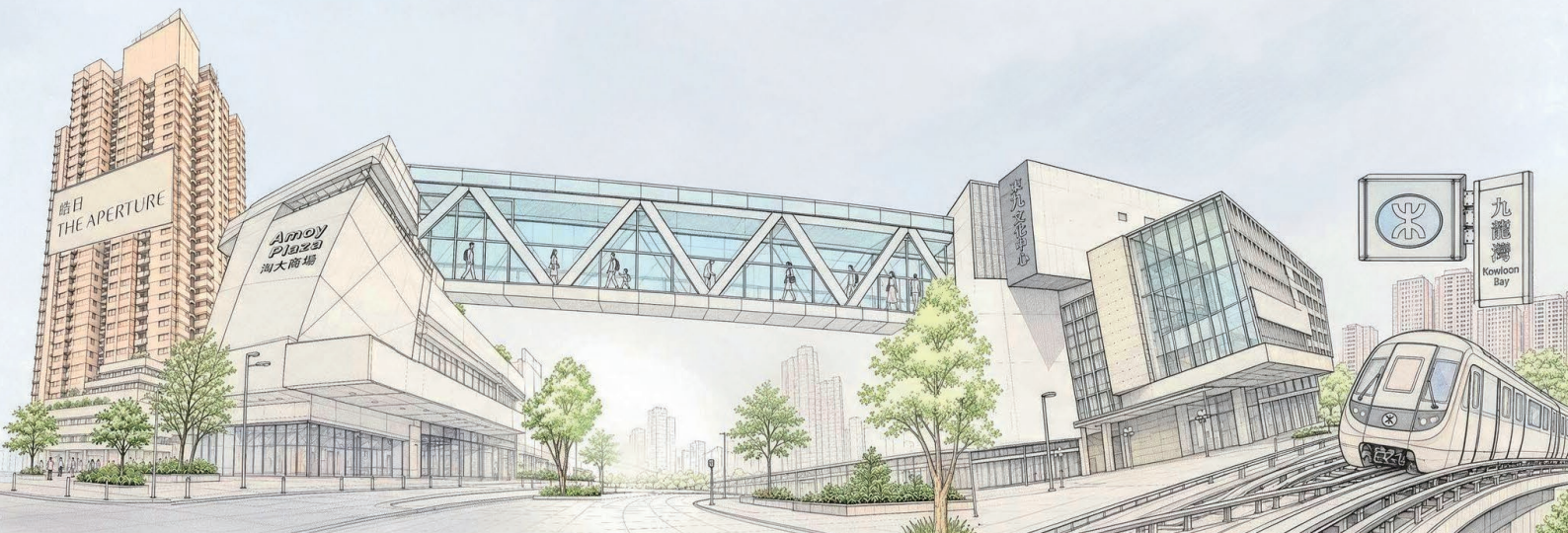


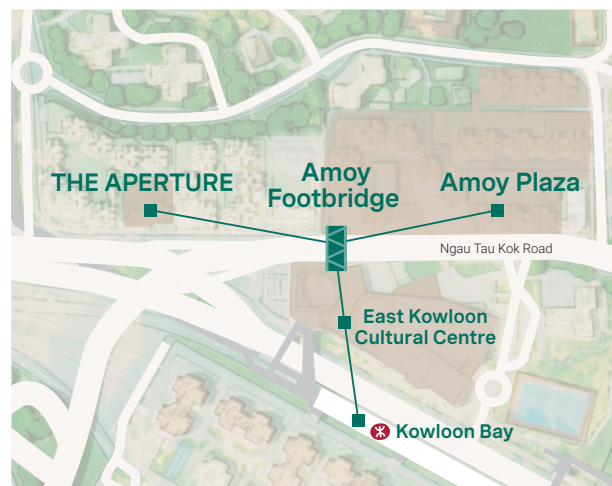
Hang Lung's Kowloon Bay Portfolio Half a Century of Connections



Since 1976, Hang Lung Properties (“Hang Lung”) has grown alongside the Kowloon Bay community, developing compelling places that bring people together, enrich their lives and contribute to the neighborhood’s long-term growth.

From Telford Gardens in 1980 and Amoy Gardens in 1981, to THE APERTURE in 2024 and the Amoy footbridge in 2026, each development has played a defining role in shaping the character of Kowloon Bay. The Amoy Footbridge represents the culminating piece of this long-term vision — the vital connection that transforms what began as a series of individual projects, built across different eras, into a fully integrated urban precinct encompassing residential communities, retail destinations, transport links and cultural amenities. It is now a neighborhood where people can live, work, shop and enjoy everyday life within one seamless, connected environment.

Today, this vibrant neighborhood serves tens of thousands of residents, commuters and visitors every day — a living reflection of Hang Lung’s enduring commitment to Kowloon Bay.



TOTAL

No. of residential units
5,190

Retail GFA
51,533 sq. m.

DEVELOPMENT TIMELINE

1976

Signing of a development agreement for Telford Gardens

1980

Residents Move into Telford Gardens

1981

Opening of Amoy Gardens and Amoy Plaza

2003

Opening of Amoy Plaza Discovery Avenue

2024

Opening of The APERTURE

2026

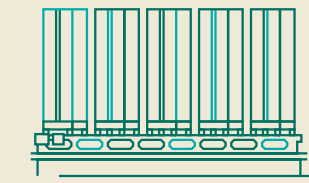
Opening of the Amoy Footbridge



AMOY GARDENS AND AMOY PLAZA

Amoy Gardens and Amoy Plaza are established mixed-use developments integrating residential and retail components. They exemplify Hang Lung's early focus on integrated development planning, an approach that continues to underpin our core business strategy today.

