

50

CONNAUGHT ROAD CENTRAL

A UNIQUE OPPORTUNITY

DESIGNED BY ONE OF OUR GENERATION’S MOST INSPIRED ARCHITECTS, LOCATED IN HONG KONG’S MOST PROMINENT BUSINESS DISTRICT, AND UNIQUELY VISIBLE WITHIN ONE OF THE WORLD’S MOST CELEBRATED SKYLINES, 50 CONNAUGHT ROAD CENTRAL OFFERS INCOMPARABLE PRESTIGE AND ACCESS TO FIRMS SEEKING TO AFFIRM A POWERFUL PRESENCE ON THE GLOBAL STAGE.

Located within Hong Kong’s prestigious Central district, 50 Connaught Road Central, designed by preeminent architect Robert A.M. Stern, is distinguished within the glittering cityscape by an elegantly sculpted European limestone façade. Its bronze finish and stone crown – dramatically lit at night – is clearly visible from across Victoria Harbour. A select number of expansive, private penthouse terraces offer premium views across the wide arc of Victoria Harbour to the north, and the green heights of The Peak to the south.

Inspired by Manhattan’s iconic historic skyscrapers, 50 Connaught Road Central is also responsive to the needs of contemporary corporations. Central’s newest Grade A office property, which is seeking LEED certification, offers a classical aesthetic that is enhanced in its functionality by the use of environmentally advanced materials and systems.





EXCEPTIONAL VISIBILITY

IN A CITY DEFINED BY ITS SKYLINE, 50 CONNAUGHT ROAD CENTRAL'S RICHLY ARTICULATED LIMESTONE FAÇADE IS A DEPARTURE FROM THE EXPECTED. VISIBLE ACROSS THE CENTRAL DISTRICT AND FROM KOWLOON, THE BUILDING AND CROWN SIGNAGE, DEPICTED BY "CENTURY" OFFER AN UNPRECEDENTED OPPORTUNITY TO ESTABLISH A DIFFERENTIATED CORPORATE PRESENCE.

Visible from prestigious hotels and office towers across the Central district, The Peak's most exclusive residential enclaves, and Kowloon's finest restaurants, 50 Connaught Road Central is an elegant and remarkable aesthetic departure from the glass towers that surround it. In the image, the crown signage uses "CENTURY" as an illustration for possible signage opportunities.

INTERNATIONALLY
RENOWNED ARCHITECT

ONE OF OUR GENERATION’S MOST GIFTED AND INSPIRED ARCHITECTS, RENOWNED ON THE WORLD STAGE FOR THE CREATION OF COMMERCIAL AND RESIDENTIAL PROPERTIES OF EXCEPTIONAL AESTHETIC INTEGRITY, MAKES HIS MARK IN HONG KONG WITH 50 CONNAUGHT ROAD CENTRAL.



Robert A.M. Stern Architects, the firm commissioned to design 50 Connaught Road Central, is globally renowned for its ability to create buildings of exceptional aesthetic integrity and physical quality that fit within the historic and present-day context of their location. The firm’s award-winning portfolio includes residential, commercial, and institutional projects in Europe, Asia, South America, and the United States. Its numerous awards and citations for design excellence include the National Honor Awards of the American Institute of Architects. An industry leader in the design of buildings that are environmentally sustainable and energy efficient, the firm is a member of the U.S. Green Building Council, and their staff and partnership include 25 LEED Accredited Professionals.



1 One St. Thomas Residences, Toronto 2 Comcast Center, Philadelphia
3 Spottswood W. Robinson III and Robert R. Merhige, Jr., U.S. Courthouse, Virginia
4 Fifteen Central Park West, New York

CELEBRATED VIEWS

THE BROAD SPARKLING EXPANSE OF VICTORIA HARBOUR, THE LUSH GREENERY OF THE PEAK, AND THE BRIGHT LIGHTS OF HONG KONG'S MOST ICONIC LANDMARK PROPERTIES FORM A BANQUET OF INCOMPARABLE VIEWS IN EVERY DIRECTION.

From its prominent location in the Central district, 50 Connaught Road Central offers extraordinary views of Hong Kong's most celebrated architectural and natural landmarks. To the north, the property's offices and penthouse level private terraces overlook Four Seasons Hotel, IFC Mall and panoramic scenes across historic Victoria Harbour to Kowloon. To the south, above the dense complexity of Central, there are unparalleled vistas of the lush greenery of The Peak. To the east and west, the bright lights and iconic profiles of Hong Kong's landmark corporate headquarters and luxury hotels appear to be at one's fingertips.





PRESTIGIOUS RECEPTION

50 CONNAUGHT ROAD CENTRAL'S 14-METRE HIGH FORMAL LOBBY, CLAD IN RICH LAYERS OF MARBLE AND SOFTY LIT WHITE ONYX IS AT ONCE DRAMATIC AND DIGNIFIED – A GRAND SPACE THAT CARRIES ITS POWERFUL MESSAGE WITH GRACE.

Facing the glittering towers of IFC, and the lively seascape of Victoria Harbour, and set back from the street along one of the rare generously wide sidewalks in Hong Kong's Central district, the limestone and bronze clad podium of 50 Connaught Road Central presents an imposing, classically designed entrance to employees, clients, and guests. Inside, the 14-metre high lobby, finished in rich marble, softly lit white onyx, and an oak ceiling, offers a first glimpse of the quality and craftsmanship that are evident throughout the rest of building's interior spaces. In both scale and materiality the lobby is reminiscent of the dignified luxury that defined the golden age of skyscrapers in Manhattan.

Management and concierge services will be warm, personal, and discrete - something not possible in larger developments. Staff will have an intimate understanding of the building and its facilities, whilst being welcoming and helpful to all tenants and visitors.

REFINED CRAFTSMANSHIP

50 CONNAUGHT ROAD CENTRAL DISPLAYS A PEERLESS LEVEL OF CRAFTSMANSHIP AND A CONNOISSEUR'S APPRECIATION FOR FINE MATERIALS. EVERY DETAIL, FROM CUSTOM DESIGNED EXTERIOR DECORATIVE ELEMENTS TO INTERIORS FINISHED IN A SOPHISTICATED PALETTE OF IMPORTED MARBLE AND LIMESTONE, ENHANCES THE BUILDING'S CLASSICAL AESTHETICS.

Robert A.M. Stern Architects' design of 50 Connaught Road Central brings an iconic, classical aesthetic throughout the building in the form of decorative elements, fine materials, and exceptional craftsmanship. Custom designed balcony railings on the penthouse level terraces add visual interest to the façade as it rises to the building's stepped back stone crown. The grand entry doors to the 14-metre high lobby have been crafted with a frame of brass scallops and custom designed handles. A sculptural reed motif across the bottom of the lobby doors is repeated in spandrels beneath the façade's triple-height, inset windows. Elevator cabs, like the lobby's accent walls, are clad in white onyx in an elegant center match pattern. Ladies' and Gentlemen's washrooms, entered via oak doors to private vestibules, are clad in a soft natural-toned palette of marble and limestone.





ELEGANT INTERIORS

LARGE COLUMN-FREE FLOOR PLATES BATHED IN ABUNDANT NATURAL LIGHT CREATE A RARE OPPORTUNITY TO DESIGN EXTRAORDINARY BESPOKE INTERIORS WITH ABSOLUTE FREEDOM.

Column-free floor plates, surrounded by classically styled windows fitted with ultra-clear glass, give tenants exceptional flexibility to design office interiors that address the need for elegant executive offices as well as support staff and meeting space. As 50 Connaught Road Central is seeking LEED certification, tenants will more easily be able to accomplish the delivery of a highly environmentally sensitive office environment.

INSPIRED DESIGN

THE SCALE AND TIMELESS ELEGANCE OF 50 CONNAUGHT ROAD CENTRAL ARE EXEMPLARY OF ROBERT A.M. STERN BUILDINGS. WITH CLASSICAL LINES, THE GENEROUS USE OF LUXURIOUS NATURAL MATERIALS, AND GREAT ATTENTION TO VIEWS AS WELL AS VISIBILITY, THE FIRM HAS CREATED A BUILDING THAT CONVEYS POWER AND PRESENCE FROM EVERY VANTAGE POINT.

Robert A.M. Stern Architects, inspired by Hong Kong’s history as a city where East meets West, has adapted the finest elements of Western classicism to respond to the uniquely sophisticated context of Hong Kong’s most prestigious business district. The grand scale, refined geometric harmony, and use of rare and precious natural materials at 50 Connaught Road Central are reminiscent of the golden age of Manhattan’s iconic skyscrapers.

Throughout the property, great attention has been paid to every detail of its design and construction. Its 28-storey façade, fabricated with European limestone, is punctuated with vertical columns of inset triple-height windows that lend a rich texture of light and shadow. The building’s monumental podium and its stone crown both feature detailed metalwork in a bronze finish. Its imposing 14-metre high entrance lobby, which is flanked by luxury retail space, has been finished with ornately patterned marble floors and accent walls featuring backlit white onyx.

The building’s penthouse levels are stepped back to create architectural interest in the silhouette, and to provide for expansive private terraces. The executive suites on the penthouse levels have been designed with oversized bay windows that maximize the impact of the building’s exceptional views over Victoria Harbour.

