



NOVO *Jaffe*

A NEW ERA UNFOLDING FOR CBD

NEW *Landmark*

A NEW ERA UNFOLDING FOR CBD

NOVO *Jaffe* | 218 JAFFE ROAD

NÖVO is derived from Latin, meaning ‘new’ ‘young’ and ‘fresh,’ which paves way for **NOVO** *Jaffe* 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.

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An aerial night photograph of the Hong Kong skyline, featuring numerous illuminated skyscrapers and a harbor with boats. A specific skyscraper in the foreground is highlighted with a bright blue and white glow, indicating the location of the NovoJaffe building.

PRIME BUSINESS DISTRICT

NOVO*Jaffe* 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.

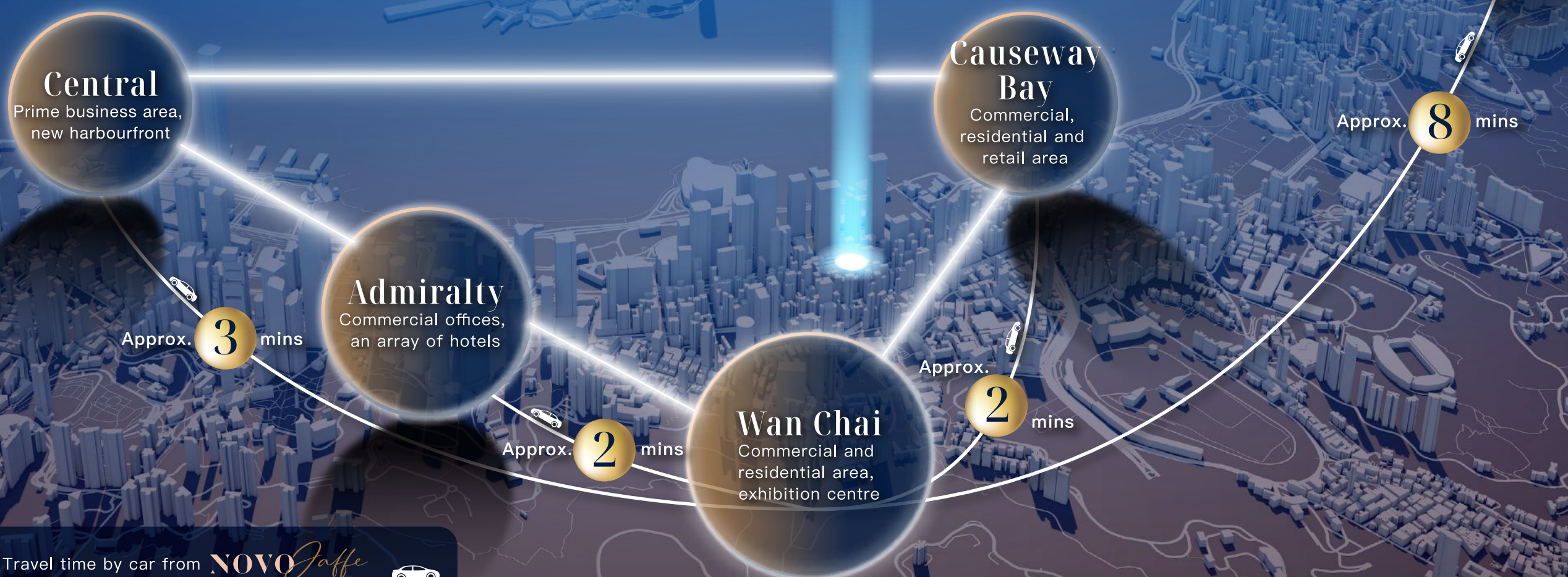
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NEW *Prospects*

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 *Jaffe*



Travel time by car from
to various destinations

NOVO *Jaffe*



Approx.
15
mins

Kowloon East
CBD²

Approx.
27
mins

Hong Kong
International Airport

Approx.
35
mins

Shenzhen Bay
Port

Core Business District of Hong Kong

Connecting these business districts at the forefront of Hong Kong Island

The stated travel time is based on the suggested route and estimated time when the traffic is smooth as provided by Google Map. The relevant information is for reference only and may vary due to the actual traffic conditions.

SYNERGIZING FOR RAPID DEVELOPMENT

Wan Chai North
New commercial district

WAN CHAI
Commercial District
Leading at the heart of commerce

Wan 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*:

- 1 Redeveloping three government towers in Wan Chai North into convention and exhibition facilities, hotels and Grade A office buildings (at planning stage)
- 2 Redeveloping of the Kong Wan Fire Station (at planning stage)
- 3 Development site above Exhibition Centre Station (at planning stage)
- 4 Old Wan Chai Police Station and ex-Wan Chai Police Married Quarters sites (at planning stage)
- 5 Exhibition Centre Station ✖
- 6 Exhibition Centre Station Public Transport Interchange
- 7 Hopewell Centre II (expected completion by 2022)



CAPTURING OPPORTUNITIES

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)

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)

EMPEROR

Commercial

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

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)

CHINACHEM

Commercial

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

Residential

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

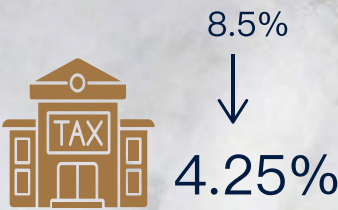
Major developers and
investors are actively capturing
opportunities in Wan Chai District



Government policies supporting the non-residential property market

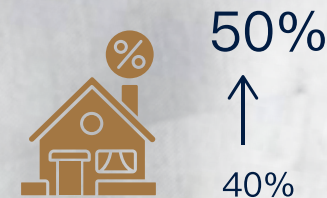
Abolition of the Doubled Ad Valorem Stamp Duty (DSD) rates for non-residential property

