

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號 (House number) / 屋名 (Name of the house)							
18/02/2021	25/02/2021		25 號洋房 House 25				\$125,328,000.00		●臨時訂金即樓價5%於投標書獲賣方接納當日 (即接納書的日期)繳付 A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) ●相等於樓價5%於接納書的日期後14日內繳付 5% of the Purchase Price shall be paid within 14 days after the date of Letter of Acceptance ●相等於樓價90%(樓價餘額)於接納書的日期後 120日內繳付 90% of the Purchase Price (balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance ●見備註/See Remarks 7.1(c)(i) ●見備註/See Remarks 7.1(c)(ii) ●見備註/See Remarks 7.1(c)(iii)	
N/A 不適用	17/09/2021		23 號洋房 House 23				\$124,000,000.00		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	v*

*該交易為集團內部轉讓。買方是賣方於《一手住宅物業銷售條例》第59(7)(a)(iv)條所提述的有聯繫法團，該條例第64(a)條下的例外情況適用。

* The transaction is an intra group transfer. The purchaser is an associated corporation of the vendor referred to in section 59(7)(a)(iv) of the Residential Properties (First-hand Sales) Ordinance and the exception under section 64(a) of the said Ordinance applies.

1. 關於臨時買賣合約的資料(即(A), (D) , (E) ,(G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
- Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, the Vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以"√"標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
- (a) 該賣方屬法團，而該人是 –
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是 –
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司; 或
 - (c) 該賣方屬合夥，而該人是 –
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。
- The transactions in which the purchaser is a related party to the Vendor will be marked with "√" in column (H) in this register. A person is a related party to a Vendor if –
- (a) where that Vendor is a corporation, the person is –
 - (i) a director of that Vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that Vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that Vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
 - (b) where that Vendor is an individual, the person is –
 - (i) a parent, spouse or child of that Vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
 - (c) where that Vendor is a partnership, the person is –
 - (i) a partner of that Vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
7. (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- 7.1 (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- (b) 「樓價」指要約表格中訂明的樓價。
“Purchase Price” means the purchase price specified in the Offer Form.
- (c) 相關招標文件中可就購買指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantages or benefit available with the purchase of a specified residential property in the Development under the Tender Document concerned
- (i) Loan Benefits
貸款優惠
The Purchaser shall be entitled to ONLY ONE of the following benefits:
買方可享有以下其中一項優惠：
 - (a) Standby First Mortgage Loan
備用第一按揭貸款
· only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人
The maximum amount of Standby First Mortgage Loan shall be 60% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.
備用第一按揭貸款的最高金額為樓價的60%，惟貸款金額不可超過應繳付之樓價餘額。
 - (b) Standby Second Mortgage Loan
備用第二按揭貸款
· only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人
The maximum amount of the Standby Second Mortgage Loan amount shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 60% of the Purchase Price,

or the balance of Purchase Price payable, whichever is lower.
備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的60%，或應繳付之樓價餘額，以較低者為準。

(ii) First 3 Years Warranty Offer

首3 年保修優惠

Without affecting the Purchaser’s rights under the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property, rectify any defects to the Property. 在不影響買方於正式合約下之權利的前提下，凡該物業有欠妥之處，買方可於該物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscape area and potted plants (if any); and the Furniture as set out in this Remark 7.1(c)(iii). 為免疑問，首3年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及於本備註7.1(c)(iii)所述的該傢俱。

The First 3 Years Warranty Offer is subject to other terms and conditions.
首3年保修優惠受其他條款及細則約束。

(iii) Furniture and Chattels Offer

傢俱和物件優惠

The Purchaser will be given the furniture and chattels (“Furniture”) currently displayed and placed at the Property free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered at the Property to Purchaser upon completion of the sale and purchase of the Property on an “as-is” and “the then as-is” condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in this Remark 7.1(c)(ii) does not apply to the Furniture. This offer is subject to other terms and conditions.

買家可免費獲贈分別於該物業現有展示及安放之傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況及狀態，品質或性能或其他，及其是否或將會否在可運作狀況作出任何保證、保養或陳述。該傢俱將於該物業成交日以『現狀』及『屆時之現狀』在該物業交予買方。買方應於購買該物業前先安排其委任之專家及專業人員全面檢查該傢俱。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，於本備註7.1(c)(ii)所述的首3年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

8. 下述互聯網可連結到此發展項目的價單: <http://www.lepalais.com.hk>
The price list(s) of the development can be found in the following website : <http://www.lepalais.com.hk>

更新日期及時間: 10:30 PM,17-09-2021
(日-月-年)

Date & Time of Update:
(DD-MM-YYYY)