



The image was taken from some height above the Development on 7 February 2016 and processed with computerized imaging techniques. The general appearance of the Development upon completion has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development and is for reference only. The Phase of the Development was still under construction when the image was taken. Details of the Phase of the Development upon completion may be different from that stated in this advertisement, and is subject to the final plans approved by the relevant Government authorities. There will be other completed and/or uncompleted structures and facilities surrounding the Phase of the Development, and the environment and facilities surrounding the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty (whether express or implied) as to the environment and facilities of the Development and its surroundings. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, surrounding environment and the public facilities nearby.

Phase 2 of the Ultima Development promises a splendid lifestyle for discerning residents

SHKP has recently put Phase 2 of its luxury residential development Ultima on the market to a favourable response, with its avid appeal to customers continuing unabated following the success of its first phase which has generated brisk sales.

Higher standard of living

Ultima is in the upper section of the established Ho Man Tin high-end residential neighbourhood and enjoys convenient transportation with its proximity to MTR Ho Man Tin Station¹, a major interchange on the future Shatin to Central Link. An elite school network surrounding the Development will allow children to study and grow in a pleasant environment. Ultima employs a Cognitec face recognition security system² – the first in an SHKP residential project – as part of its 24-hour security to provide an exceptionally secure living environment for its distinguished residents. The Cognitec system, which is currently used in some airports, can recognize and track multiple faces simultaneously and record the length of stay for every visitor. The information is sent to a security control centre, from where security personnel can get access to the database and trace visitors' whereabouts in real time. The security system complements other existing services including the Ultra Gear Limousine Rental Service², The Bespoke VIP Global Service² and Perfectto Diamond Concierge Service² for a prestigious lifestyle.

Glitter of diamonds underscores premium status of Club members

The SHKP Club is extending a number of home purchase offers to mark its 20th anniversary, with the SHKP Club Ultima Member-buyer Incentive Program³ as the latest. The first eligible purchaser⁴ according to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No. 1 and No. 3 (and the revised Sales Arrangements thereof) of the Phase will receive a two-carat diamond worth approximately HK\$300,000.

Note:

¹Source: MTR Shatin to Central Link website: www.mtr-shatincentralink.hk. The actual opening date for MTR Shatin to Central Link and the opening of MTR Ho Man Tin Station for use shall be subject to the announcement made by MTR Corporation Ltd from time to time. Please visit the MTR Corporation website for more details. Information relating to the Shatin to Central Link (including but not limited to its route, stations and distances, station entrances, timetable, design and completion date, etc.) may change from time to time and is subject to announcements made by MTR Corporation Ltd from time to time. The Shatin to Central Link may not be completed or open for use at the time when Ultima is completed for occupation and the information set out in this advertisement/promotional material may not be the same as the Shatin to Central Link actually transpires.

²The abovementioned services will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company may determine the charges, terms of use, operation hours and service hours of the abovementioned services at their own discretion, but such arrangements shall be bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents.

³The abovementioned member-buyer privilege is one of the gifts, financial advantages and benefits offered in connection with the purchase of specified residential properties on the relevant price lists in accordance with Sales Arrangement No.1 and No.3 (and the revised Sales Arrangements thereof) for Phase 2 of the Ultima Development. The gifts, financial advantages and benefits are subject to terms and conditions as set out in the relevant price lists. Please refer to the relevant price lists for details of all relevant gifts, financial advantages and benefits. The abovementioned member-buyer privilege has now lapsed.

⁴Eligible purchaser is an SHKP Club member (i.e. at least one individual eligible purchaser (if the eligible purchaser is an individual(s)) or at least one director of the eligible purchaser (if the eligible purchaser is a corporation) is an SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase).

Name of the Phase of the Development: Phase 2 (the Phase) of the Ultima Development (the Development) (Towers 1, 2, 3 and 5 (with Tower 4 omitted) of the residential development in the Phase are called Ultima)

District: Ho Man Tin

Name of Street and Street Number of the Phase of the Development: 23 Fat Kwong Street

The website address designated by the vendor for the Phase of the Development: www.ultima.com.hk/p2

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.

Vendor: Polarland Limited Holding companies of the vendor: Inkatha Investments Limited, Kingbond Holdings Ltd., Sun Hung Kai Properties Limited Authorized person of the Phase of the Development: Henry Chi Leung Lai Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Archiplus International Limited Building contractor of the Phase of the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Woo Kwan Lee & Lo; Mayer Brown JSM; Clifford Chance Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Phase of the Development: The Hongkong and Shanghai Banking Corporation Limited Any other person who had made a loan for the construction of the Phase of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for the Phase of the Development as provided by the authorized person of the Phase of the Development to the best of the vendor's knowledge: 30th September, 2016 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase 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 the Phase of the Development. This advertisement is published by the vendor or with the consent of the vendor. Date of Printing: 26 April, 2016