



The above image was taken from some height above the vicinity of the Phase of the Development on 4 July 2020 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development upon completion 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, buildings 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 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. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities surrounding the Phase of the Development.

Regency Bay , landmark waterfront residential project at Tuen Mun South, offers a charming and relaxing bay-side life

Tower 2 in Phase 1 of the Regency Bay Development, constructed meticulously by Sun Hung Kai Properties (SHKP), has been officially named Regency Bay. The development is situated in the exquisite waterfront location of Tuen Mun South¹-, featuring magnificent views of the bay and the city²- With a well-developed transport network and close proximity to the large-scale infrastructure projects in the Greater Bay Area strategic trade hub, it is a focal point for Guangdong-Hong Kong-Macao economic integration, adding to the development potential of Regency Bay. The project has received much attention and got an incredible sales performance. To thank members' support, SHKP Club is launching triple offers for members, including a shopping reward³, a 1% price discount offer⁸ and shopping privileges at YATA Department Store⁶.

Untold prospects and potential, all nestled within the incredible geographical advantages of the Greater Bay Area

Regency Bay Development is located in Tuen Mun, within Guangdong-Hong Kong-Macao's Greater Bay Area hub, and it sits amongst \$100 billion of large-scale infrastructure developments⁴. The project enjoys a strategic geographical advantage promoting the "one-hour living circle" in the Greater Bay Area⁵-. From Tuen Mun South, Hong Kong International Airport will be only an about 10-minute drive via the soon-to-be-opened Tuen Mun – Chek Lap Kok Link⁶. It takes an approximately 5.5 minutes' walk⁷ from the Development to the bus stop for buses to and from Boundary Control Point, reaching Shenzhen Bay Port in no time. The ports of Macau and Zhuhai are also just about 40 minutes away[▲] via the Hong Kong-Zhuhai-Macao Bridge. Taking the Hong Kong-Zhuhai-Macao Bridge to the Artificial Island of Hong Kong Port 24 hours a day, or taking Tuen Mun Western Bypass (proposed)⁸ to the Hong Kong-Shenzhen Western Corridor, connection to Shenzhen Bay Port and Shenzhen Bao'an International Airport can be made with ease. With no restrictions on entry or exit, travel between Hong Kong, Shenzhen, Zhuhai, and Macau⁹ becomes easy and quick. In addition, the Transport Department is planning to re-route multiple airport bus lines nearby, strengthening the project's connections to the airport and other rapidly developing international cities. With a comprehensive and diverse transport network, this project has huge development potential and proffers a wealth of economic opportunities.

Notes:

The proposed or uncompleted railways, roads, buildings, facilities and regional development referred to in this advertisement are for reference only, the details of which (including but not limited to their implementation or not, location, design, alignment, completion, opening date, etc.) are subject to the final decision of the Government. 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 upon completion.

¹ The scenery described is not applicable to all units. The Phase of the Development and its surrounding environment, buildings and facilities may change from time to time, and the view enjoyed by a unit upon completion is affected by its orientation, level, surrounding environment, buildings and facilities. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied.

³ Shopping reward means Gift Offer for SHKP Club Member for the first three eligible purchasers. Offers subject to terms and conditions.

⁴ According to the order of priority in the selection of residential property as determined in accordance with the method specified in the designated Sales Arrangements and (if any) the revised Sales Arrangements thereof) of the Phase, the first 3 Purchasers (the "Eligible Purchaser") who satisfy all the following conditions will be eligible for V city Gift Certificates with a value of HK\$60,000 (the "Certificates").

⁵ The preliminary agreement for sale and purchase of one or more residential property (whether listed in the designated price list(s) or in other price list(s) of the Phase issued or to be issued by the Vendor from time to time) is signed.

⁶ The Eligible Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Eligible Purchaser is an individual) or at least one director of the Purchaser (if the Eligible Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase).

⁷ The Eligible Purchaser shall settle the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase, otherwise, the Vendor will withdraw the Certificates.

