

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 1C
銷售安排第 1C 號

Name of the Development: 發展項目名稱：	Montego Bay 蔚藍東岸	
Date of the Sale: 出售日期：	Batch A 第 A 批次 From 28 November 2020 由 2020 年 11 月 28 日起	Batch B 第 B 批次 Tender period on 28 November 2020 招標期在 2020 年 11 月 28 日
Time of the Sale: 出售時間：	<u>On 28 November 2020</u> <u>("the First Date of Sale") :</u> From 8:30 a.m. to 9 p.m. <u>On 29 November 2020:</u> From 11 a.m. to 9 p.m. <u>On 30 November 2020</u> <u>and thereafter until and</u> <u>inclusive of 12</u> <u>December 2020:</u> From 11 a.m. to 8 p.m. <u>On 13 December 2020</u> <u>and thereafter (except</u> <u>the specific date(s)</u> <u>below):</u> : From 10 a.m. to 7 p.m. <i>Specific date(s):</i> <i>On 12 February 2021, 13</i> <i>February 2021, 14</i> <i>February 2021 and 15</i> <i>February 2021:</i> <i>No sale of specified</i> <i>residential properties on</i> <i>those dates</i> <u>2020 年 11 月 28 日</u> <u>(「出售首日」):</u> 由上午 8 時 30 分至 晚上 9 時 <u>2020 年 11 月 29 日:</u> 由上午 11 時至 晚上 9 時 <u>2020 年 11 月 30 日及之</u>	

	<u>後直至及包括 2020 年 12 月 12 日：</u> 由上午 11 時至晚上 8 時 <u>2020 年 12 月 13 日及之後(以下特定日子除外)：</u> 由上午 10 時至晚上 7 時 特定日子： 2021 年 2 月 12 日、 2021 年 2 月 13 日、 2021 年 2 月 14 日及 2021 年 2 月 15 日： 不於該等日期出售指明住宅物業	
Place where the sale will take place: 出售地點：	31-32/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon (referred to as the “designated venue” below) 九龍觀塘觀塘道 414 號 1 亞太中心 31-32 樓 (下文稱作「指定會場」)	31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon 九龍觀塘觀塘道 414 號 1 亞太中心 31 樓
Number of specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的數目：	279	
	278 (Batch A, 第 A 批次)	1 (Batch B, 第 B 批次)
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：		
<u>Batch A, 第 A 批次</u> The following units in Tower 1: 以下在第 1 座的單位： 3C*, 5C*, 6C*, 7C*, 8C*, 9C*, 10C*, 11C*, 12C*.		
The following units in Tower 2: 以下在第 2 座的單位： 3C*, 5C*, 6C*, 7C*, 8C*, 9C*, 10C*, 11C*, 12C*.		
The following units in Tower 3: 以下在第 3 座的單位： 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D,		

15D, 16D, 17D, 18D 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 5H, 6H, 7H, 8H, 9H, 10H, 11H, 12H, 15H, 16H, 17H, 18H, 19H, 20H, 21H, 22H, 23H, 25H, 26H, 27H, 28H, 29H, 30H, 31H, 5J, 6J, 7J, 8J, 9J, 10J, 11J, 12J, 15J, 16J, 17J, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 28J, 29J, 30J*, 31J*.

The following units in Tower 5:

以下在第 5 座的單位：

5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A*, 29A, 30A*, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 5J, 6J, 7J, 8J, 9J, 10J, 11J, 12J, 15J, 16J, 17J, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 28J, 29J, 5K, 6K, 7K, 8K, 9K, 10K, 11K, 12K, 15K, 16K, 17K, 5L, 6L, 7L, 8L, 9L, 10L, 11L, 12L, 15L, 16L, 17L, 18L, 19L, 20L, 21L, 22L, 23L, 25L, 26L, 27L, 28L, 29L, 30L.

* Units to which this Information on Sales Arrangements cease to be applicable from 5 December 2020. For sales of those Units from that date, please refer to Sales Arrangements No.2 of the Development as amended from time to time.

於2020年12月5日起本銷售安排資料終止適用的單位。由該日起該等單位之銷售，請參閱發展項目不時改動之銷售安排第2號。

Batch B, 第 B 批次

The following units in Tower 1:

以下在第 1 座的單位：

2B.

The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase:

將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：

1. General provisions:

一般規定：

1.1. Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

1.3 “3-Bedroom Unit” means any of the following specified residential properties:

「三房單位」指下列任何指明住宅物業：

The following units in Tower 1:

以下在第 1 座的單位：
3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C.

The following units in Tower 2:
以下在第 2 座的單位：
3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C.

The following units in Tower 5
以下在第 5 座的單位：
5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A, 29A, 30A.

- 1.4 “Special Unit” means any of the following specified residential properties:
「特選單位」指下列任何指明住宅物業：

The following units in Tower 1
以下在第 1 座的單位：
3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C.