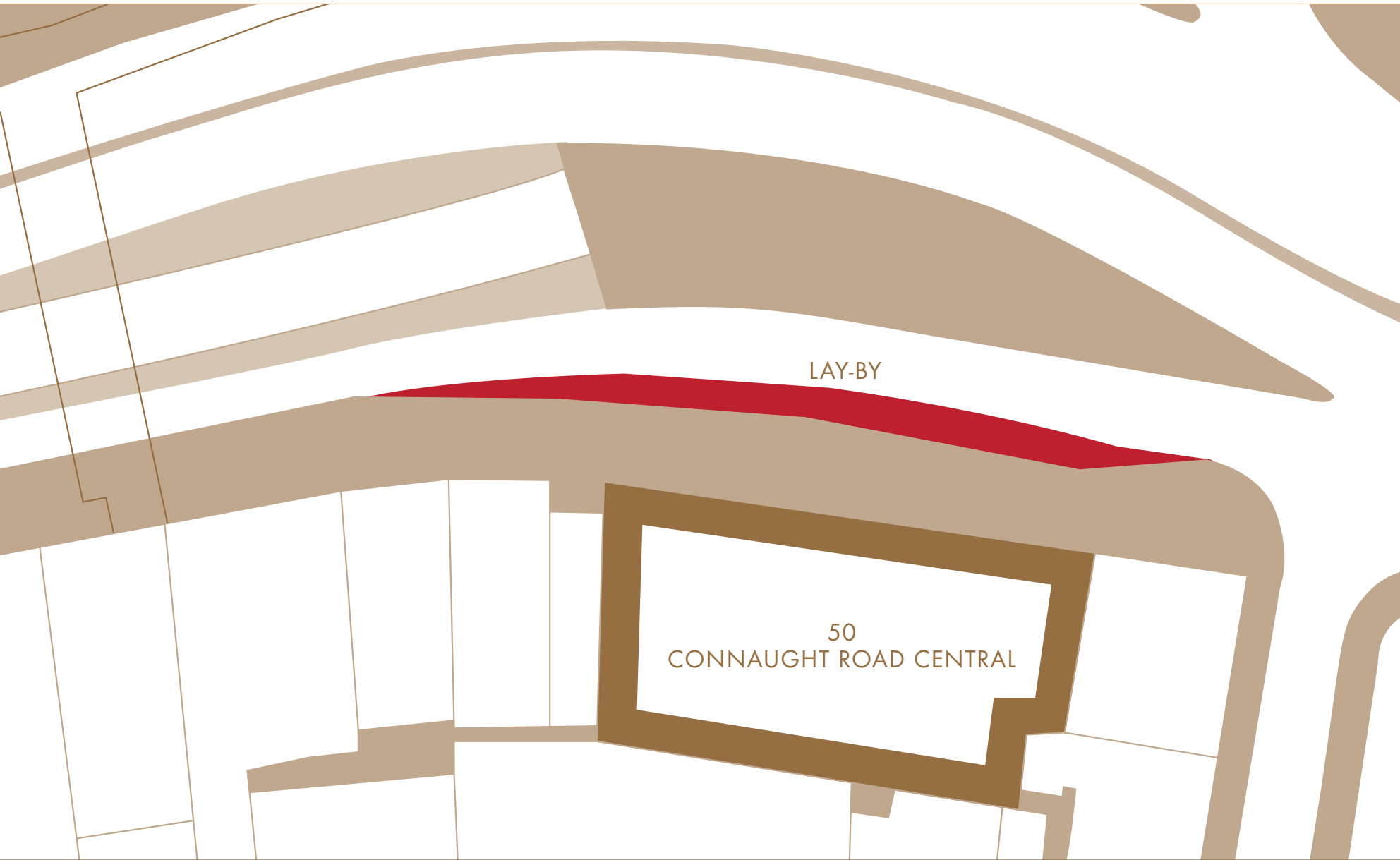


CONVENIENT AND ACCESSIBLE

OPPOSITE FOUR SEASONS HOTEL AND ONE IFC, AND ONLY A SHORT DISTANCE FROM MANDARIN ORIENTAL AND THE LANDMARK, 50 CONNAUGHT ROAD CENTRAL COULD NOT BE MORE CONVENIENT - CLOSE TO CLIENTS, BUSINESS PARTNERS, PROFESSIONAL SERVICES, AND THE FINANCIAL COMMUNITY. WITH HONG KONG INTERNATIONAL AIRPORT JUST 24 MINUTES AWAY, IT TRULY COMBINES THE BEST OF ALL WORLDS.

Hong Kong's most exclusive shopping, dining and entertainment venues are easily reached by footbridges, so whether it's breakfast at the Four Seasons, lunch at the Mandarin Oriental, or a workout at IFC Mall, Central offers everything that today's professional lifestyle requires. And, being adjacent to the mid-levels escalator puts LKF, Soho, and the Mid-Levels residential district a stone's throw away.

The Central MTR station, Airport Express Station, and Tung Chung Line as well as multiple bus and taxi stops make 50 Connaught Road Central exceptionally accessible from all parts of Hong Kong and beyond. Tenants and visitors arriving by car will enjoy the rare convenience of an expansive lay-by at the front of the building.



LAY-BY

50 Connaught Road Central welcomes tenants and visitors arriving via car with a capacious lay-by rarely seen in Hong Kong. Extending beyond the full width of the building, it offers a convenient space for drivers to drop off passengers or queue whilst awaiting their arrival.



PROMINENT LOCATION

LOCATED IN THE PREMIER BUSINESS DISTRICT OF ONE OF THE WORLD'S MOST INFLUENTIAL CITIES, 50 CONNAUGHT ROAD CENTRAL OFFERS UNPARALLELED PRESTIGE AND INCOMPARABLE ACCESS TO ASIA-PACIFIC'S KEY PROFESSIONAL DESTINATIONS AND SOCIAL VENUES.



Located in the Central district, overlooking Victoria Harbour, 50 Connaught Road Central is ideally situated for premier professional firms and their employees. It is just minutes from Hong Kong's most important government and private sector headquarters via covered footbridges or car service, and steps from the Airport Express across the street at IFC, making the demanding itineraries of travelling executives and visiting clients exceptionally easy to accommodate. Visiting clients will also enjoy convenient access to Hong Kong's most prestigious luxury hotels, including the Four Seasons Hotel and the Mandarin Oriental. Adjacent entrances to the mid-levels escalators put the exclusive residential areas of Mid-Levels within easy reach, and the Central MTR speeds journeys to and from all other areas of Hong Kong.

