



【For Immediate Release】

**“No.15 Shouson” co-developed by Emperor International,
C C Land, Mingfa Group and CSI Properties
recorded its first sale with House No.7 for HK\$870 million,
the price per square foot was HK\$108,347**

[26th June, Hong Kong] Emperor International Holdings Limited (0163), C C Land Holdings, Limited (01224), Mingfa Group (International) Company Limited (0846), and CSI Properties (0497) co-developed “No. 15 Shouson” has drawn warm public response and house viewing inquiries from potential buyers since the publication of sales brochure. It is pleased to announce that House 7 is sold today at HK\$870 million and recorded a price of HK\$108,347 per square foot. It fully depicts the value and edges of it nestling in such a prestige location.

Alex Yeung, Vice Chairman of Emperor International, said, “Hong Kong’ s economy is gradually returning to normal, the accumulated purchasing power in the property market is releasing, transactions of high-valued residential property are actively recorded. No.15 Shouson is situated at traditional luxury residential area in the Southern District of Hong Kong island where is in short supply of whole new detached houses and houses over 10,000 sq.ft. It is encouraging to see the positive feedback from the market. ”

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Alex also deemed that the transaction gave a strong confidence to the superior residential market.

The saleable area of House No. 7 is 8,032 sq. ft. which boasts 6 en-suites. Except for its spaciousness, it provides a private outdoor area including a 3,427 sq.ft private garden and a 2,091 sq.ft roof, as well as a private swimming pool, It has everything that formed the definition of stately homes.

Dickie Wong, Deputy Chairman of CC Land Holding Limited, pointed out that land supply at traditional luxury areas is scarce, especially for new houses on the Southside of the city. Watching the overall economy is gently restoring, the Group has a great expectation towards the prospect of the development by virtue of its exclusively excellence.

Walter Ng, Executive Director of Mingfa Group, expressed that there are many potential buyers showing their interests in different houses. We treasure the value of the development' s ultra-luxurious nature, so that we will orderly announce sales arrangements to respond to the market demand and we believe that there is room for price increment.

Jimmy Fong, Executive Director of CSI Properties, put that "No. 15 Shouson" will become a spotlight among the ultra-luxury residential market due to its extraordinary geographical advantage. The most impressive is every single house boasts a private garden, parking spaces, and an in-home elevator 13 of these houses

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are also equipped with a private swimming pool.

“No.15 Shouson” 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. The development 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 connection to the core city area and daily convenience with a complete set of facilities nearby, bringing vibrancy and serenity at the same time.

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

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Photo Description:



Photo 1 : Alex Yeung, Vice Chairman of Emperor International, deemed that 1st transaction of “No. 15 Shouson” will give a strong confidence to the market of high-end residential properties



Photo 2 : “ No.15 Shouson” is surrounded by greenery area

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Photo 3 : 15 stand-alone houses own a high level of privacy with tranquil environment

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 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

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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 by CSI 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

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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.

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Vendor: Talent Charm Corporation Limited

Holding company of the Vendor: Superb Land Limited

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

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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: 26 June 2022

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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.

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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.