



[PRESS RELEASE – FOR IMMEDIATE RELEASE]

**THE SOUTHSIDE Phase 4  
Officially Named “LA MONTAGNE”**

*Hong Kong’s leading developers jointly building one of Island South’s  
most prestigious residential offerings*

[HONG KONG, 27<sup>th</sup> April 2023] THE SOUTHSIDE Phase 4, a collaboration between Kerry Properties, Sino Land, Swire Properties and the MTR Corporation at MTR Wong Chuk Hang Station, was officially named today as “**LA MONTAGNE**”. Situated at a prime location within THE SOUTHSIDE, the development overlooks Deep Water Bay and Shouson Hill<sup>1,4</sup> and enjoys superb accessibility – being only two stations from the MTR Admiralty Station<sup>2</sup>, the super interchange hub that connects four main railway lines<sup>2</sup>. “**LA MONTAGNE**” is seamlessly connected to the district’s largest MTR landmark shopping mall, “THE SOUTHSIDE”<sup>3</sup>, which boasts an area of over 500,000 square feet. It is set to offer a full suite of leisure, entertainment, shopping and dining services to satisfy residents’ needs, and is scheduled to open in the fourth quarter of 2023<sup>3</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; neighbours traditional prestigious areas such as Deep Water Bay<sup>4</sup>, Repulse Bay<sup>4</sup> and Shouson Hill<sup>4</sup>; and embodies the area’s prominent and elegant style. The project not only enjoys stunning mountain and sea views<sup>1</sup>, it is also a stone’s throw away from the world-famous attraction Ocean Park<sup>4</sup> and numerous luxury hotels<sup>4</sup>, and benefits from the Southern District’s<sup>1</sup> affluence and distinct beauty.”

**Mr. Victor Tin, Executive Director of Sino Land**, said, “The Government has been actively pushing the ‘Invigorating Island South’ initiative<sup>8</sup>, with the objective of establishing the Southern District as a lively, energetic and dynamic area suitable for work, living, creativity, leisure and entertainment. Many premium office buildings<sup>4</sup> in Wong Chuk Hang have attracted multinational corporations as well as arts and culture enterprises as tenants, since the neighbourhood’s redevelopment. Many luxury hotels have also opened over the past few years, increasing the area’s appeal.”

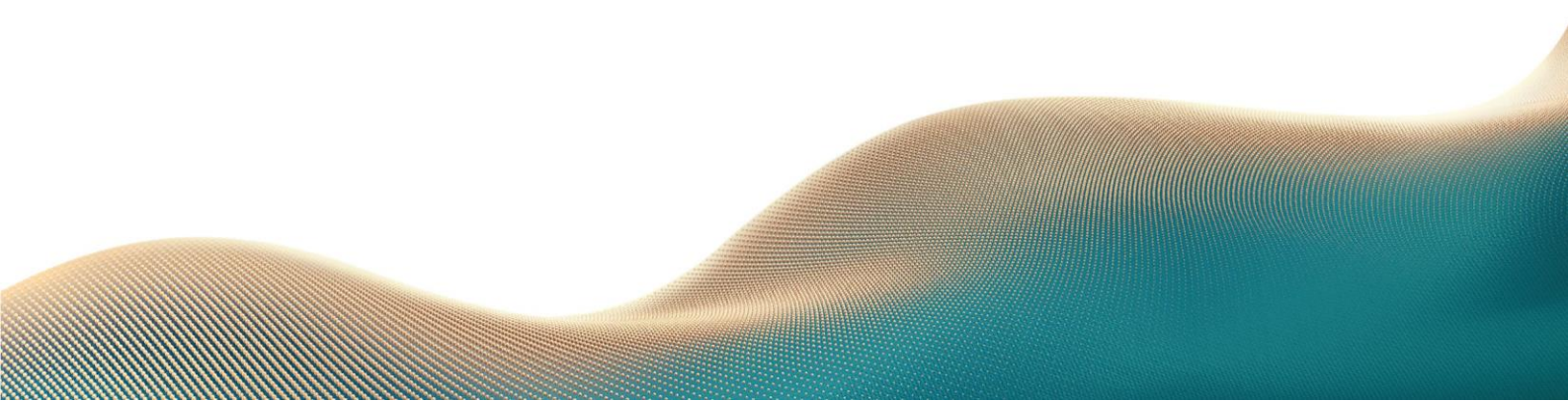


**Mr. Adrian To, Director, Residential at Swire Properties**, added, “We are delighted to be part of **LA MONTAGNE**, THE SOUTHSIDE Phase 4 development, which brings together several leading industry players and combines their strengths. This is an especially exciting time as Wong Chuk Hang is reaching its full potential, with the Government rapidly developing a host of local amenities such as recreational and sporting facilities<sup>4,10</sup>, as well as exploring the feasibility of linking the Wong Chuk Hang and Ocean Park MTR stations<sup>4,10</sup> with an elevated pedestrian walkway<sup>4</sup>. With the culmination of all these new elements, and an unparalleled location, we are confident that **LA MONTAGNE** will transform into one of the district’s most luxurious and sought-after residential projects.”