- 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

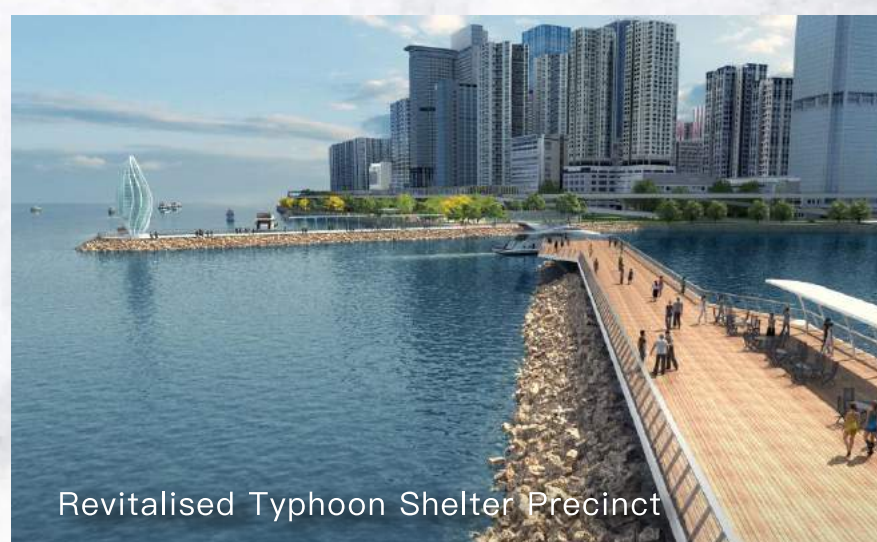
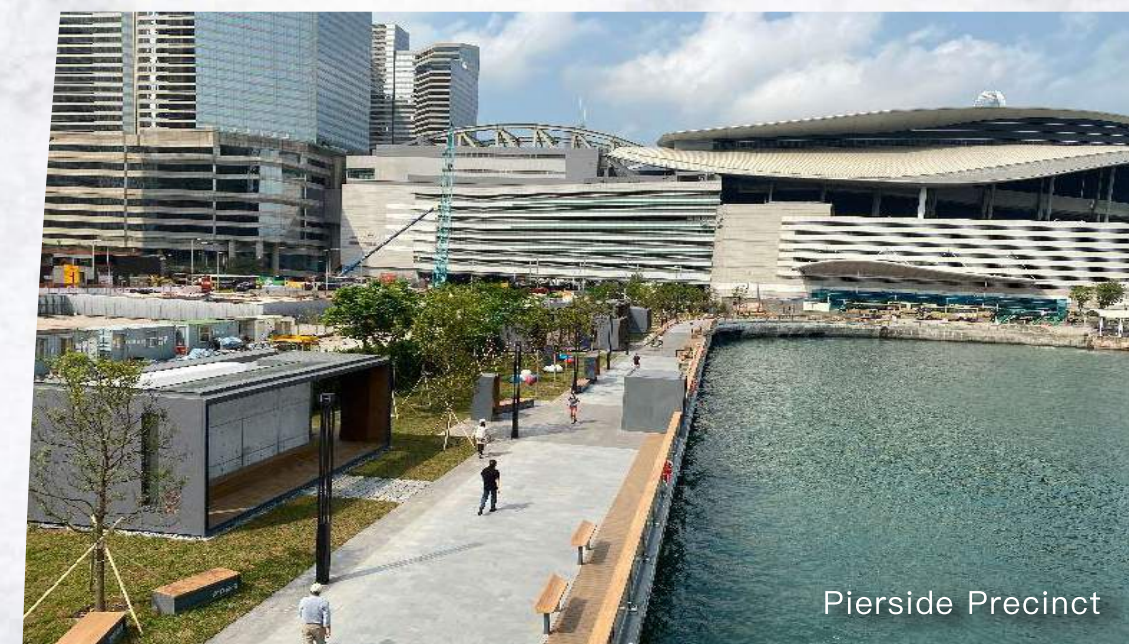
	Residential	Non-residential
PURCHASE	Stamp duty may be up to 30% of amount or value of the consideration	Maximum DSD rate is 4.25% of amount or value of the consideration DSD example: \$6,720,000 < amount or value of the consideration ≤ \$20,000,000 = 3.75%
SELL	<ul style="list-style-type: none">■ Within 3 years of purchase, re-sale is subject to Special Stamp Duty (SSD)■ SSD rate may be up to 20% of the amount or value of the consideration	No limitation

The calculation of stamp duty is subject to the Inland Revenue Department. Any mortgage-related arrangements are subject to the Monetary Authority and relevant financial institutions. Purchasers shall make their own independent investigation and judgment.

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WAN CHAI HARBOURFRONT

Within walking distance from **NOVO Jaffe** 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



This photo was taken on 15 June 2020 above of the site of the Development at mPD128 (approx.). Such photo and its contents are for reference only and no representation or warranty in any form is provided as to their existence.

The view may be affected by the floor on which the property is located, the orientation of the property and the surrounding buildings and environment, and the view from each property is different. The surrounding buildings and environment may change from time to time. The vendor does not give any express or implied offer, undertaking, representation or warranty in relation to the view.

ALLURING CITY VIEW



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NEW *Opportunities*

ALL HOURS OF THE DAY & NIGHT

NOVO *Jaffe* 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.

00:00



Leisure

22:00



Dining

20:00



Entertainment

18:00



Medical

16:00



Finance

12:00



Professional services

10:00



Education

08:00



Business

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3/F Whole Floor with Flat Roof

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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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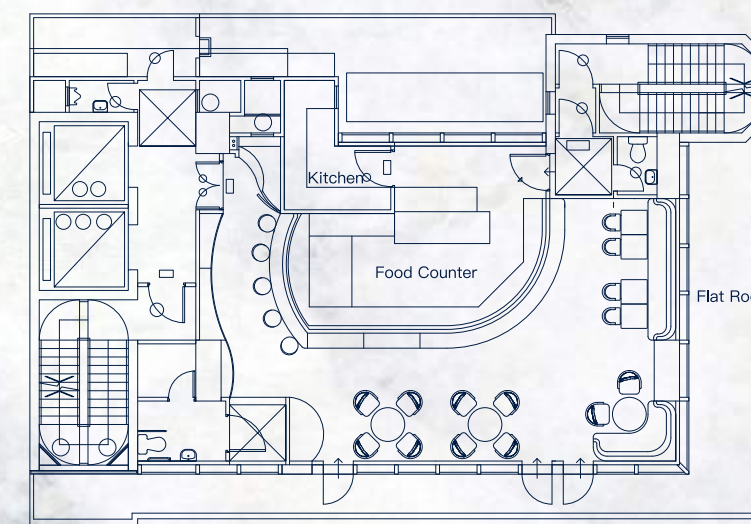
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GFA: 2,018sq.ft.
Flat Roof: 433sq.ft.
Extra Exclusive Space*: 176sq.ft.
Renovatable Common Area*: 144sq.ft.



Reference Plan from Licence Consultant

28/F

Whole Floor with Terrace

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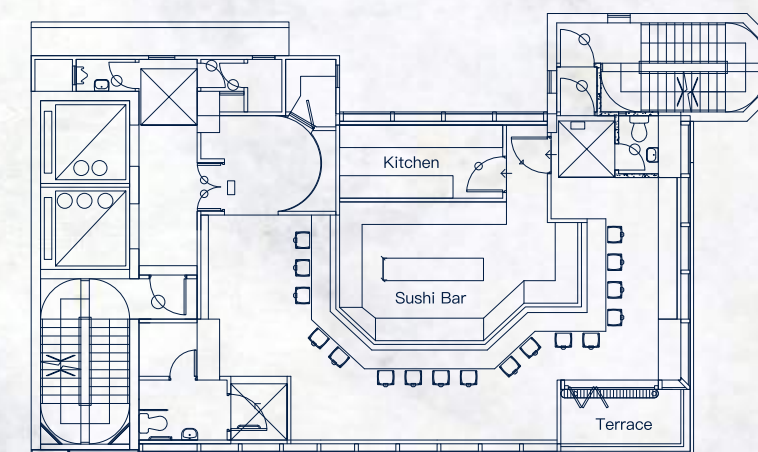
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GFA: 2,243sq.ft.

Terrace: 50sq.ft.

Renovatable Common Area*: 130sq.ft.



Reference Plan from Licence Consultant

30/F Top Floor with Roof

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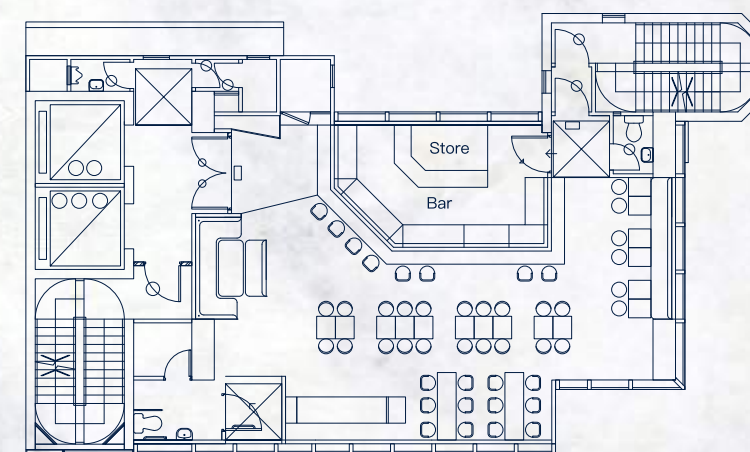
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GFA: 2,243sq.ft.

