

First phase of Grand YOHO Development attracts warm market response

Grand YOHO, the first phase of SHKP's Grand YOHO Development in Yuen Long, will give buyers an ideal residence with comprehensive transport links.



Rendering of the residential properties of the Phase of the Development. Such rendering is for the purpose of showing the general appearance of the residential properties in the Phase of the Development only and does not illustrate its actual appearance, and is for reference only. The above image is a computer rendering. It is not a photograph taken from the Development but is the designer's imagination only and may have been edited and processed with computerized imaging techniques, and is for reference only. This rendering or image does not constitute any offer, representation, undertaking or warranty whatsoever, whether expressed or implied, on the part of the vendor. The bridge(s) or footbridge(s) upon completion may be different from the information contained in this rendering or image and may not be immediately available for use upon the date of occupation of the residential properties of the Phase of the Development.

Two decades of meticulous planning

SHKP started developing the centre of Yuen Long in 1993, and there is now YOHO Town, YOHO Midtown and Grand YOHO this year, along with YOHO MALL² – the largest shopping centre¹ along the West Rail beneath a residential superstructure. SHKP has taken 20 years to establish the unique Grand YOHO Metropolis² neighbouring the West Rail, in which the Grand YOHO Development is the core that connects the whole. Grand YOHO will have four residential towers containing 1,128 quality units. It will feature the Grand YOHO Club^Δ; the largest private clubhouse in the YOHO series³. Residents will be able to access full clubhouse service and facilities. Kai Shing Management Services Limited will manage the Grand YOHO and will have a Live E-asy smartphone app to give residents instant notifications, the latest information and allow clubhouse booking and other services.

Transport hub for northwest New Territories

Grand YOHO is next to the Yuen Long Station on the West Rail, which can be reached through YOHO MALL I² on the podium. It is possible to transfer from Mei Foo Station to the Tsuen Wan line and then the Kwun Tong line. Nan Cheong Station leads to the Tung Chung line and then the Airport Express, and from Hung Hom Station it

is possible to get the East Rail to Lok Ma Chau. Grand YOHO will have a transport hub at the base with a direct shuttle elevator in addition to the convenience of the West Rail. The hub will cover 86,000 square feet with various bus and cross-border shuttle routes⁴ planned so residents can easily get to the rest of Hong Kong and major mainland ports. The Eternal East Group (International) Company Limited will also provide several luxury cross-border coach services to Qianhai, the Futian high-speed rail station, Shenzhen Bao'an international airport and more destinations⁴. Grand YOHO residents will get a 5% discount⁴ off Eternal East's cross-border passenger transport service for one year after moving in.

Member discounts and offer

The SHKP Club is offering a 1.5% discount on SHKP's latest Grand YOHO in the eighth home purchase reward or discount celebrating its 20th anniversary⁵. If one of any number of individual purchasers or a director of a purchasing company is an SHKP Club member when they sign the preliminary sale and purchase agreement by 30 September 2016 they will get a 1.5% discount⁵.

Notes:

- According to the report of Jones Lang LaSalle Incorporated in June 2016 (YOHO MALL means YOHO MALL I of YOHO Midtown, YOHO MALL II of Sun Yuen Long Centre and YOHO MALL I Extension of Phase 1 Grand YOHO Development).
 - Grand YOHO Metropolis shown or referred to herein or its related areas includes and means Grand YOHO Development, and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO MALL (YOHO MALL means YOHO MALL I of YOHO Midtown, YOHO MALL II of Sun Yuen Long Centre and YOHO MALL I Extension of Phase 1 Grand YOHO Development), which are not entirely located within the Development.
 - YOHO series refers to the developments known as YOHO Town, YOHO Midtown and Grand YOHO Development.
 - Services and facilities will be provided by Eternal East Group (Int'l) Co. Ltd. ("Eternal East"), and not by SHKP or the seller, and are subject to Eternal East's relevant terms and conditions. For details, please contact Eternal East direct (www.eebus.com).
 - The offers mentioned above are subject to terms and conditions. Please refer to the relevant price list(s) of the Phase of the Development for details.
- Δ Grand YOHO Club is the Clubhouse exclusive to residents of the Development and is located at Phase 1 and Phase 2 of the Development. Clubhouse/ancillary recreational facilities may not be immediately available for use upon the date of occupation of the residential properties of the Phase of the Development. Use or operation of certain facilities and/or services shall also be subject to issuance of the relevant consents or licenses from the Government and/or payment of additional fees.

Name of the Phase of the Development: Phase 1 ("the Phase") of Grand YOHO Development ("the Development") (Towers 1, 2, 9 and 10 (Tower 4 is omitted and Towers 3, 5, 6, 7 & 8 are not in the Phase) of the residential development in the Phase are called "Grand YOHO")

District: Yuen Long Name of Street and Street Number of the Phase of the Development: No. 9 Long Yat Road

The website address designated by the vendor for the Phase of the Development: www.grandyoho.com.hk Enquiries hotline: (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: City Success Limited Holding companies of the vendor: Ximston Finance S.A., Sunrise Holdings Inc., Sun Hung Kai Properties Limited Authorized person of the Phase of the Development: Ng Tze Kwan Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Sun Hung Kai Architects and Engineers Limited Building contractor of the Phase of the Development: Sanfield Engineering Construction Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Winston Chu & Co., Mayer Brown JSM, Wong & Poon 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 (to be provided before commencement of sales) 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: 15th March, 2017 ("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 by another person with the consent of the vendor. This advertisement/promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether expressed or implied by the seller/vendor. Date of Printing: 26th August, 2016