⁸ The Eligible Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase, the Purchaser will be offered a 1% discount on the price. The discount is subject to terms and conditions. Please refer to the designated price list(s) or other price lists of the Phase issued or to be issued by the Vendor from time to time for details. All stated here shall be subject to the related price list(s) and revised price list(s). The Vendor reserves the right of final determination in any dispute regarding the price discount offer, which shall be binding on the Purchaser. The price discount offer for the Phase is offered or arranged by the Vendor (i.e. Kong Smart Investment Limited). SHKP Club is not related to such offer and will not be liable for any claims in relation thereto.

⁹ The Submission of Registration of Intent Reward Scheme for Regency Bay by SHKP Club members and Facebook fans will end on 31 August 2020. There are 5,000 gift certificates available on a first-come-first-served basis while stocks last. The reward scheme is offered and arranged by SHKP Club. The Vendor of the Phase of the Development (i.e. Kong Smart Investment Limited) is not related to such reward scheme and will not be liable for any claims in relation thereto. For the avoidance of doubt, the reward scheme does not form part of any gift, financial advantage or benefit available in connection with the purchase of a designated residential property in the Phase of the Development. The reward scheme is subject to terms and conditions. Please refer to SHKP Club's website (www.shkpclub.com) for details of the terms and conditions.

[▲] \$100 billion infrastructure projects include the project costs for: Tuen Mun – Chek Lap Kok Link (approx. \$1.91 billion and \$44.8 billion), Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area (approx. \$179 million), Tuen Mun South Extension (approx. \$11.4 billion), Hong Kong-Zhuhai-Macao Bridge Main Bridge (approx. RMB 15.73 billion), Hong Kong Link of the Hong Kong-Zhuhai-Macao Bridge (approx. \$25.047 billion), Hong Kong-Zhuhai-Macao Bridge Hong Kong Port (approx. \$35.895 billion) and Hong Kong section of the Hong Kong-Shenzhen Western Corridor (approx. \$3.2 billion). Source of information: Tuen Mun – Chek Lap Kok Link website (www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 12 June 2020), LC Paper – Planning and engineering study for Lung Kwu Tan reclamation and the re-planning of Tuen Mun West Area (www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120xbl-328-3-c.pdf) (Date of reference: 12 June 2020), news.gov.hk – Tuen Mun South Extension (www.news.gov.hk/chi/2020/05/20200605/20200605_102551_712.html?type=ticker) (Date of reference: 12 June 2020), Shenzhen Bay Bridge website (www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf) (Date of reference: 12 June 2020) and Hong Kong – Zhuhai – Macao Bridge website (https://hmb.hk/tchi/about_overview_01.html) (Date of reference: 12 June 2020).

[–] Source of information: Guangdong-Hong Kong-Macao Greater Bay Area website (www.bayarea.gov.hk/tc/home/index.html) (Date of reference: 17 February 2020).

[▲] Departing from Tuen Mun South, we estimate that it will be a 10-minute drive to Hong Kong International Airport via the Tuen Mun – Chek Lap Kok Link, which is expected to open at the end of this year. Source of information: Highways Department – Tuen Mun – Chek Lap Kok Link website (www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 13 February 2020).

⁷ The walking times above are measured by staff departing from the entrance of Tower 2 of Regency Bay Development during the on-site trial on 3 January 2020. They are for reference only and are subject to actual road conditions.

[▲] Source of information: Hong Kong – Zhuhai – Macao Bridge website (https://hmb.hk/tchi/about_overview_01.html) (Date of reference: 12 June 2020).

⁸ Source of information: Highways Department – Tuen Mun Western Bypass website (www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmwb/index.html) (Date of reference: 13 February 2020).

⁹ Tuen Mun Siu Tsui (L04) is one of the areas in the Election Constituency Boundaries for the 2019 District Council elections, which includes residential projects from the past 17 years from 2002 to March 2020.

[▲] The proposed Tuen Mun South Extension will extend the current West Rail Line south from Tuen Mun by two additional stations, one of which is planned to be built in Area 16. This will further strengthen quick access to and from the city's commercial districts for residents. Source of information: LC Paper – Tuen Mun South Extension (www.legco.gov.hk/yr19-20/chinese/panels/t/r/rdp/papers/rp_rdp20200605cb4-646-1-c.pdf) (Date of reference: 1 June 2020).

