

181 CLEARWATER 澄林

Press Release

LKF Properties, Far East Consortium, Hien Lee Engineering Co., Ltd Jointly Developed Sai Kung¹ Luxury Resort Villas 181 Clearwater Blending Architecture, Landscaping and Light Crafting 26 Tropical Resort-Style Havens

(6 October 2026, Hong Kong) Jointly developed by LKF Properties, Far East Consortium International Limited (“FEC”; SEHK: 35) and Hien Lee Engineering Co., Ltd, “181 Clearwater 澄林” (“181 Clearwater”) is officially named today. Situated along the scenic Sai Kung¹ coastline² area, which is famously known as the backyard of Hong Kong and faces expansive sea views² and is backed by lush green mountains². With only 26 standalone villas planned, the high-privacy, low-density landscaped³ estate is designed to create a serene and secluded resort-style living experience for those seeking privacy, nature, and a refined lifestyle.

Named after its address at 181 Hiram’s Highway⁴, “181 Clearwater” reflects the project’s coastal² setting near Clear Water Bay. “Clearwater” evokes the area’s open sea views² and coastal scenery², while “澄林” conveys clarity and verdant, sheltering greenery²—together embodying a resort-living philosophy of tranquility by the shore².

Five Core Brand Values: Defining an Exclusive Living Philosophy

The project began with a lifestyle vision, shaped by a global perspective, and brought to life with artisanal craftsmanship. Through the seamless fusion of lifestyle curation, international development expertise and architectural execution, the developers have created not merely a low-density residential project, but a tranquil coastal² retreat that harmonizes nature, privacy, resort-style living, and lasting value⁵.

The project is built upon five core values: exquisite, exclusive, serene, indulgent and aspirational. Crafted by a world-class international design team, every detail, from the

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architectural layout and landscaped gardens^{2,4}, to the interplay of light and shadow and the interior finishes, is meticulously arranged. The development comprises only 26 low-density standalone villas, featuring 4-bedroom all ensuite layout. Each villa boasts a three-story⁶ design and an underground parking garage. Through natural materials, meticulous design and spacious layouts, the project creates an open yet private resort-style living experience.

Dr. Allan Zeman, Chairman of LKF Properties, said, “Sai Kung¹ stood out to us as the ideal setting for resort-style living in Hong Kong. With 181 Clearwater, we wanted to create something special — a low-density estate where nature, privacy and a relaxed pace come together, so residents feel they are stepping into a different world just minutes from the city.”

30-Minute Living Circle⁷: Seamlessly Connecting the Coast² to the Metropolitan Core

Ms. Josephine Chiu, General Manager – China and Hong Kong Development of FEC said, “181 Clearwater is located in a prime area of Sai Kung¹, which creates a ‘30-minute living circle’⁷, with around a 15-minute drive to the Kowloon East⁸, about 25 minutes to the Hong Kong Island East⁸, and roughly 30 minutes to Central⁸. With Route 6 and the Tseung Kwan O–Lam Tin Tunnel further enhancing connectivity, residents can reach Tseung Kwan O MTR Station in about 13 minutes⁸, Kai Tak in about 18 minutes⁸, and Hong Kong West Kowloon Station in about 21 minutes⁸. 181 Clearwater is quietly secluded, yet effortlessly connected.”

Hong Kong’s Backyard: A Serene Retreat on the Sai Kung Coast^{2,9}

Mr. TS Chan, Director of Hien Lee Engineering Co., Ltd said, “181 Clearwater is surrounded by a landscape of mountains, sea, and greenery². It is also near to Clear Water Bay Country Park, the Sai Kung Volcanic Rock Region of the Hong Kong UNESCO Global Geopark^{2,10}, and coastal vistas such as Silverstrand, Clear Water Bay, and Sam Sing Wan². The area features yacht clubs, golf and tennis facilities, an

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equestrian center, a world-class university, and several renowned international schools¹¹, offering the best of both nature and urban convenience.”

– End –

About LKF Properties

LKF Properties is the property development division of the Lan Kwai Fong Group. Founded by Dr. Allan Zeman in 1983, the Group has evolved from its origins in Lan Kwai Fong Central into a renowned lifestyle and real estate development group in Asia. Its business spans commercial, residential, resort, retail, and entertainment sectors, with projects across Hong Kong, Mainland China, and Thailand, including Andara Resort & Villas in Phuket, Sudara Phuket, Aquella Golf & Country Club, and Lan Kwai Fong Chengdu. 181 CLEARWATER marks the Group’s first residential development in Hong Kong.

About Far East Consortium International Limited

Far East Consortium International Limited (“FEC”, together with its subsidiaries, the “Group”) has been listed on the Hong Kong Stock Exchange since 1972 (HKEx Stock code: 35.HK). The Group is mainly engaged in property development, property investment, hotel operations and management, car park operations and facilities management, gaming and related operations, securities and financial product investments and provision of mortgage services. The Group adopts the diversified regional strategy and the “Asian Wallet” strategy with business covering Hong Kong, Chinese Mainland, Australia, New Zealand, Malaysia, Singapore, the United Kingdom and other European countries.

