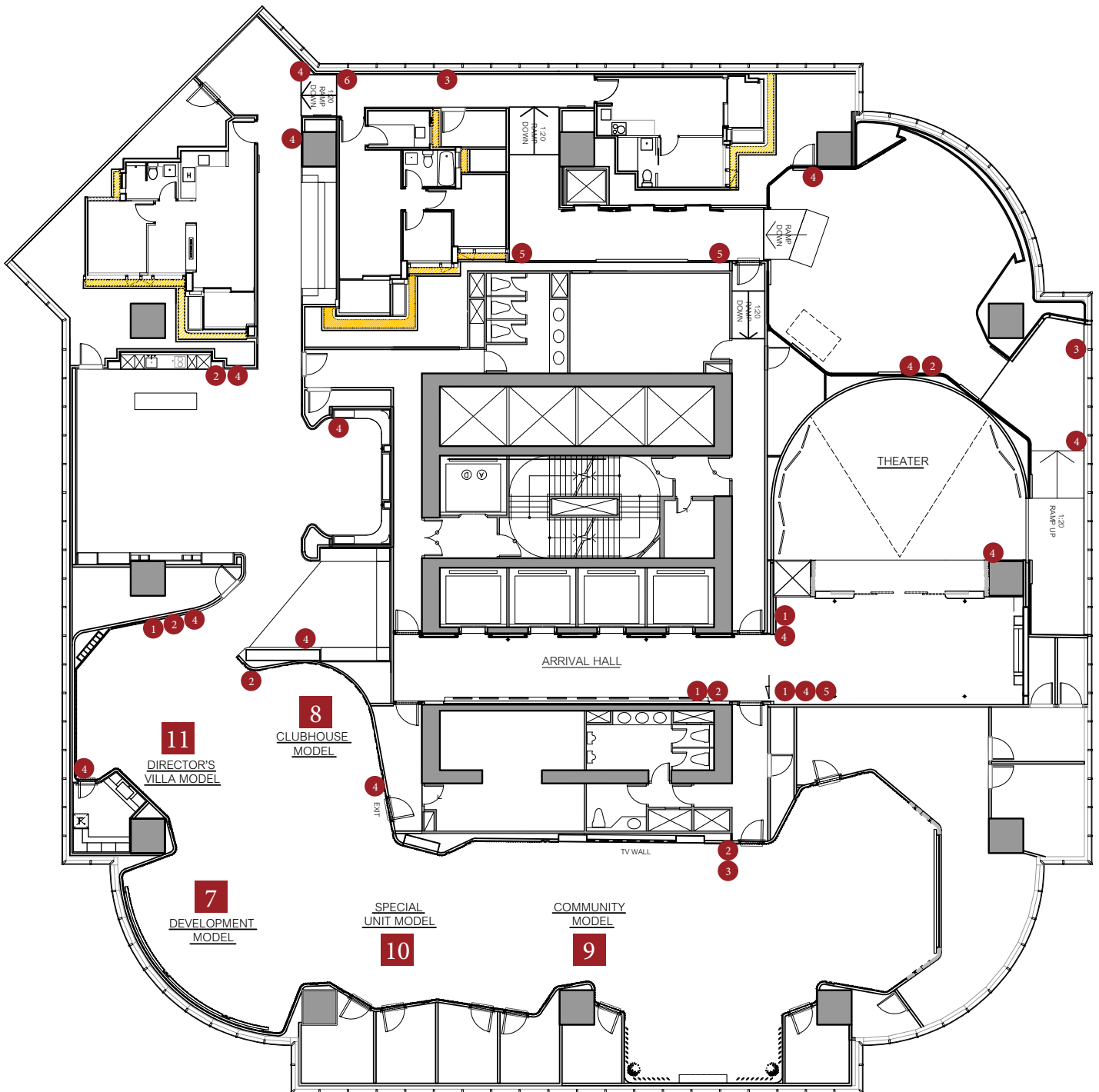


KR KOKO ROSSO

Marketing Suite
展覽廳

Location of Notices 告示位置



位置1之告示 Notice (s) in Location 1

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock up and shall not be construed as constituting a mock up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述或保證。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目任何物業。準買家如欲了解發展項目及/或期數的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施（如適用）或其他任何部分。

SFRDP-MKTS-1

位置2之告示 Notice (s) in Location 2

Images are being monitored by Wheelock Properties (Hong Kong) Limited and recorded for the purposes of security, crime prevention and control of visitor traffic. For more information or matters relating to personal data privacy issues, please contact Personal Data Privacy Officer of Wheelock Properties (Hong Kong) Limited (address: 2nd Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (Marked "Confidential")).

會德豐地產（香港）有限公司就保安、防止犯罪及訪客人流控制目的作影像監察及紀錄。欲知進一步詳情或若有關於個人資料私隱問題，請聯絡會德豐地產（香港）有限公司個人資料私隱主任（地址：香港黃竹坑香葉道2號One Island South 2樓（註明「保密」字樣））。

SFRDP-MKTS-2

位置3之告示 Notice (s) in Location 3

This area does not illustrate the actual or final appearance or condition of the Development and/or the Phase or any part thereof upon completion. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects at this area may not necessarily be provided in the Development and/or the Phase or any part thereof upon completion.

本範圍並非展示發展項目及/或期數或其任何部分落成時的實際或最終外觀或狀況。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的發展項目及/或期數或其任何部分提供。

SFRDP-MKTS-3

位置4之告示 Notice (s) in Location 4

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects at this area may not necessarily be provided in the clubhouse or any other part of the Development and/or the Phase upon completion. Names of the clubhouse and facilities are for promotional purposes only and will not appear in any deed of mutual covenant, sub-deed of mutual covenant or other title deed or document. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Development and/or the Phase shall be subject to the final approval of the relevant government departments. The Vendor reserves the right to amend the building plans and other plans of the Development and/or the Phase or any part thereof.

售樓處此部分並非模擬發展項目及/或期數會所或其他任何部分，亦非依據發展項目及/或期數會所或其任何其他部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸，設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的發展項目及/或期數會所或其任何其他部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在公契、副公契或其他業權文件或文件。會所設施於入伙時未必能即時使用。不同設施之開放時間及使用可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。發展項目及/或期數設計以相關政府部門最終批准為準。賣方保留權利更改發展項目及/或期數或其任何部分之建築圖則及其他圖則。

位置5之告示 Notice (s) in Location 5

This part represents the impression of the appearance of lift lobby and the lifts. It is not a mock-up of the same and is for reference only. Part of the facilities therein may have been simplified or not being provided here. The design of this part of the lift lobby, including, without limitation the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities and specifications and the like shown, may be different from the lift lobbies and lifts to be provided in the Development and/or the Phase. Please refer to the sales brochure for details. The Vendor reserves its right to make changes and modifications to the layout, design, fittings, finishes and appliances of the lift lobbies and lifts of the Development and/or the Phase. This part is for reference only and does not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether express or implied.

