

## **KAM SHEUNG ROAD STATION PHASE TWO PROPERTY DEVELOPMENT**

**(to be known as Lot No. 2329 in Demarcation District No. 106)**

### **EXPRESSION OF INTEREST INVITATION**

MTR Corporation Limited (the “Corporation”) has pleasure in inviting an Expression of Interest from developers and/or consortia for the purpose of drawing up a shortlist of developers and/or consortia to be invited to submit formal tender proposals for Kam Sheung Road Station Phase Two Property Development (the “Development”) on the lot to be known as Lot No. 2329 in Demarcation District No. 106.

The Development will be developed into a composite development with a maximum residential gross floor area of 71,338 square metres and a maximum commercial gross floor area of 40,750 square metres.

The Development will connect to the Tuen Ma Line via the existing Kam Sheung Road Station, offering a convenient MTR network, with travel times of about 24 minutes to Kowloon Station and 27 minutes to Hong Kong Station. The Development is situated adjacent to the future Kam Sheung Road Station<sup>#</sup> on the Northern Link, which is targeted to commence service no later than 2034. Upon the future commissioning of the Northern Link, the existing Kam Sheung Road Station will be upgraded into an interchange hub between the Northern Link and the Tuen Ma Line. The Development will offer seamless access to the MTR network through an integrated entrance connecting to the future Kam Sheung Road Station<sup>#</sup> on the Northern Link, from which travel to the future Kwu Tung Station<sup>#</sup> on the Northern Link will take about 12 minutes. This will significantly improve cross-district connectivity and provide direct access to cross-boundary services on the East Rail Line.

The Development is well-connected to major road networks, including Tsing Long Highway and Kam Tin Road, providing efficient connections across Hong Kong and convenient access to key Shenzhen boundary crossings.

Details of the terms of the tender are currently under consideration and to be determined by the Corporation at its sole discretion. Without prejudice to the aforesaid and subject to the terms and conditions in the tender documents, developers and/or consortia can choose to bid for the future ownership arrangements of the commercial portion of the Development.

#### **Invitation for Expression of Interest Brochure**

The electronic copy of “**Kam Sheung Road Station Phase Two Property Development – Invitation for Expression of Interest Brochure**” can be obtained by sending a request by email to the email address or by fax to the fax number set out below. Such request shall include the contact person’s name, telephone number, fax number, office address and office email address(es) of the developers and/or consortia for the purpose of receiving the electronic copy of “**Kam Sheung Road Station Phase Two Property Development – Invitation for Expression of Interest Brochure**”. For requesting the Invitation for Expression of Interest Brochure or enquiries, please contact us **by email (Email address: [ksrp2@mtr.com.hk](mailto:ksrp2@mtr.com.hk)) or by facsimile (Fax: (852) 2993 7742).**

#### **Submission of Expression of Interest**

All submissions of Expression of Interest together with the required information should be delivered **by hand or by courier or by electronic means** to the Corporation (details as set out in “**Kam Sheung Road Station Phase Two Property Development – Invitation for Expression of Interest Brochure**”) at or before **2:00 p.m. on 16 March 2026**, and addressed to:

Mr. David C. F. Tang  
Managing Director – Property and International Business  
MTR Corporation Limited  
MTR Headquarters Building  
Telford Plaza, Kowloon Bay  
Hong Kong

Interested developers and/or consortia are encouraged to submit an Expression of Interest. After receipt of Expression of Interest, the shortlist of developers and/or consortia to be invited to submit formal tender proposals for the Development will be drawn up by the Corporation as it absolutely deems fit. The Corporation reserves the right to impose any conditions, including but not limited to conditions restricting the tender participation of the developers and/or consortia which have not submitted an Expression of Interest. The Corporation also reserves the absolute right to cancel or terminate the tender process or any particular tender option at any time and/or not to accept any tender or tender option as the Corporation absolutely deems fit.

All information provided is for reference only. No warranty, representation or promise whatsoever, whether expressed or implied, is or will be given by the Corporation.  
If there is any inconsistency between the English and the Chinese versions, the English version shall prevail.

<sup>#</sup> The station names on the Northern Link are working titles only.