



[PRESS RELEASE – FOR IMMEDIATE RELEASE]

**LA MONTAGNE, THE SOUTHSIDE Phase 4A, Issues Price List No.1**  
*Prestigious new residential project, showcases the Southern District lifestyle*

[Hong Kong, 4 July 2023] LA MONTAGNE, THE SOUTHSIDE's Phase 4A, jointly developed by Kerry Properties, Sino Land, Swire Properties and the MTR Corporation, officially issued its Price List No.1 today, with 88 units<sup>7</sup> for sale in a wide variety of layouts<sup>5</sup> ranging from 1-bedroom to 3-bedroom. In total, there are 12 one-bedroom, 60 two-bedroom and 16 three-bedroom apartments on the list, with saleable areas ranging from 403 sq ft to 914 sq ft<sup>6</sup>. Prices start from HKD11,789,000<sup>7</sup>, or HKD29,253 per saleable sq ft<sup>7</sup> before special discounts. The lowest price (after maximum discount<sup>8</sup>) for a 403 saleable sq ft 1-bedroom unit – HKD9,667,000<sup>9</sup>, or HKD23,988 per saleable sq ft<sup>10</sup>.

Mr. Calvin Tong, Director and General Manager, Hong Kong of Kerry Properties (H.K.) Limited, said, "LA MONTAGNE is situated at an exclusive location in the Southern District, with proximity to other renowned luxury residential areas such as Deep Water Bay<sup>4</sup>, Repulse Bay<sup>4</sup> and Shouson Hill<sup>4</sup>. Featuring an elegant and distinguished style, LA MONTAGNE is seamlessly connected<sup>3</sup> to THE SOUTHSIDE, the district's largest MTR landmark shopping mall<sup>3</sup>, which boasts an area of over 500,000 sq ft and offers extraordinary development potential. Following a media tour of LA MONTAGNE 's show flat, we have officially issued Price List No. 1 today, consisting of 88 units<sup>7</sup>. We're confident that our highly anticipated project is set to be popular among potential homeowners."

Mr. Victor Tin, Executive Director of Sino Land, said, "LA MONTAGNE enjoys the full benefits of being an MTR property development project – one that seamlessly integrates residential, commercial and creative elements, as well as the latest trends, making it the talk of the town. Our team of renowned architects and designers have spared no effort in creating a residential offering that is exceptional from planning, construction, exterior design, interior decoration to materials and amenities<sup>5</sup> with the goal to create a luxurious, elegant, comfortable and landmark residential property. Since the issue of the sales brochure, LA MONTAGNE has attracted much market attention. As we issue Price List No.1 today, the multiple payment methods along with the various discounts and incentives are sure to appeal to buyers."



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Mr. Adrian To, Director, Residential at Swire Properties, said: “We’re delighted to issue Price List No. 1 and officially kick off sales for this highly anticipated premium residential development. Located at a prime location with stunning views of Deep Water Bay, Repulse Bay and Shouson Hill<sup>1,4</sup>, LA MONTAGNE also enjoys access to a comprehensive railway network<sup>2</sup> and is just two stations from MTR Admiralty Station<sup>2</sup>. The available one- to three-bedroom apartments – with the large variety of sizes and layouts – will appeal to prospective buyers and investors alike. With the overall attractive packages, we’re confident that LA MONTAGNE’s many offerings will generate strong market interest.”

The LA MONTAGNE Phase 4A’s Price List No.1 presents potential buyers with a range of special offers<sup>7</sup>. For example, if a buyer chooses the 120-day Cash Payment Plan (6% discount) and combines it with the “Early Bird” Discount (2% discount), “Superior southside living” Benefit (3% discount), “Kerry Homes Member” Benefit (1% discount), “Sino Club Member” Benefit (1% discount), “The latest news and happenings from Swire Properties” Benefit (1% discount), and “Subsidy of Stamp Duty” Benefit (4% discount), buyers can enjoy a discount of up to 18% in total<sup>8</sup>.

In terms of total price, the unit with the lowest price on the price list is Unit G on 6/F of Tower 2A, a 1-bedroom<sup>5</sup> layout of 403 saleable sq ft<sup>6</sup>. With the maximum 18% discount<sup>8</sup>, the original price of HKD11,789,000<sup>7</sup> is reduced to HKD9,667,000<sup>9</sup>, or HKD23,988<sup>10</sup> per saleable sq ft.

The 2-bedroom unit with the lowest price on the price list is Unit A on 6/F of Tower 2A with an area of 517 saleable sq ft<sup>6</sup>. With the maximum 18% discount<sup>8</sup>, the original price of HKD15,636,000<sup>7</sup> is reduced to HKD12,821,600<sup>9</sup>, or HKD24,800<sup>10</sup> per saleable sq ft.