**Mr. Calvin Tong, Director and General Manager, Hong Kong of Kerry Properties (H.K.) Limited**, continued, “**LA MONTAGNE** is a key part of THE SOUTHSIDE project. This development is inspired by its geographical advantages, and the Chinese name 海盈山 takes reference from its mountain and sea views<sup>1</sup>. The connotation is ‘steady as a mountain, dynamic as the sea’, while also referring to a joyous and fulfilled life. **LA MONTAGNE**, French for ‘the mountain’, describes the project’s surroundings<sup>1</sup> and highlights its unique and nature-inspired exterior design<sup>5</sup>.”

Kerry Properties, Sino Land and Swire Properties are combining their extensive experience to develop this well -located landmark property. As part of THE SOUTHSIDE – a large-scale commercial-residential development offering by the MTR Corporation – **LA MONTAGNE** incorporates creative and lifestyle elements all under one roof. Pre-sale consent has already been received, and the sales office and show flats are nearing completion. The sales phase for **LA MONTAGNE** will be launched shortly, as early as this quarter<sup>9</sup>.”

**LA MONTAGNE** aims to offer elegant, and luxurious residential homes that are impeccably designed. With a team of renowned architectural and design firms, the master plan meticulously takes a host of factors into account including geographical advantage, architectural planning, exterior design, interior decoration, as well as material selection and amenities<sup>5</sup>.





**LA MONTAGNE**  
**海盈山**

Comprising two main towers each with 34 floors, the project will offer a total of 800 residential units<sup>5</sup>. There are various layouts, mostly two-bedroom and three-bedroom apartments, with a small number of one-bedroom and four-bedroom units and 31 additional special units<sup>5</sup>.

**Flat-Mix<sup>5</sup>**

<b>Unit Layout<sup>5</sup></b>	<b>Saleable Area (sq ft.)<sup>6</sup></b>	<b>Number of Units</b>
1-Bedroom	389 - 403	48
2-Bedroom	484 – 680	465
3-Bedroom	658 – 965	192
4-Bedroom	1,204 - 1,517	64
Special Units	351 – 2,291	31
<b>Total No. of Units</b>		<b>800</b>

**LA MONTAGNE** enjoys the benefits of a comprehensive railway network<sup>4</sup>, and is only two stations from the MTR Admiralty Station<sup>2</sup> and three stations<sup>2</sup> from Central Station and Hong Kong Station. This gives residents easy access to a major interchange that connects four main railway lines<sup>2</sup> and other transportation networks – allowing for convenient and rapid connections to the rest of the city; as well as the Airport Express.

Aside from its geographical advantage, the Southern District also boasts a number of international schools<sup>7</sup> including Canadian International School<sup>7</sup>, South Island School<sup>7</sup>, West Island School<sup>7</sup>, Singapore International School (Hong Kong)<sup>7</sup>, Hong Kong International School<sup>7</sup>, The International Montessori School<sup>7</sup>, German Swiss International School (Pok Fu Lam Campus)<sup>7</sup> and more.

The project is located near the traditional prime areas of Deep Water Bay<sup>4</sup>, Repulse Bay<sup>4</sup> and Shouson Hill<sup>4</sup>; which are home to a number of private members' clubs<sup>4</sup>, in the Southern District such as the Aberdeen Marina Club, Aberdeen Boat Club, Hong Kong Yacht Club, Hong Kong Golf Club, Hong Kong Country Club American Club, Shek O Country Club and Crown Wine Cellars.

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### **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 unrelenting 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.