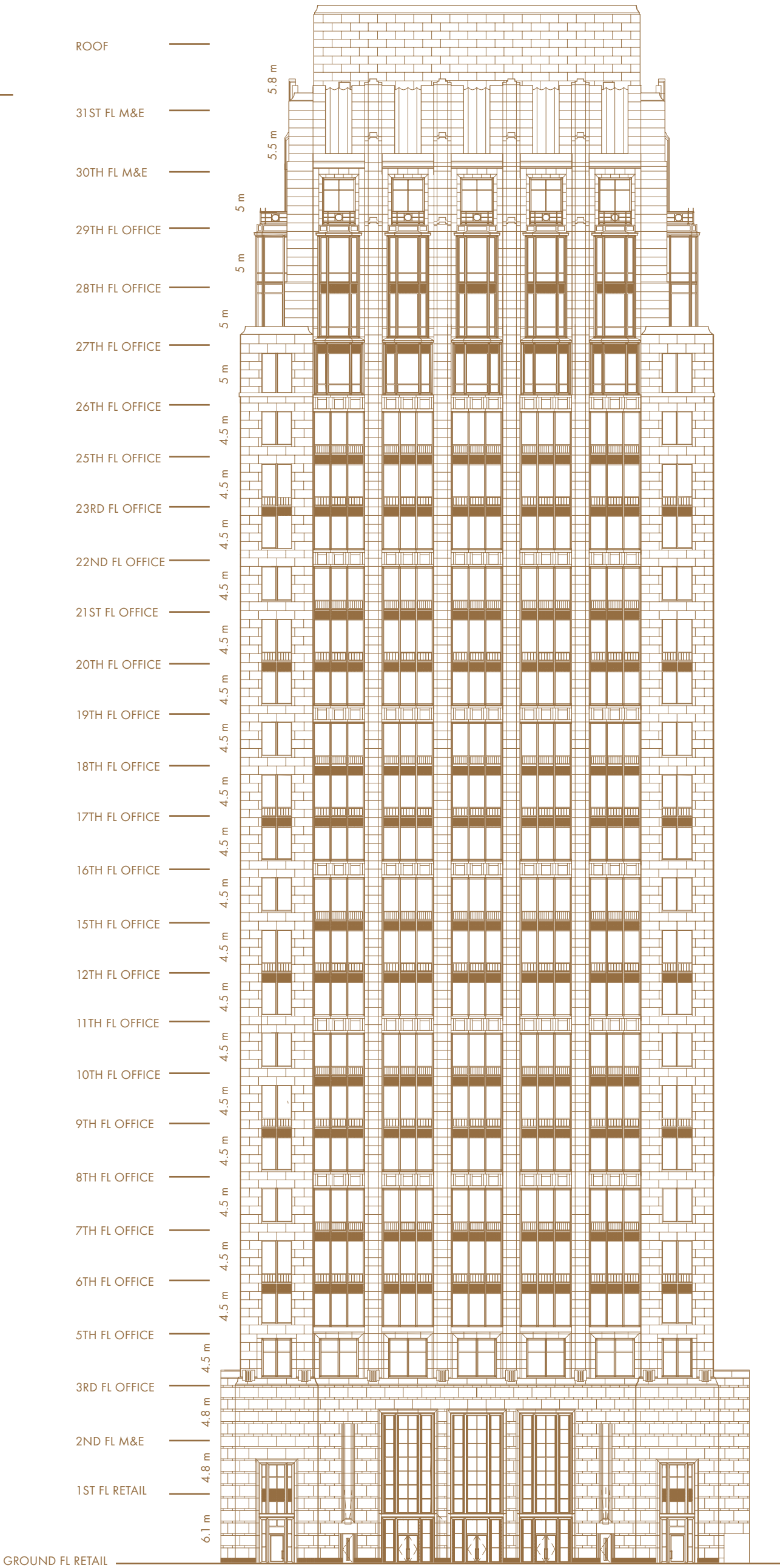


1 Central MTR 2 IFC Mall 3 Mandarin Oriental
4 HSBC Headquarters 5 Four Seasons 6 Chanel
7 Airport Express

ELEVATION

FEATURES

- European Limestone Façade with Bronze Finished Details
- Distinctive Stone Crown with Bronze Finished Metalwork Visible from Kowloon
- Inset Triple Height Windows with Ultra Clear Glass
- 14-metre High Entrance Lobby Finished in Marble, White Onyx, and Oak
- Column-Free Floor Plates
- Typical Offices Clear Ceiling Height of 3.05 Metres (from the top of the raised floor to the bottom of the suspended ceiling)
- Penthouse Level Offices Clear Ceiling Height of 3.55 Metres (from the top of the raised floor to the bottom of the suspended ceiling)
- 12 Metre Clear Bay Depth From Curtain Wall to Core
- Environmentally Advanced Systems and Materials
- Expansive Penthouse Level Private Terraces
- Oversized Bay Windows in Penthouse Level Offices
- Energy Efficient VAV Air Conditioning
- Metal Ceiling with Integrated Light Boxes
- 200 Millimetre Raised Floor System



LEED STANDARD

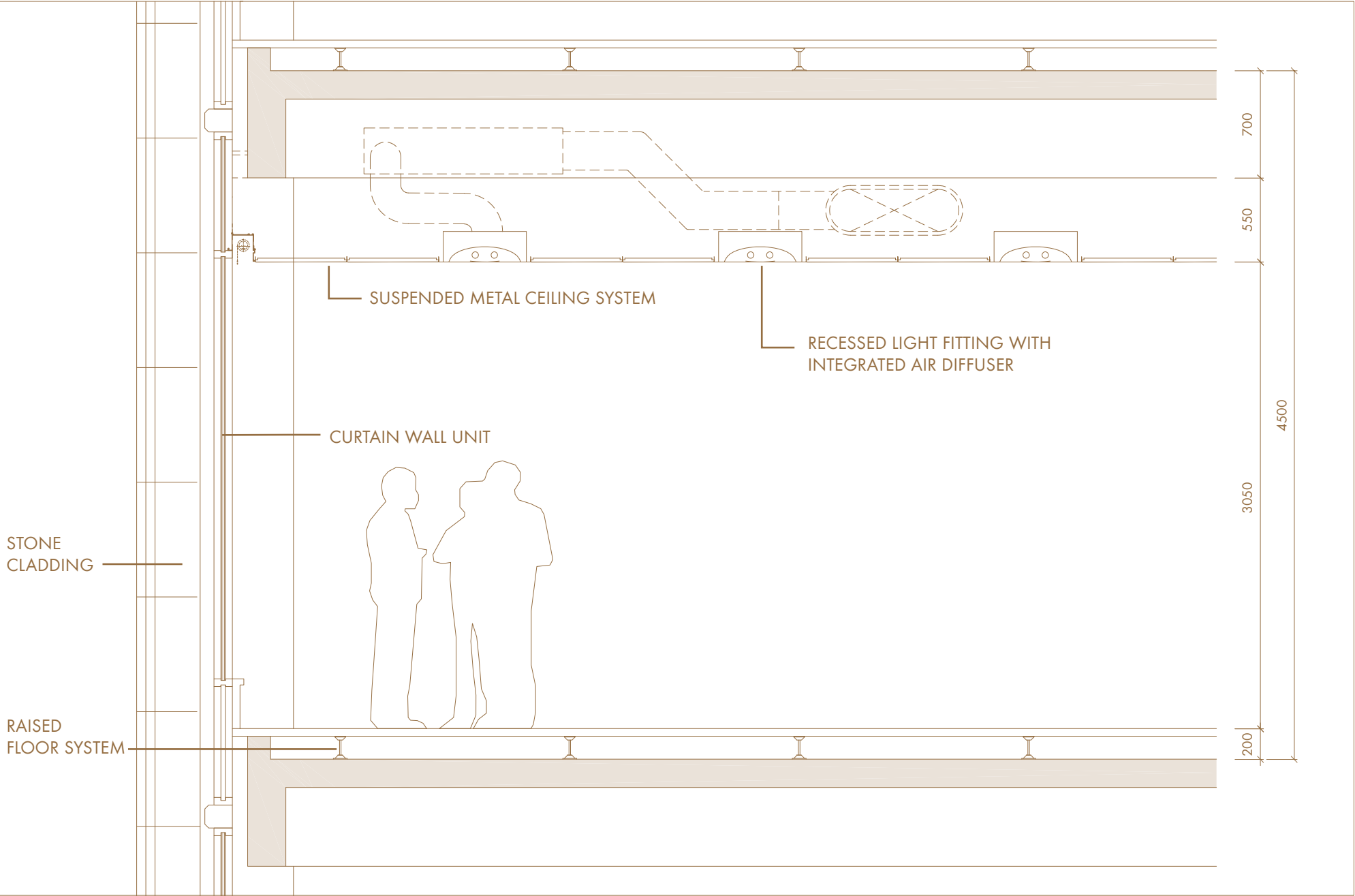
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN (LEED) IS AN INTERNATIONALLY RECOGNIZED GREEN BUILDING CERTIFICATION SYSTEM DEVELOPED BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC). IT PROVIDES THIRD PARTY VERIFICATION THAT A BUILDING WAS DESIGNED AND BUILT USING STRATEGIES INTENDED TO IMPROVE ENVIRONMENTAL AND HEALTH PERFORMANCE IN METRICS SUCH AS ENERGY AND WATER EFFICIENCY, WASTE MANAGEMENT, IMPROVED INDOOR ENVIRONMENTAL QUALITY, AND STEWARDSHIP OF RESOURCES AND SENSITIVITY TO THEIR IMPACTS.

Robert A.M. Stern Architects, which has 25 LEED Accredited Professionals on staff, designed 50 Connaught Road Central to achieve LEED certification. Environmentally advanced systems and materials at 50 Connaught Road Central include:

- Roofing materials with a high Solar Reflectance Index (SRI) to minimize the Heat Island Effect and increase energy savings
- High-efficiency bathroom fixtures and Greywater reuse systems to reduce potable water demand
- Energy efficient fluorescent lighting and daylight sensors to reduce carbon emissions and cost
- Refrigerants and MVAC&R system selected for their potentially lower impact on ozone depletion and global warming, minimized refrigerant leakage, efficient refrigerant charge, and long service life
- Use of materials and products, including steel and concrete, that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site to reduce the environmental impacts resulting from transportation
- Low volatile organic compound (VOC) emitting materials, including all adhesives and sealants, paints and coatings, carpet systems, and composite wood products to reduce indoor air contaminants that are odorous, irritating and/or harmful to installers and occupants
- Individually controlled, ASHRAE Standard 55-3004 MVAC systems that facilitate occupant comfort and efficient energy usage

