

## Phase 2 Wetland Seasons Park, a low-density residential project with shopping mall in Tin Shui Wai, features meticulous layout and an exclusive coffee brand

Sun Hung Kai Properties' (SHKP's) meticulously planned Wetland Lot No.34 Development ("the Development") is located in the superior location of Tin Shui Wai, nestled against Wetland Park. It features fantastic views of the natural, lush green wetlands<sup>^</sup>, and overlooks both Shenzhen Bay and Shenzhen's Nanshan District<sup>^</sup>. The Development also benefits from a highly private living environment and exemplary community facilities<sup>®</sup>. In addition, the Development and Hung Shui Kiu New Development Area<sup>®</sup>, currently under planning, will be mutually beneficial, bringing all-round advantages. The Development is being developed in three phases. SHKP Club members will be invited to visit the show flats for Phase 2 Wetland Seasons Park at the International Commerce Centre, Kowloon Station in due course. To thank members for their support, SHKP Club will offer an all-new double-bonus<sup>+</sup> for SHKP Club members. Please stay tuned with us for announcements at SHKP Club website and email communications.



The above image was taken from some height above the Phase of the Development on 20 June 2019 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development 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 Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The approved building plans of the phases of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, structures and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plants, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development or the Phase, their surrounding environment, structures and facilities. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### An ingenious stepped layout

Phase 2 Wetland Seasons Park of the Development comprises eight blocks of 10-storey, low-density residential towers and six blocks of 5-storey villas, offering a total of 699 premium residential units. Utilising a stepped layout, the low-density buildings have been carefully oriented to enjoy panoramic views<sup>^</sup>. Standard tiered units in the low-density residential towers and villas range from one-bedroom to three-bedroom (one en-suite), and some units feature an open kitchen, store room or utility room. With nine distinct apartment designs, there are a variety of options addressing the living needs of different families. In addition, some units look out over Wetland Park, the Development's swimming pool and green areas<sup>^</sup>. They are poised to be the first choice for individuals and families pursuing intelligent, stylish and high-quality living.

### Boutique coffee culture exclusively for residents

To further cater to residents who want to lead a life of exquisite taste, Phase 2 Wetland Seasons Park of the Development will partner with a local coffee roasting brand, Blooms Roastery & Craft Tea, to exclusively launch the Wetland Seasons Park Blend. A special page will be launched on the Development's dedicated mobile app - The Smart Community App<sup>®</sup>, to show all of the latest coffee news and offers<sup>®</sup>. Various exclusive, premium seasonal gift box sets may also be launched, which would allow residents to tailor-make unique gift boxes for relatives and friends during festivals and holidays, providing residents with an exclusive and rapid shopping experience. Blooms Roastery & Craft Tea has its very own coffee roastery, and will, from time to time, hold coffee workshops at the Development's Clubhouse Club Seasons<sup>®</sup>. Its professional baristas will impart their coffee-brewing knowledge and skills, turning coffee-making into an art and providing fun for residents.

#### Notes:

- <sup>^</sup> The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, add to or remove from the terms and conditions for the provision of the related services and/or facilities from time to time including but not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of hand over of the residential properties in the Phase of the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.
- <sup>^</sup> The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units of the Phase of the Development and the surrounding structures and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.
- <sup>®</sup> The surrounding environment, buildings and facilities of the Phase of the Development might change from time to time and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor. The Vendor 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.
- <sup>®</sup> Source: <https://hsknd.hk>, website of Hung Shui Kiu New Development Area by the Development Bureau (Date of reference: 19 March 2020). The proposed or uncompleted railway, roads, buildings, facilities and regional development referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation, location, design, alignment, completion, opening date, etc.) are subject to the final decision of the Government and relevant authorities. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion.
- <sup>®</sup> The Smart Community App is a smartphone application in the course of development; its functionalities and services may be modified, increased, removed or adjusted from time to time without prior notice to any purchaser. The Smart Community App may not be ready for immediate use when the owners of the Phase move in. The abovementioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, 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.
- <sup>®</sup> These offers and services are provided by a third party and are subject to relevant terms, conditions, restrictions and limitations. For details, please contact the relevant offer provider Blooms Roastery & Craft Tea. The offer and service provider has the absolute discretion to add, remove and modify the offers and services and their terms and conditions at any time, and also has the right to cancel some or all of such offers and 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 services.
- <sup>®</sup> Club Seasons is the residents' clubhouse of the Development. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments. Additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use in the future. The Vendor reserves all rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out. Some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use.
- <sup>+</sup> The relevant offer is subject to terms and conditions. Please stay tuned to the announcement on the SHKP Club website ([www.shkclub.com](http://www.shkclub.com)) for the details.

Name of the Phase of the Development: Phase 2 (the "Phase") of Wetland Lot No.34 Development (the "Development") (Tower 2, Tower 3, Tower 5, Tower 11, Tower 12, Tower 15, Tower 18 and Tower 19, Villa 1 to Villa 3 and Villa 5 to Villa 7 of the residential development in the Phase are called "Wetland Seasons Park") District: Tin Shui Wai Name of the Street and the Street Number of the Phase: 9 Wetland Park Road<sup>#</sup> The website address designated by the Vendor for the Phase: [www.wetlandseasonspark2.com.hk](http://www.wetlandseasonspark2.com.hk) Enquiries: (852) 3119 0008

<sup>#</sup>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: Pacific Gold Limited Holding companies of the Vendor: Newray Ventures Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Ronald P.C. Liang The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited Building contractor for the Phase: Chun Fai Construction Company Limited The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo; Sit, Fung, Kwong & Shum; Mayer Brown 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 sale) 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 for the Phase to the best of the Vendor's knowledge: 15 July 2021 ("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. (As at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet made available.) This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 24 April 2020