Roof: 641sq.ft.

Renovatable Common Area*: 130sq.ft.



Reference Plan from Licence Consultant



GFA: 2,243sq.ft.

Terrace: 50sq.ft.

Renovatable Common Area*: 130sq.ft.

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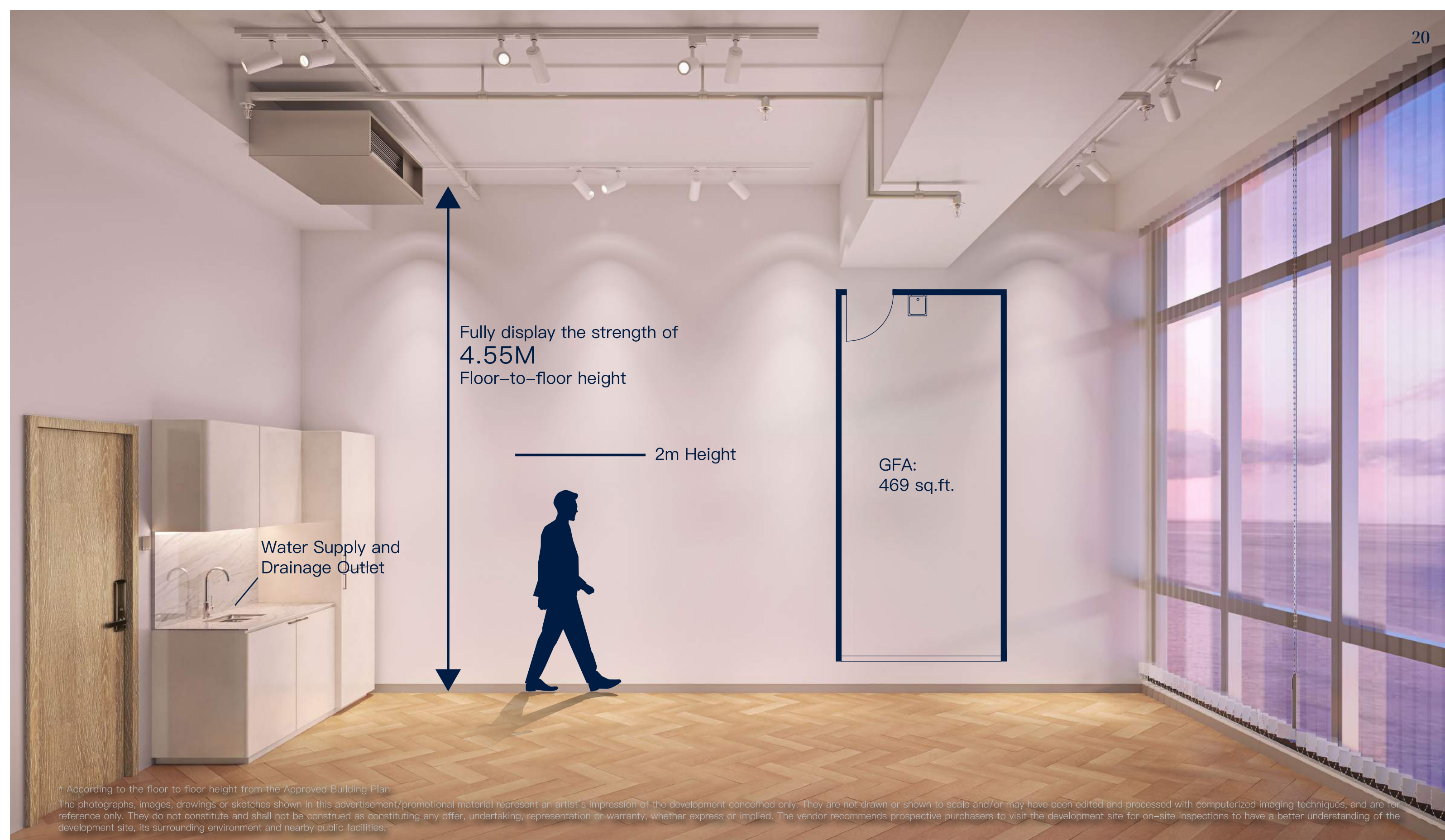
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25/F

Whole Floor with Terrace

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NEW *Benchmark*



16/F OFFICE-2

Vertical Space Concept

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Exclusive Lavatory for each Unit



5/F-11/F



12/F, 15/F - 16/F

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Lavatory Handover Standard

OFFICE-4

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FLEXIBLE SPACES

NOVO*Jaffe* 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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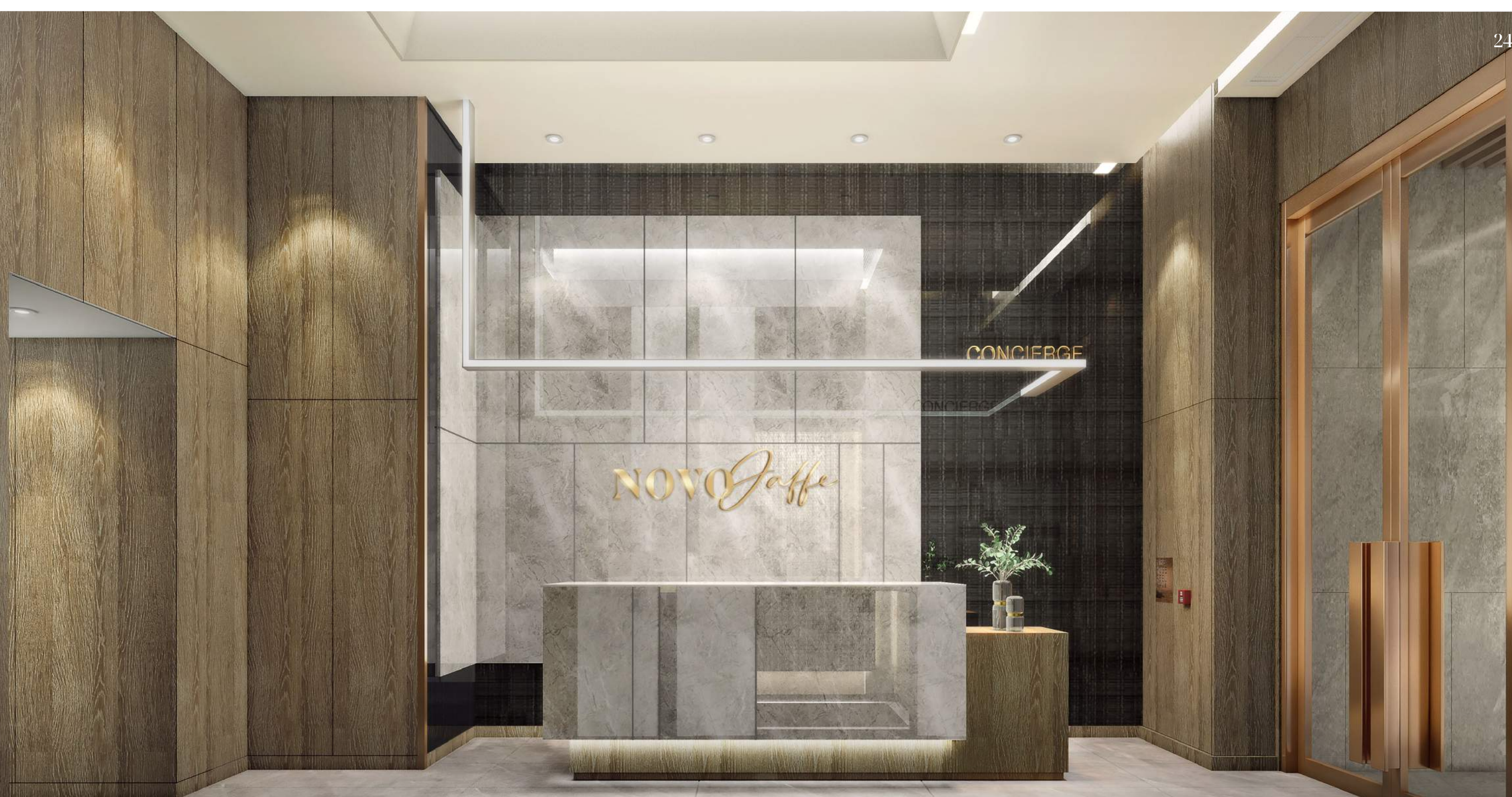
THE EPITOME OF AESTHETICS