本部分為電梯大堂及電梯的大概外觀想像，並非其模擬，僅供參考。部分設施可能簡化或並無於此展示。本部分的設計，包括但不限於布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸，設施及規格等，可能不同於發展項目及/或期數內提供的任何實際電梯大堂及電梯。詳情請參閱售樓說明書。賣方保留權利不時修改發展項目及/或期數的電梯大堂及電梯的布局、設計、裝置、裝修物料及設備。本部分僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾、保證或合約條款。

SFRDP-MKTS-5

位置6之告示
Notice (s) in Location 6

The projected approximate location of the ceiling of some residential units
is indicated in this mirror reflection by the strip.

部分住宅單位
天花之預計大概位置於鏡中映像內以實線標示。

位置7 No.1 之告示

Notice (s) in Location 7 No.1

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

This model is only intended to promote the sale of specified residential properties in Phase 3A of the Development.

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor.

Date of printing: 10 January 2023

SFRDP-DM-1

位置7 No.2 之告示 Notice (s) in Location 7 No.2

如本模型被視作構成廣告或宣傳資料，則本告示適用：

此模型僅為促銷發展項目第3A期之指明住宅物業。

發展項目期數名稱：KOKO HILLS發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計（國際）有限公司 | 期數的承建商：協興建築有限公司 | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告／宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。| 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布。

印製日期：2023年1月10日

SFRDP-DM-2

位置7 No.4之告示

Notice (s) in Location 7 No.4

This model represents the model maker's impression of the Development and/or the Phase (or the relevant part thereof) and its surrounding environment, and is for reference only. This model may not be made to scale. Buildings in other phases of the Development are omitted in this model, which do not represent the actual external appearance of such buildings. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. The external appearance of the residential floors including the residential properties shown in this model may have been simplified. The building maintenance unit systems, fall arrest systems, lightning rods, pipes, air-conditioners, grilles and louvres etc. which may exist on the external walls, flat roof, roof, upper roof, genset room / plant room floor, top roof, etc. or common areas of the Development and/or the Phase have been omitted. The surrounding environment, street and buildings of the Development and/ or the Phase may have been simplified or omitted in this model, and if shown, the model may not represent their actual external appearance, height, location, orientation or condition upon completion of the Development and/or the Phase. Certain doors which would actually exist in the Development and/ or the Phase are not provided in this model. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment or buildings etc., of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the swimming pool, the lamp posts in the common parts, the lighting features and lightings in the flats etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not form part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden area and the landscaped areas and the species and number of trees, flowers and plants to be provided from time to time. The provision of clubhouse and recreational facilities are subject to the terms and conditions of the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operation of some facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of all facilities are pending determination. They are subject to change in the future, and may not be identical to the names of such facilities (including clubhouse and recreational facilities) when they are open and will not appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. Such facilities (including clubhouse and recreational facilities, etc.) may not be in operation when the Development and/or the Phase can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided in different phases of the Development. Please refer to the layout plan for the approximate phasing boundaries of different phases. The vendor reserves its rights to alter the clubhouse facilities and the names, partition, design, layout and use thereof. Fees may be charged on the use of the clubhouse and different recreational facilities. This model is produced with reference to the latest approved building plans as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The naming (if any) in the model is for promotional purpose only, and may not necessarily be used or appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should not consider this model as indicative of the actual provision. Please refer to the sales brochures for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

Model Scale: 1:50

SFRDP-DM-4

位置7 No.5 之告示

Notice (s) in Location 7 No.5

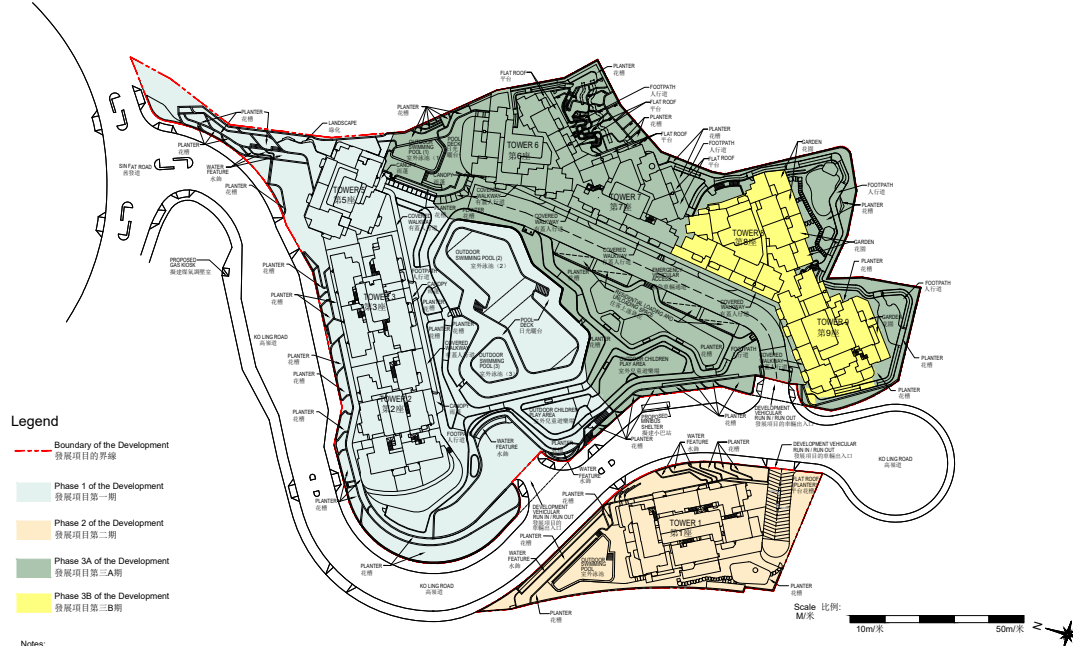
此模型純屬模型製作者對發展項目及/或期數(或其相關部份)及其周邊地區環境之想像，僅供參考。此模型並非按照比例製作，發展項目其他期數之建築物之在此模型並無顯示，並不反映相關建築物之實際外觀。發展項目及/或期數之建築物的相對高度/水平可能不合比例，所示地貌與交樓時的狀況亦可能不相同。此模型展示之住宅樓層(包括住宅物業)的外觀可能經簡化處理。發展項目及/或期數外牆、平台、天台、上層天台、發電機/機電樓層、頂層天台等或公共地方上可能存在之外牆清潔系統、防墜落系統、避雷針、喉管、空調機、格柵及氣窗等並無於此模型顯示。發展項目及/或期數周邊地區環境、街道及建築物等可能經簡化處理或並無於此模型顯示，如有顯示亦未必反映發展項目及/或期數落成時之外觀、高度、位置、座向或狀況。此模型中有部分將會實際出現於發展項目及/或期數的門戶在此並無設置。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況，亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布局、鋪裝材料及圖案、照明、裝置和布局、顏色、建築設計、規格、裝飾、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款作準。此模型之燈光效果純屬模型製作者之想像或以便展示模型，並非展示發展項目及/或期數或其相關部份實際狀況，其中泳池底部射燈、公用部分燈柱、單位內之燈飾及照明等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分，在此展示的樹木及花卉植物與交樓時的狀況可能不相同，賣方保留權利不時改動園林及園景範圍之設計及所提供之樹木、花卉及植物的品種及數量。會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者作準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途，所有設施的名稱有待決定，可能會於日後更改及未必與實際設施(包括會所及康樂設施)日後啟用時的設施名稱相同，且不會出現於發展項目及/或期數的建築圖則、業權文件或其他法律文件中。該等設施(包括會所及康樂設施等)於發展項目及/或期數入伙時未必能即時啟用。部分在此顯示或不作顯示的會所及康樂設施可能設於發展項目之不同期數。有關發展項目各期數的大概界線，詳情請參閱布局圖。賣方保留權利更改會所及康樂設施及其名稱、間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。此模型參考製作當日最新之經批准的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者作準。模型中之命名(如有)僅作宣傳推廣之用，未必會用於或出現在發展項目及/或期數的建築圖則、業權文件或其他法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家切勿以此模型作為實際提供的示意。請參閱售樓說明書，以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

