



ANEW ERA UNFOLDING FOR CBD

NOVO Taffe | 218 JAFFE ROAD

NOVO is derived from Latin, meaning 'new' 'young' and 'fresh,' which paves way for NOVO offer to revive and rejuvenate an epicenter of activity on Hong Kong Island. As a commercial building situated in the prime location of Jaffe Road in Wan Chai, NovoJaffe features an exquisite architectural design while remaining near government buildings, large—scale commercial developments, and the City's primary Convention and Exhibition Centre. The building's outstanding location, value potential and high—quality construction makes it the new commercial landmark of Wan Chai district.



PRIME BUSINESS DISTRICT

NOVO is situated in one of the most bustling and vibrant business districts of Hong Kong, the location of NovoJaffe is truly unique and hard to match. The exceptional quality of this Grade A commercial building is ready to stand the test of time. Not only is the location convenient and of great value, it's also extremely rare to find in a district with such high cultural and commercial significance.





NEW TREND OF CBD

As a major sub-district in Hong Kong Island's CBD, Wan

Chai is strategically situated in the corridor between Central and Causeway Bay, connecting these districts and strengthening its synergies with each other. NOVO faffe Causeway Central Bay rime business area, 8 mins Commercial, Approx. new harbourfront residential and retail area Admiralty mins Approx. an array of hotels Approx. Wan Chai mins Approx. Commercial and residential area, exhibition centre Travel time by car from NOVO to various destinations Approx. Approx. Approx. Core Business District of Hong Kong
Connecting these business districts at the forefront of Hong Kong Island 27 35 15 mins mins mins Kowloon East Hong Kong Shenzhen Bay International Airport CBD² Port

by Google Map. The relevant information is for reference only and may vary due to the actual traffic conditions

SYNERGIZING FOR RAPID DEVELOPMENT

Won Chai Worth New commercial district

WAN CHAI
Commercial District

Leading at the heart of commerce

Mon Chai Traditional business hub

NOVO Jaffe

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NEW HAPPENINGS NEW VIBES

A wide range of government and large-scale private developments are under way to transform and drive the future of Wan Chai and bring in new opportunities. This will also further reinstate its position as a core commercial district, unlocking even greater potential in the years to come.

Neighboring public and private developments*:

- Redeveloping three government towers in Wan Chai North into convention and exhibition facilities, hotels and Grade A office buildings (at planning stage)
- Redeveloping of the Kong Wan Fire Station (at planning stage)
- Development site above Exhibition Centre Station (at planning stage)

Hong Kong

Centre overnment will continue

to expand convention and exhibition facilities

Gloucester Road

 $^{\bigstar}$ Approx. $^{\bigstar}$ mins

 ${\uparrow}_{\mathsf{Approx.}} 4_{\mathsf{mins}}$

Hennessy Road

- Old Wan Chai Police Station and ex-Wan Chai Police Married Quarters sites (at planning stage)
- Exhibition Centre Station X
- Exhibition Centre Station Public Transport Interchange
- Hopewell Centre II (expected completion by 2022)

7.4 kilometers Island North promenade*

Convention and Exhibition

Central-Wan Chai Bypass Tunnel

Exhibition Centre Station

Wan Chai North Harbourfront (already open)

East Rail Line Cross-Harbour Extension

Causeway Bay

ung Wui Road

Lung Wo Road

Fenwick Pier Street

Lockhart Road

Admiralty Station

H_{arcourt} Road

Existing elevated walkway

--- Elevated walkway under planning or construction

* Source of information: MTR website East Rail Line Cross-Harbour Extension Newsletter (31 March 2022), Legislativ November 2021 and 17 December 2021), Wan Chai District Council Development, Planning & Transport Committee

Council Paper No. CB(1)1327/20-21(03), Hong Kong Special Administrative Region Government Press Release (19 Wan Chai Station Discussion Papers Nos. 39/2020, 45/2021 and 35/2021