—Large advertising space

—Large LED advertising display can be installed

13-meter wide shop frontage

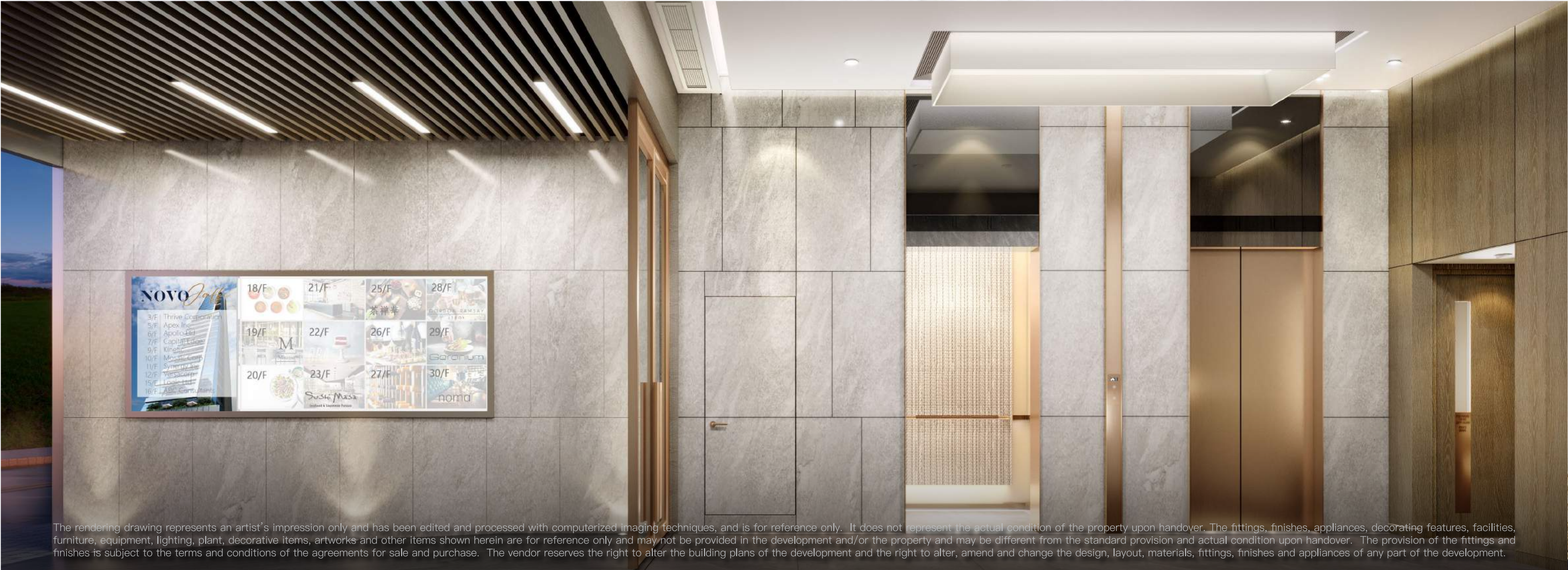
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Main Entrance Lobby