模型比例：1:50

位置8 No.1 之告示 Notice (s) in Location 8 No.1

Layout Plan 布局圖

Adjacent streets have not been shown on this model.
毗鄰街道並無在此模型中顯示



Legend

- Boundary of the Development
發展項目的界線
- Phase 1 of the Development
發展項目第一期
- Phase 2 of the Development
發展項目第二期
- Phase 3A of the Development
發展項目第三A期
- Phase 3B of the Development
發展項目第三B期

Notes:
This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.
備註:
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

Notes 備註:

- To the best of the Vendor's knowledge, the estimated material date for Phase 3A of the Development: 30 June 2024; To the best of the Vendor's knowledge, the estimated material date for Phase 3B of the Development: 30 June 2024 (The material date means the date on which the conditions of 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.)
盡實方所知發展項目的第3A期的預計關鍵日期：2024年6月30日；盡實方所知發展項目的第3B期的預計關鍵日期：2024年6月30日〔關鍵日期〕指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here. Some of the clubhouse and recreational facilities have not been shown on this plan.
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

The provision of clubhouse and recreational facilities are subject to the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of the facilities as shown herein are pending determination and may subject to change, and such names (including clubhouse) may not be identical to the names of such facilities when they are open and will not appear in any of the title documents. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the development can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided the uncompleted phase(s) of the Development. The vendor reserves its rights to alter the clubhouse facilities and the partition, design, layout and use thereof. Fees may be separately charged on the use of the clubhouse and different recreational facilities.
會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者為準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際限制。部分設施及服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途，所顯示的設施名稱有待決定，可能更改，所有設施名稱未必與實際設施(包括會所)日後啟用時的設施名稱相同，且不會出現於任何業權文件中。該等設施(包括會所及附屬康樂設施等)於入伙時未必能即時啟用。部分在此顯示的會所及康樂設施可能設於發展項目尚未落成之期數，賣方保留權利更改會所設施及其間隔、設計、布局及用途。會所及不同康樂設施可能需要另行收費。

- Clubhouse and recreational facilities of the Development include the facilities listed in the table below. The clubhouse and recreational facilities in Phase 3A and Phase 3B may not be built and in operation upon handover of units in Phase 1 and Phase 2.
位於發展項目的會所及康樂設施包括下表所列設施。設於第3A期及第3B期的會所及康樂設施未必能夠在第1期及第2期入伙時建成及啟用。

Phase 1 第1期

Junior Racing Loop (Part)*	小小車手徑 (部份)*
Spider Climber	蜘蛛繩索
Tree Walk (Part)*	探索綠徑 (部份)*
The Waterplay*	魔幻水城*
Montessori Academy	蒙特梭利學堂
Kid's Paradise	童樂世界
BODY N SOUL Gym	BODY N SOUL 健身室
BODY N SOUL Lounge	BODY N SOUL Lounge
BODY N SOUL Yoga	BODY N SOUL 瑜伽室
BODY N SOUL Sports Court	BODY N SOUL 運動場
BODY N SOUL Pool*	BODY N SOUL 室內泳池*
The Lagoon*	The Lagoon*
Runner's Loop (Part)*	環湖跑步徑 (部份)*
COOK N FUN	樂享廚
KOKO Lounge	KOKO Lounge
Alpine Terrace	Alpine Terrace

Phase 2 第2期

KOKO Spa Lounge	KOKO Spa Lounge
Qi Spa Suite	Qi Spa Suite
Tao Yoga	Tao Yoga
Zen Pool*	Zen Pool*

Phase 3A and Phase 3B 第3A期及第3B期

Ceber Room	Ceber Room
Cypress Room	Cypress Room
Redwoods Lounge	Redwoods Lounge
The Voice	巨聲派對
Sparrow Room	燕 - 歡室
Director's Pool*	Director's Pool*
Alpine Chalet	山巒木屋
Maze Climber	樂之迷宮
The Accelerator	極速滑梯
The Accelerator Advance	滑道極限
Contour Fun	山丘彈床
Yoga on The Lawn	綠草瑜伽
KOKO Lawn	KOKO 庭園
Junior Racing Loop (Part)	小小車手徑 (部份)
Tree Walk (Part)	探索綠徑 (部份)
Runner's Loop (Part)	環湖跑步徑 (部份)

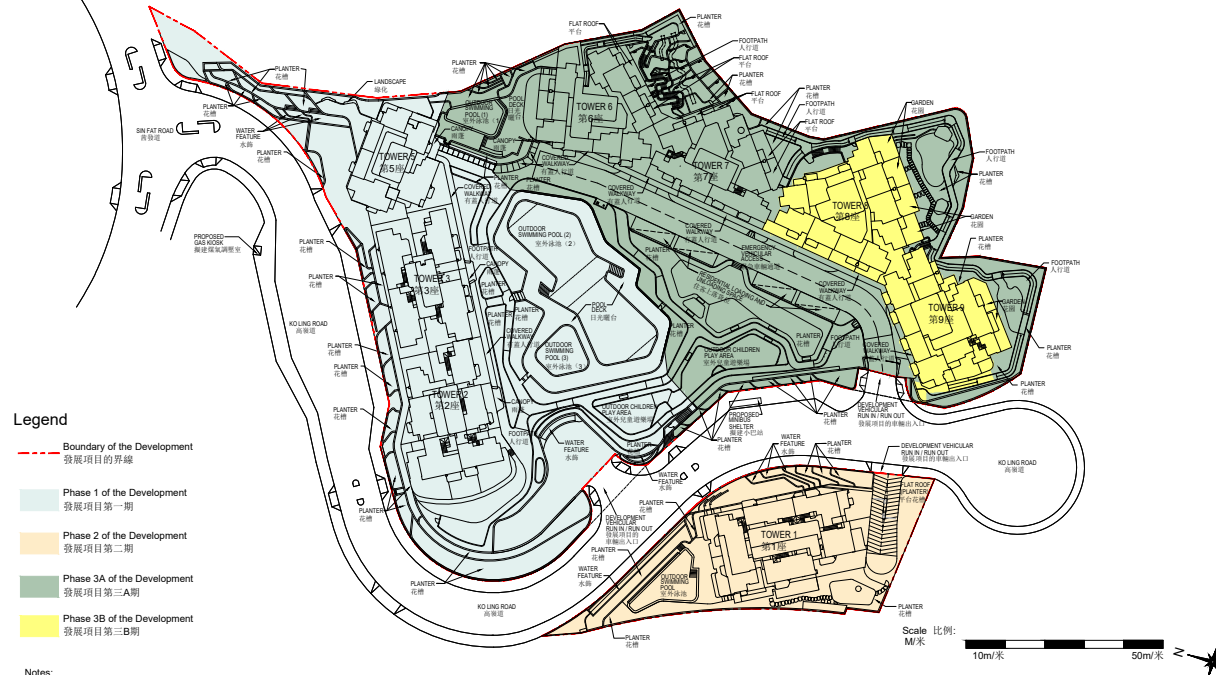
- * The use or operations of swimming pool(s) is subject to various factors such as the consents or permits to be issued by the relevant Government authorities, season, occupancy rate, etc. The swimming pool(s) may not be in operation upon handover of residential properties.
- # Part of this facility is located in subsequent phase(s) of the Development but not Phase 1, and may not be in operation upon handover of Phase 1.