The source of the above map data is Google Map - www.google.com.hk/maps. The drawings are not drawn to scale and have been edited and processed with computerized imaging techniques. The drawing has been simplified and does not show all roads, buildings and facilities, etc. in the surrounding environment of the development. All information and images on the drawings are for reference only. The drawings do not constitute and shall not be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether express or implied, by the vendor. The vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities

entioned infrastructure projects and/or commercial projects and/or schemes and/or proposed buildings and facilities are still under construction/planning, and are subject to changes from time to time, and may not be completed and ready for use when the development is completed. The final planning, design, completion and commissioning dates are subject to the final announcement by relevant government departments or private organizations. The relevant community facilities, environment, equipment, infrastructure and services (if any) do not form part of and are not related to the development The relevant information reflects the status as of the date of printing of this advertisement/promotional material, and may no longer be applicable due to changes from time to time due to various factors. This advertisement/promotional material does not make any offer, undertaking, representation or warranty, whether express or implied, as to whether the infrastructure project and/or commercial projects and/or schemes will be finally implemented and its final planning, design, completion and commissioning dates. The condition after completion may differ from that described in this advertisement.

Approx. 10 m

Estimated travel time by MTR

Exhibition Centre Station:

Approx. 3 mins Admiralty

Approx. 5 mins Hung Hom Approx.

Kowloon Tong

Approx. mins

Causeway Bay

Wan Chai Station:

Approx. Approx. 5 mins Central

Quarry Bay

11

mins

The estimated walking time from the development to such location is based on the suggested route and estimated time provided by Google Map. The relevant information is for reference only and may vary due to the actual traffic conditions Source: MTR Corporation Limited (www.mtr.com.hk). The relevant information is for reference only and may vary due to the actual traffic conditions.

Remark: The location of the pedestrian walkways is for reference only

CAPTURING OPPORTUNITIES

HANG SENG BANK FOUNDING FAMILY

Residential

3-5 St. Francis Street 13,000 sq. ft. (Under planning)

AIA

Commercial

Stubbs Road, former AIA building 253,000 sq. ft. (Expected completion by 2023)

SHKP

Commercial

222-228C Wan Chai Road 131,000 sq. ft. (Expected completion by 2022)

Major developers and investors are actively capturing opportunities in Wan Chai District

CHINACHEM

Commercial

One Hennessy. 1 Hennessy Road 315,000 sq. ft. (Completed in 2019)

HOPEWELL

Commercial

153-167 Queen's Road East 115,000 sq. ft. (2022)

Hopewell Centre II 1,094,000 sq. ft. (Expected completion by 2022)

Commercial & residential

Miu Kang Terrace 130,000 sq. ft. (Under planning)

SWIRE

Commercial

46-56 Queen's Road East. 1A-11 Landale Street and 2A-12 Anton Street 215,000 sq. ft.

(expected completion by 2023)

8-10 and 18 Wing Fung Street 110,000 sq. ft. . (Building Plans approved)

Commercial & residential

21-31 Wing Fung Street and 8 Star Street 34,000 sq. ft. (Expected completion by 2022)

EMPEROR

Commercial

81 Lockhart Road 131,000 sq. ft. (Completed in 2021)

Government policies supporting the non-residential property market

Abolition of the Doubled Ad Valorem Stamp Duty (DSD) rates for non-residential property

· Maximum DSD rate is reduced from 8.5% to 4.25%



Loan-to-value (LTV) ratio for non-residential property adjusted upwards to 50%

- Attracting property users and investors into the non-residential property market
- Adjusting LTV ratio from 40% to 50%



Non-residential property rate concession framework

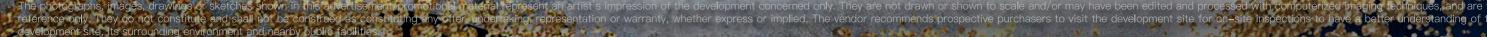
Residential Non-residential Maximum DSD rate is 4.25% of amount or ASI Stamp duty may be value of the consideration up to PURCH 30% DSD example: of amount or value of \$6,720,000 < amount or value of the consideration the consideration \leq \$20,000,000 = 3.75% ■ Within 3 years of purchase, re-sale is subject to Special Stamp Duty (SSD) No limitation ■ SSD rate may be up to 20% of the amount or value of the consideration