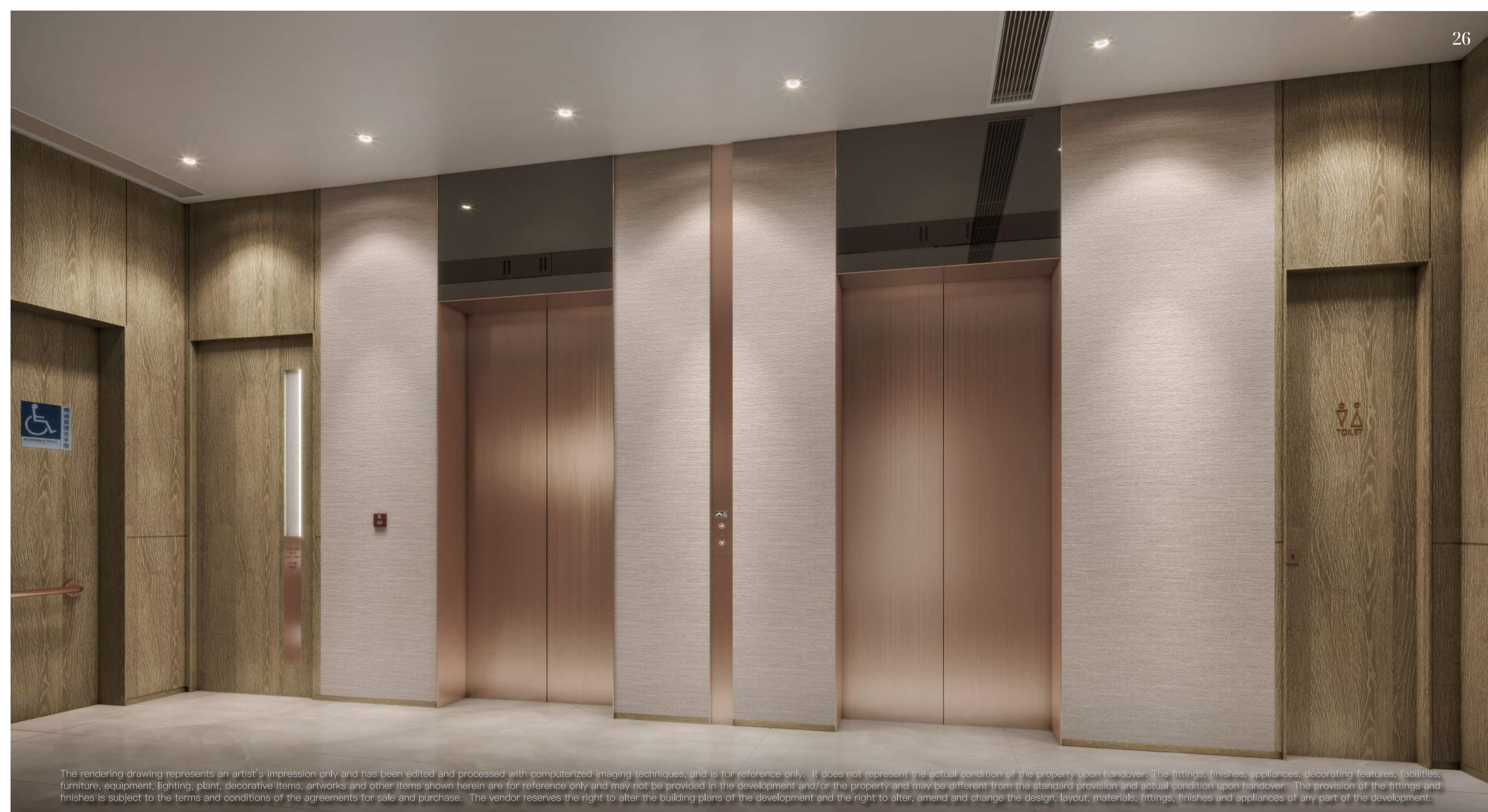




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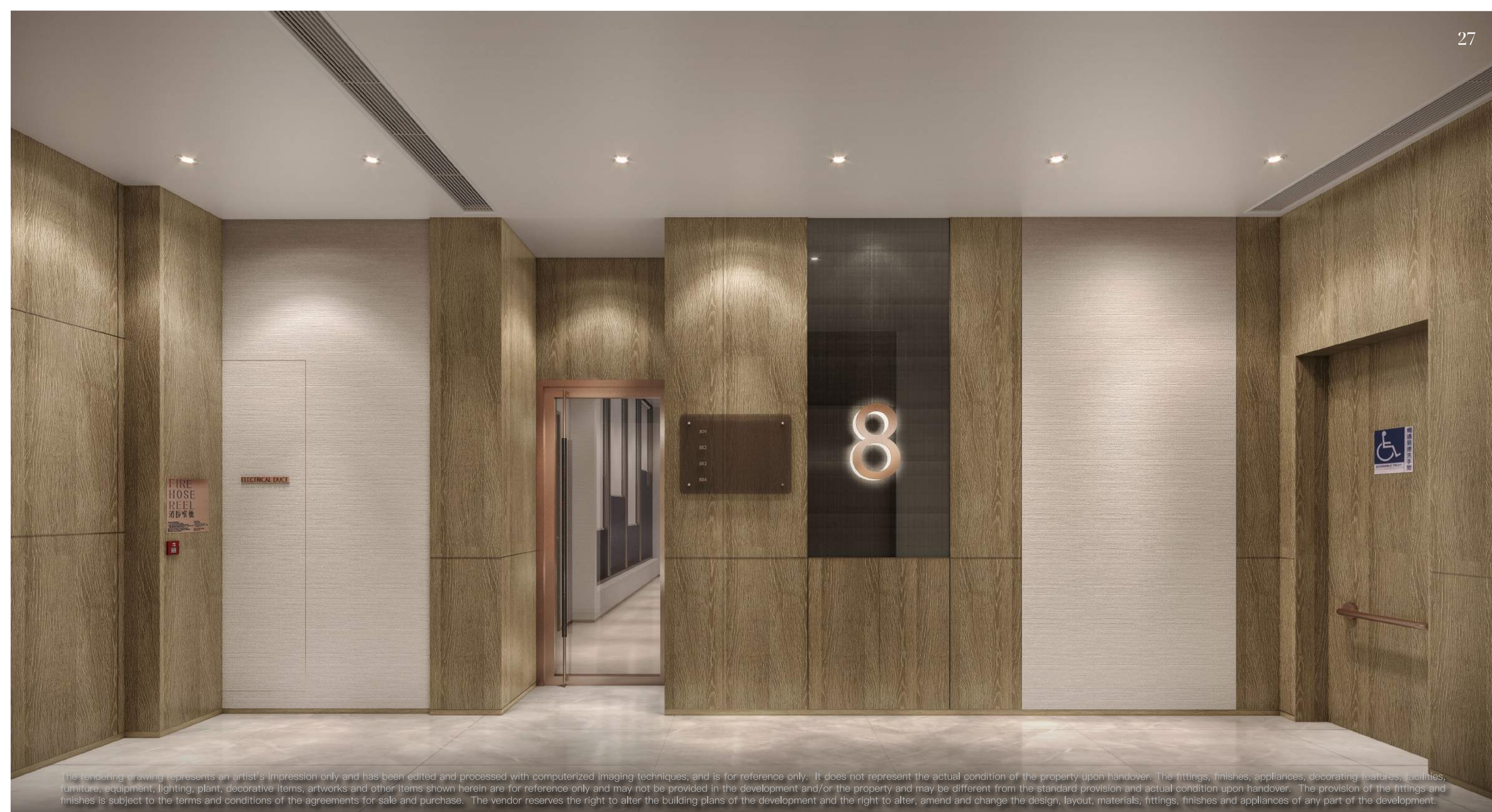
Main Entrance Lobby





Standard Floor Lift Lobby





Standard Floor Lift Lobby

Standard Floor Corridor

CLAVIS (Korea) digital door lock

Designated space for business sign

Fireproof solid wood doors

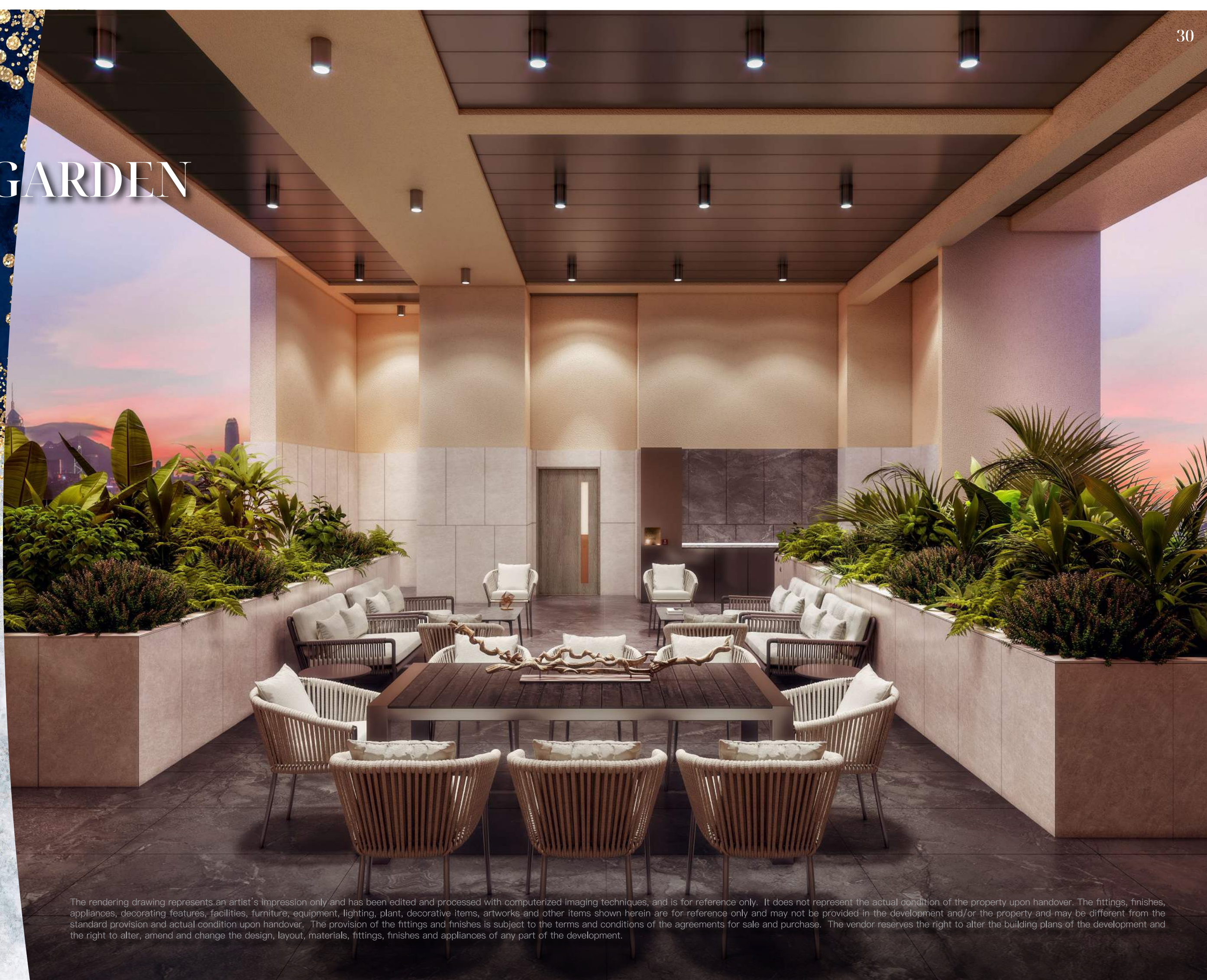
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Lift Interior