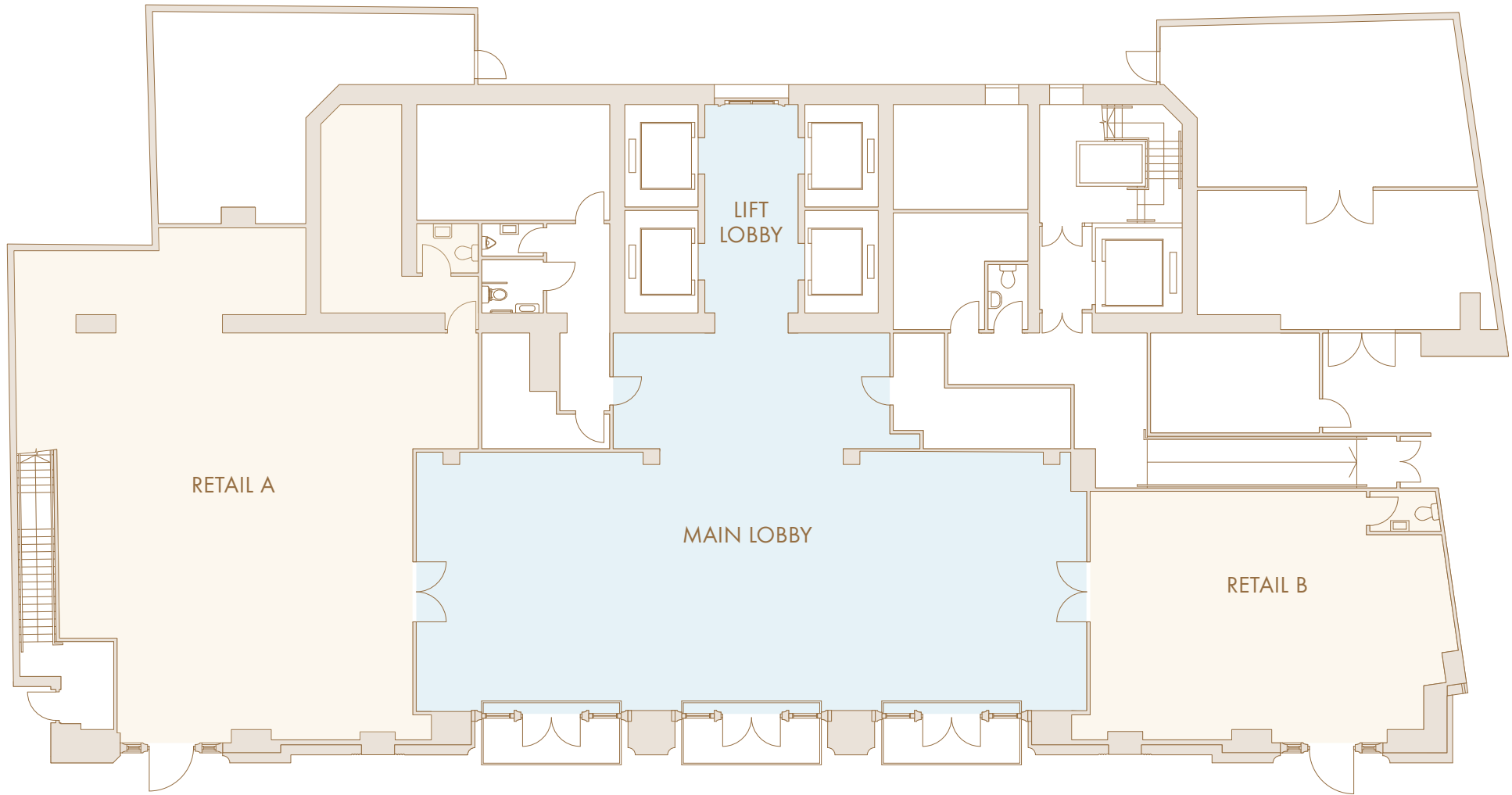
CROSS SECTION

50 Connaught Road Central's typical office clear ceiling height of 3.05 metres from the top of the raised floor to the bottom of the suspended ceiling is one of the highest in Hong Kong. Penthouse offices have a clear ceiling height of 3.55 metres.