The calculation of stamp duty is subject to the Inland Revenue Department Any mortgage-related arrangements are subject to the Monetary Authority









WAN CHAI HARBOURFRONT

Within walking distance from NOVO offe is the Wan Chai waterfront harbour steps, the first fence-free stepped-down water edge design alongside Victoria Harbour. The 280-meter Island North promenade also extends the continuous waterfront promenade from Hong Kong Island North to 7.4 kilometres, connecting the harbourfront area of Shek Tong Tsui to Fortress Hill. Visitors can enjoy a stroll along Victoria Harbour in this dynamic shared space.













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ALLURING HARBOUR VIEW







ALL HOURS OF THE DAY & NIGHT

NOVO for is situated in an incredibly conveniently location, steps from many Business, F&B, and leisure establishments, making it truly a place for achieving a balanced life of work and play.

55:00

20:00

18:00

15:00

12:00

10:00

08:00



Leisure



Dining



Entertainment



Medical



Finance



Professional services



Education



Business

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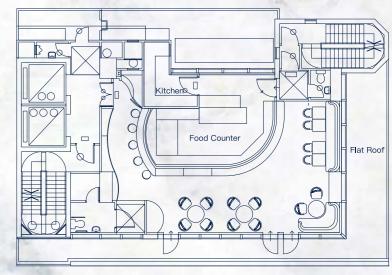
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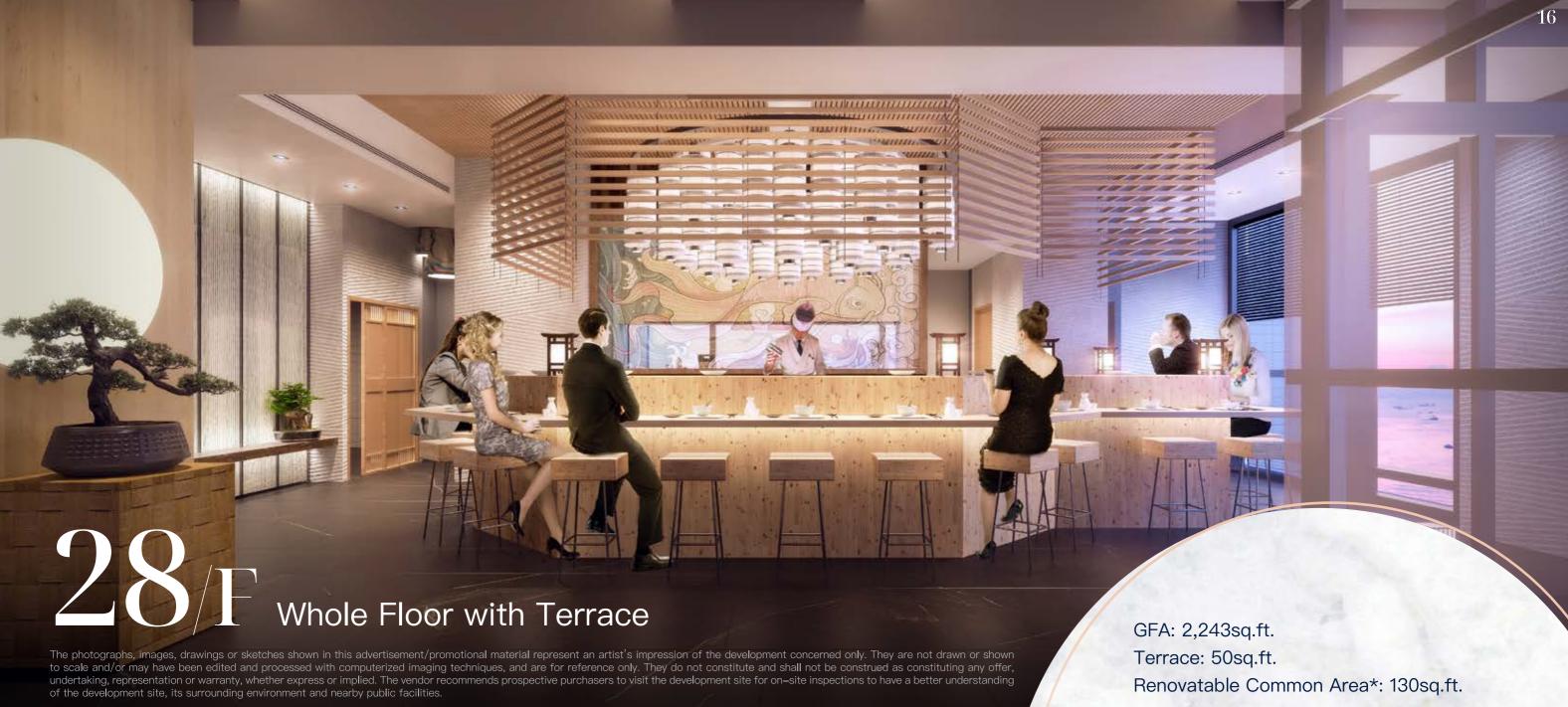
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Reference Plan from Licence Consultant