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17/F SKY GARDEN

30



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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 THE REMAINING PORTION 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

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GRADE A OFFICE STANDARD

Platform (unit)	Ceiling (unit)	Interior (unit)	Individual Lavatory	Electricity
Level floor	Emulsion paint	Emulsion paint	Walls: 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–conditioning system		Water/electrical system	Telecommunications provisions
Gas system provided: <ul style="list-style-type: none">– 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 <p>*Users need to apply for a gas meter and install the pipes and fittings behind the meter by themselves</p>	Individual air conditioning: Toshiba Duct type, split type air conditioners		Water meter room and electrical meter room Individual water and electrical meters	<ul style="list-style-type: none">– Each unit is equipped with one telephone outlet and one television outlet– Single telecommunication service and broadband internet provider: HKT

Note: There are no 4th, 13th, 14th and 24th floors in this building. All information is for reference only, and is subject to the provisions of the formal agreement 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
- Trolley/small maintenance tools lending
- 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
- 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

*The services and facilities to be provided may vary and is subject to availability upon completion. Some services are to be provided by outsourced service providers and are subject to additional charges.

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THE PRESTIGE DEVELOPER

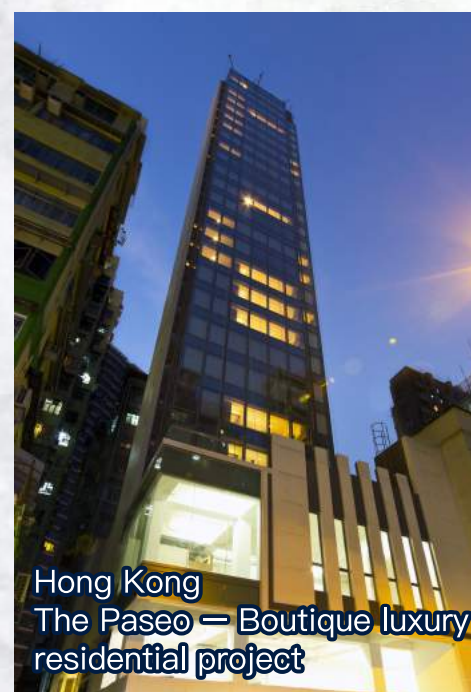


Rykadan Capital Limited was listed on the Hong Kong Stock Exchange in 2009 (stock code: 2288). In addition to over 20 years of experience in leading fit-out contractor service and real estate investment, the group further transformed into a property development company in 2012, growing their investments 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



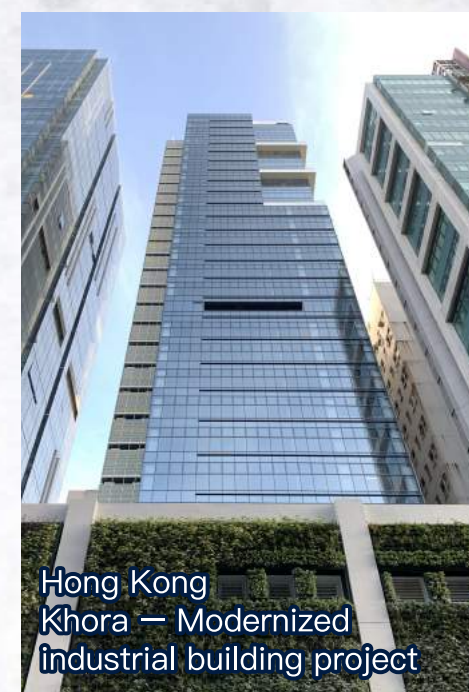
Hong Kong
Rykadan Capital Tower –
Grade A commercial project



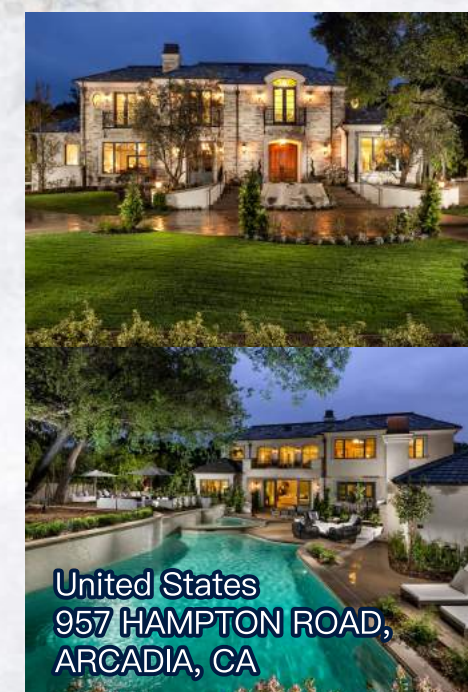
Hong Kong
The Paseo – Boutique luxury
residential project



