

Enjoy smart living at Wetland Seasons Park's prestigious and stylish clubhouse

Sun Hung Kai Properties' (SHKP's) meticulously-planned low-density residential and shopping mall project Wetland Lot No.34 Development ("the Development") is located in a superior location of Tin Shui Wai with a fantastic view of the wetland ▲, a private and tranquil living environment and comprehensive community facilities™. The previous launch of Phase 1 (Wetland Seasons Park) residential units received an enthusiastic response. SHKP will initiate a new round of sales and SHKP Club members will be invited to visit the new show flats at International Commerce Centre, Kowloon Station by then. To appreciate members' support, SHKP Club will present latest property offers+ for SHKP Club members. Please stay tuned with us for announcements at SHKP Club website and email communications.



Leisure seating at the Sky Club* (computer generated image)®



Clubhouse dining area (computer generated image)®

Take care of everyday living with intelligent services

The Development fully implements a Smart Community Living concept with the well-designed and dedicated mobile app - Smart Community App^ addressing residents' daily needs and introducing innovative smart robot delivery services, which being SHKP's first residential project adopting unmanned small-scale cargo delivery robot/car. For convenience's sake, residents can reserve smart delivery service in advance and the smart robot/ car will deliver the goods to the building according to the schedule. The Smart Community App^ allows residents to use smartphones, instead of traditional residence cards, to access the building, or to send QR codes to friends and family as electronic visitor passes. With the Smart Community App^ plus InterComNext devices that support conventional intercoms to verify visitor's identity, the residence security can be improved. Residents can experience Smart Community Living by using electronic transaction services to settle clubhouse facility rentals, hospitality fees and management fees as well.

A prestigious clubhouse with ample facilities

The Development has a distinguished and stylish private residents' clubhouse named Club Seasons*, with an outdoor green area spanning over 210,000 square feet. Its Sky Club* is also the sole high-altitude club in Tin Shui Wai, which enables residents to enjoy Wetland Park's spectacular views all year round, watch the migratory birds ▲, and relax in the Club's shared-space. Club Seasons* offers a comprehensive and superior experience with a wide variety of outdoor and indoor facilities, including an approximately 50-metre-long outdoor swimming pool with luxurious poolside seating, three distinctive outdoor yoga platforms built along the perimeter of Wetland Park, and a BBQ area surrounded by a panoramic view with greenery ▲. There are various indoor facilities satisfying residents' different needs, which comprises an approximately 25-metre-long indoor heated swimming pool, a gymnasium that opens round-the-clock, a jacuzzi, a sauna room, a steam room, etc. Residents can also use different recreational facilities such as game rooms and piano rooms, or present a sophisticated dining experience for relatives and friends in the themed banquet halls with professional catering services+ provided by Club Seasons*.



Outdoor swimming pool (computer generated image)®

Notes:
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, insert or delete the terms and conditions for the provision of the related service and/or facility 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. 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 such Phase(s) and all the necessary preparations for such use. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.

▲ 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.

™ The surrounding area, 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 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.

* "Club Seasons" and "Sky Club" are the residents' clubhouses of the Development. The clubhouses 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, or 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. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out.

± Management services and other services mentioned above will be provided by the manager of the Development 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 will only be provided after issue of the relevant licences.

^ The "Smart Community App" is a smartphone application 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 "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 of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

® The above computer generated images of the clubhouse, recreational facility and other common facilities are not taken from the Phase of the Development and do not illustrate the final appearance of or the view of or from the Phase upon completion. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from the Phase 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 Phase or any part thereof. Please refer to the Sales Brochure for details of the Phase. All the above computerized rendering and the information relating to the Development/clubhouse are for reference only and does not constitute or shall not be considered to constitute any offer, undertaking, representation 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 areas nearby, facilities, buildings or construction. 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 Development/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 regions 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 situate 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 payment of additional fees.

+ The relevant offer is subject to terms and conditions. Please stay tuned with the announcement at SHKP Club website (www.shkpcub.com) for the terms and conditions and other details.

Name of the Phase of the Development: Phase 1 (the "Phase") of Wetland Lot No.34 Development (the "Development") (Tower 6, Tower 10, Tower 16, Tower 17, Tower 20 to Tower 23, Villa 8 to Villa 11 and House 1 to House 3, House 5 to House 11 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# The website address designated by the Vendor for the Phase: www.wetlandseasonspark.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: 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 or her 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 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: 31 March 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. This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 11 March 2020