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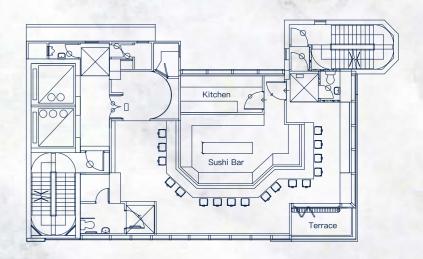
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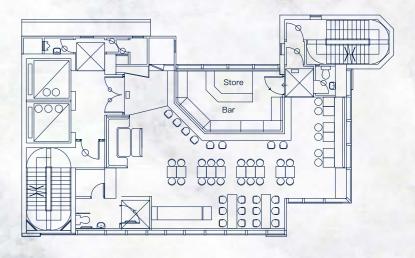
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Reference Plan from Licence Consultant



25/F

Whole Floor with Terrace

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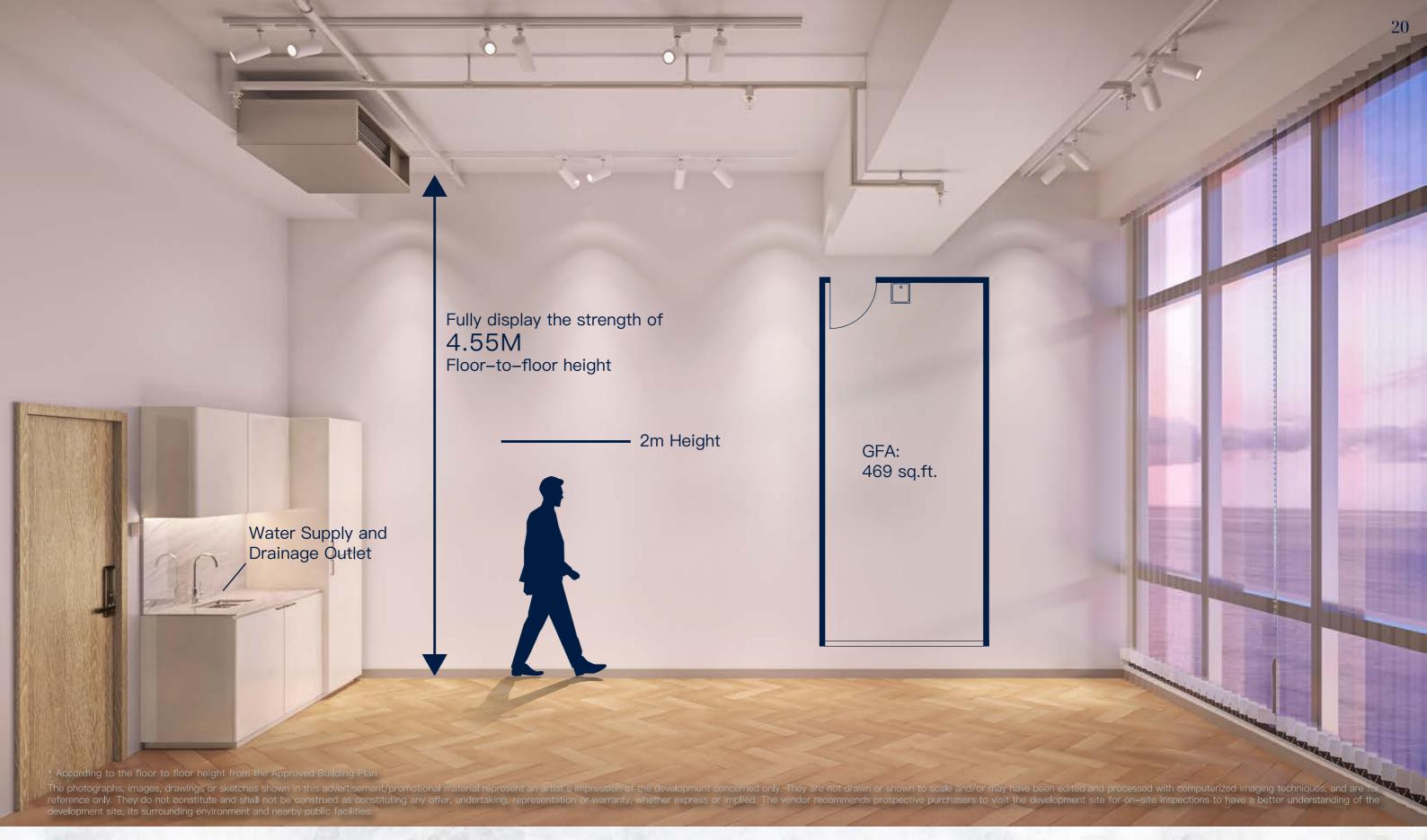
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16/F office-2

Vertical Space Concept

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Exclusive Lavatory for each Unit