About Hien Lee Engineering Co., Ltd

Hien Lee Engineering Co., Ltd, founded in 1977, has been based in Hong Kong for over 40 years and is one of the city’s most experienced and reputable general

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contractors. The company specializes in a diverse range of construction projects, including large-scale mixed-use residential developments, landmark commercial buildings, high-end luxury residences, and public facilities, and has long been renowned for its meticulous craftsmanship and exceptional construction quality.

In recent years, leveraging its extensive construction experience and exceptional technical expertise, the company has further expanded into residential property development. From overall project planning and detailed craftsmanship to final inspection and acceptance, the company implements strict quality control measures, striving to set a benchmark in the market for residential properties that combine architectural aesthetics with a high quality of life.

This press release was prepared by Joyous Communications and issued with the seller's consent. For media inquiries, please contact Mr. Jason Yiu (Tel: 9686-0197) or Ms. Jaime Leung (Tel: 9010-1148) at Joyous Communications.

1. The district of Outline Zoning Plan where the Development is located is "Ho Chung".
2. It does not describe the view enjoyed by the Development or any part thereof. Views are affected by the level and orientation of a unit and the surrounding buildings and environment, all of which may change from time to time.
3. The Vendor also reserves the right to alter the design of the garden and landscaped areas and the species and quantity of plants provided from time to time.
4. Provisional street number is subject to confirmation when the Development is completed.
5. Market conditions may change from time to time. Prospective purchasers shall

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consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be influenced by any content or information contained in this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. Please seek independent professional advice for any enquiry. |

6. “Three-story” means Ground Floor, First Floor and Second Floor. Roof and top roof are excluded.

7. “30-minute living circle” refers to locations that can be reached by driving to Central, Kowloon East and the West Kowloon High Speed Rail Station in about 30 minutes. The stated travel time is approximate for reference only. Please also refer to Note 8.

8. “Around a 15-minute drive to the Kowloon East” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at APM; “about 25 minutes to the Hong Kong Island East” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at One Taikoo Place; “roughly 30 minutes to Central” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at California Tower; “can reach Tseung Kwan O MTR Station in about 13 minutes” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at MTR Tseung Kwan O station ; “Kai Tak in about 18 minutes” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at AIRSIDE ; “Hong Kong West Kowloon Station in about 21 minutes” is the estimated driving time, calculated from departure at 181 Hiram's Highway to arrival at Hong Kong West Kowloon Station. The aforesaid are made with reference to Google Maps website at <https://www.google.com.hk/maps> (last retrieved on 26 September 2026). All driving times are for reference only. Actual driving times may vary depending on traffic conditions, weather, routes and other factors.

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9. The facilities and locations described/shown may not necessarily be located within the Outline Zoning Plan of which the Development situates. They do not form part of the Development and may be unrelated to the Development. The relevant information reflects the status as at the date of printing of this advertisement/promotional material and may no longer be applicable due to changes from time to time caused by various factors. The information is for reference only. This advertisement/promotional material does not constitute any offer, undertaking, representation or warranty, whether express or implied.

10. Source: <https://www.geopark.gov.hk/> (retrieval date: 8 September 2026), for reference only.

11. Source of information regarding school nets, primary schools, secondary schools, and international schools: Education Bureau website: <https://www.edb.gov.hk/en/index.html> ; For information regarding kindergartens and universities, please refer to the websites of the respective kindergartens and universities. The above information was extracted on 28 July 2026 and is for reference only. In case of any changes, the latest announcements on the website of the Education Bureau and the websites of the relevant schools shall prevail.

Name of the Development: 181 CLEARWATER (the “Development”) | Name of the street at which the Development is situated and street number: 181 Hiram’s Highway# | District: HO CHUNG | 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.181clearwater.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

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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.

The above provisional street number is subject to confirmation when the Development is completed.

Vendor: New Orient Development Limited | Holding company of the Vendor: Wealth Group Development Limited | Authorized Person for the Development: Lam Na | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited | Building Contractor for the Development: Sunnic Engineering Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Grandall Zimmern Law Firm | Any 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: Wealth Group Development Limited | Estimated material date for the Development to the best of the Vendor's knowledge: 1 June 2027 ("material date" means the date on which the conditions of the land grant are complied 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/promotional material is published by the Vendor or under the consent of the Vendor. | A prospective purchaser is advised to refer to the sales brochure* for any information on the Development. Please refer to the sales brochure* for details. |

This advertisement/promotional material and contents are for reference only. It does not constitute and shall not be construed as the Vendor making any offer, representation, covenant, warranty or contractual term, whether express or implied (whether related to view or not). The Vendor is not seeking any general expression of intent or specific expression of intent on any property. The Vendor reserves the rights to from time to time amend the building plans and other plans, design, area, layout, fittings, finishes and appliances, etc. without further notice. Fittings, finishes and

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appliances of the residential properties are subject to the agreement for sale and purchase. All details of the Development are subject to the final plans approved by the relevant Government authorities and legal documents. There may be future changes to the Development and its surrounding areas. Market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be influenced by any content or information contained in this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. Please seek independent professional advice for any enquiry.

*As at date of printing of this advertisement, the sales brochure of Development has not yet been published.

Date of printing: 6 October 2026