- * 泳池的使用或操作受制於政府有關部門發出之同意書或許可證、季節、入住率等各種因素，於住宅物業入伙時未必能即時啟用。
- # 部分設施位於發展項目隨後期數而非第一期，於第一期入伙時未必能即時啟用。

位置8 No.2 之告示 Notice (s) in Location 8 No.2

Layout Plan
布局圖

Adjacent streets have not been fully shown on this model.
毗鄰街道並無在此模型中完整顯示



Notes 備註：

- To the best of the Vendor's knowledge, the estimated material date for Phase 3A of the Development: 30 June 2024; To the best of the Vendor's knowledge, the estimated material date for Phase 3B of the Development: 30 June 2024 (The material date means the date on which the conditions of 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.)
盡責方所知發展項目的第3A期的預計關鍵日期：2024年6月30日；盡責方所知發展項目的第3B期的預計關鍵日期：2024年6月30日「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here. Some of the clubhouse and recreational facilities have not been shown on this plan.
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

SFRDP-CH-2

位置8 No.3 之告示

Notice (s) in Location 8 No.3

This model is for reference only. This model represents the model maker's impression of the part of the Development and/or the Phase concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase). This model may not be made to scale. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. Gondola systems, and lightning rods, and pipes and air conditioning units, etc. which may exist on the external walls, flat roof, roof, upper roof or common areas of the Development and/or the Phase have been omitted. The surrounding environment and buildings of the Development and/or the Phase may have been simplified or omitted in this model (the streets adjacent to the Development and/or the Phase have not been shown). Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. Ceilings and beams are not provided in this model in order to show the layout and partitions etc. of the clubhouse or the part of the Development and/or the Phase concerned. This model does not represent the floor-to-ceiling height of the actual clubhouse and clubhouse facilities. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment and buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the pool, the lamp posts in the common parts, the lighting features and lightings etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not belong to a part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden and the landscaped areas and the species and numbers of trees and flowers to be provided from time to time.

The provision of clubhouse and recreational facilities are subject to the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of the facilities as shown herein are pending determination and may subject to change, and such names (including clubhouse) may not be identical to the names of such facilities when they are open and will not appear in any of the title documents. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the development can be occupied. Part of the clubhouse and recreational facilities shown herein will be provided in Phase 3A of the Development, and such facilities will be available for use by residents of all phases of the Development. The vendor reserves its rights to alter the clubhouse facilities and the partition, design, layout and use thereof. Fees may be separately charged on the use of the clubhouse and different recreational facilities.

This model is produced with reference to the latest approved building plans of the Development as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The namings in the model are for promotional purpose only, and may not necessarily be used or appear in the building plans, assignments or other title or legal documents. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should refer to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

位置8 No.4 之告示

Notice (s) in Location 8 No.4

此模型只供參考。本模型純屬模型製作者對發展項目及/或期數相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像。此模型並非按照比例製作,發展項目及/或期數的建築物的相對高度/水平可能不合比例,所示地貌與交樓時的狀況亦可能不相同。吊船系統、避雷針和發展項目及/或期數外牆、平台、天台、上層天台或公共地方上可能存在之喉管、空調機等並無於此模型顯示。發展項目及/或期數周邊地區環境及建築物可能經簡化處理或並無於此模型顯示(發展項目及/或期數毗鄰街道並無顯示)。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並無設置天花及橫樑,以便顯示會所或發展項目及/或期數相關部分的布局及間隔等。此模型並不作展示實際會所及會所設施的樓底高度之用。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況,亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布置、鋪裝材料及設計、照明、裝置和布局、顏色、建築設計、規格、特色設施、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明裝置等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款作準。此模型之燈光效果純屬模型製作者之想像或以便展示模型,並非展示發展項目及/或期數或其相關部份實際狀況,其中泳池底部射燈、公用部分燈柱、單位內之燈飾及照明等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分,在此展示的樹木及花卉植物與交樓時的狀況可能不相同,賣方保留權利不時改動園區及園景之設計及所提供之樹木及花卉植物品種及數量。

會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者作準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途,所顯示的設施的名稱有待決定,可能更改,所有設施的名稱未必與實際設施(包括會所)日後啟用時的設施名稱相同,且不會出現於任何業權文件中。該等設施(包括會所及附屬康樂設施等)於入伙時未必能即時啟用。在此顯示的部分會所及康樂設施設於發展項目第3A期,而有關設施可供發展項目所有期數之住客使用。賣方保留權利更改會所設施及其間隔、設計、布局及用途。會所及不同康樂設施可能需要另行收費。

此模型參考製作當日最新之經批准的發展項目的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者作準。模型中之命名僅作推廣之用,未必會用於或出現在建築圖則、樓契或其他業權或法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家應參閱售樓說明書,以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

位置8 No.5 之告示

Notice (s) in Location 8 No.5

This model is for reference only. This model represents the model maker's impression of the Development and/or the Phase or the part of the Development and/or the Phase concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase). The approximate locations of buildings in subsequent phases of the Development are indicated by footprint marking, which do not stimulate the actual height, size, appearance or orientation of such buildings. This model may not be made to scale. The slopes, slope structures and retaining wall may have been omitted or simplified. Gondola systems, and lightning rods, and pipes and air conditioning units, etc. which may exist on the external walls of the Development and/or the Phase have been omitted. The surrounding environment and buildings of the Development and/or the Phase may have been simplified or omitted in this model (the streets adjacent to the Development and/or the Phase have been simplified, the particulars of the streets like pavement railings, street lamps, traffic lights and street furniture, etc. of the same have not been shown). This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment and buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. The garden area displayed in this model may not belong to a part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden and the landscaped areas and the species and numbers of trees and flowers to be provided from time to time.

The provision of clubhouse and recreational facilities are subject to the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of the facilities as shown herein are pending determination and may subject to change, and such names (including clubhouse) may not be identical to the names of such facilities when they are open and will not appear in any of the title documents. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the development can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided in the uncompleted phase(s) of the Development. The vendor reserves its rights to alter the clubhouse facilities and the partition, design, layout and use thereof. Fees may be separately charged on the use of the clubhouse and different recreational facilities.