5/F-11/F



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FLEXIBLE SPACES

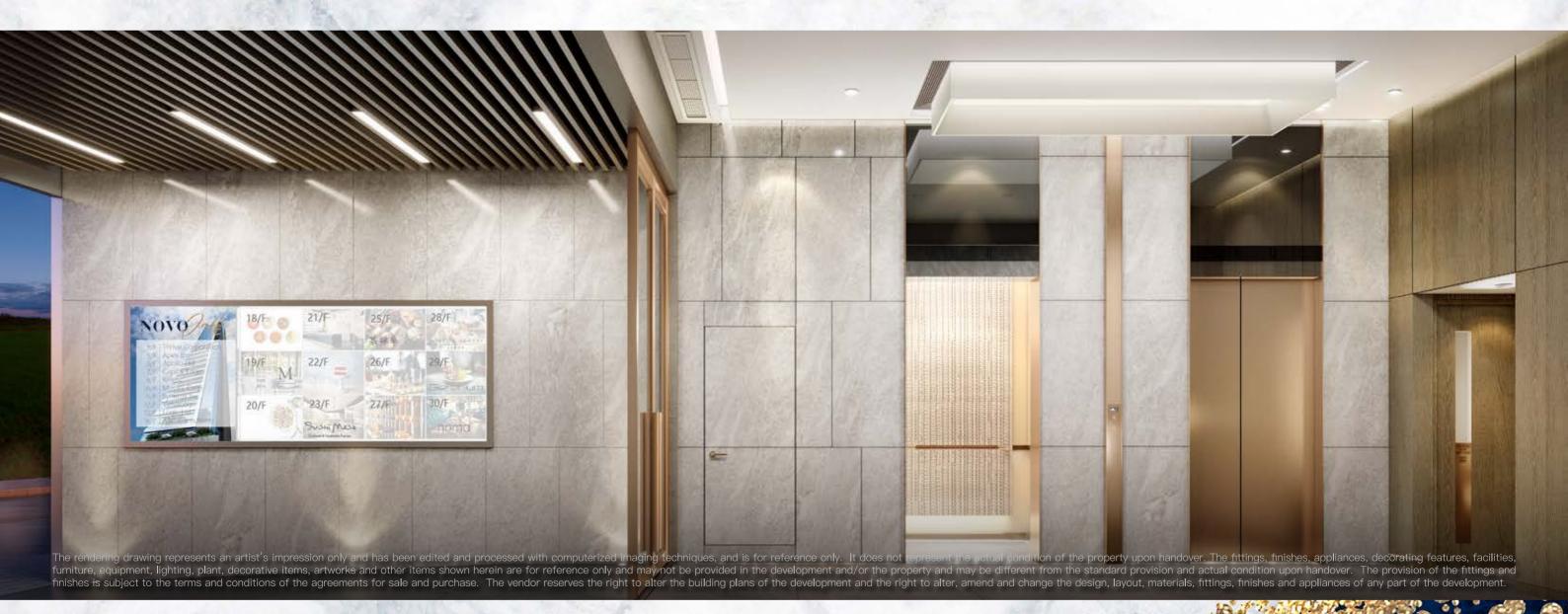
NOVO offers a wide range of multi-purpose spaces, ranging from subdivided-units to open plan-floor units with gross floor areas ranging from 469 sq. ft. to 3,119 sq. ft. Some units also feature an outdoor space with terraces or roof to cater to the needs of different businesses.

641 sq.ft. outdoor space on Roof 30/F Top floor, open plan-floor unit with roof

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Main Entrance Lobby







Standard Floor Corridor

CLAVIS (Korea) digital door lock

Designated space for business sign

Fireproof solid wood doors

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BASIC INFORMATION

Address	218 Jaffe Road, Wan Chai				
Lot number	THE REMAINING PORTION OF INLAND LOT NO. 3668 THE REMAINING PORTION OF SECTION A OF INLAND LOT NO. 3669 THE REMAINING PORTION OF SECTION B OF INLAND LOT NO. 3669				
Lease term	99 years commencing from the 25th day of May 1929 with a right of renewal for one further term of 99 years				
Usage	Non-offensive Trade (with Offensive Trade Licence – Memorial No. 22010601200025)				
Number of floors	27				
Gross floor area per unit	G/F: 3,119 sq. ft. 1/F: 2,991 sq. ft. 3/F: 2,018 sq. ft. 5/F-12/F & 15/F-16/F: 469 - 550 sq. ft. 18/F-23/F & 25/F-30/F: 2,243 sq. ft.				
