

Regency Bay's waterfront residents' clubhouse Club Regency LUXE▲ creates a modern bay-side lifestyle▲

Regency Bay, Tower 2 in Phase 1 (the "Phase") of the Regency Bay Development (the "Development"), planned and constructed meticulously by Sun Hung Kai Properties (SHKP), is located in Tuen Mun South. It has received an incredible response and achieved overwhelming sales performance since hitting the market. Club Regency LUXE▲, the waterfront residents' clubhouse of the Development, is ideal for those with prestigious and refined tastes.



Regency POOL▲ (computer generated image)¶

Life is a breeze with co-shared living

Regency Bay is situated along the superior south-facing waterfront of Tuen Mun South, with distinctive architectural design and planning that set a new standard for elegant and stylish living in the district. Its residents' clubhouse, Club Regency LUXE▲, together with landscaped garden areas, span more than 33,000 square feet. The outdoor area features swathes of lush greenery, beautiful lights and vertical plant walls. Its design echoes the surrounding turquoise sea, rivers and mountains, and it connects to its very own KIDS Wonderland▲, an outdoor lawn area for children to play. The clubhouse also incorporates floor-to-ceiling windows and provides co-shared living facilities and services at the CO-SHARE Quarter▲, bringing fun to the concept of an interactive, co-sharing living space. Residents can even indulge in a delicious coffee at CAFÉ by the Sea▲, or buy snacks and drinks from the vending machine with ease and convenience.

New entertainment facilities draw in the millennials

Club Regency LUXE▲ provides a full range of facilities, including the 24-hour, all-weather "Waterfront GYMNASIUM"▲ and "YOGA Room"▲, the "Regency SPA"▲ featuring private spa and bathroom facilities, the "Regency DIRECTOR'S House"▲ offering stylish banquet facilities, as well as the outdoor "Regency POOL"▲ and "Poolside BBQ"▲ satisfying BBQ party needs. Furthermore, the "HALL OF FAME"▲ comes equipped with professional soundproof walls and recording equipment, as well as advanced entertainment and filming facilities, such as electronic keyboards, electronic drums, professional camera and its mounts with a green screen backdrop, allowing residents to showcase their talents and become a new generation of KOL (internet celebrity).

Regency Bay provides 263 high-quality residential units, ranging from studios to three-bedroom units and special units, with diverse layouts for buyers to select from. In addition to a variety of home appliances, all standard handover units are equipped with "Easy Wi-Fi"® accommodating the free indoor wireless network system. Besides, the built-in storage units located next to the front door of all residential units feature an "Easy Charger"® Wireless Charging Station that is both stylish and practical. SHKP is currently presenting a modified show flat and an unmodified show flat of Flat J on the 18th Floor of Tower 2 of Regency Bay Development at Regency Bay's Show Gallery on the 76th Floor of International Commerce Centre for visit.



Regency DIRECTOR'S House▲ (computer generated image)¶



This photo was taken on 9 April 2020 at the modified show flat of Flat J on the 18th Floor of Tower 2 of Regency Bay Development in the Regency Bay's Show Gallery on the 76th Floor of International Commerce Centre and processed with computerized imaging techniques. Please refer to the sales brochure for the fittings, finishes and appliances to be provided in the actual residential unit.

Notes:

▲ "Club Regency LUXE" is the clubhouse of the Development for residents' use. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties in the Phase of the Development. All owners of residential properties in the Development, residents and their guests will have access to clubhouses and their recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations. 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 facilities mentioned 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. The services that appear in this advertisement/promotional material are provided 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 from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.

¶ The computer renderings, photos and drawings that appear in this advertisement/promotional material do not illustrate the final appearance of or the view of or from the Phase of the Development upon completion. They have been processed with computerized imaging techniques. The facilities, layout, partitions, specifications, dimension, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other objects are for reference only and may not appear in or the views shown may not be seen in or from the Phase of the Development or their surrounding area. The surrounding buildings and environment of the Phase of the Development may not be shown or may be different from the reality. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase of the Development, their surrounding environment and the public facilities nearby. The content of this advertisement/promotional material do not constitute and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or any part of the Development.

® Easy Wi-Fi and Easy Charger are promotional names, which will not appear in the deed of mutual covenant, any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties.

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 the Street and the 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 for 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: 14 October 2020