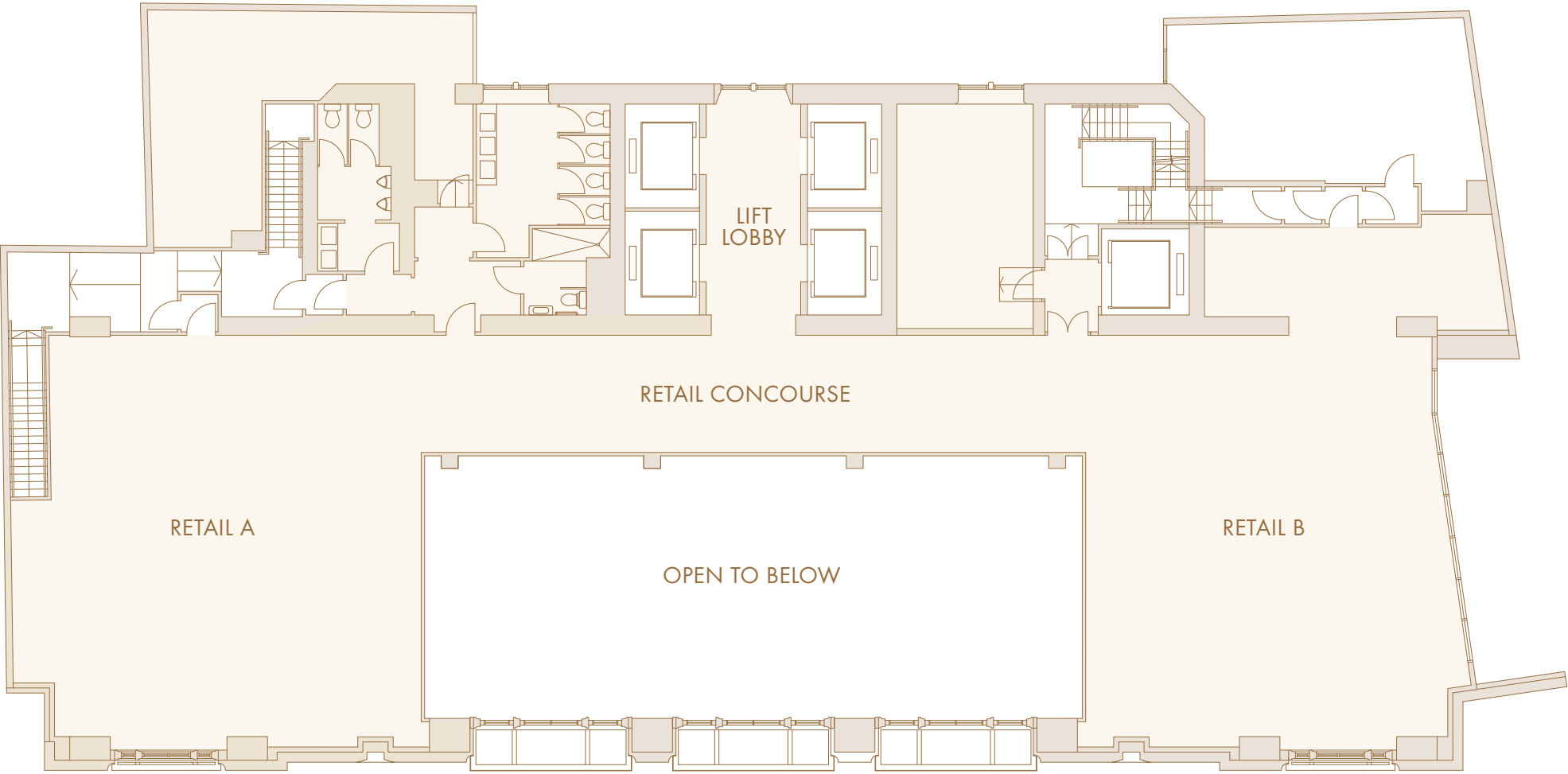


FLOOR PLANS

GROUND FLOOR



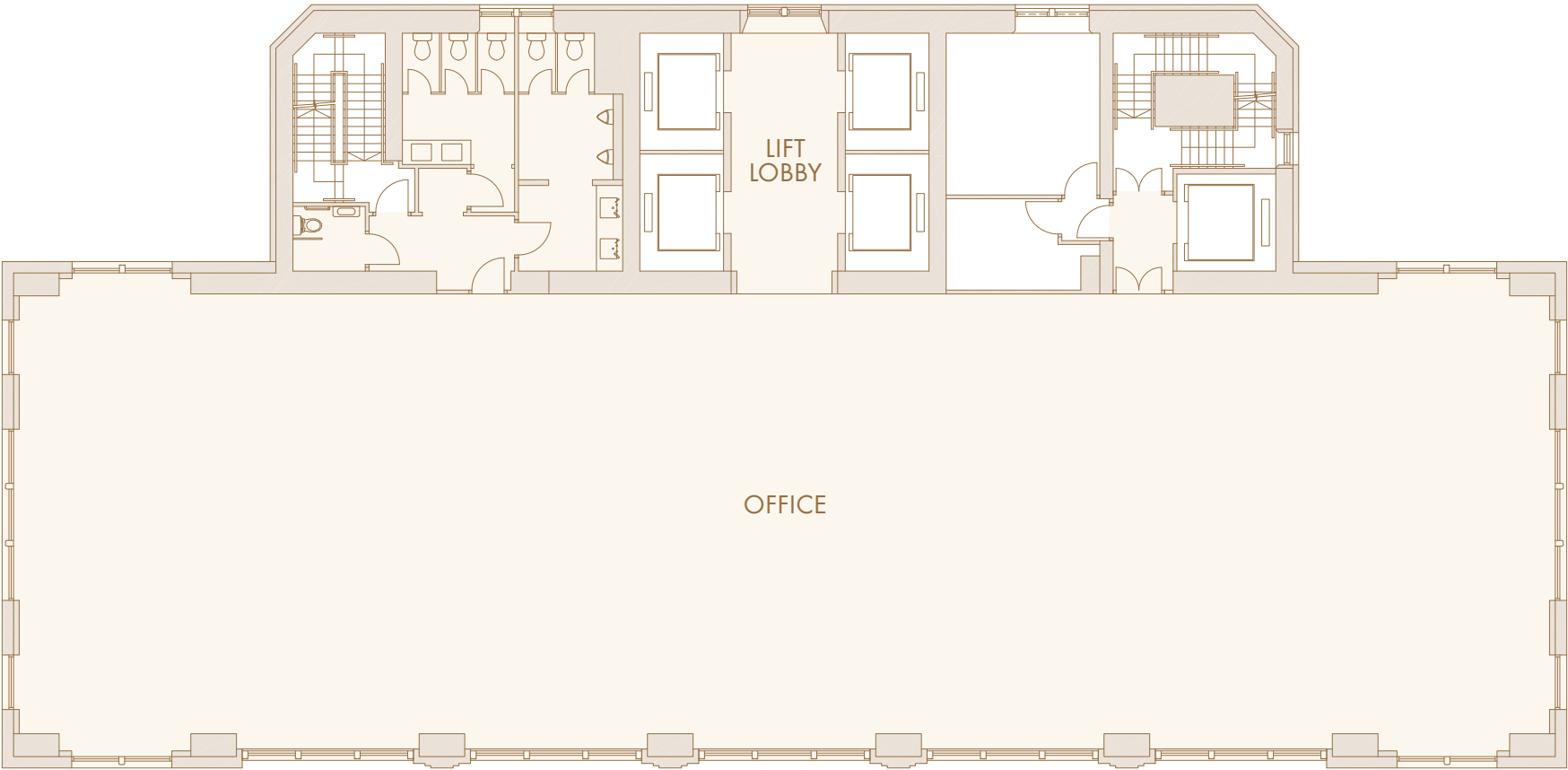
1ST FLOOR



FLOOR PLANS

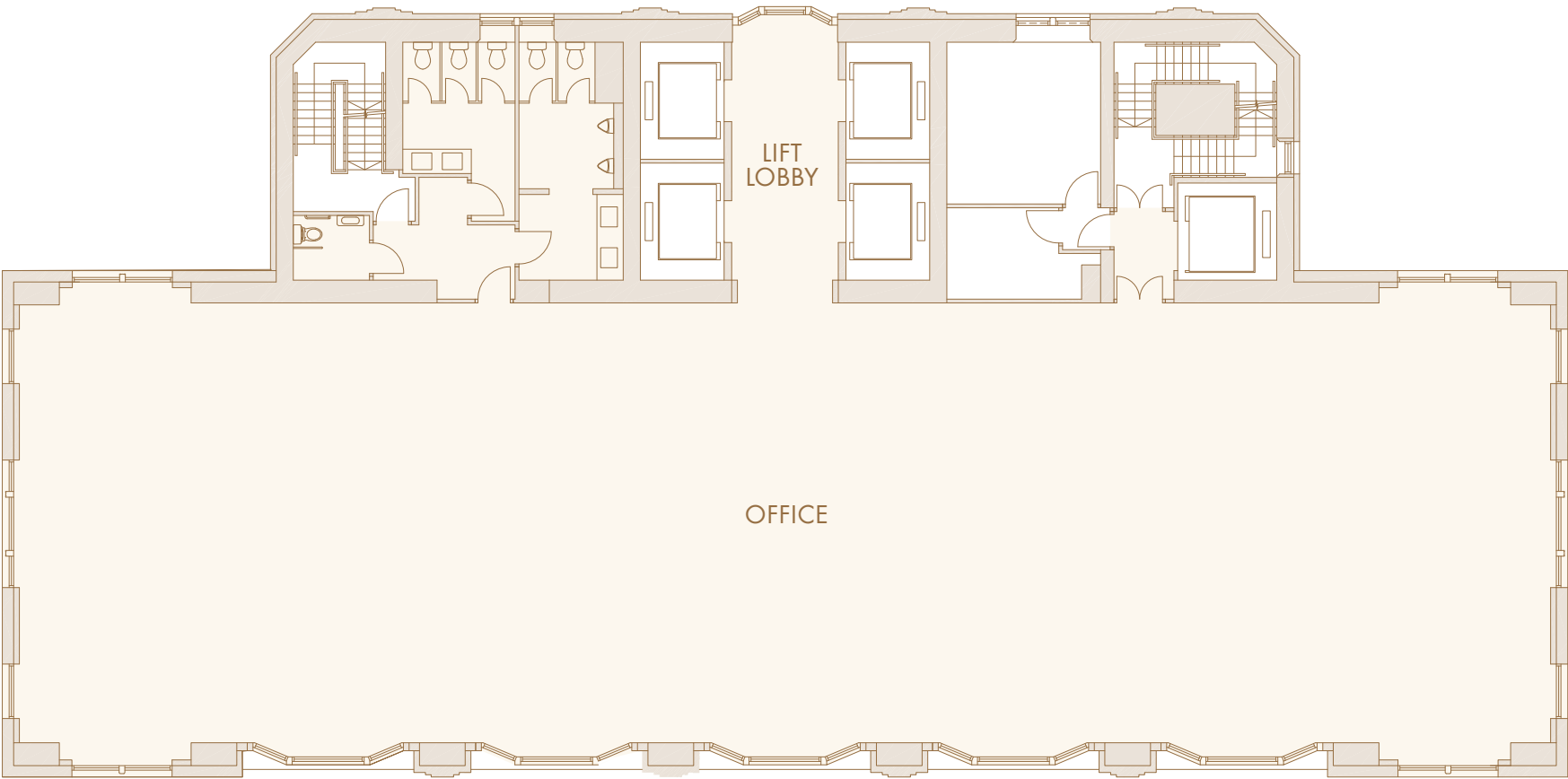
TYPICAL FLOOR

- Clear Ceiling Height: 3.05 metres



26TH FLOOR

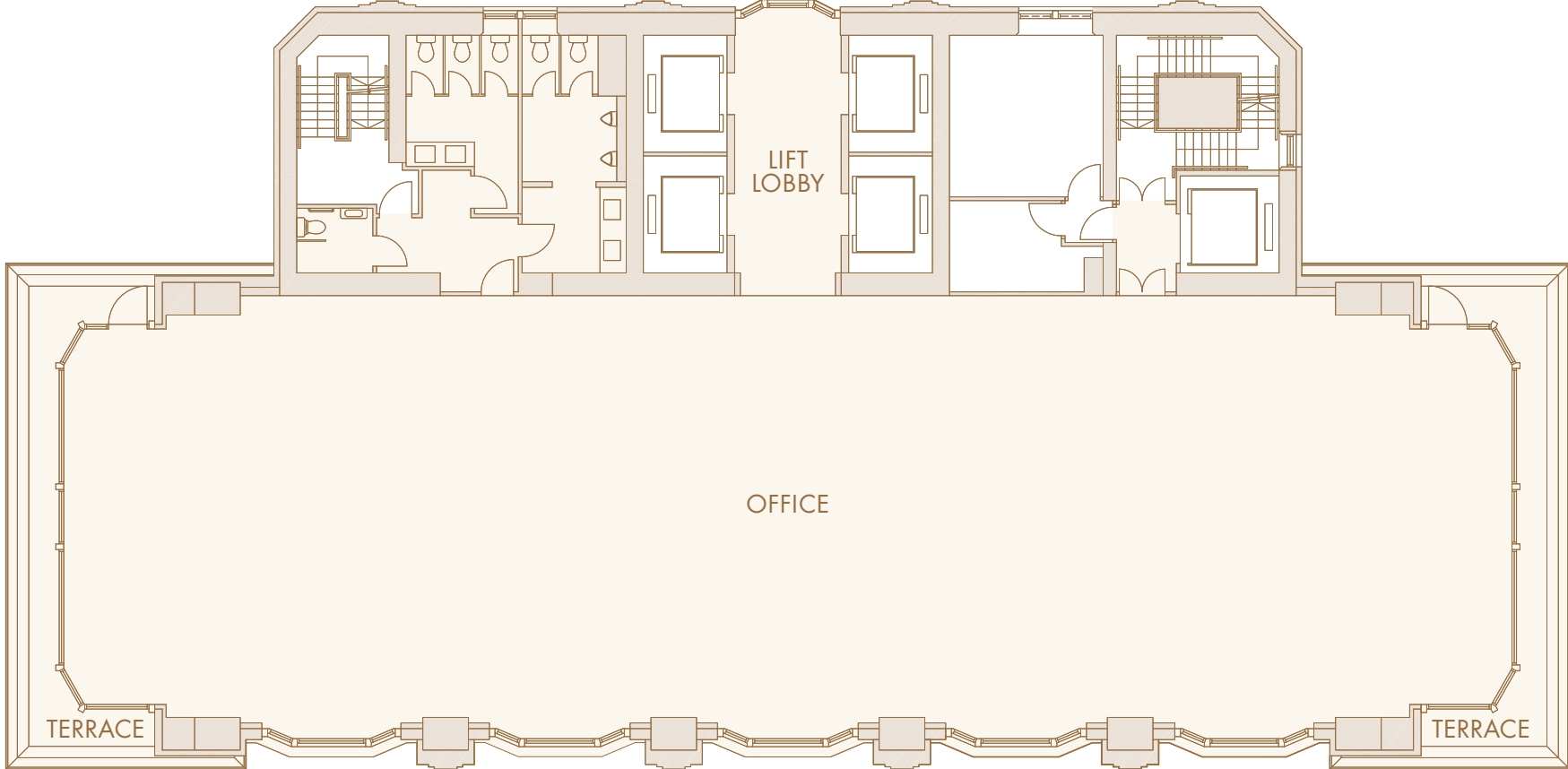
- Clear Ceiling Height: 3.55 metres



FLOOR PLANS

