

Phase 1 of the all new St Martin residential development project at Pak Shek Kok in Tai Po combines the best of advanced technology to create an elegant, smart lifestyle



SHKP Executive Director & Deputy Managing Director Victor Lui (left) and Sun Hung Kai Real Estate Agency General Manager Allen Woo introduce St Martin to the media.

The St Martin Development Project by Sun Hung Kai Properties (SHKP) is a large-scale residential project located at Pak Shek Kok in Tai Po that will be completed in two phases. Phase 1 of the project is called St Martin and will include six residential towers with around 804 residential units in a wide range of layouts to provide both modern stylish, young families and corporate professionals with a chic, high-quality home.

An enchanted address on the shore

The St Martin development project is located near the Pak Shek Kok Promenade with intoxicating views of Tolo Harbour¹, further enhanced by emerald vistas of Ma On Shan and Pat Sin Ling as well as the majestic scenery of the Kau To Hills¹ in the distance. Phase 1 units of St Martin

are eclectically designed with standard layouts ranging from simple open plans to three-bedroom suites. There are also elegantly appointed sea view units that meet the needs of different residents. This project is also located near the Hong Kong Science Park, and The Chinese University of Hong Kong, home to world-class technological innovation, research experts and top academic professionals, lending an air of technology, knowledge and culture to the surrounding area. This fact has inspired SHKP to design 'smart living' elements into the development with shared spaces as a key part of the project. This provides residents with a platform to meet and build relationships for an entirely new smart living experience that is modern, chic and sophisticated. The Project also includes a private clubhouse² with spacious indoor and outdoor areas, again utilising different shared elements to meet the varying needs of those who seek an elegant, quality lifestyle.

Notes:

¹ 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.

² All owners of the Development, the residents and their guests will have access to clubhouse and its recreational facilities, but everyone must comply with the Deed of Mutual Covenant as well as the terms and requirements of relevant government licenses and regulations, and users may be required to pay an additional fee. The clubhouse and recreational facilities may not be operational when owners of the residential properties take possession, subject to government approval.

Name of the Phase of the Development: Phase 1 ("the Phase") of St Martin Development ("the Development") (The residential development in the Phase is called "St Martin") District: Pak Shek Kok (East)

Name of Street and Street Number of the Phase: 12 Fo Chun Road[#]

The website address designated by the Vendor for the Phase: www.stmartin.com.hk Enquiries: (852) 3119 0008

[#]The above provisional street number is subject to confirmation when the Phase is completed.

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Vendor: Superwick Limited Holding companies of the Vendor: Value Day Holdings Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited Authorized person of the Phase: Lu Yuen Cheung Ronald Firm or corporation of which the authorized person of the Phase is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of the Phase: Sanfield Engineering Construction Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: 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 the Phase: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales) 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 as provided by the authorized person of the Phase to the best of the Vendor's knowledge: 28 February, 2020 ("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.) Prospective purchaser is advised to refer to the sales brochure for any information on the Phase. (As at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet available.) This advertisement is published by the Vendor or by another person with the consent of the Vendor. (As at the date of printing of this advertisement/promotional material, consent to sell units in the Phase has not yet been obtained.) Date of Printing: 17 April 2018