Hong Kong
The Agora – Modernized
industrial building project



Hong Kong
Khora – Modernized
industrial building project



United States
957 HAMPTON ROAD,
ARCADIA, CA



United States
964 FALLEN LEAF ROAD,
ARCADIA, CA



United States
265 W. NAOMI AVENUE



United States
263 W. NAOMI AVENUE



United States
MONTEREY PARK TOWN CENTER



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

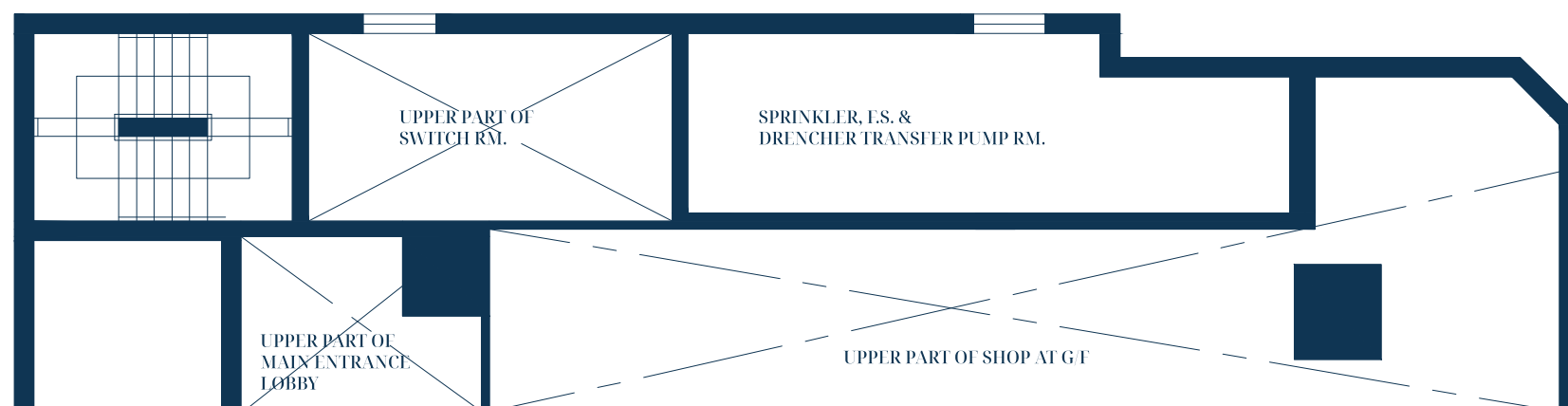
Quarella – Business development
S.P.A. stone manufacturing and
distributing high-quality Italian building materials

G/F

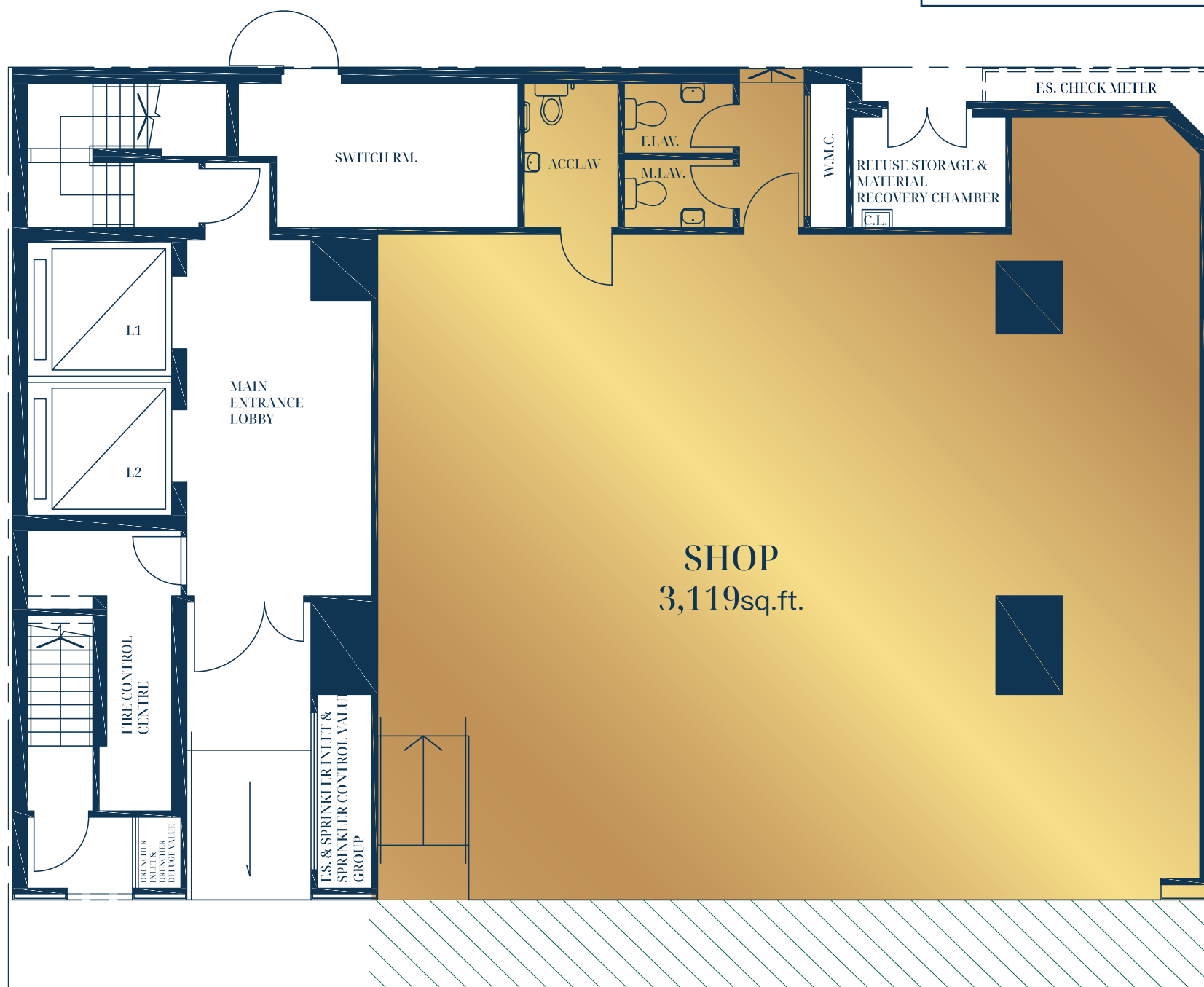


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Part Plan of +6.68



▼ JAFFE ROAD

FLOOR PLAN

1/F



Renovatable Common Area
98sq.ft.

▼ JAFFE ROAD

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FLOOR PLAN

3/F WHOLE FLOOR WITH FLAT ROOF



▼ JAFFE ROAD

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

Extra Exclusive Space
176sq.ft.

Renovatable Common Area
144sq.ft.

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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