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. “Two stations from the 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; “four main railway lines” refers to Admiralty Station being the interchange station for Tsuen Wan Line, Island Line, South Island Line and East Rail Line (four lines in total); “three stations from Central Station and Hong Kong Station” refers to there being three MTR stations from Wong Chuk Hang Station along South Island Line, via Ocean Park Station and Admiralty Station then change to the Island Line or Tsuen Wan Line to Central Station. Hong Kong Station can be reached by walking from Central Station. Source of information: MTR Corporation Limited <https://www.mtr.com.hk> (Date of retrieval: 14 March 2023).
3. 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 commissioning dates of the mall and any of its facilities. The estimated completion date is for reference only, and may vary. The use of the mall and its parts may change from time to time. The mall may not have been completed and opened when the Phase is completed 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 of the Phase 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 Phase is not immediately adjacent to the mall. Residents may gain access to the mall through pedestrian walkways. 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. 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. “Luxury hotels” include Hong Kong Ocean Park Marriott Hotel, Ovolo Southside and The Fullerton Ocean Park Hotel Hong Kong etc.
5. The Vendor reserves the right to alter the design and the building plans of, and the number, flat 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 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. The relevant schools are not related to the Phase, its information (including the school net, locations, courses and admission information etc.) may change from time to time, and is for reference only. 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 information of the schools may change from time to time and is subject to the latest announcement of the Government or other relevant institutions. The surrounding environment and facilities of the Phase may change from time to time. 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. Source of information: <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-sou.html> (Date of retrieval: 14 March 2023). The Vendor does not make any offer, representation, promise or warranty, whether express or implied, in relation thereto nor does the Vendor guarantee the latest revision or accuracy of the aforementioned webpage.

8. "Invigorating Island South" is an initiative mentioned in the Policy Address 2020. The initiative is subject to the final announcement or approval of the relevant Government departments. Source of Information: The Chief Executive's 2020 Policy Address <https://www.policyaddress.gov.hk/2020/eng/p109.html> (Date of retrieval: 25 May 2021). The Vendor does not make any offer, representation, promise or warranty, whether express or implied, in relation thereto nor does the Vendor guarantee the latest revision or accuracy of the aforementioned webpage.

9. The Vendor reserves the right to decide and change the time, method and the number of residential properties of the Phase offered to be sold from time to time, such details would be subject to the relevant Information on Sales Arrangements to be issued by the Vendor.

10. Information adopted from "Pedestrian Environment and Traffic Improvements to Bring Vibrancy to the Wong Chuk Hang, Aberdeen Waterfront and Ap Lei Chau North Areas – Feasibility Study". Source of Information: District Council [https://www.districtcouncils.gov.hk/south/doc/2020\\_2023/tc/committee\\_meetings\\_doc/EDPC/21943/EDPC\\_2022\\_18\\_TC\\_Annex.pdf](https://www.districtcouncils.gov.hk/south/doc/2020_2023/tc/committee_meetings_doc/EDPC/21943/EDPC_2022_18_TC_Annex.pdf) (Date of retrieval: 12 April 2023). The Vendor does not make any offer, representation, promise or warranty, whether express or implied, in relation thereto nor does the Vendor guarantee the latest revision or accuracy of the aforementioned webpage.

**Name of the Phase of the Development: Phase 4A ^ ("Phase 4A") and Phase 4B ^ ("Phase 4B") 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 and Phase 4B form part of Phase 4 "LA MONTAGNE". Phase 4A comprises Tower 2 (2A & 2B) and Phase 4B comprises Tower 1(1A, 1B & 1C).

District: Aberdeen & Ap Lei Chau • Name of the street at which Phase 4A and Phase 4B are situated and the street number (provisional): 11 Heung Yip Road (This provisional street number is subject to confirmation when Phase 4A and Phase 4B are 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 address of the website designated by the vendor for Phase 4B for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.lamontagne.com.hk/phase4B](http://www.lamontagne.com.hk/phase4B)\*

The Vendor reserves the right to amend the building plans and other plans, design, fittings, finishes and appliances etc. of Phase 4A, Phase 4B 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 and Phase 4B 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 and Phase 4B 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.

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 and Phase 4B. "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 and Phase 4B.) • 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 and Phase 4B: Ng Kwok Fai • The firm or corporation of which the Authorized Person for Phase 4A and Phase 4B is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited • Building Contractor for Phase 4A and Phase 4B: China Overseas Building Construction Limited • The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase 4A and Phase 4B: 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 and Phase 4B: Not Applicable • Any other person who has made a loan for the construction of Phase 4A and Phase 4B: Apex Ally Limited, Sunrise Investment Limited and Swire Properties Limited • The estimated material dates for Phase 4A and Phase 4B to the best of the Vendor's knowledge are: 15 March 2025 (Phase 4A) and 30 May 2025 (Phase 4B) ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 4A or Phase 4B. The estimated material dates are 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, Phase 4A or Phase 4B. Please refer to the sales brochure\* for details.

\* The sales brochures of Phase 4A and Phase 4B and the websites designated for Phase 4A and Phase 4B have not been made available.

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