Total number of units	58				
Standard floor to floor height	4.55m				
Floor loading	5kPa				
Expected date of completion	June 2022				
Vendor	Delight Land Investments Limited				
Developer	Rykadan Capital Limited				
Website	novojaffe.hk				



GRADE A OFFICE STANDARD

Platform (unit)	Ceiling (unit) Interior (unit)		Individ <mark>u</mark> al l	_avatory	Electricity	
Level floor	Emulsion paint	Emulsion paint	Malls: premium tiles Floors: premium tiles Ceiling: white aluminum ceilings and lamps Equipment: premium sanitary equipment		G/F-1/F: 160Amp 3-phase 3/F-16/F Office-1, 2, 3 & 4: 63Amp 1-phase 18/F-30/F Office-1: 63Amp 3-phase	
Gas		Air-conditioni	ng system	Water/electrical system	Telecommunications provision	ns
Gas system provided: - G/F-1/F: 80 mm diameter - 3/F to 30/F (excluding 4/F, 13/F, 14/F, 17/F and 24/F): 50mm diameter *Users need to apply for a gas meter and install		split type air o		Water meter room and electrical meter room Individual water and electrical meters	 Each unit is equipped with one telephone outlet and one television outlet Single telecommunication service and broadband internet provider: HKT 	
themselves	s behind the meter by					

for sale and purchase. The vendor reserves the right to alter the fittings, finishes and appliances of any part of the development.

