

—NO.15—
SHOUSON
壽臣山15號

【For Immediate Release】

**Emperor International, C C Land, Mingfa Group and Couture Homes
Jointly Present “No.15 Shouson”**

**A Masterful Curation of Ultra-Luxury House Development
Nestled in the Tranquil Green Belt of Southern District will be
Launched Shortly**

(16th May, Hong Kong) Emperor International Holdings Limited (0163), C C Land Holdings Limited (01224), Mingfa Group (International) Company Limited (0846), and Couture Homes (0497) jointly developed the ultra-luxury house development on Shouson Hill is officially named “No.15 Shouson” along with publication of the Sales Brochure. “No.15 Shouson” is situated in the traditional luxury residential area where home supply is scarce and it is expected to be launched shortly by tender.

Located on 15 Shouson Hill Road West, a superior residential area in the Southern District of Hong Kong Island, the development offers 15 detached houses, each with a saleable area ranging from 3,727 to 12,073 square feet, and a layout from 4 to 6 ensembles. It is one of the scarcest supplies in Hong Kong that offer luxury homes over 10,000 square feet. All houses boast a private garden, parking spaces, and an in-home elevator. 13 of these houses are also equipped with a private swimming pool, setting a new benchmark for stately homes.

“No.15 Shouson” is born with gifts and is blessed with the picturesque green ridges formed by Mount Cameron, Bennet's Hill, Brick Hill, Violet Hill, and Mount Nicholson which create endless foliage and a high level of privacy. Shouson Hill has long been a superior residential area in Hong Kong, where business and political leaders, tycoons, celebrities, and scholars dwell, and is adjacent to prestigious clubhouses such as Hong Kong Golf Club and Aberdeen Marina Club, first-class entertainment is within reach. The development offers a quick

—NO.15—
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connection to the core city area and daily convenience with a complete set of facilities nearby, bringing vibrancy and serenity at the same time.

Alex Yeung, Vice Chairman of Emperor International, said, “No.15 Shouson has many strikingly rare features that accomplished its exclusiveness. Emperor International has always attached great importance to luxury home development. Working together for this majestic property development with the three other partners who are very experienced in greater China’s real estate market will be directed at achieving a synergistic effect. No.15 Shouson has been praised and paid attention to by power buyers. We will gather resources and actively prepare for sales and its related arrangement. As the pandemic slows down and the Hong Kong’s economy gradually returns to normal, the Group expects that the high-end residential market shall follow. With No.15 Shouson’s prime location and its exquisite design from inside and out, I believe that the launch will be a market spotlight.”

For more details about “No.15 Shouson”, please visit the website: www.15shouson.com

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—NO.15—
SHOUSON
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Photo Description:



Photo 1

“No.15 Shouson” located in a superior residential area, it is one of the scarcest supplies in Hong Kong that offer luxury homes over 10,000 square feet.

—NO.15—
SHOUSON
壽臣山15號



Photo 2

15 stand-alone houses surrounded by the picturesque green ridges which endless foliage and a high level of privacy are created.

About Emperor International Holdings Limited

Emperor International is an investment holding company, which is principally engaged in property investments and property development, and operates hospitality service, possessing a property portfolio of over 6 million square feet in the Greater China and overseas. Under its tri-engine business model, Emperor International owns and manages investment properties in prime locations that generate solid income; developing residential projects to drive earnings visibility; and operating hospitality services with strong recurrent cash flow. With its management execution strengths and market insight, Emperor International aims to be a key

—NO.15—
SHOUSON
壽臣山15號

property player in the Greater China.

About C C Land Holdings Limited

Headquartered in Hong Kong, the core business of C C Land is property development and investment as well as treasury investments. The Group started to build its global property portfolio since early 2017, and now has both investment and development projects in the United Kingdom, Australia, Hong Kong and Mainland China. The Group's business strategy is to have a balanced property portfolio with both stable recurring rental income and property sales revenue in developed cities worldwide.

About Mingfa Group

Established in 1994, Mingfa Group is a modern group enterprise focusing on city operation and supplemented with real estate business in the commercial, residential, cultural tourism, and industrial aspects, as well as hotel business. The Group is also involved in logistics, R&D, trading, investment, and many other sectors.

About Couture Homes Properties Limited

Couture Homes Properties Limited is the wholly owned subsidiary of CSI Properties Limited (Stock code: 497) set up in 2011 to develop luxury residential developments in Hong Kong and the PRC. With Haute Couture (the tradition of tailoring exclusive custom-fitted clothing for privileged customers) as its blue-print concept, Couture Homes Properties Limited specializes in crafting special residences made to order for private clients.

Name of the Development: No.15 Shouson ("the Development")

District: Shouson Hill and Repulse Bay

Name of the street and street number of the Development: No. 15 Shouson Hill Road West

—NO.15—
SHOUSON
壽臣山15號

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.15shouson.com

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.

All contents of this advertisement do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether expressed or implied, on the part of the Vendor regarding the development. The photos and drawings shown in this advertisement have been processed with computerized imaging techniques and do not reflect the actual external appearance of or the view of or from the development or any part thereof, or the surrounding environment and buildings of the development. The said view will be affected by the surrounding environment and buildings of the development and are subject to change from time to time. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from the development or its surrounding area. They are for reference purpose only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether expressed or implied, on the part of the Vendor regarding the development.

Vendor: Talent Charm Corporation Limited

Holding company of the Vendor: Superb Land Limited

—NO.15—
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Authorized person for the development: Lee Kar Yan, Douglas

The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects 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: Baker & McKenzie

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited
Any other person who has made a loan for the construction of the development: Superb Land Limited

This advertisement is published by or with the consent of the Vendor. This website is published by or with the consent of the Vendor.

Prospective purchasers are advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details.

Date of production of this advertisement: 16 May 2022

This advertisement/promotional material and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not) by the Vendor in respect of the Development.

—NO.15—
SHOUSON
壽臣山15號

For the fittings, layout, furniture, finishes and appliances in standard provision of the residential unit, please refer to the Sales Brochure for details. The fittings, layout, furniture, finishes and appliances of the residential unit shall be provided according to the terms and conditions of the agreement for sale and purchase. The Vendor reserves the right to change the fittings, layout, furniture, finishes and appliances in accordance with terms and conditions of the agreement for sale and purchase.

The saleable area of each residential unit and the floor area of each balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified are converted at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest integer. The area shown in square feet may be slightly different from that shown in square meter.