A rare and precious south-facing waterfront location¹-, with superb transport links and living facilities

Regency Bay Development is located along the south-facing waterfront¹- of Tuen Mun South. It is the first brand-new private residential development in the area for over 17 years²-, offering the rare geographical advantage and spectacular views of the encompassing 6 bays³-. The Development enjoys access to a multitude of transport options, sitting near the Tuen Mun Swimming Pool Light Rail Stop, within walking distance to the Tuen Mun South Extension of the West Rail Line (proposed)⁸ and close to Tuen Mun Swimming Pool. There will be quick access to Hong Kong and Kowloon's core business districts via the MTR network. It only needs around a 5.5 minutes⁴ and 1.5 minutes⁵ * walk to get to the 961 and 962 bus stops respectively from the Development for a convenient and direct access to Wan Chai North. The project is also accessible to various leisure and commercial hotspots such as V city, V Walk, YOHO MALL, ICC and ifc via different bus lines and green minibus routes. Furthermore, plans are underway for the construction of a world-class Sports Ground⁷ close to the Development. The area will become more metropolitan and with better economy plus greater potential.

Triple property offers for members

The all-new Regency Bay provides 263 high-quality residential units, ranging from studios to three-bedroom units and special units, featuring saleable areas⁴ between 254 and 692 square feet with a diverse range of unit layouts for buyers to select from. Stylish clubhouse facilities and services, as well as over 20,000 square feet of shop space running along the ground floor, enabling residents to enjoy a luxurious living⁵-. To appreciate members for their support, SHKP Club is presenting a shopping reward which is a gift offer⁶ whereby the first three eligible purchasers will each receive V city Gift Certificates with a value of HK\$60,000⁶. Besides, where the preliminary agreement for sale and purchase is signed within the designated period (if any), SHKP Club member-purchasers can enjoy a 1% discount on the price⁸. Eligible SHKP Club members who are also the Club's Facebook fans making a submission of Registration of Intent for Regency Bay⁹ are entitled to a YATA Department Store gift certificate⁶.

¹ The walking times above are measured by staff departing from the entrance of Tower 1 of Regency Bay Development during the on-site trial on 3 January 2020. They are for reference only and are subject to actual road conditions.

² Planned construction of a large stadium meeting international competition standards, with an eight lane athletic track and track and field facilities, is suitable for hosting the Asian Athletics Championships. There is also an Asian Football Confederation-compliant 11-a-side football pitch, suitable for hosting the highest level of footballing competitions such as the Asian Champions League and AFC Cup. Source of information: LC Paper – Area 16, Tuen Mun (www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426d2b2-1236-5-c.pdf) (Date of reference: 13 February 2020).

³ The saleable area of each residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from those shown in square metres.

⁴ All owners of the residential properties in the Development, residents and their guests will have access to residential clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay additional fees. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Development, subject to the consent or permit issued by the relevant government departments.

⁵ The above photo was taken from the vicinity of the Tuen Mun Swimming Pool Light Rail Stop on 13 June 2020. The environment, buildings and facilities shown in the photo may not appear in the Phase of the Development or its vicinity upon completion. The photo has been processed with computerized imaging techniques and is for reference only. The environment, buildings and facilities surrounding the Phase of the Development may change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities surrounding the Phase of the Development. 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.

Name of the Phase of the Development: Phase 1 (the "Phase") of Regency Bay Development (the "Development") (Tower 2 of the Phase is called "Regency Bay") District: Tuen Mun Name of Street and Street Number of the Phase: 23 Hoi Wong Road[#] Website address designated by the Vendor for the Phase: www.regencybay.com.hk Enquiries: (852) 8330 0338

[#]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: Kong Smart Investment Limited Holding Companies of the Vendor: Lomita Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Wong Ka Man Carmen The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers 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: 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: 30 June 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: 5 August 2020