This model is produced with reference to the latest approved building plans of the Development as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The namings in the model, if any, are for promotional purpose only, and may not necessarily be used or appear in the building plans, assignments or other title or legal documents. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should refer to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

位置8 No.6 之告示

Notice (s) in Location 8 No.6

此模型只供參考。本模型純屬模型製作者對發展項目及/或期數或發展項目及/或期數相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像,其中隨後期數之建築物的大概位置以標記表示,該等標記並非模擬該等建築物之實際高度、大小、外觀或座向等。此模型並非按照比例製作,斜坡、斜坡結構及護土牆並無顯示或經簡化處理。吊船系統、避雷針和發展項目及/或期數外牆上可能存在之喉管、空調機等並無於此模型顯示。發展項目及/或期數周邊地區環境及建築物可能經簡化處理或並無於此模型顯示(發展項目及/或期數毗鄰街道經簡化處理,當中的細節如行人欄杆、街燈、交通燈及街道物品等並無顯示)。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況,亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布置、鋪裝材料及設計、照明、裝置和布局、顏色、建築設計、規格、特色設施、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明裝置等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款為準。此模型之燈光效果純屬模型製作者之想像或以便展示模型,並非展示發展項目及/或期數或其相關部份實際狀況。此模型所展示的園林範圍可能並不屬於會所的一部分,在此展示的樹木及花卉植物與交樓時的狀況可能不相同,賣方保留權利不時改動園區及園景之設計及所提供之樹木及花卉植物品種及數量。

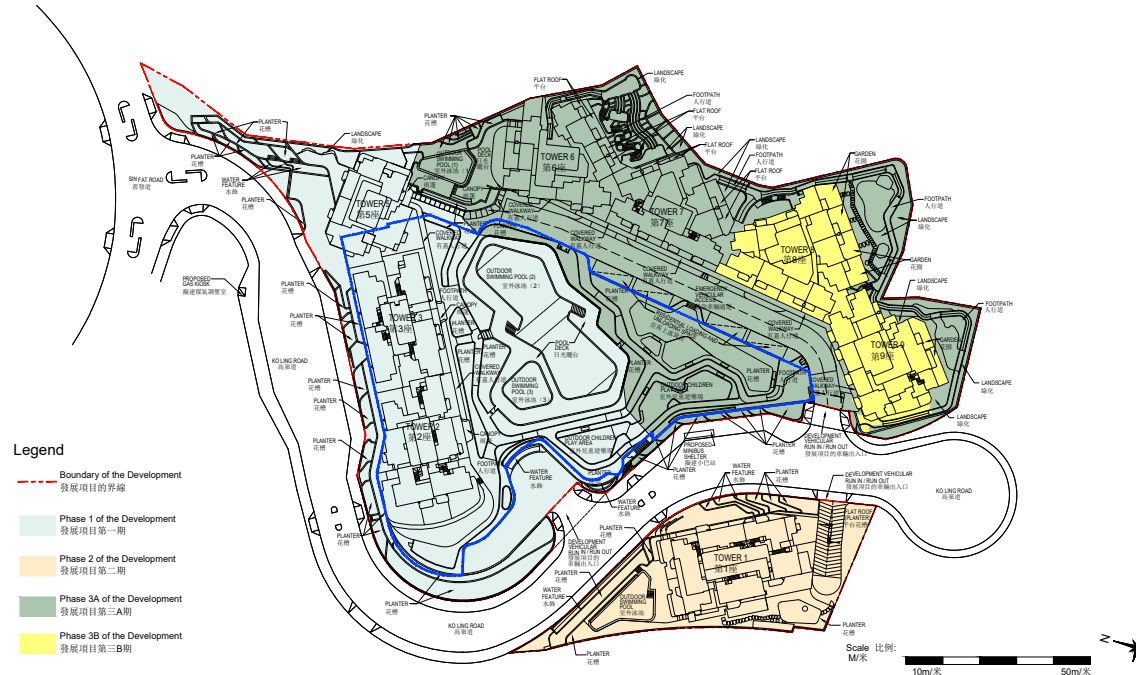
會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者為準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途,所顯示的設施的名稱有待決定,可能更改,所有設施的名稱未必與實際設施(包括會所)日後啟用時的設施名稱相同,且不會出現於任何業權文件中。該等設施(包括會所及附屬康樂設施等)於入伙時未必能即時啟用。部分在此顯示的會所及康樂設施可能設於發展項目尚未落成之期數。賣方保留權利更改會所設施及其間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。

此模型參考製作當日最新之經批准的發展項目的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者為準。模型中之命名(如有)僅作推廣之用,未必會用於或出現在建築圖則、樓契或其他業權或法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家應參閱售樓說明書,以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

位置8 No.7 之告示 Notice (s) in Location 8 No.7

Clubhouse and Recreational Facilities 會所及康樂設施

Tower 2 & Tower 3 & Tower 5, Ground Floor 第2座及第3座及第5座地下



The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with blue dotted line(s) on the plan. Such part of the clubhouse and recreational facilities is situated in the phase(s) of the Development as indicated on the plan. 會所模型顯示發展項目部分之會所及康樂設施，其局部部分於圖中以藍色虛線顯示。該會所及康樂設施之局部位於圖中顯示的發展項目之期數中。

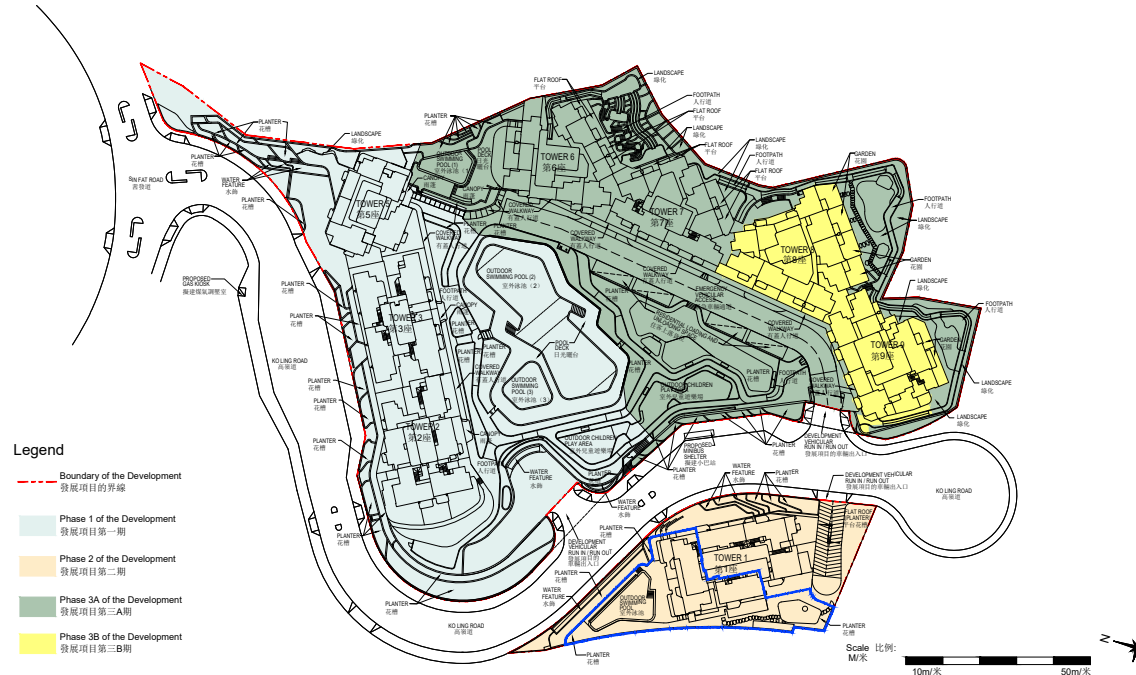
Notes:
This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan. The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註:
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。會所及康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及康樂設施於發展項目及/或期數入伙時未必能即供使用。會所及康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上。有關名稱可能在發展項目及/或期數落成時或此後有所改變。賣方並無作出任何不論明示或暗示的契約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本圖模型僅供參考之用並以相關政府部門最後批發之圖則為準。相關服務之細節及提供以管理公司及/或有關服務供應商之安排與決定為準。相關服務可能需另行收費。賣方不就此提供、服務時間、收費及其他細節作出任何契約、承諾、陳述或保證。本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

