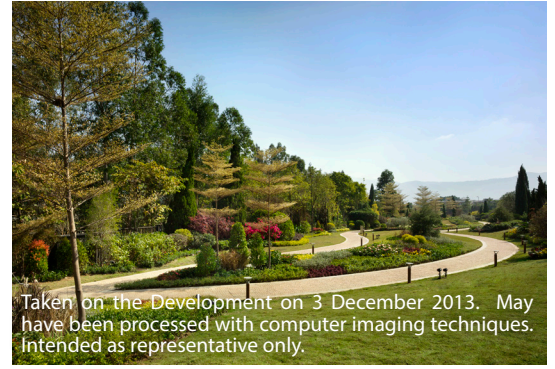


Riva revealed

The Riva is a large, low-density riverside residential project developed by SHKP. It is reminiscent of the Garden of Ninfa, dubbed the most beautiful garden in the world by the *New York Times*, with an Italian style riverside garden* of approximately 130,000 square feet that will allow residents to relax and enjoy.

Choice of special units

The Riva comprises 48 houses with gardens and 25 low- to medium-density multi-unit buildings, providing a total of 780 units. Each of the houses features spacious living space together with front and back gardens, while nine selected houses also come with a swimming pool to let residents enjoy a leisurely way of life. The multi-unit buildings offer a variety of special units for purchasers to choose from, such as ground floor Garden Villa units with front and back gardens, and penthouse duplex units with private outdoor jacuzzi, etc.



The Riva's transport links

The Riva has a large Residents' Clubhouse - Club Arno* with a total area of approximately 77,000 square feet (including both covered and uncovered area) on three levels with facilities like an indoor swimming pool of approximately 25m long, and outdoor pools spanning a total of approximately 50m. It is near the Tai Lam Tunnel (Route 3 Country Park Section) and is close to the West Rail Line's Kam Sheung Road Station and Yuen Long Station. The Huanggang Port, which is a full-time port, also makes it convenient to head to Shenzhen's central business district. The Riva provides various payment terms and benefits for purchasers. See www.riva.hk for details and price lists.

Name of the street and the street number: 1 Ying Ho Road District: Kam Tin North The website address designated by the Vendor for the Development#: www.riva.hk #Website containing electronic copies of sales brochure, price list and register of transactions of the Development. Enquiries: (852) 3119 0008

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. This advertisement/promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether express or implied by the Vendor.

Vendor: Ease Gold Development Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Peak Harbour Development Limited. Authorized Person: Henry Lai Chi Leung The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: Archiplus International Limited Building Contractor: Chun Fai Construction Company Limited (Chun Fai Construction Company Limited is an associate corporation of the Vendor and the holding companies of the Vendor.) The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo, Kwan, Lee & Lo, Vincent T.K. Cheung, Yap & Co. and Clifford Chance (One of the proprietors of Messrs. Woo, Kwan, Lee & Lo is a director of a holding company of the Vendor.) Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited has undertaken to provide finance for the construction of the Development (The relevant undertaking has been cancelled.) Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited Prospective purchasers are advised to refer to the sales brochure for any information on the Development. This advertisement is published by the Vendor or with the consent of the Vendor. Date of Printing: 21st February 2014 Note: *Promotion name of the residential properties in the promotional material shall not be shown in the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase, Assignment or any other title deeds of the residential properties. The Vendor reserves the right to change, modify or alter the design, layout, installation, finishes, appliances, decoration, facilities, display, furniture, fittings, plant, gardening and provisions of the residential properties, the development and its amenities shown in this advertisement/promotional material. The installation, finishes and appliances of the residential properties shall be subject to the terms and conditions of the Agreement for Sale and Purchase. The description, reference, photo, drawing, image or other information whatsoever in this advertisement/promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether express or implied by the Vendor.