The quota of awardees of SHKP Club members who are also the Club Facebook page fans who submit Registrations of Intent for Wings at Sea or Wings at Sea II is 10,000 each and the total quota of awardees of the two reward schemes is 20,000 given on a first come first served basis. The gift certificate will be allocated according to the order of complete, accurate and successful online registration of the reward scheme. The time for online registration is determined by the receiving time of the server of the organizer. Eligible members will be awarded at most one HK\$100 YATA Department Store gift certificate regardless of the number of times of registration of intent submitted for Wings at Sea and Wings at Sea II and the number of times of registration made under this reward scheme.

⁷ From MTR LOHAS Park Station to MTR Quarry Bay Station.

⁸ From MTR LOHAS Park Station to MTR Kwun Tong Station.

⁹ Estimated journey time from MTR LOHAS Park Station to other MTR stations. Source: MTR Corporation website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic condition. The Vendor and SHKP Club do not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the aforesaid.

¹⁰ Source: "Tseung Kwan O-Lam Tin Tunnel & Cross Bay Link Proposed Scheme—Consultation Digest" by Civil Engineering and Development Department. Retrieved from (http://cbl.avesasia.com/v77/document/CBL%20Consultation%20Digest(Eng).pdf) on 25 August 2017. The proposed or uncompleted road, buildings and facilities referred to in this advertisement/ promotional material are for reference only, and the details of which (including but not limited to its implementation, location, design, alignment, construction time and opening date etc.) are subject to the final decision of the government. They may not be completed upon completion and handover of Phase IVA and Phase IVB, and may be different from the description in this advertisement/promotional material upon completion. The Vendor and SHKP Club do not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the aforesaid.

¹¹ Estimations are based on a drive via shortest routes and within lawful speed limits. The estimated time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions. Estimated journey time from Tseung Kwan O Town Centre. Source: "Tseung Kwan O—Lam Tin Tunnel Cross Bay Link Proposed Scheme—Consultation Digest" by Civil and Engineering and Development Department. Such information is for reference only and is subject to actual traffic condition. The proposed or uncompleted road, buildings and facilities referred to in this advertisement/ promotional material are for reference only, the details of which (including but not limited to its implementation, location, design, alignment, completion and opening date etc.) are subject to the final decision of the Government. They may not be completed upon completion and handover of Phase IVA and Phase IVB, and may be different from the description in this advertisement / promotional material upon completion. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the aforesaid.

¹² The mall is under construction, and the future design and area are subject to final approval, so an immediate use may not be possible at the time when Phase IVA and Phase IVB are handed over to buyers. The shopping mall under construction is located on Site C1 of the Development and is not in Phase IVA and Phase IVB of the Development. The Vendor (as Owner) reserves the right to change the area and opening date of the mall.

¹³ The name of the different areas of the clubhouse and facilities are promotional names appearing in promotional materials only. Such name will not appear in the Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds and documents. The aforementioned clubhouse facilities are in Phase IVA and are shared between residents in Phase IVA and Phase IVB. The information provided in this advertisement does not represent the final appearance of the clubhouse and recreational facilities of Phase IVA and is for reference only, and does not constitute and shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the clubhouse and the landscape garden or any part thereof with respect to the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The colour, materials, fittings, finishes, appliances, decoration, plants, landscaping or other items are not standards of the actual flat to be handed over to buyers upon completion and may not appear in the actual Development, Phase IVA or Phase IVB or any other part within the Development. The Vendor reserves its absolute right to amend or change any part of the clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any purchaser. The purchaser must not rely on this advertisement for any use or purpose. For details of Phase IVA and Phase IVB, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The clubhouse, landscaped garden and recreational facilities may not be available for immediate use at the time of handover of the residential properties in Phase IVA and Phase IVB of the Development. The use or operation of some of the facilities and/or services may be subject to rules and regulations of clubhouse and facilities and the consent or permit issued by the relevant Government departments, or additional payment.