位置8 No.8 之告示 Notice (s) in Location 8 No.8

Clubhouse and Recreational Facilities
會所及康樂設施

Tower 1, 1st Floor
第1座1樓



The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated by blue dotted line(s) on the plan. Such part of the clubhouse and recreational facilities is situated in the phase(s) of the Development as indicated on the plan. 會所模型顯示發展項目部分之會所及康樂設施，其局部分於圖中以藍色虛線顯示。該會所及康樂設施之局部分位於圖中顯示之發展項目之期數中。

Notes:

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan. The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註：

本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。會所及康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及康樂設施於發展項目及/或期數入伙時未必能即使用。會所及康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上。有關名稱可能在發展項目及/或期數落成時或此後有所改變。賣方並無作出任何不論明示或暗示的契約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本圖僅供參考之用並以相關政府部門最後批發之圖則為準。相關服務之細節及提供以管理公司及/或有關服務供應商之安排與決定為準。相關服務可能需額外收費。賣方不就其提供、服務時間、收費及其他細節出任何契約、承諾、陳述或保證。本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

位置8 No.9 之告示

Notice (s) in Location 8 No.9

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

This model is only intended to promote the sale of specified residential properties in Phase 3A of the Development.

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Searief Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.) This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor.

Date of production: 10 January 2023

位置8 No.10 之告示

Notice (s) in Location 8 No.10

如本模型被視作構成廣告或宣傳資料，則本告示適用：

此模型僅為促銷發展項目第3A期之指明住宅物業。

發展項目期數名稱：KOKO HILLS發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計（國際）有限公司 | 期數的承建商：協興建築有限公司 | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告／宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。| 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布。

製作日期：2023年1月10日

SFRDP-CH-10

位置9 No.1 之告示 Notice (s) in Location 9 No.1

This model is not in scale and does not reflect the actual location, distance, boundary, height, topography, design, user, condition or architecture of the Development/Phase, the surrounding area of the Development/Phase or other area, landscape or any building or facility. This model is for reference only. Marks in respect of railway stations are for showing of the approximate vicinity of the relevant railway stations. Marks in respect of other roads, railways, tunnels, highways, ports, connective lines, districts and Development/Phase are for showing of their approximate location. This model is presented in a simplified manner and only highlights part of the railways, railway stations, buildings, facilities, roads, environment and Development/Phase and some railways, railway stations, buildings, facilities, roads, environment and Development/Phase have been omitted. Some buildings are indicated by footprint marking, which only show the approximate location of the relevant buildings, but do not stimulate the actual height, size, appearance or orientation of such buildings. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development/Phase or the part thereof concerned or any of the surrounding environment. This model and its components do not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term whether express or implied (whether related to view or not). Those existing, future or tentative buildings, facilities and systems as displayed in this model reflect the status as at the date of production of this model only. They may not appear or may not be constructed at all, or may be subject to change from time to time. They may be changed, altered or may not be completed or open for use at the time when the Development/Phase is completed for occupation, and their physical state after completion may be different from those as shown in this model. For reference only.

SFRDP-CM-1

位置9 No.2 之告示 Notice (s) in Location 9 No.2

此模型並非按照比例製作，並不反映本發展項目/期數或其周邊或其他地區、地貌或任何建築物或設施的真實位置、距離、邊界、高度、地型、設計、用途、狀況或建築，僅供參考。鐵路站的標記只表示相關鐵路站大概的座落地點。任何其他的道路、鐵路、隧道、幹線、口岸、接線、地區及發展項目/期數的標記只表示其大概的座落位置。此模型經簡化處理，只顯示或突顯部分鐵路、鐵路站、建築物、設施、道路、環境及發展項目/期數，並未有顯示所有鐵路、鐵路站、建築物、設施、道路、環境及發展項目/期數。部份建築物以標記形式顯示，只表示相關建築物大概的位置，並非模擬該等建築物之實際高度、大小、外觀或座向等。此模型之燈光效果純屬模型製作者之想像或以便展示模型，並非展示本發展項目/期數或其相關部分或其周邊環境實際狀況。此模型及其部件並不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述、承諾、保證或合約條款（不論是否與景觀有關）。此模型所展示之現有、未來或擬建的建築物、設施及系統等乃反映此模型製作日期之狀況，可能未必出現或興建，或不時更改，於發展項目/期數入伙時亦可能有所更改、變動或尚未完成或啟用，其完成後之狀況與此模型所述者可能不同，僅供參考。

SFRDP-CM-2

位置9 No.7 之告示

Notice (s) in Location 9 No.7

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor.

Date of production: 26 October 2022

SFRDP-CM-7

位置9 No.8 之告示

Notice (s) in Location 9 No.8

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：KOKO HILLS發展項目(「發展項目」)的第3A期稱為「KOKO ROSSO」(「期數」)。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計(國際)有限公司|期數的承建商：協興建築有限公司|就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日(「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)。 | 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。|詳情請參閱售樓說明書。|本廣告由賣方發布。

製作日期：2022年10月26日

SFRDP-CM-8

位置9 No.9 之告示 Notice (s) in Location 9 No.9

“To Lam Tin Station (approximate 4 minutes)” is the estimated walking time calculated based on departure from the entrance of Phase 1 of the Development, and assessed and calculated by independent traffic consultant (Date of assessment: 26 September 2022), for reference only. The actual travelling time is subject to volume of people, weather, road condition and actual traffic conditions as well as individual circumstances.