The 3-bedroom unit with the lowest price on the price list is Unit A on 6/F of Tower 2B with a design of 914 saleable sq ft<sup>6</sup>. With the maximum 18%<sup>8</sup> discount, the original price of HKD32,656,000<sup>7</sup> drops to HKD26,778,000<sup>9</sup>, or HKD29,298<sup>10</sup> per saleable sq ft.

Phase 4A of LA MONTAGNE provides 432 units and features a wide range of layouts<sup>5</sup> including one- to three-bedroom apartments, with the majority being two- and three-bedroom units. There are also 16 special units designed to cater to the needs of families<sup>5</sup>.

– END –





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Notes:

1. The relevant description is only a general description of the surrounding environment of the Phase or the view from specific residential units in the Phase. It does not reflect the view from all or any residential units of the Phase or any parts of the Phase, and is for reference only. The view from a residential unit may be affected by the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment, and the surrounding environment, buildings and facilities may change from time to time. This shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, from the Vendor (whether or not relating to the view). The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby.
2. "Comprehensive railway network" / "two stations from MTR Admiralty Station" refers to there being two MTR stations from Wong Chuk Hang Station along South Island Line to Admiralty Station via Ocean Park Station and Admiralty Station being the interchange station for Tsuen Wan Line, Island Line, South Island Line and East Rail Line (four lines in total); Source of information: MTR Corporation Limited <https://www.mtr.com.hk> (Date of retrieval: 14 March 2023).
3. "Seamlessly connected" is only a general description. There is passage connecting different phases of the Development to the shopping mall and Wong Chuk Hang Station. The part of the passage connecting Phase 4 to Wong Chuk Hang Station and the future shopping mall may not be used upon completion of the Phase. The Vendor does not give any offer, undertaking, representation or warranty, whether express or implied, as to the completion and usage of such passage. The mall is located in Phase 3 of the Development and is not situated within the Phase or forming part of the Phase. The mall is still under planning/ construction. MTR Corporation Limited (as Owner) reserves the right to decide and/or change the opening and/or commissioning dates of the mall and any of its facilities. The estimated completion date is for reference only, and the mall may be completed earlier or later than expected. The user of the mall and its parts may change from time to time. The mall may not have been completed and/or opened upon completion and handover of the Phase and may be different from that as depicted in this advertisement/ promotional material upon its completion. The Vendor does not give any offer, undertaking, representation or warranty, whether express or implied, as to whether or not there will be any shops and the kinds of shops in the mall. The design, area and facilities of the mall are subject to the latest approved building plans and final approval of the relevant Government departments. The name of the mall may change from time to time and may not be used or provided in the Deed of Mutual Covenants and other title deeds. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. All information above is for reference only. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied, in relation to the above. "The district's largest MTR landmark shopping mall" means the result after comparing The SOUTHSIDE shopping mall with those which are completed and going to be completed as of the date of production of this advertisement/promotional material. The aforementioned situation may change from time to time and is for reference only. This shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, from the Vendor. Source of information: [https://www.mtr.com.hk/ch/corporate/properties/sil\\_wongchukhang.html](https://www.mtr.com.hk/ch/corporate/properties/sil_wongchukhang.html) (Date of retrieval: 14 March 2023).
4. The area in which the Phase is situated is Aberdeen & Ap Lei Chau Outline Zoning Plan (No. S/H15/33). The relevant places, buildings, and facilities are not related to the Phase and may not be within the same area of the Outline Zoning Plan as the Phase. The relevant information reflects the situation as of the date of printing of this advertisement/ promotional material, and may no longer be applicable due to changes of different factors from time to time. The description only provides a general description of the surrounding environment of the Phase and does not reflect the view that all or any residential properties of the Phase or other parts may enjoy. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied, as to the view. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. The Vendor reserves the right to alter the design and the building plans of, and the number, unit type, layout and saleable area of the residential units in the Phase. The relevant details are subject to the final approval of the relevant Government departments. Please refer to the sales brochure for details. "Special units" refer to residential units that are held with a garden, a flat roof, a roof and/or a stairhood.
6. The saleable area (including the floor area of balcony, utility platform and verandah, if any) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. Please refer to the sales brochure for details.
7. Please refer to Price List No.1 issued by the vendor on 4th July 2023 for details. The relevant discount, gift, financial benefits and benefits shall be based on Price List No.1 and the terms and conditions of the relevant transaction documents. The Vendor reserves the right to change the payment terms, discount, gift, financial benefits or benefits from time to time and the residential properties may be sold in different period of time. The relevant purchasers may not choose or obtain the relevant payment terms, discount, gift, financial benefits or benefits as mentioned in this advertisement/ promotional material. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied, as to when the residential properties will be sold and the no. of residential properties to be sold, subject to the information on sales arrangements issued and/or revised by the Vendor from time to time.