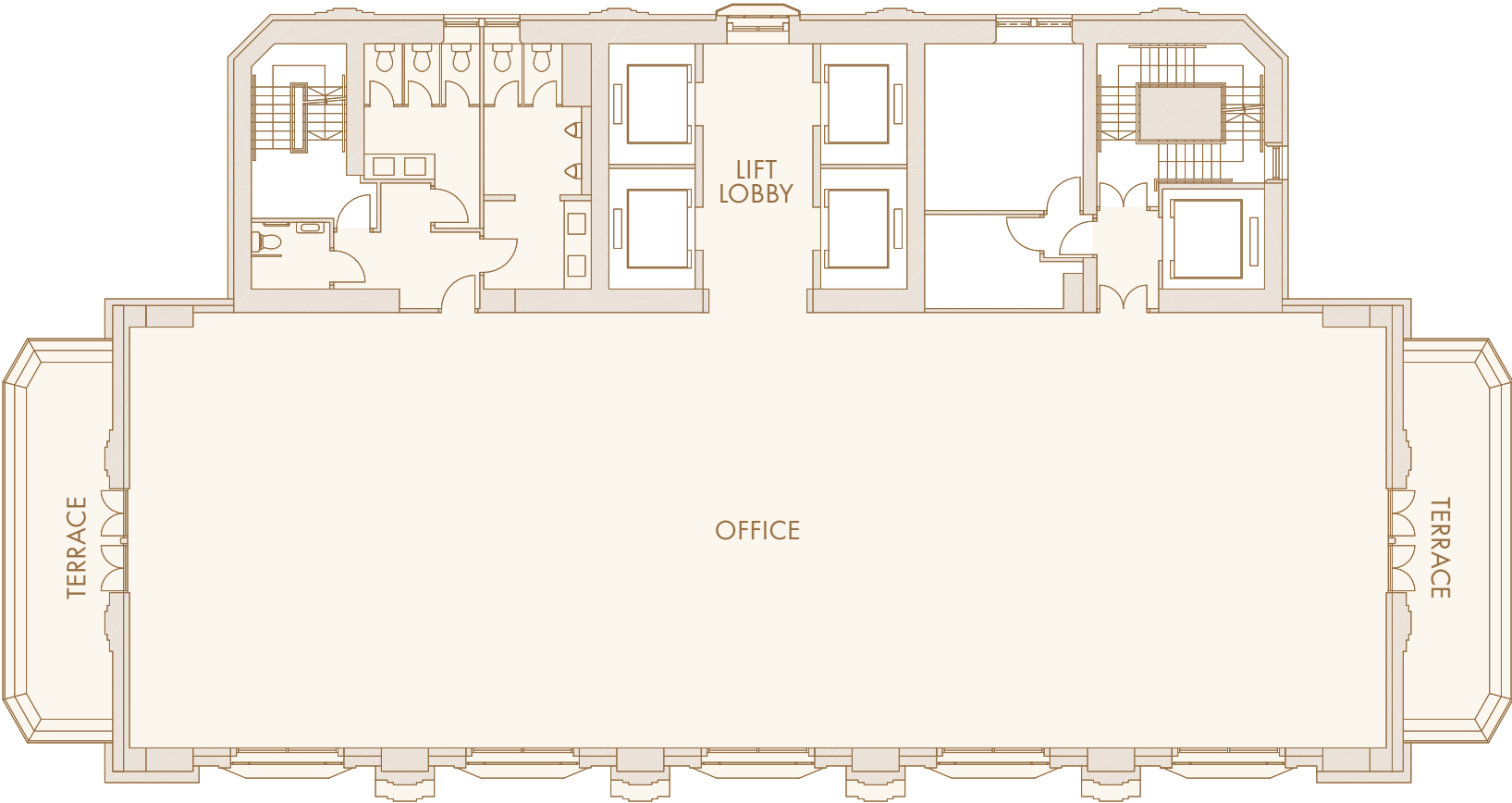
27TH & 28TH FLOORS

- Clear Ceiling Height: 3.55 metres



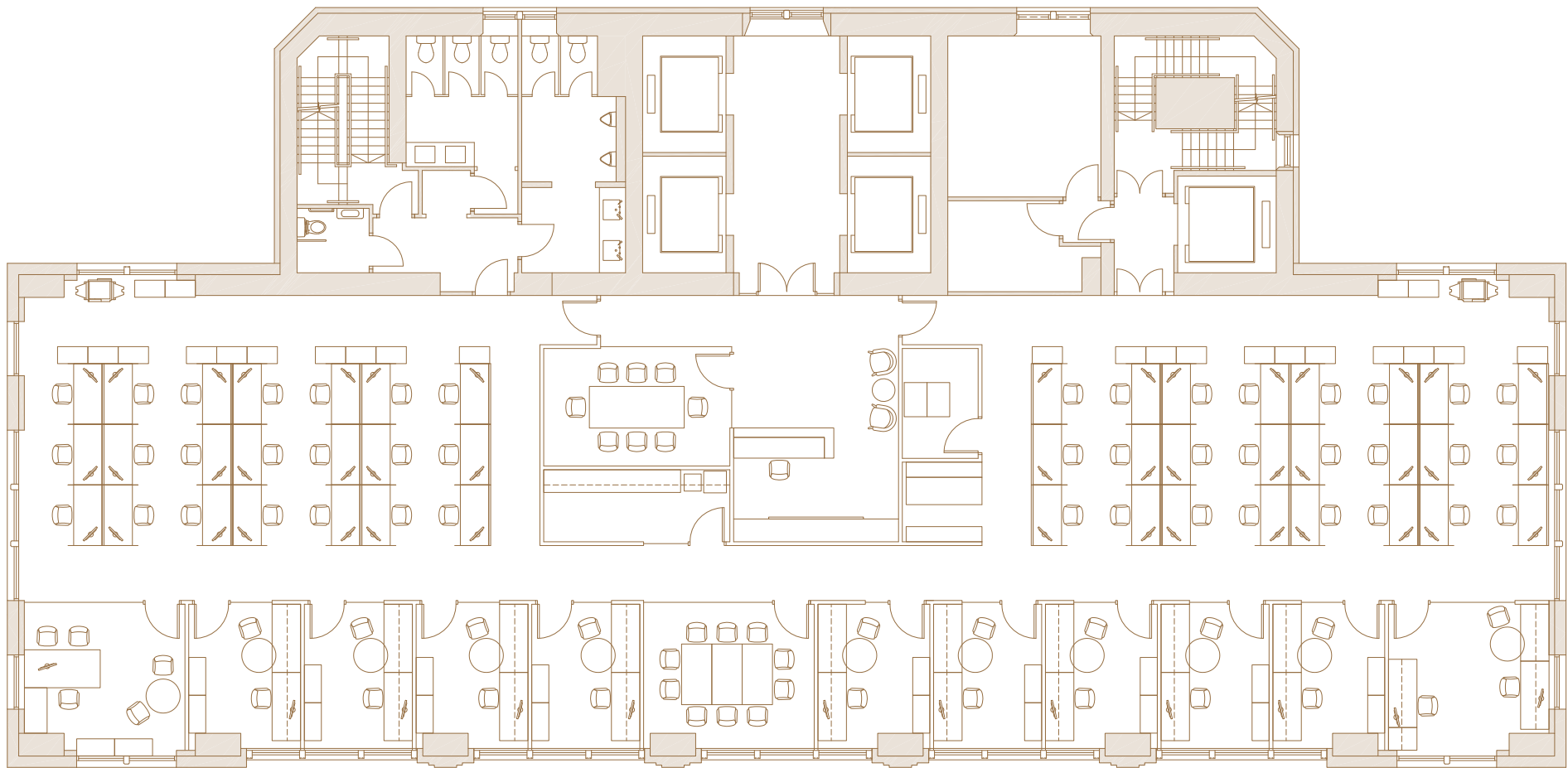
29TH FLOOR

- Clear Ceiling Height: 3.55 metres



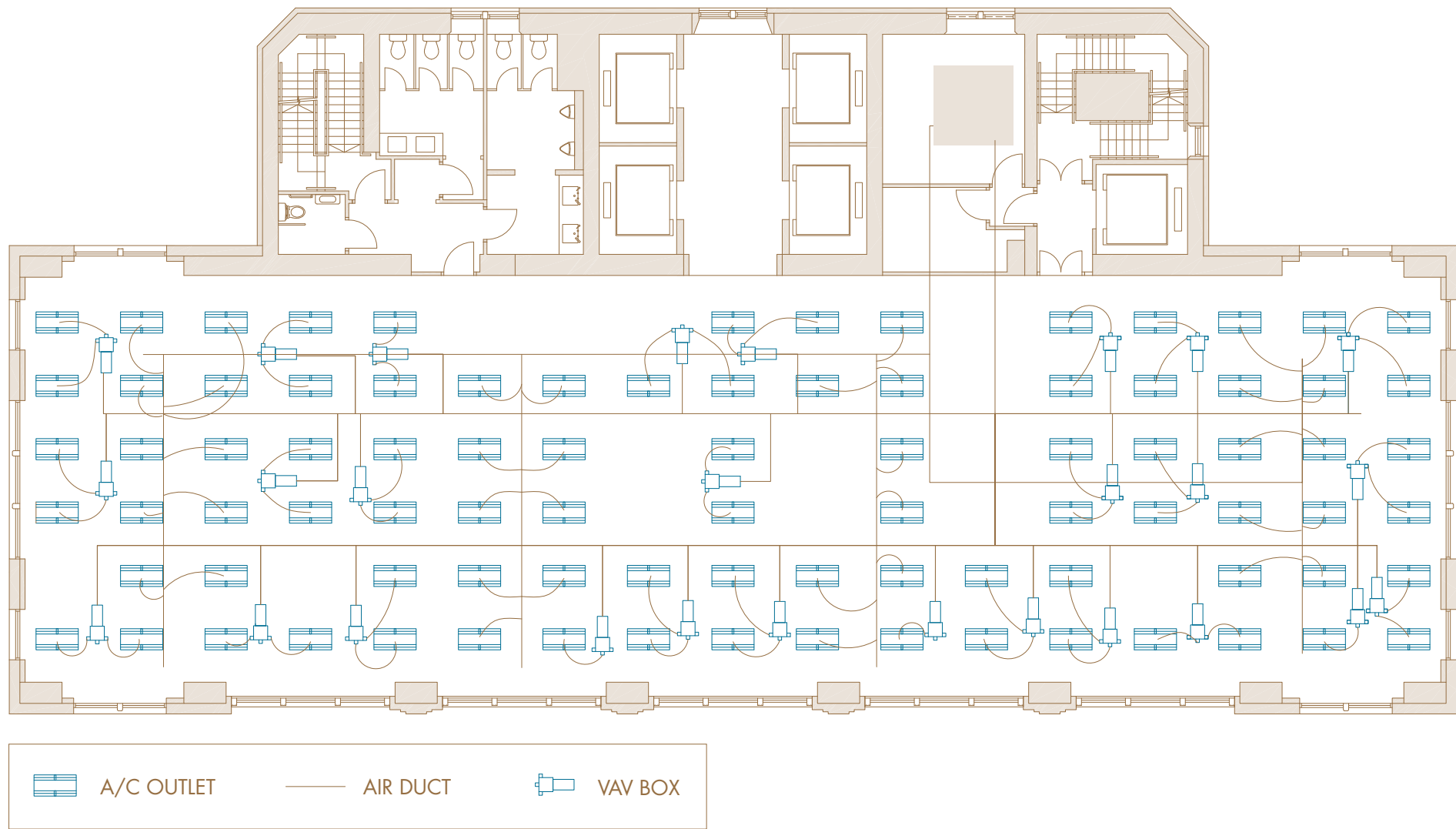
LOW DENSITY TEST FIT

- Private Offices: 11
- Work Stations: 45
- Total Seats: 57
- Meeting Rooms: 2
- Other Rooms: 3



