

Appendix 1

Basic Information of Hemma Amber

1. Name of Development : Hemma Amber
2. Address : 18 On Hei Street*
3. Lot Number : Lot No. 1073 in Survey District No.3
4. Term of Land Grant : 50 years
5. Site Area : About 5,992 m²
6. User : Private residential
7. No. of Residential Towers : 2 blocks
8. No. of Residential Storeys : 14 (including G/F and Basement Car Park)
9. No. of Flats : 422
10. Flat Mix and Size

	1-Bedroom Units ³ (Open Kitchen)	2-Bedroom Units ³ (Open Kitchen)	2-Bedroom Units ³ (Standard Kitchen)	3-Bedroom Units ³ (Standard Kitchen)
Number of Flat	35	221	118	48
Proportion	8%	80%		12%
Saleable Area (ft ²)	303-308 ⁴	422-452 ⁴	486-524 ⁴	625-658 ⁴

11. Recreational Facilities : G/F – Gym, Reading Area, Multi-Function Room, Game Room and Children Playroom¹⁰.
12. No. of Car Parking Spaces (CPS) : 34 spaces (Excluding visitors' CPS)
13. Estimated Material Date : 31 December 2025

Remarks:

3. The Development is still under construction, and the vendor reserves the right to amend, modify and change the design, layout, materials, fittings, finishes, and appliances of any part of the Development and the type and number of residential units. The vendor recommends prospective purchasers to refer to the sales brochure for detailed information about the Development.
4. The saleable area stated in this promotional material includes the area of the balcony, utility platform, and verandah (if any). The saleable area of the residential property and the floor area of the balcony, utility platform, and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Chapter 621). Other specified areas (not included in the saleable area) are calculated according to Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The listed areas are converted at a rate of 1 square meter = 10.764 square feet and rounded to the nearest whole square foot.
10. The naming of the clubhouse and facilities is for promotional purposes only and may not necessarily be used in or appear in the Deed of Mutual Covenant or other title documents or documents. The information relating to the clubhouse and facilities is for reference only. The vendor reserves the right to make changes to the building plans (including, but not limited to, the area, design, layout, and facilities of the clubhouse) without prior notice to any purchasers and the final approved plans issued by the relevant Government departments shall prevail. The clubhouse and facilities may not necessarily be operational upon handover of the residential units in the Development. The use or operation of certain facilities and/or services is subject to relevant laws, land documents, deed provisions, clubhouse regulations, facility usage regulations, consent letters or permits issued by relevant Government departments, and on-site environmental conditions, and may require payment of additional fees. The details and provisions of related services are subject to arrangements and decisions made by the management company and/or relevant service providers. The vendor does not make, and shall not be construed as making, any express or implied offers, representations, undertakings, or warranties (whether or not related to view). The vendor recommends prospective purchasers to refer to the sales brochure for information about the Development.

To the extent this press release statement constitutes an advertisement, then the following applies:

Name of the Development: Hemma Amber | District: Kwun Tong (North) | Name of the Street and the Street Number: 18 On Hei Street* | The Address of the website designated by the Vendor for the Development#: <http://hemmaamber.hkhs.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.

Vendor : Hong Kong Housing Society| Holding Company of the Vendor: Not applicable | Authorized Person for the Development: Mr. ORR Wah Hung David| The firm or corporation of which an Authorized Person is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited| Building Contractor for the Development: Paul Y. General Contractors 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: Not Applicable| Other person who has made a loan for the construction of the Development: Not applicable| The estimated material date for the development, as provided by the authorized person for the development: 31 December, 2025 |“Material Date” means the date on which the conditions of the land grant are compiled with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the Sales Brochure for any information on the Development. |#Website containing the electronic version of sales brochure, price list, register of transactions, deed of mutual covenant and aerial photographs. |*The provisional street number is subject to confirmation when the Development is completed. |Date of printing: 22 November 2023