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8. Maximum 18% discount refers to the sum of all the discounts listed out and based on the terms including (A) 120-day Cash Payment Plan (6% discount from the Price), "Early Bird" Discount (2% discount from the Price), "Superior southside living" Benefit (3% discount from the Price), "Kerry Homes Member" Benefit (1% discount from the Price), "Sino Club Member" Benefit (1% discount from the Price), "The latest news and happenings from Swire Properties" Benefit (1% discount from the Price) and "Subsidy of Stamp Duty" Benefit (4% discount from the Price) as listed in (4)(i) / (4)(ii) of Price List No.1, please refer to Price List No.1 for details. The relevant purchasers may not choose or obtain any or all of the relevant payment terms, discount, gift, financial benefits or benefits, the relevant discount is based on the relevant price list and transaction terms, the Vendor gives no offer, undertaking, representation or warranty, whether express or implied, as to whether the relevant purchaser can choose or obtain any or all of the above discount. The Vendor reserves the right to change the payment terms, discount, gift, financial benefits or benefits from time to time and the residential properties may be sold in different period of time, the relevant purchasers may not choose or obtain the relevant payment terms, discount, gift, financial benefits or benefits as mentioned in this advertisement/ promotional materials.

9. The aforementioned discounted price is only applicable to Unit G on 6/F of Tower 2A , Unit A on 6/F of Tower 2A, Unit A on 6/F of Tower 2B and it refers to the transaction price (i.e. the price as listed in the preliminary agreement for sale and purchase) after applying the highest discount rate of 18% referred to in remark no.8 above to the price of the relevant unit as set out in Price List No.1 (rounded up to nearest hundred).

10. The aforementioned discounted unit rate (in saleable area) is only applicable to Unit G on 6/F of Tower 2A , Unit A on 6/F of Tower 2A, Unit A on 6/F of Tower 2B and it refers to unit rate based on the transaction price (i.e. the price as listed in the preliminary agreement for sale and purchase) after applying the highest discount rate of 18% referred to in remark no.8 above to the price of the relevant unit as set out in Price List No.1 (rounded up to nearest hundred) and the discount unit rate is calculated by dividing the said transaction price (after discount) with the saleable area of that unit, rounding off to the nearest single digit.

Please refer to Price List No.1 for the details of all the payment terms, discount and benefits, and all the price, payment terms, discount, gift, financial benefits and benefits shall be subject to the relevant price list and transaction terms. The Vendor reserves the right to change the price, payment terms, discount, gift, financial benefits or benefits from time to time of different residential properties and different residential properties shall be sold in different period of time, the relevant purchaser may or may not purchase the residential units as mentioned in this advertisement/ promotional material and may not choose or obtain the relevant payment terms, discount, gift, financial benefits or benefits as set out in this advertisement/ promotional material. The market changes from time to time (including the sales launch of different residential projects, the changes the relevant payment terms, discount, gift, financial benefits or benefits of different residential projects), thus the pricing, discount, benefits and other content may be different from the actual situation and may not be applicable.

Market conditions may change from time to time. Prospective purchasers shall consider their own 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.



### **About Kerry Properties**

Kerry Properties (HKEx: 683) is a leading property investment and development company operating in Mainland China and Hong Kong. Leveraging on its decades of experience, expertise and brand equity in property development, the company focuses on building high-quality residences and mixed-use projects in prime locations of the major cities. It also owns and operates a premier investment portfolio of office, commercial and residential properties in prestigious neighbourhoods.

Kerry Properties has been recognised in reputable sustainability benchmarks and ESG investment indexes with its unremitting efforts in sustainability. The Company has obtained the highest 5-Star Rating from the Global Real Estate Sustainability Benchmark (GRESB), and is a constituent of the FTSE4Good Index Series, Hang Seng Corporate Sustainability Index Series and Hang Seng ESG 50 Index.

### **About Sino Land Company Limited**

Established in 1971, Sino Group comprises three listed companies –Sino Land Company Limited (HKSE: 0083), Tsim Sha Tsui Properties Limited (HKSE: 0247), Sino Hotels (Holdings) Limited (HKSE: 1221) and private companies held by the Ng Family.

Sino Land Company Limited (HKSE: 083) is one of the leading property developers in Hong Kong. Its core business includes development of properties for sale and investment, and is complemented by a full spectrum of property business ranging hotel operations to property services, encompassing property management, car park management, cleaning and environmental services, security services as well as hospitality services. The company had a balanced land bank of approximately 20.2 million sq ft (attributable) in Hong Kong, Mainland China, Singapore and Sydney as at 31 December 2022, comprising 5.7 million sq ft of properties under development, 12.7 million sq ft of properties for investment and hotels, and 1.8 million sq ft of properties held for sale.