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PROPERTY MANAGEMENT

Savills will be providing property management services. With over 35 years of experience in professional management services and best-in-class standards, Savills has managed over 420 properties in Hong Kong including commercial and luxury properties. The property management team has over 250 professionally qualified managerial staff including industry elites. In addition to its professionalism and rich experience, Savills has won many awards and it'll be capable of providing exemplary professional and attentive services to all users.



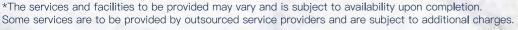
Service offerings

- · 24-hour concierge and security services
- Party and event coordination
- Flight/weather information
- Local travel information
- Newspaper and magazine subscriptions
- · Mobile phone battery lending
- Personal care products (travel size)
- Festive decoration
- General recycling/garbage sorting
- · Lost and found
- Pre-order catering/restaurant reservation
- Taxi/van hiring
- Airport shuttle
- Bouquet/flower baskets ordering
- Party and event coordination [suggest removing repeated from above]
- Purchasing postage stamps
- Local mail
- Receive mail

- Sewing kit/portable sewing machine lending
- Stationery/rain gear/reusable shopping bag lending
- Thermometer/face mask
- First aid box/general medicine
- · Electronic massager arrangement
- Arranging locksmiths
- Office cleaning
- Steam iron/hair dryer lending
- Instant stain remover for clothes/clothing freshener spray
- Wi-Fi coverage in the lobby
- Lobby music/news broadcasting in the lift
- Welcome treats







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THE PRESTIGE DEVELOPER



Rykadan Capital Limited was listed on the Hong Kong Stock Exchange in 2009 (stock code: 2288). In addition to over 20 years of experience in leading fit—out contractor service and real estate investment, the group further transformed into a property development company in 2012, growing their investments with internationally acclaimed real estate projects. Furthermore, the group continues to expand into businesses such as hotel and the trading of construction materials.

Development projects around the world



















Various overseas development projects and businesses

Shanghai

Kailong Nanhui Business Park

London, United Kingdom

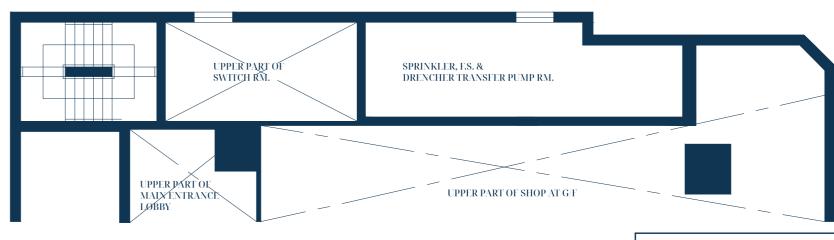
Paul Street Shoreditch – Commercial project Bhutan

Dhensa Boutique Resorts — Luxury resort

Italy

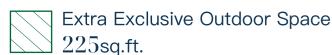
Quarella – Business development S.P.A. stone manufacturing and distributing high-quality Italian building materials