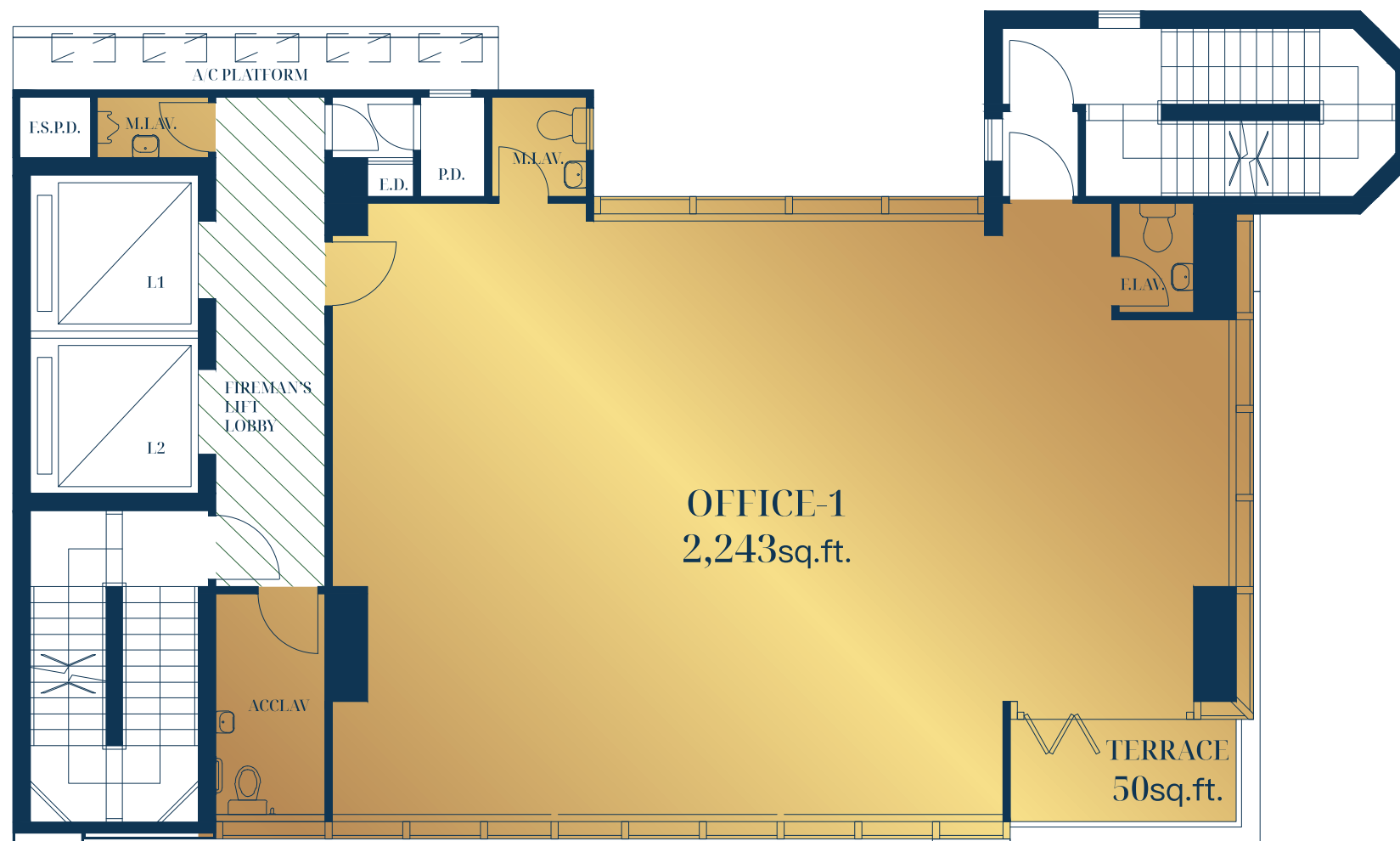
18/F

21/F

25/F

28/F

 Renovatable Common Area
130sq.ft.



▼ JAFJE ROAD

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
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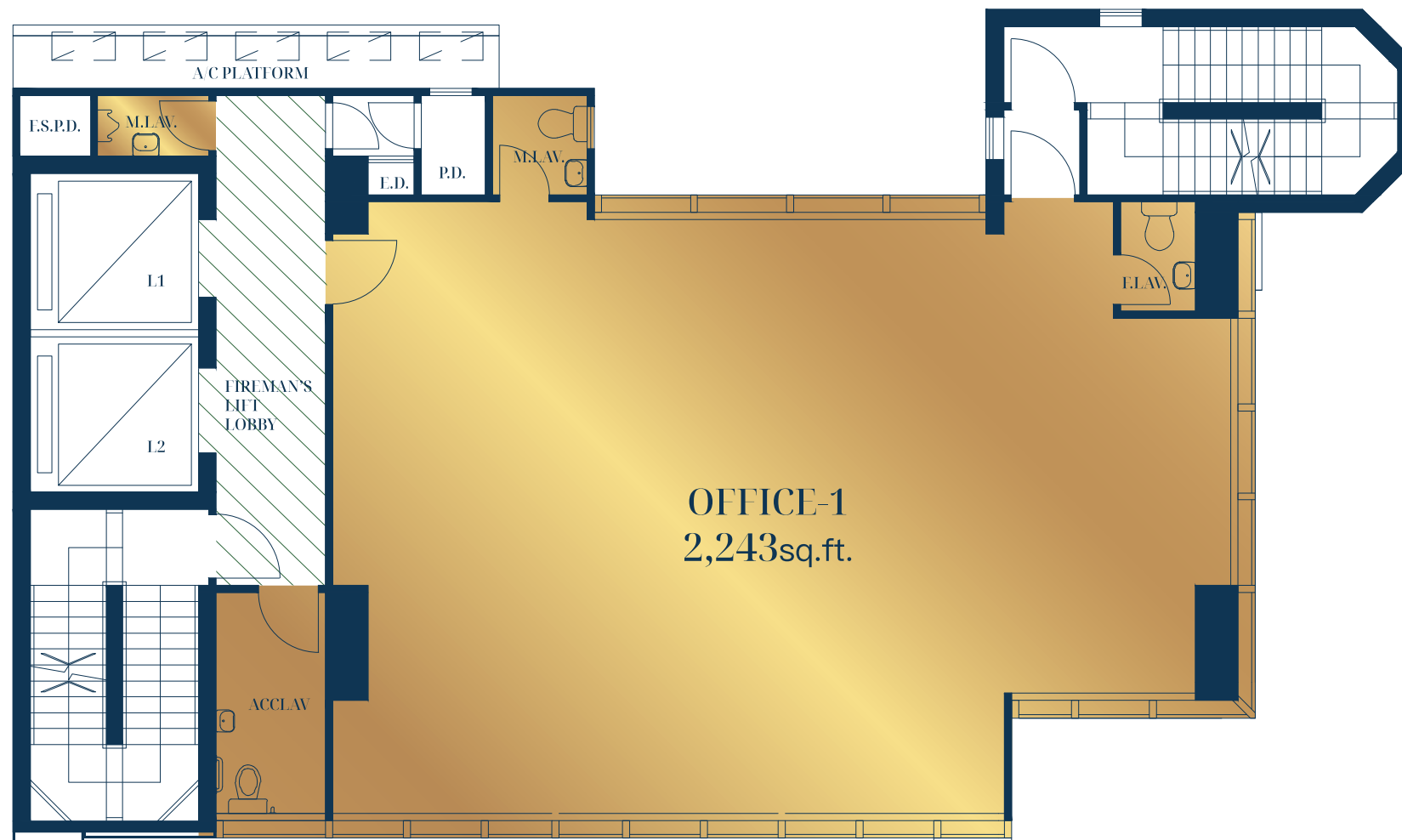
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According to the latest approved building plans of the development, 3/F and above of the development are restricted to office use only. The specific use and/or any change of use shown in this advertisement/promotional material are subject to applicable laws, regulations and/or the deed of mutual covenant of the development, and may require the consent or approval of the relevant Government authorities and/or the manager of the development. The purchasers shall on their own obtain the consent and approval of the relevant government authorities (including but not limited to the Buildings Department) and strictly comply with the relevant conditions imposed thereunder. The vendor and the estate agents do not represent or warrant that the property is fit for any purpose shown herein, nor that the purchasers can obtain the consent or approval of the relevant authorities. The purchasers shall make their own independent investigation and judgment, and are advised to engage and consult independent professionals and technical advisors for advice.

FLOOR PLAN

19/F-20/F
22/F-23/F
26/F-27/F
29/F-30/F

 Renovatable Common Area
130sq.ft.



▼ JAFFE ROAD

The sole and exclusive right to hold use occupy and enjoy Extra Exclusive Space by the owner(s) owning the whole floor is governed by the terms of the deed of mutual covenant of the development (“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.

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.

Note: The abovementioned floor area of the unit is calculated based on its gross floor area; The areas of flat roof, roof, terrace and additional space are calculated based on salable area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, and are also subject to the final approval of the relevant authorities. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

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FLOOR PLAN

ROOF



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Note :

All information provided in this print is for the real estate agency's internal reference only, and no warranty is made on the accuracy and authenticity of the above information. The above information may be modified or changed from time to time without prior notice. All information in this print is subject to the final announcements and legal documentation of government departments, the vendor and relevant organizations. If any readers are in doubt or would like to know more about any specific details, please make enquiries with the sales staff or relevant professional advisors for verification.

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.

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