

SHKP initiates a grand, integrated development plan at the harbourfront

SHKP has launched an integrated development landmark on Hong Kong Island consisting of luxury residence Victoria Harbour¹, flagship shopping mall Harbour North² and stylish Hotel VIC³, with a gross floor area over 1.11 million square feet in total. The development is located at a prestigious seafront section and has the unique advantage of exquisite scenery of harbour view⁴. It is bound to become the new standard for luxury living on Hong Kong Island and will provide the ultimate experience in shopping, entertainment, living and leisure.

Where business, living and leisure meet

Hotel VIC has opened⁵, it has a twin tower design with 671 harbour view rooms and suites. The design of the hotel façade comes from the concept of an inverted image of the harbour, responding to the advantages of its proximity to the harbour and exuding its landmark style and fashionable sensibility that showcases comprehensive development. Victoria Harbour will collaborate with Hotel VIC⁶, an exclusive catering service will be provided by Hotel VIC for Vici House⁷, the spectacular venue in the clubhouse for the residents of Victoria Harbour to host private parties. An exclusive menu "Vici House x Hotel VIC" is especially designed for Vici House. The chefs and its professional service team could also be arranged to provide excellent catering services at Vici House.

Victoria Harbour consists of five residential towers with a total of 355 high-quality residential units. The exterior features a curtain wall design that creates an exquisite modern appearance while allowing for wider views. The finest materials⁸ have been adopted for Victoria Harbour with a modern and luxurious design. The clubhouse Club Vici⁹ will provide indoor and outdoor swimming pools¹⁰, the indoor pool will adjoin the outdoor pool with a total length of approximately 60-metre.

Harbour North shopping mall covers a gross floor area of approximately 220,000 square feet in total. Also, it features around 160,000 square feet of public outdoor space. The mall brings together fashion, jewellery and watches, beauty and cosmetic, international food and beverage and lifestyle commodities. The YATA Department Store will also open a supermarket with an area of approximately 29,000 square feet. The mall will open by phases, in which the five-story retail and dining space in Hotel VIC will be the first to unveil in the fourth quarter of this year.

The integrated development project will create a great deal of synergy for the Group, located at a precious section on Hong Kong Island, and the frontage will extend over



From left: Hotel VIC on the Harbour General Manager Byron Ko, Sun Hung Kai Real Estate Agency General Manager (Leasing) Fiona Chung and General Manager Andy Chan, together with SHKP Executive Director and Deputy Managing Director Victor Lui, announcing details of the integrated harbourfront development at a recent press conference

410 metres along the harbourfront⁴. It is located nearby MTR North Point Station, the local transport network is also fantastic. Upon the commissioning of the Central - Wan Chai Bypass and Island Eastern Corridor Link, travelling from North Point to Central will only take about five minutes¹¹. The development is also located between the Cross Harbour Tunnel and Eastern Harbour Crossing, providing a dual tunnel advantage to reach Kowloon business hubs like Kwun Tong, Kowloon Bay and Tsim Sha Tsui. The development is expected to become a grand integrated harbourfront landmark on Hong Kong Island.

Notes:

¹ The residential development of Phase 1B ("the Phase") of the Development is called "Victoria Harbour".

² Harbour North consists of the commercial section of the Development and the commercial section of Hotel VIC. The commercial section of the Development is not intended for sale as of the printing date of this issue, and the purpose of describing it, is to enable prospective buyers to have a better understanding of the Phase and the Development. The commercial section of the Phase and the commercial section of the subsequent phase(s) of the Development will not be available until the relevant development phase has been completed, and all relevant regulations have been met.

³ The hotel does not belong to any part of the Development or the Phase.

⁴ The above serves only as a brief description of the surrounding area of Victoria Harbour Development (the Development). Not all units or all parts of all units thereof enjoy the respective scenery. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units or all parts of all units thereof. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.

⁵ The Hotel is opening in phases and its five-story retail and dining space will open in the fourth quarter of this year.

⁶ Services are subject to additional payments and are subject to relevant terms and conditions.

⁷ Vici Gala, part of "Vici House", belongs to subsequent phase(s) of the Development, which can only be open for use after the completion of the said subsequent phase(s) and upon the satisfaction of all requisite requirements.

⁸ For details, please refer to the section of "Fittings, Finishes and Appliances" in the sales brochure of the Phase.

⁹ The Vendor reserves its absolute right to amend or change any parts and any of the facilities of the clubhouse and landscaped garden without prior notice to any purchaser. The facilities of the clubhouse, landscaped garden and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The clubhouse, landscaped garden and/or recreational facilities may not be available for immediate use at the time of move in of the residential properties of the Development. Moreover, some clubhouse facilities (i.e. Vici Gala, Queen's Pool, Arodagio Spa, Chill Yoga and a part of Harbour-V Fitness) belong to subsequent phase(s) of the Development, which can only be open for use after the completion of the said subsequent phase(s) and upon the satisfaction of all requisite requirements. 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 may require additional payments. Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names 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 or documents.

¹⁰ A part of this facility belongs to subsequent phase(s) of the Development, which can only be open for use after the completion of the said subsequent phase(s) and upon the satisfaction of all requisite requirements.

¹¹ The Central - Wan Chai Bypass and Island Eastern Corridor Link (currently under construction), source: 1. Highways Department Central - Wan Chai Bypass and Eastern Corridor Link (www.cwb-hyd.hk); source 2. Highways Department (www.hyd.gov.hk). Information may be updated from time to time. The Central - Wan Chai Bypass and the Eastern Corridor Link that is currently under construction (including but not limited to its construction, planning, design, location, route, date of completion, etc) is subject to the final decision and approval of the Government and relevant agencies. Driving times may vary due to different road traffic condition, the actual required travel times may be longer.

Name of the Phase of the Development: Phase 1B ("the Phase") of Victoria Harbour Development ("the Development") The residential development in the Phase is called "Victoria Harbour" District: North Point

Name of the street and the street number of the Phase: 133 Java Road*

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

*The 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: Choice Win (H.K.) Limited Holding companies of the Vendor: Topraise Group Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited Authorized Person of the Phase: Lu Yuen Cheung Ronald 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 of the Phase: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown JSM (to be known as Mayer Brown with effect from 1 September 2018), Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum 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 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 to the best of the Vendor's knowledge: 30 November 2018 ("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 purchasers are advised to refer to the sales brochure for any information on the Phase. This advertisement is published by the Vendor or with the consent of the Vendor. This advertisement/promotional material shall not constitute or be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof. 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 may require additional payments. Date of Printing: 30 August 2018