「步行往藍田站約4分鐘」指以發展項目第1期入口為起點計的預計步程，由獨立交通顧問評估及計算得出(評估日期：2022年9月26日)，僅供參考。實際交通時間受人流、天氣、路面及實際交通情況及個人因素等限制。

SFRDP-CM-9

位置9 No.10 之告示
Notice (s) in Location 9 No.10

This advertisement is only intended to promote the sale of specified residential properties in Phase 3A of KOKO HILLS Development (KOKO ROSSO). All other projects mentioned herein are not related to the Development and/or the Phase and are for reference only.

本廣告僅為促銷KOKO HILLS發展項目第3A期(KOKO ROSSO)之指明住宅物業。所述之其他項目與發展項目及/或期數無關，僅供參考。

SFRDP-CM-10

位置9 No.11 之告示 Notice (s) in Location 9 No.11

The future or proposed infrastructure projects, commercial projects, buildings and/or facilities mentioned are still under construction or planning, which may not be completed and opened upon handover of units of the Development and/or the Phase (or only partially completed and opened). The details of such infrastructure projects, commercial projects, buildings and/or facilities may change from time to time, and shall be subject to the final decision by the relevant Government departments or private institutions. Their conditions upon completion may be different from as described in the advertisement / promotional material. Such infrastructure projects, commercial projects, buildings and/or facilities are not part of the Development and/or the Phase, and are not related to the Development and/or the Phase. The Vendor does not make any express or implied offer, representation, undertaking or warranty as to whether the construction of such infrastructure projects, commercial projects, buildings and/or facilities will be confirmed and their final details (including but not limited to their planning, design, locations, completion and opening dates).

所述之未來或擬建基建項目、商業項目、建築物及/或設施仍在興建或規劃中，於發展項目及/或期數入伙時可能尚未落成及啟用（或僅部分落成及啟用）。該等基建項目、商業項目、建築物及/或設施之詳情（包括但不限於其規劃、設計、位置、落成及啟用日期）可能不時更改，並以相關政府部門或私人機構最終決定者為準，完成後之狀況亦可能與本廣告/宣傳資料所述者有所不同。該等基建項目、商業項目、建築物及/或設施並非發展項目及/或期數一部分，亦與發展項目及/或期數無關。賣方對該等基建項目、商業項目、建築物及/或設施最終會否落實興建及其最終之詳情（包括但不限於其規劃、設計、位置、落成及啟用日期）並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

SFRDP-CM-11

位置9 No.12 之告示

Notice (s) in Location 9 No.12

資料來源：

1. 啟德車站廣場一期：<https://www.info.gov.hk/gia/general/202112/06/P2021120600630.htm>
啟德車站廣場二期：<https://www.archsd.gov.hk/tc/projects/capital-projects-under-detail/467RO.html>
2. 都會公園：規劃署《啟德規劃檢討－經修訂的初步發展大綱圖報告書》[http://www.pland.gov.hk/pland_en/p_study/prog_s/sek_09/website_chib5_eng/chinese_b5/Revised%20PODP%20Report%20\(Chi\).pdf](http://www.pland.gov.hk/pland_en/p_study/prog_s/sek_09/website_chib5_eng/chinese_b5/Revised%20PODP%20Report%20(Chi).pdf)
3. 啟德體育園：啟德體育園網站 (<https://kaitakSPORTSPARK.hk/>)
4. SOGO崇光百貨：《利福國際集團有限公司2020年報》(https://media.lifestylehk.com.hk/2021033017080276229680831_tc.pdf)
5. AIRSIDE：<https://www.airside.com.hk/en>
6. 水上活動中心：香港01 《啟德水上活動中心正式成立》 (<https://www.hk01.com/sns/article/609741>)
7. 油塘灣綜合發展區：https://www.hfc.org.hk/filemanager/files/TFKLN_20111019_ppt_item4.pdf

預計駕車交通時間以高嶺道為起點計，由獨立交通顧問評估及計算得出（評估日期：2022年9月26日），僅供參考。在評估及計算交通時間時，獨立交通顧問採用之行車路線或會包括一些未落成的道路（包括但不限於中九龍幹線及T2主幹道），而該等未落成的道路在發展項目及/或期數入伙時可能尚未通車。實際交通時間受人流、天氣、路面及實際交通情況及個人因素等限制，可能因應交通情況而有所不同。

位置9 No.13 之告示

Notice (s) in Location 9 No.13

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor.

Date of production: 10 January 2023

SFRDP-CM-13

位置9 No.14 之告示

Notice (s) in Location 9 No.14

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：KOKO HILLS發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計（國際）有限公司 | 期數的承建商：協興建築有限公司 | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。 | 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布。

製作日期：2023年1月10日

SFRDP-CM-14

位置10 No.1 之告示

Notice (s) in Location 10 No.1

此模型以製作當日第7座25樓及天台A單位之最新經批准的建築圖則為基礎製作。此模型只供參考或識別之用，亦純屬模型製作者對有關住宅單位(及並非期數及/或發展項目任何其他部分及其周邊地區環境和景觀)之想像。模型可能並非按照比例製作，亦不反映實際住宅單位的樓底高度。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關空間之實際相對位置、高度、樓層、方向和距離。期數及/或發展項目外牆上可能存在之喉管、管線、空調機、其他機電設施及裝置等並無於此模型顯示或有所改動。此模型中有部分將會實際出現於住宅單位的門戶在此並無設置，亦無設置天花及橫樑，以便顯示住宅單位或本發展項目及/或期數相關部分的布局及間隔等。買方如欲就有關之住宅單位拆走或更改任何內部間隔或改動其佈局、間隔及/或裝置須向政府有關部門申請(如須)，亦須符合建築物條例、其他法例及公契/副公契(如有)之規定，賣方對此並無任何陳述、保證及承諾。就上述事宜買方請諮詢有關專業人士之意見。此模型所展示之裝置、裝修物料、設備、傢具、家居用品、植物、園林設計及照明裝置只示意個別設計師的設計理念，並可能與實際單位所提供(如有)不同。賣方保留修改及轉換此等裝置、裝修物料、設備、傢具、家居用品、植物、園林設計及照明裝置以及整體設計布局而不作事先通知的權利。在不影響前述規定的一般性的前提下，在本模型所示的家具將不會於交付住宅物業予買方時提供。交付住宅物業時的實際提供(如有)以買賣合約為準。賣方亦保留權利改動建築圖則。建築圖則以有關政府部門最後批准者為準。此模型並不構成亦不得被詮釋為構成任何要約、承諾、陳述、保證或合約條款(不論明示或暗示)。準買方如欲了解期數及/或發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按《一手住宅物業銷售條例》(第621章)第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