¹⁴ The computer generated photo has been processed and edited with computerized imaging techniques and is for reference only. Phase IVA and Phase IVB is still under construction. The image is for use of an approximate appearance of Phase IVA and Phase IVB upon completion and does not reflect the actual view, external appearance, final appearance or surrounding area upon completion. The facilities, fittings, finishes, appliances, decoration, plants, landscaping or other objects may not appear in Phase IVA and Phase IVB or the area near them. The colour, materials, facilities, fittings, finishes, appliances, decoration, plants, landscaping or other objects are not standard of the actual flats to be handed over to buyers upon completion and may not appear in the actual Phase IVA or Phase IVB or any other parts. The water pipes, pipelines, air-conditioners, grilles that may appear on the façade, podium and rooftop of Phase IVA and Phase IVB and the surrounding area and buildings of Phase IVA and Phase IVB are not fully reflected. 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. It does not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Phase IVA or Phase IVB (whether related to view or not).

¹⁵ The computer generated photo and the information in it is not taken at the Development, Phase IVA or Phase IVB and the actual recreational facilities and is not produced according to the Development, Phase IVA or Phase IVB. Nor do they represent the final appearance of the Development, Phase IVA or Phase IVB or the clubhouse and its facilities. Information is for reference only and does not constitute or shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The colour, materials, fittings, finishes, appliances, decoration, plants, landscaping or other items are not standards of the actual flat to be handed over to buyers upon completion and may not appear in the actual Development, Phase IVA or Phase IVB or any other part within the Development. The Vendor reserves its absolute right to amend or change the design, specification, characteristics, plan, materials and any other part of the facilities of the Development, Phase IVA or Phase IVB or the clubhouse. Buyers shall not rely on the computer-generated photos for any use or purpose. See the sales brochure for detailed information of the Phase IVA and Phase IVB.

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.

(Note) Information below is applicable to Phase IVA of the Development:

Phase IVA of LOHAS Park ("Phase IVA") Tower 1 (1A & 1B) and Tower 2 (2A & 2B) of and in Phase IVA are called "Wings at Sea". Please refer to the section "Information on the Phase" of the sales brochure for details of the Name of Phase IVA.

District: Tseung Kwan O Name of the street and the street number of Phase IVA: 1 Lohas Park Road The website address designated by the Vendor for Phase IVA: www.wingsatsea.com.hk

Vendor: MTR Corporation Limited (as "Owner"), Globaluck Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of Phase IVA. "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 Phase IVA.) Holding company of the Vendor (Owner): Not applicable Holding companies of the Vendor (Person so engaged): Mount East Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person of Phase IVA: Cheung Man Ching, Anthony The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building Contractor for Phase IVA: Yee Fai Construction Company Limited The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase IVA: Deacons, Slaughter and May, Woo Kwan Lee & Lo, Mayer Brown JSM Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase IVA: Not Applicable Any other person who has made a loan for the construction of Phase IVA: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase IVA to the best of the Vendor's knowledge: 31 October 2019. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase IVA. 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 the development or Phase IVA. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing: 27 October 2017

(Note) Information below is applicable to Phase IVB of the Development:

Phase IVB of LOHAS Park ("Phase IVB") Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of and in Phase IVB are called "Wings at Sea II". Please refer to the section "Information on the Phase" of the sales brochure for details of the Name of Phase IVB.

District: Tseung Kwan O Name of the street and the street number of Phase IVB: 1 Lohas Park Road The website address designated by the Vendor for Phase IVB: www.wingsatsea2.com.hk

Enquiries: (852) 3119 0008 SHKP Club hotline: 2828 7878

Vendor: MTR Corporation Limited (as "Owner"), Globaluck Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of Phase IVB. "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 Phase IVB.) Holding company of the Vendor (Owner): Not applicable Holding companies of the Vendor (Person so engaged): Mount East Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person of Phase IVB: Cheung Man Ching, Anthony The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building Contractor for Phase IVB: Yee Fai Construction Company Limited The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase IVB: Deacons, Slaughter and May, Woo Kwan Lee & Lo, Mayer Brown JSM Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase IVB: Not Applicable Any other person who has made a loan for the construction of Phase IVB: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase IVB to the best of the Vendor's knowledge: 31 December 2019. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase IVB. 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 the development or Phase IVB. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing: 27 October 2017