

Enjoy modern city living at the newly completed Downtown 38

Downtown 38 – the newly completed commercial and residential project meticulously planned by Sun Hung Kai Properties ("SHKP") and the Urban Renewal Authority, is located in the heart of Ma Tau Kok in a prime transport hub. SHKP has been arranging handovers of residential units, which aim to provide residents with comfortable, relaxing, and superior living environments.



chit & chat¹, co-working spaces for residents⁶

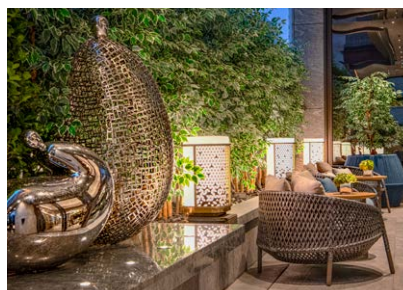
Comprehensive facilities with intimate property management services

Downtown 38 is a single block development comprising 228 residential units. There are 5 special units on the 28th floor, featuring a roof and/or flat roof that will be offered for sale as completed units. Exclusive resident's clubhouse of Downtown 38, CLUB 38¹, features two specially designed co-working spaces for residents, talk & work¹ and chit & chat¹, to meet the flexible and ever-changing work needs of the modern generation, and to allow residents to work from home if needed. In addition, the clubhouse has an array of leisure facilities such as gym 24¹, a fitness centre that opens 24 hours a day; bbcue¹, an outdoor barbecue area and playground¹, a play area for children. This ensures that residents can find a space to relax, even in the midst of the bustling city.

SHKP's subsidiary Hong Yip Service Company Limited ("Hong Yip") is responsible for property management² and handovers of residential units at Downtown 38, taking care of the day-to-day needs of residents. Residents only need to download Hong Yip's designated mobile app SoProp³ and use QR code instead of residence card to gain access to clubhouse facilities. Residents can also register visitors in advance, allowing relatives and friends to visit with their unique QR code, replacing the traditional handwritten visitor registration book. If required, residents can ask the concierge to help confirm the identity of their visitors via a video system⁴. The concierge can also offer full furniture rental services, including Dyson vacuum cleaners, dehumidifiers, robotic window-cleaners, steam irons, bread makers and air fryers⁴, providing great convenience for residents.



gym 24¹, fitness centre⁶



talk & work¹, co-working spaces for residents⁶



Playground¹, play area for children⁶

Notes:

[^] This photo, taken on 26 March 2020 at the clubhouse of the Development, has been processed with computerized imaging technique and is for reference only.

¹ 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 Incorporating Management Agreement of the Development dated 27 March 2020 ("DMC"), the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The clubhouse, and/or recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Development. The use or operation of some of the facilities and/or services may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, or additional payment. Uses and opening hours of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and DMC, clubhouse rules as well as actual site constraints.

² The appointment of Hong Yip as the manager of the Development is subject to the terms under the DMC.

³ "SoProp" is a smartphone application which may be in the course of development. Its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The smartphone application "SoProp" may not be ready for immediate use upon the delivery of vacant possession of the units of the Development and its use may be subject to the terms and conditions as determined by Hong Yip and/or other relevant service providers. The abovementioned information concerning the smartphone application "SoProp" does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

⁴ The aforesaid management services and other services will be provided by Hong Yip and/or other third party companies engaged by Hong Yip and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether expressly or implied, by the Vendor. The aforesaid management services may not be immediately available upon the delivery of vacant possession of the units of the Development, or may be cancelled, altered or charged for their provision in the future. The provision, availability, fee, terms and conditions (including service hours and service period) of each service are subject to the rules as determined by Hong Yip and/or the third party companies engaged by Hong Yip, and subject to the terms in the DMC, relevant service contracts or any other relevant legal documents.

Name of the Development: Downtown 38 ("the Development") District: Ma Tau Kok

Name of Street and Street Number at which the Development is situated: No. 38 Pak Tai Street

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.downtown38.com Enquiries: (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: Urban Renewal Authority (as "Owner"), Top Deluxe (H.K.) Limited (as "Person so engaged") (Remarks: "Owner" means the legal or beneficial owner of the residential properties of the Development; "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.) Holding companies of the Vendor: Holding company of the Owner (Urban Renewal Authority); Not applicable; Holding companies of the Person so engaged (Top Deluxe (H.K.) Limited); Superb Result Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized person for the Development: Ng Kwok Fai The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited Building contractor for the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Yip; Mayer Brown Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited Prospective purchasers are advised to refer to the sales brochure for any information on the Development. This advertisement is published by or with the consent of the Vendor. Date on which this advertisement is printed: 24 April 2020