

## St Martin exemplifies intelligent living plus smart community and provides residents with exclusive shopping mall and supermarket offers

St Martin, a brand new large scale residential project of Sun Hung Kai Properties (SHKP) located in Pak Shek Kok, Tai Po, is developed into two Phases. Phase 1 of the project includes six residential towers with 804 high-quality residential units while Phase 2 consists of four residential towers offering a total of 640 high-quality residential units. The project has a private residential clubhouse and sits close to Pak Shek Kok Promenade, with stunning views of Tolo Harbour<sup>1</sup>. It overlooks the emerald hills of Pat Sin Leng on one side<sup>1</sup> and Ma On Shan on the other, with breathtaking views of the Kau To Shan peaks in the distance<sup>1</sup>. St Martin has partnered with HomeSquare, New Town Plaza and YATA Supermarket, to offer a whole host of discounts and offers, presenting a complete lifestyle package to residents. An Intelligent Living App has also been created to provide residents with a smart living experience.

### Two major shopping malls offering residents the best network of deals in the area<sup>2</sup>

St Martin fully supports smart living and has joined hands with SHKP's flagship shopping malls New Town Plaza and HomeSquare, to bring mall updates and exclusive offers<sup>2</sup> to the Intelligent Living App. The app will embody the convenience of smart living, allowing residents to find information on deals for food, clothing, housing, transportation and even entertainment at any time and place. This includes seasonal offers and a variety of limited time shopping deals available at HomeSquare<sup>2</sup>. In addition, New Town Plaza is set to offer the distinguished residents of St Martin a "New Resident Welcome Gift" package, which includes an array of dining and shopping coupons<sup>2</sup>. Residents only need to make a purchase at New Town Plaza by designated electronic spending to redeem a YATA Department Store gift certificate<sup>2</sup>, a New Town Plaza dining cash coupon<sup>2</sup> or an MCL MOVIE TOWN voucher<sup>2</sup>. Furthermore, residents will have the opportunity to win a complimentary movie ticket<sup>2</sup> when making a purchase using electronic payment. The two major shopping malls will also offer residents of St Martin one extra hour of parking free of charge<sup>2</sup> so that they can enjoy time spent shopping with friends and relatives.

### Exclusive offers available at YATA Supermarket<sup>2</sup>

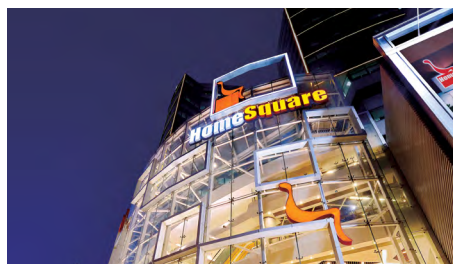
To take care of the daily living and dining needs of residents, St Martin has collaborated with YATA Supermarket to create a shopping page on the Intelligent Living App, which will provide specialty fresh goods, food and groceries. A free delivery service is available for purchases over HK\$300. Residents therefore do not even need to leave the house. With a choice of two delivery timeslots<sup>2</sup>, residents can tailor a delivery based on individual needs and requirements. Residents can also use the Intelligent Living App to receive the latest information and offers from YATA Supermarket, and pre-arrange orders up to seven days in advance. During the promotional period<sup>3</sup>, a 5% discount at YATA Supermarket (Shatin) can be enjoyed by residents when showing the Intelligent Living App<sup>2,4</sup>.



YATA Supermarket (Shatin)



St Martin's private residential clubhouse features a stylish Director's House<sup>5</sup>



HomeSquare



New Town Plaza

#### Notes:

Management services and other services mentioned above are provided by the manager of the Phase or other contract-engaged third party companies. The manager or contract-engaged third party companies has/have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned management services and other services without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contracts or any other relevant legal documents. Catering services are subject to the availability of relevant licenses. The "Intelligent Living App" is a smartphone application under development; its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The "Intelligent Living App" may not be ready for immediate use when the owners of the Phase move in. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

- The actual view will depend on the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The surrounding buildings and 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.
- These offers and/or delivery services are provided by a third party. These offers and/or services are subject to relevant terms, conditions and restrictions. For details, please contact the relevant offer or service provider, HomeSquare, New Town Plaza or YATA Supermarket. The offer provider and/or the service provider has the absolute discretion to add, remove and modify the offers and/or services and their terms and conditions at any time. They also have the right to cancel some or all of such offers and/or services, or impose quantity restrictions without prior notice to the purchaser. It does not constitute and shall not be construed as any representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor as to such offers and/or services.
- Offers are valid for the first three months since the promotion commencement.
- The offers exclude some counters and goods.
- The above clubhouse image has been processed with computerized imaging techniques. All the computerized rendering and the information within is for reference only and does not constitute or shall not be considered to constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, specification, construction, location, features, plans, installations, finishing materials, appliances, furniture, decoration, plants, landscaping and other items or the surrounding places, facilities, buildings or structures. The Vendor does not undertake or guarantee (whether express or implied) that the content of the computerized rendering or any part thereof is prepared in accordance with the actual height, materials, design, usage, condition or construction of the clubhouse, and may be different from the description in this advertisement/promotional material upon completion. The Vendor reserves its absolute right to amend or change the design, specifications, characteristics, plans, materials and usage as well as any other facilities, parts and areas thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Phase, please refer to the sales brochure. Clubhouse and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase. Furthermore, some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparations for such use. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or additional payments.

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](http://www.stmartin.com.hk/p1)

The website address designated by the Vendor for Phase 2 of the Development: [www.stmartin.com.hk/p2](http://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, Siu, 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 Phase 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. Phase 1 and Phase 2 of the Development is each called "the Phase". This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 26 April 2019