As a committed corporate citizen, Sino Land has been actively participating in community services and green activities as well as arts and culture events. It has been a constituent member of the Hang Seng Corporate Sustainability Index Series since September 2012 and a constituent member of Hang Seng ESG 50 Index since July 2020 for its continual efforts in promoting sustainability.

### **About Swire Properties**

Swire Properties develops and manages commercial, retail, hotel and residential properties, with a particular focus on mixed-use developments in prime locations at major mass transportation intersections. The Company is listed on the Main Board of the Stock Exchange of Hong Kong and its investment portfolio in the city comprises Taikoo Place, Pacific Place, Cityplaza and Citygate. Swire Properties' completed portfolio in Hong Kong covers approximately 16.6 million sq ft (approximately 1.54 million sqm) of space.

In the Chinese Mainland, Swire Properties has six completed mixed-use developments in Beijing, Shanghai, Guangzhou and Chengdu, totalling approximately 13.9 million sq ft (approximately 1.3 million sqm) of space; and three projects under development in Beijing, Xi'an and Sanya. Apart from Hong Kong and the Chinese Mainland, Swire Properties has investments in the United States, Indonesia, Vietnam and Thailand.

The Company's ongoing efforts to integrate sustainability into every facet of its business, as part of the Sustainable Development (SD) 2030 Strategy, are being recognised at both the international and local levels. Swire Properties ranked fourth globally and number one in Asia in the Dow Jones Sustainability World Index 2022, among real estate



companies worldwide. It also retained its title as Global Sector Leader (Mixed Use sector) in the 2022 Global Real Estate Sustainability Benchmark (GRESB) for the sixth consecutive year; and has topped the Hang Seng Corporate Sustainability Index for five straight years, with the highest “AAA” rating.

Name of the Phase of the Development: Phase 4A ^ (“Phase 4A”) of Phase 4 (“LA MONTAGNE”) ^ of THE SOUTHSIDE.

^ Note: Phase 4 of THE SOUTHSIDE is situated at Site D of Aberdeen Inland Lot No.467. Its Chinese name is “海盈山”, and its English name is “LA MONTAGNE”. Phase 4A forms part of Phase 4 “LA MONTAGNE”. Phase 4A comprises Tower 2 (2A & 2B).

District: Aberdeen & Ap Lei Chau • Name of the street at which Phase 4A is situated and the street number (provisional): 11 Heung Yip Road (This provisional street number is subject to confirmation when Phase 4A is completed) • The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. • The address of the website designated by the vendor for Phase 4A for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.lamontagne.com.hk/phase4A](http://www.lamontagne.com.hk/phase4A)

The Vendor reserves the right to amend the building plans and other plans, design, fittings, finishes and appliances etc. of Phase 4A or any part thereof from time to time. Fittings, finishes and appliances shall be provided according to the terms and conditions of the agreement for sale and purchase. The design of Phase 4A is subject to the latest approval of the relevant Government authorities. This advertisement/promotional material is for reference only and shall not constitute and shall not be construed as constituting the giving of any offer, promise, representation or warranty whether express or implied, or any seeking of any general expression of intent or specific expression of intent on any residential property by the Vendor. The sale of the residential properties in Phase 4A will be carried out in accordance with the Residential Properties (First-hand Sales) Ordinance. Market conditions may change from time to time. Prospective purchasers shall consider their own 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.



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Vendor: MTR Corporation Limited (as "Owner"), WCH Property Development Company Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the residential properties in Phase 4A. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing Phase 4A.) • Holding company of the Vendor: Holding company of the Owner (MTR Corporation Limited): Not applicable; Holding company of the Person so engaged (WCH Property Development Company Limited): Fortune Access Holdings Limited • Authorized Person for Phase 4A: Ng Kwok Fai • The firm or corporation of which the Authorized Person for Phase 4A is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited • Building Contractor for Phase 4A: China Overseas Building Construction Limited • The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase 4A: Deacons, Kao, Lee & Yip, Gallant, Slaughter and May, Mayer Brown, Chan Raymond T.Y., Victoria Chan & Co. • Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 4A: Not Applicable • Any other person who has made a loan for the construction of Phase 4A: Apex Ally Limited, Sunrise Investment Limited and Swire Properties Limited • The estimated material date for Phase 4A to the best of the Vendor's knowledge is: 15 May 2025 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 4A. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) • This advertisement is published by the Person so engaged with the consent of the Owner. • Prospective purchasers are advised to refer to the relevant sales brochure for any information on the Development or Phase 4A. Please refer to the sales brochure for details.

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