DP-KKH3-SU-T7A25-1

位置10 No.2 之告示 Notice (s) in Location 10 No.2

This model is prepared in accordance with the latest approved building plans of Flat A on 25th Floor and Roof of Tower 7 as at the production date. This model is for reference or identification purpose only, and only represents the model maker's impression of the residential unit(s) concerned (and not any other part of the Phase and/or the development nor the surrounding environment or view of the Phase and/or the Development). The model may not be made to scale, and does not represent the floor to ceiling height of the actual residential unit(s). The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative locations, heights, levels, orientation and distances of the relevant spaces shown. Service pipes, utility lines, air-conditioners, other mechanical and electrical facilities and installations etc. which may exist on the external walls of the Phase and/or the Development have been omitted or modified. Certain doors which would actually exist in the residential unit(s) are not provided in this model, and ceilings and beams are not provided in this model, in order to show the layout and partitions etc. of the residential unit(s) or the part of the Development and/or the Phase concerned. Should purchasers remove or alter any internal partition or make alteration to the layout, partition and/or fittings of the relevant residential unit(s), they should submit applications to relevant Government authorities for approval (where necessary) and comply with the Buildings Ordinance and other ordinance(s) and regulations as well as the provisions in the deed of mutual covenant/sub deed of mutual covenant (if any). The vendor gives no representation, warranty or undertaking to purchasers in these respects. Purchasers are advised to consult relevant professionals regarding the aforesaid matters. Fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features shown in this model are indicative only of a designer's design concept and may not be the same as those, if any, to be provided in the actual unit(s) concerned. The vendor reserves the right to make modifications and changes to these fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features, and to the general design layout without prior notice. Without prejudice to the generality of the foregoing, the furniture indicated in this model will not be provided at handover of the residential property to the purchaser. Actual provisions (if any) at handover of the residential property are subject to the agreements for sale and purchase. The vendor also reserves the right to alter the building plans. The building plans are subject to the final approvals of the relevant Government authorities. This model does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term whether expressed or implied. Prospective purchasers should make reference to the sales brochures for details of the Phase and/or 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. The saleable area and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

DP-KKH3-SU-T7A25-2

位置10 No.3 之告示

Notice (s) in Location 10 No.3

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：KOKO HILLS發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計（國際）有限公司 | 期數的承建商：協興建築有限公司 | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告／宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。| 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布。

製作日期：2022年10月26日

DP-KKH3-SU-T7A25-3

位置10 No.4 之告示

Notice (s) in Location 10 No.4

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor.

Date of production: 26 October 2022

DP-KKH3-SU-T7A25-4

位置11 No.1 之告示

Notice (s) in Location 11 No.1

This model is for reference only. This model represents the model maker's impression of the part of the Development and/or the Phase concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase). This model may not be made to scale. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. Gondola systems, and lightning rods, and pipes and air conditioning units, etc. which may exist on the external walls, flat roof, roof, upper roof or common areas of the Development and/or the Phase have been omitted. The surrounding environment and buildings of the Development and/or the Phase may have been simplified or omitted in this model (the streets adjacent to the Development and/or the Phase have not been shown). Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. Ceilings and beams are not provided in this model in order to show the layout and partitions etc. of the clubhouse or the part of the Development and/or the Phase concerned. This model does not represent the floor-to-ceiling height of the actual clubhouse and clubhouse facilities. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment and buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the pool, the lamp posts in the common parts, the lighting features and lightings etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not belong to a part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden and the landscaped areas and the species and numbers of trees and flowers to be provided from time to time.

The provision of clubhouse and recreational facilities are subject to the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of the facilities as shown herein are pending determination and may subject to change, and such names (including clubhouse) may not be identical to the names of such facilities when they are open and will not appear in any of the title documents. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the development can be occupied. Part of the clubhouse and recreational facilities shown herein will be provided in Phase 3A of the Development, and such facilities will be available for use by residents of all phases of the Development. The vendor reserves its rights to alter the clubhouse facilities and the partition, design, layout and use thereof. Fees may be separately charged on the use of the clubhouse and different recreational facilities.

This model is produced with reference to the latest approved building plans of the Development as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The namings in the model are for promotional purpose only, and may not necessarily be used or appear in the building plans, assignments or other title or legal documents. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should refer to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

Model Scale: 1:25

SFRDP-DV-1

位置11 No.2 之告示

Notice (s) in Location 11 No.2

此模型只供參考。本模型純屬模型製作者對發展項目及/或期數相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像。此模型並非按照比例製作,發展項目及/或期數的建築物的相對高度/水平可能不合比例,所示地貌與交樓時的狀況亦可能不相同。吊船系統、避雷針和發展項目及/或期數外牆、平台、天台、上層天台或公共地方上可能存在之喉管、空調機等並無於此模型顯示。發展項目及/或期數周邊地區環境及建築物可能經簡化處理或並無於此模型顯示(本發展項目及/或期數毗鄰街道並無顯示)。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並無設置天花及橫樑,以便顯示會所或本發展項目及/或期數相關部分的布局及間隔等。此模型並不作展示實際會所及會所設施的樓底高度之用。此模型並非模擬亦不反映發展項目及/或期數任何部份之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況,亦非用以說明本發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布置、鋪裝材料及設計、照明、裝置和布局、顏色、建築設計、規格、特色設施、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明、裝置等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款為準。此模型之燈光效果純屬模型製作者之想像或以便展示模型,並非展示發展項目及/或期數或其相關部份實際狀況,其中泳池底部射燈、公用部分燈柱、燈飾及照明等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分,在此展示的樹木及花卉植物與交樓時的狀況可能不相同,賣方保留權利不時改動園區及園景之設計及所提供之樹木及花卉植物品種及數量。

會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者為準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途,所顯示的設施的名稱有待決定,可能更改,所有設施的名稱未必與實際設施(包括會所)日後啟用時的設施名稱相同,且不會出現於任何業權文件中。該等設施(包括會所及附屬康樂設施等)於入伙時未必能即時啟用。在此顯示的部分會所及康樂設施可能設於發展項目第3A期,而有關設施可供發展項目所有期數之住客使用。賣方保留權利更改會所設施及其間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。

此模型參考製作當日最新之經批准的發展項目的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部份之設計。建築圖則以有關政府部門最後批准者為準。模型中之命名僅作推廣之用,未必會用於或出現在建築圖則、樓契或其他業權或法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家應參閱售樓說明書,以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

模型比例: 1:25

位置11 No.3 之告示

Notice (s) in Location 11 No.3

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

This model is only intended to promote the sale of specified residential properties in Phase 3A of the Development.

Name of the Phase of the Development: KOKO HILLS Development (“Development”), Phase 3A of which is called “KOKO ROSSO” (the “Phase”).

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: No. 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokorosso.hk

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: Golden Centurion Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited | Authorized Person for the Phase: Chiu Wai Man | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: WCWP International Limited | Building Contractor for the Phase: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any 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: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 30 June 2024 (The material date means the date on which the conditions of 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.) This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor. Date of production: 27 October 2022

SFRDP-DV-3

位置11 No.4 之告示 Notice (s) in Location 11 No.4

如本模型被視作構成廣告或宣傳資料，則本告示適用：

此模型僅為促銷發展項目第3A期之指明住宅物業。

發展項目期數名稱：KOKO HILLS 發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）。

區域：茶果嶺、油塘、鯉魚門 | 街道名稱及由差餉物業估價署署長編配的門牌號數：高嶺道3號 | 期數指定的互聯網網站網址：www.kokorosso.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Golden Centurion Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited | 期數的認可人士：趙慧敏 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：胡周黃建築設計（國際）有限公司 | 期數的承建商：協興建築有限公司 | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2024年6月30日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。| 賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布。製作日期：2022年10月27日