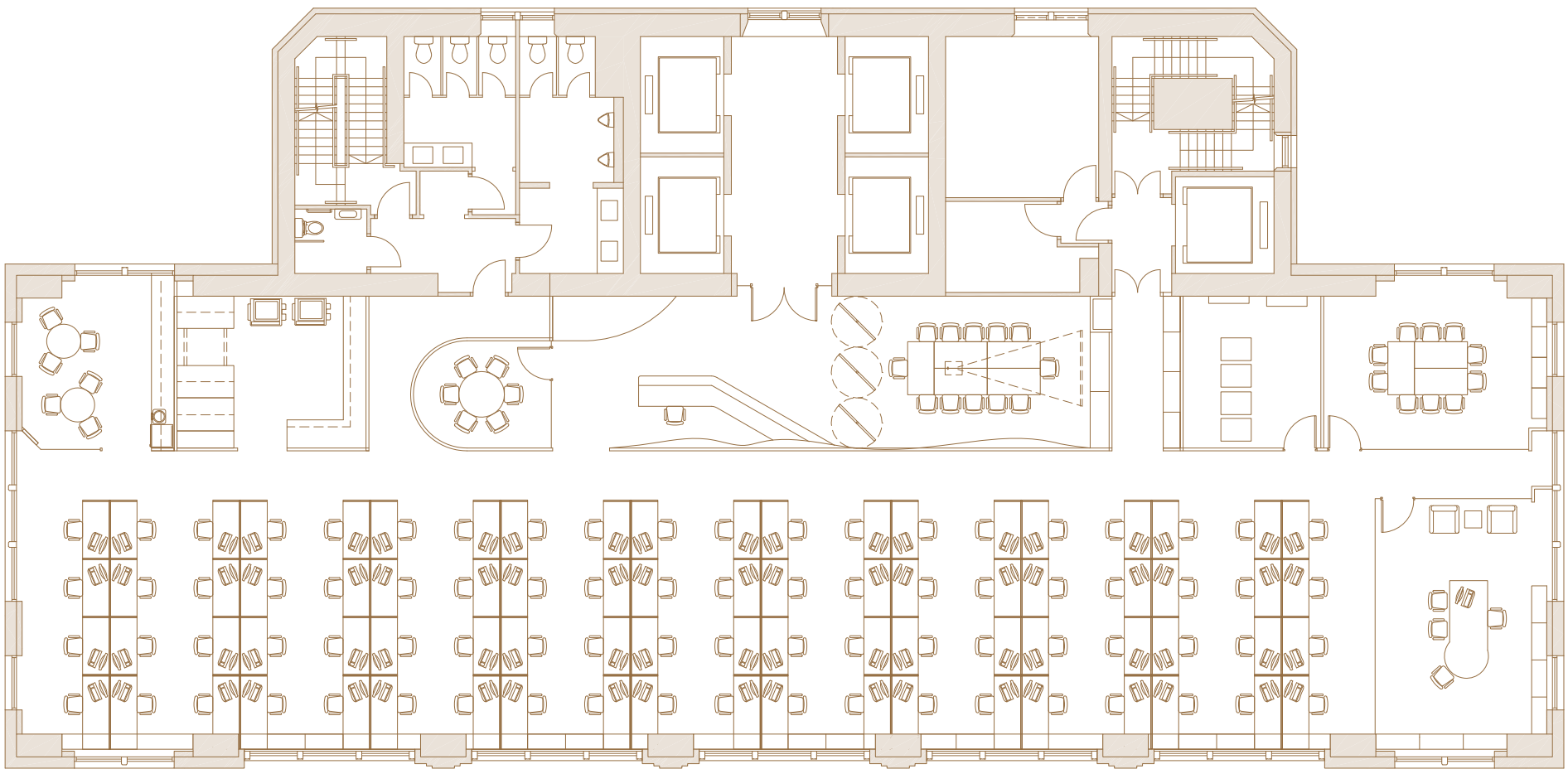
TYPICAL MVAC LAYOUT

Air conditioning outlets, VAV boxes, and air ducts



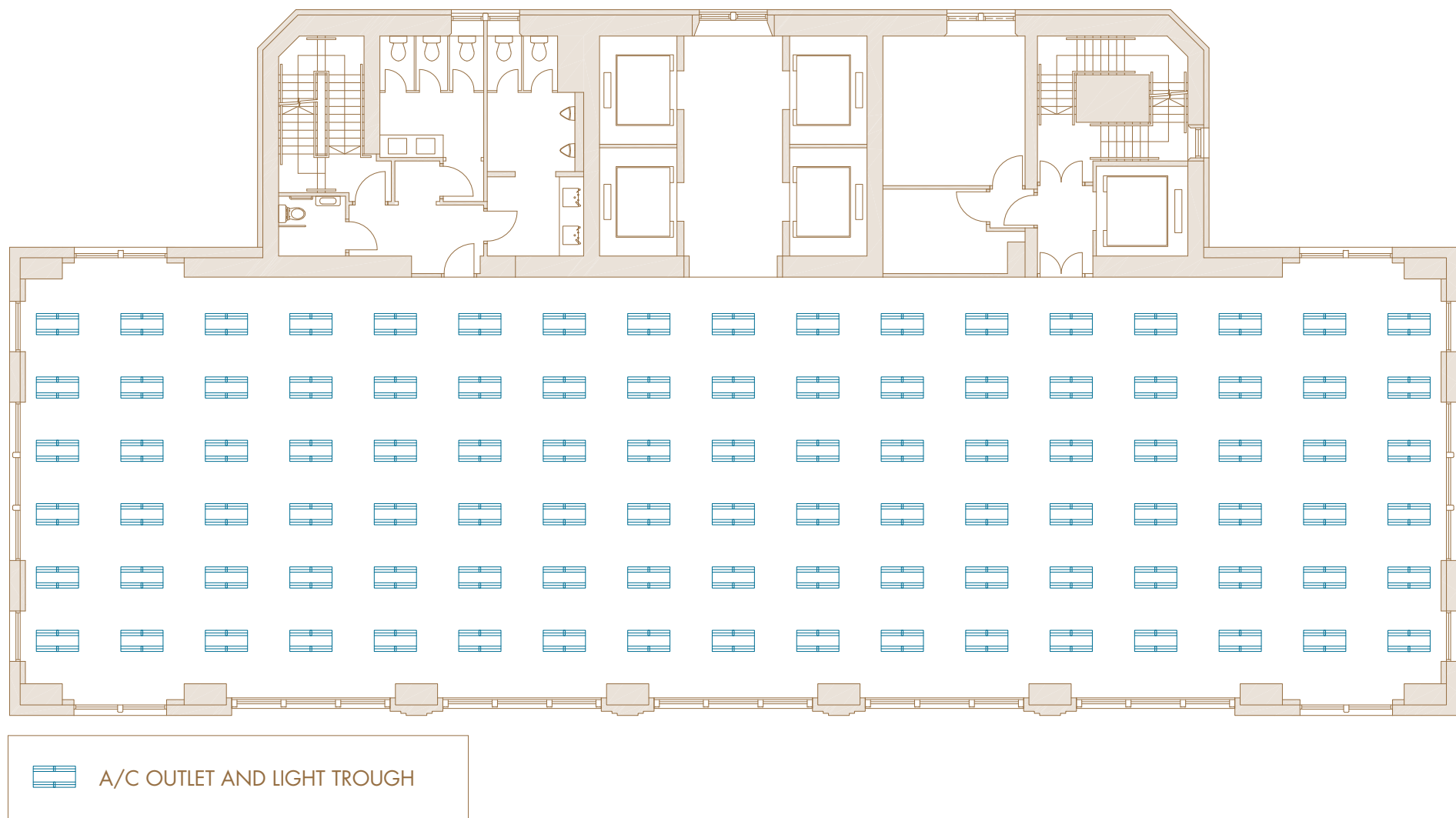
HIGH DENSITY TEST FIT

- Private Offices: 1
- Work Stations: 80
- Total Seats: 82
- Meeting Rooms: 3
- Other Rooms: 3



TYPICAL REFLECTED CEILING PLAN

Integrated air conditioning outlets and light boxes



KEY SPECIFICATIONS

TOTAL STOREYS AND LEASABLE FLOOR AREA

28 STOREYS
(23 OFFICE FLOORS / 2 RETAIL FLOORS / 3 MECHANICAL)

TYPICAL FLOOR

- Typical office clear headroom at 3.05m
- Office floor loading 3kPa + 1.7kPa (Partition and E&M loads)
- 200 mm raised floor with no less than 150 mm clear void space
- The false ceiling system comprises suspended metal ceiling tiles with integrated lighting and air-conditioning outlets
- Low-E double-glazed curtain wall system
- Executive toilet is available on every floor. Water tee-off point has been allowed if future tenant requires a pantry on typical office floors.
- Opening of floor slab with addition of trimming beams between main beams is feasible for possible internal staircase
- Floor boxes will be provided

LIFT

- Four 18-person (1,350 kg) high speed passenger lifts (6-metre-per-second)
- One service lift (1,600 kg)
- The passenger lift car size is 2100 mm (W) x 1400mm (D) x 3200mm (H) (bare) or 2900mm (H) (with false ceiling). The service lift car size is 1950 mm (W) x 1700mm (D) x 3200mm (H) (bare) or 3000mm (H) (with false ceiling).