FLOOR PLAN



Part Plan of +6.68





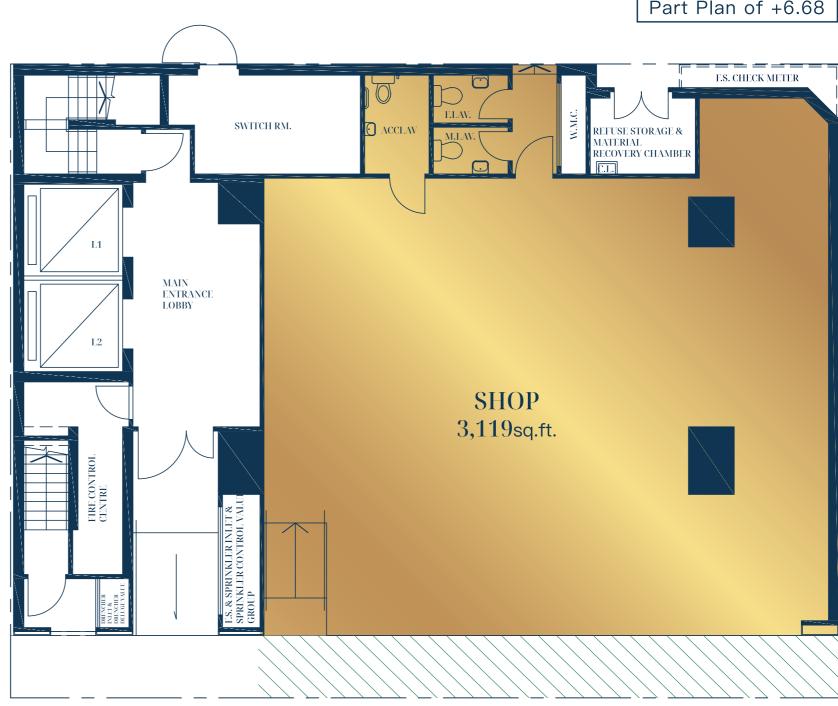
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Renovatable Common Area is designated as common areas of the development, and is not an area where an owner is entitled to sole and exclusive right. The owner(s) owning the whole floor may apply to the manager of the development ("Manager") for carrying out fitting out works to the said area, which shall be subject to the prior written approval of the Manager and any conditions and requirements as may be imposed by the Manager. It is also governed by the terms of the DMC and all applicable laws and regulations. The vendor does not give any express or implied offer, undertaking, representation or warranty in relation thereto. Please refer to the DMC for details.

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The vendor reserves the right to alter the building plans and the right to amend the design, layout and use of the development, and the area, partitioning and unit numbering of the property and/or any part thereof. The design, layout and facilities shown in the layout plans are subject to the final approval of the relevant governmental authority(ies) and the provisions of the agreements for sale and purchase.

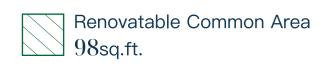
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FLOOR PLAN

1/F







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FLOOR PLAN

$3/\Gamma$ whole floor with flat roof

Whole Floor: 2,018sq.ft. Flat Roof: 433sq.ft.



Extra Exclusive Space 176 sq.ft.



Renovatable Common Area $144 \, \mathrm{sg.ft.}$



▼ JAFFE ROAD

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FLOOR PLAN

5/F-11/F



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FLOOR PLAN

12/F, 15/F - 16/F



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FLOOR PLAN

18/F 21/F 25/F 28/F

Renovatable Common Area $130 \mathrm{sg.ft.}$



▼ JAFFE ROAD

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FLOOR PLAN

 $\frac{19/F-20/F}{22/F-23/F}$ $\frac{26/F-27/F}{29/F-30/F}$

Renovatable Common Area 130sq.ft.



▼ JAFFF ROAD

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FLOOR PLAN

ROOF





▼ JAFFE ROAD

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All information in this print, including but not limited to maps, images, photos, diagrams, perspectives and illustrations, may be edited and processed with computerized imaging techniques and not shown to scale. The above information represents an artist's impression only. All information* is for reference only and does not constitute any offer, undertaking or warranty, whether express or implied, and may vary and shall be subject to availability upon completion. It is recommended that estate agents and prospective purchasers visit the development site for on–site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

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*Including the services to be provided by the management company, and its patrol time and route, which are for the real estate agency's internal reference only.

Production Date: 20 June 2022