Located approximately three-minute walk from Kowloon Bay MTR Station, Amoy Gardens comprises four phases and is within close proximity to the district's recreational amenities. Amoy Plaza, the retail podium, provides a diversified mix of dining and everyday offerings — such as fashion and apparel, supermarkets, education providers, and entertainment — catering for residents and the broader Kowloon East catchment, including students and nearby office workers.



Address | 77 Ngau Tau Kok Road,
Hong Kong

Year of Completion | 1981

Amoy Gardens

No. of Blocks | 19

No. of Units | 4,896

Saleable Area | 242 to 489 sq. ft.

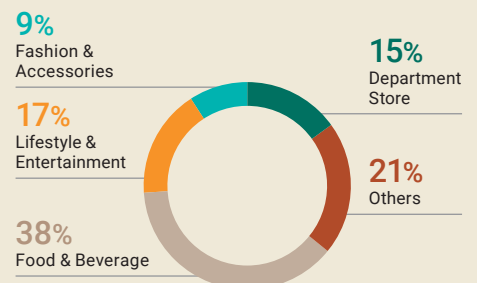
Amoy Plaza

Retail GFA | 49,731 sq. m.

No. of Floors | 3

Retail Segment Distribution (by Leased Floor Area)

As of December 31, 2025



Occupancy Rate | Retail: 95%

Number of Mall Tenants (at year-end) | 241

No. of Car Parking Spaces | 620



AMOY FOOTBRIDGE

Fully funded, built, and operated by Hang Lung, the Amoy Footbridge is a covered, barrier-free link that connects Amoy Plaza, East Kowloon Cultural Centre, and Kowloon Bay MTR Station.

The footbridge strengthens pedestrian connectivity in Kowloon Bay by providing a direct, all-weather, round-the-clock route between residential, retail, transport, and cultural destinations. It improves walking comfort and helps reduce pedestrian-vehicle conflict at street level. By enhancing access to Amoy Plaza, the footbridge also supports tenants by making the mall easier to reach for visitors across Kowloon Bay.

Consistent with Hang Lung's commitment to sustainable development, the bridge incorporates low-impact construction materials, solar panels, energy-efficient LED lighting, and an intelligent energy management system.



Address | 77 Ngau Tau Kok Road, Hong Kong

Year of Completion | 2026

Covered Area | 147 sq. m.



THE APERTURE

Pet-friendly residential development for growing families

THE APERTURE is Hang Lung's latest residential project in East Kowloon, situated approximately a three-minute walk from Kowloon Bay MTR Station¹ and offering convenient access to Kowloon East's business district.

Featuring a rare selection of three-bedroom units in the district, the development caters for the needs of growing families. It also provides a sophisticated 15,000+ sq. ft. clubhouse and landscape², designed by renowned interior design firm CL3, blending timeless elegance with contemporary style.

As one of the few pet-friendly residential developments in the area, THE APERTURE represents a new generation of boutique residences that combines lifestyle and wellness. Its podium shopping mall and proximity to over 100 hectares of green space³ create a vibrant environment for residents and their furry companions.



Address | 11 Ngau Tau Kok Road,
Kowloon Bay, Hong Kong

Year of Completion | 2024

No. of Units | 294

Saleable Area | 289 to 898 sq. ft.⁴

Amenities | The Pool, Gym Room, Kids' Room, Multi-Purpose Room, Game Room, Yoga Room, BBQ Area, etc.

Retail GFA | 1,802 sq. m.

Architect | LWK + PARTNERS

Interior Design | CL3

1. The walking time above was evaluated and calculated by an independent traffic consultant (July 22, 2021) using the main entrance of THE APERTURE as the starting point, and is for reference only. Actual time required is affected and subject to foot traffic, routes, weather, actual road conditions and personal factors, etc.
2. The area of the residents' clubhouse and landscaped space is determined by combining the total area of the residents' clubhouse (including any recreational facilities for residents' use) and the total area of public gardens or play areas for residents' use (whether described as covered and landscaped playgrounds or otherwise). Please refer to the sales brochure for details.
3. The area information above is for reference only. The planning and land use of the surrounding areas of the development project may change from time to time, subject to the final announcement and approval of the relevant government departments. The vendor gives no offer, representation, undertaking, or warranty, express or implied, in this regard. The over 100 hectares of green space is derived from the area of open space and green belts within the Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan. Source: <https://www.ozp.tpb.gov.hk/?page=search&searchType=AdvSearch&type=plan&caseNo=S%2FK13%2F34&layers=ozp-1&lang=en>
4. The saleable area and the floor area of balconies, utility platforms, and verandas (if any) forming part of a residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area listed above in square feet has been converted at 1 square meter = 10.764 square feet and rounded to the nearest integer. There may be a minor discrepancy between the area calculated in square feet and that in square meters.

Name of the Development: The Aperture | District: Ngau Tau Kok & Kowloon Bay | Name of the street and street number at which the Development is situated: 11 Ngau Tau Kok Road | The website address designated by the Vendor for the Development: www.theaperture.com.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: Total Select Limited | Holding Companies of the Vendor: Hang Lung Group Limited, Hang Lung Properties Limited, Newhart Investments Limited, Total Lead Holdings Limited | Authorized Person for the Development: Mr. Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Development: Paul Y. Builders Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Johnson Stokes & Master | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not Applicable | Any other person who has made a loan for the construction of the Development: HLP Treasury Limited | Prospective purchaser is advised to refer to the sales brochure for any information on the Development. This advertisement is published with the consent of the Vendor. Date of printing: 14 September 2026