ELECTRICAL

- Normal power is 80 VA per square metre
- Essential power is 20 VA per square metre
- One 650 kVA diesel generator for tenant's back-up power supply and essential building services other than fire service
- One 650 kVA diesel generator for essential building services related to fire safety
- Single busduct riser

AIR-CONDITIONING

- Advanced overhead VAV air-conditioning system
- Designed to an occupancy density of 9 square metre per person
- 24 hours air-cooled water chiller completed with generator backup

TELECOMMUNICATION

- Single FTNS risers and lead-in
- Free choice of FTNS operators
- 3G mobile coverage provided in all passenger lifts
- FTNS pre-wired with CAT5e & fibre optic in cables riser

BUILDING MANAGEMENT AND SECURITY

- Access card control system integrated with all passenger and service lifts
- 24 hours digital security surveillance at all major access points
- Fire detection system for all plant rooms area
- Centralized control centre with state-of-the-art monitoring system
- Professional, aspiring to excellence and personal building management

BUILDING AWARD

- Target for LEED certification

LANDLORD'S PROVISIONS

THE BUILDING

- The building is about 136 metres tall with a side reinforced concrete core wall coupled with 8 reinforced concrete columns

FAÇADE

- The building is clad in European limestone with bronze-colour curtain wall units (low-E Insulated Glass Units) and reeded spandrel panels

MAIN LOBBY

- Walls and floors of the main lobby are finished with natural stones and a backlit onyx feature wall in custom-designed bronze frames. Oak in a natural finish is used for ceiling panels.

OFFICE LIFT LOBBIES

- Walls and floors of the office lift lobbies are finished with natural stones. Elevator doors are finished in bronze colour stainless steel in a two-tone pattern.

OFFICE AREA

- Wall and columns to office areas are finished in plaster

RAISED FLOOR

- A fully installed 200mm raised / access floor tiles with no less than 150 mm clear void space.

FLOOR BOX

- Floor boxes will be provided for ease of connection of all power, voice, and data equipment

FLOOR LOADING

- Typical office areas are designed to have an overall uniform loading capacity of 3 kPa for live load plus 1.7kPa for partitions and E&M service

ELECTRICITY SUPPLY

- Electricity is supplied by Hong Kong Electric Co Ltd under a dual feeders arrangement which provides 3000 kVA 3 phases and 50 Hertz power supply from different sub-stations

NORMAL ELECTRICITY SUPPLY

- Electricity supply is by busduct riser from transformers. Normal power is 80 VA per square metre

TELECOMMUNICATION

- The building is equipped with Cat5e and fibre optic block-wiring for supporting a full range of fixed telecommunications network services. Tenants further enjoy free choice of fixed telecom network services (FTNS) and operators

SMATV

- Facilities for local TV and High Definition TV are in place for tenant's connections

FLOOR HEIGHT

- The clear headroom for typical floor is 3.05 metres with slab to slab height of 4.5 metres
- The clear headroom for penthouse level offices is 3.55 metres, with slab to slab height of 5.0 metres

EXECUTIVE TOILETS AND PANTRY

- One executive toilet and set up of pantry, i.e. water tee-off point on every typical floor

OFFICE CEILING

- The false ceiling system comprises suspended metal ceiling tiles with integrated lighting and air-conditioning outlets
- Concealed pendant type sprinkler head system

LIGHTING

- Fully recessed and indirect luminaries with highly efficient energy saving T5 fluorescent tubes and electronic ballasts permit desktop illumination of average 500 lux

MECHANICAL VENTILATION & AIR-CONDITIONING SYSTEM

VAV AIR-CONDITIONING SYSTEM

- The Direct Digital Control Variable Air Volume (DDC VAV) system serviced by one air-handling units (AHU) equipped on each floor with air ducts
- Advanced CO2 detection system to monitor air quality and control the fresh air quality
- The air-conditioning system is designed to cater for an occupancy density of 9 square metre per person

CHILLED WATER SUPPLY

- The base building refrigeration plant consists of 3x257 TR water cooled chillers and 1x130 TR air cooled chiller located at mechanical plant room for essential usage
- 24 hours chilled water supply with 130TR air cooled chiller with generator backup
- All chillers utilize environmentally friendly R134a refrigerant

COOLING CAPACITY

- Cooling capacity designed to a combined lighting and office equipment load of 80 watt per square metre

TEAM

50 CONNAUGHT ROAD CENTRAL IS A COLLABORATION BETWEEN WORLD-RENOWNED ROBERT A.M. STERN ARCHITECTS AND HONG KONG'S LEADING LUXURY PROPERTY DEVELOPER NATIONAL PROPERTIES HOLDINGS LIMITED.

NATIONAL PROPERTIES HOLDINGS LIMITED

National Properties Holdings Limited has distinguished itself as a leader and innovator in developing exclusive high-end residences and unique commercial buildings. Since its inception in 1992, National Properties has sought to fill a niche in Hong Kong's property market, creating extraordinarily luxurious and unique developments. The Company works with some of the world's top architects and designers, including Andrée Putman, Robert A. M. Stern, Remo Riva, and Joseph Fung.

Every National Properties building is characterised by certain hallmarks – spectacular views, a superior level of refinement and an elegant living environment. Materials are sourced globally and selected as much for their aesthetics as for their durability. Great care is taken in looking at the smallest details of each property, from the landscaping and lighting to the cornices and door handles.

Developments that best represent National Properties' achievements include: 37 Deep Water Bay, an elaborate single family estate that remains one of Hong Kong's most expensive private residences; Bluewater, a low-density residence with just 14 sumptuous flats located in Tai Tam on the south side of Hong Kong Island; One St. Thomas, a grand luxury apartment building with hotel-style services and amenities, located in the heart of Toronto, Canada; and The Putman, an Art Deco-inspired property in the central business district of Hong Kong, offering spacious boutique hotel apartments.

ROBERT A.M. STERN ARCHITECTS

A leading architectural firm with an international reputation, Robert A.M. Stern Architects strives in its work to capture the spirit of the places in which it builds.

First recognized for its distinguished houses, the firm has gone on to develop an extraordinarily broad portfolio including commercial, institutional, and residential buildings throughout the United States and in Canada, Mexico, Brazil, France, Spain, Germany, Bahamas, Cyprus, Turkey, India, Korea, Taiwan, Japan, and China.

The firm's office buildings include headquarters for Comcast in Philadelphia, for the U.S. Federal Reserve Bank in Atlanta, for Gap Inc. in San Francisco, for American Express in Mexico City, and for Petrobras in Rio de Janeiro. Developer clients include Hines, Liberty Property Trust, and Aviva France. The firm's residential buildings include One St. Thomas, Toronto and Fifteen Central Park West, New York. The firm's urban planning successes include the master plan for the commercial redevelopment of the theater block of New York's 42nd Street, which won an Honor Award from the American Institute of Architects. The firm is led by its founder and senior partner, Robert A.M. Stern, Dean of the Yale School of Architecture.

ALL INFORMATION, CALCULATIONS, PLANS, PARTICULARS, IMAGES AND ILLUSTRATIONS CONTAINED HEREIN ARE APPROXIMATE, NOT TO SCALE, SUBJECT TO CHANGE AND FOR REFERENCE PURPOSE ONLY AND SHALL NOT CONSTITUTE OR BE CONSTRUED AS GIVING ANY OFFER, REPRESENTATION OR WARRANTY WHETHER EXPRESSLY OR IMPLIED OR BE RELIED UPON. WHILST EVERY REASONABLE CARE HAS BEEN TAKEN IN PREPARATION OF THIS BROCHURE, CENTURY LAND LIMITED (THE "OWNER"), ITS REPRESENTATIVES OR AGENTS SHALL NOT BE HELD RESPONSIBLE NOR ACCEPT ANY LIABILITY FOR ANY INACCURACIES, DISCREPANCIES, OMISSIONS OR INCOMPLETENESS. ANY INTERESTED PARTY SHALL HAVE TO SEEK THEIR OWN INDEPENDENT PROFESSIONAL ADVICE AND TO SATISFY THEMSELVES IN ALL RESPECTS IN RELATION TO ANY MATTERS CONTAINED IN THIS BROCHURE. REPRODUCTION IN WHOLE OR IN PART OF THIS BROCHURE WITHOUT THE WRITTEN PERMISSION OF THE OWNER IS STRICTLY PROHIBITED.

ALL PHOTOGRAPHY AND ARTISTS RENDERINGS: © 2010 DBOX, INC., EXCEPT HSBC PHOTO ON PAGE 21