The following units in Tower 3:
以下在第 3 座的單位：
5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 18H, 19H, 20H, 21H, 22H, 23H, 25H, 26H, 27H, 28H, 29H, 30H, 31H, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 28J, 29J, 30J, 31J.

The following units in Tower 5:
以下在第 5 座的單位：
18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A, 29A, 30A, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 18L, 19L, 20L, 21L, 22L, 23L, 25L, 26L, 27L, 28L, 29L, 30L.

- 1.5 “Immediate Family Member” of a person means a spouse, parent, child or sibling of that person Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor’s determination as to whether there is such a relationship shall be final.

一名人士之「直系親屬」指該名人士之配偶、父母、子女或兄弟姊妹，惟必須已出示令賣方滿意之有效證明文件證明親屬關係，賣方就是否有「直系親屬」之關係的決定為最終決定。

Batch A, 第 A 批次

2. First Date of Sale:
出售首日：

- 2.1 Subject to the terms below, the selection of specified residential properties will be divided into 3 rounds applicable to the following 3 groups of persons who have already submitted Registrations of Intent (see below) (each a “registrant”):
揀選指明住宅物業分三輪進行，分別適用於以下三組已遞交認購單位意向表格（見下文）的人士（「登記人」），惟以下文條款作準：

Group 組	Applicable registrants 適用之登記人	Applicable round of selection
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		適用之揀樓輪次
S	For registrants who are “Minmetals Staff Registrants”. 為「五礦員工登記人」之登記人。	The First Round Selection 第一輪揀樓
A	For registrants of whom the Indicated No. is at least 2. 欲購物業數目為最少兩個之登記人。	The Second Round Selection 第二輪揀樓
B	For registrants of whom the Indicated No. is at least 1. 欲購物業數目為最少一個之登記人。	The Third Round Selection 第三輪揀樓

(“Indicated No.” means the number of specified residential property(ies) intended to purchase as indicated in the Registration of Intent concerned.)

(「欲購物業數目」指相關認購單位意向表格所示有意購買之指明住宅物業數目。)

“Minmetals Staff Registrant” means a registrant who is a Minmetals Staff Member or an Immediate Family Member of a Minmetals Staff Member or who comprises only a Minmetals Staff Member and one or more Immediate Family Members of that Minmetals Staff Member.

「五礦員工登記人」指為五礦員工或五礦員工之直系親屬之登記人、或只由五礦員工及該五礦員工之一名或多名直系親屬組成之登記人。

“Minmetals Staff Member” means a person who is a director or employee of China Minmetals Corporation and its subsidiaries. The Vendor’s determination as to whether a person is a Minmetals Staff Member shall be final.

「五礦員工」指中國五礦集團及旗下附屬公司之董事或全職員工之人士。賣方就任何人士是否「五礦員工」的決定為最終決定。

Where a registrant is or includes an Immediate Family Member of a Minmetals Staff Member, that Minmetals Staff Member shall personally attend the designated venue to provide relevant supporting documents to the satisfaction of the Vendor to prove the relevant relationship.

如「五礦員工登記人」為或包括五礦員工之直系親屬，登記時該五礦員工必須親自到指定會場出示令賣方滿意之有效證明文件證明相關親屬關係。

- 2.2 Balloting will be used to determine the order of priority in selection of the specified residential properties within each Round of Selection. Details are as follows.

每一揀樓輪次內之揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。

- 2.3 The balloting will take place after the “Submission Period” (refer to paragraph 2.17(b) below) on the day before the First Date of Sale at the designated venue. Details of the balloting are as follows:

抽籤程序將於出售首日前一日「遞交期間」(參考下文 2.17(b) 段) 之後於指定會場進行。抽籤詳情如下：

- (a) The balloting results, including “registration number”, “ballot result sequence” and “the check-in timeslot for registrants” will be posted at the designated venue or announced by such other means as the Vendor considers appropriate at or after 1 p.m. on the day before the First Date of Sale at the designated venue. Registrants will not be separately notified of the balloting results.

抽籤結果，包括「登記號碼」、「抽籤結果順序」及「登記人報到時段」將會於出售首日前一日下午 1 時或之後於指定會場貼出告示公布或以其他賣方認為合適之方式於指定會場公布。

- 2.4 On the First Date of Sale, a person who has already submitted Registration(s) of Intent (see below) shall attend the designated venue in person or by attorney pursuant to a validly executed power of attorney according to the “the check-in timeslot for registrants” in the aforesaid ballot results to carry out attendance registration. The registrant must bring along a copy of each of the Confirmation of Registration of Intent, blank cheque(s) and (i) H.K.I.D./passport (for individual registrant) OR (ii) a copy of Business Registration Certificate, a copy of the most updated annual return of the company and the company chop (for company registrant).

已遞交認購單位意向表格（見下文）的人士須於出售首日按照上述抽籤結果中所指示的「登記人報到時段」攜同其認購單位意向表格確認書、空白支票及(i) 香港身份證或護照（如登記人為個人）或 (ii) 商業登記證副本、公司最近的周年申報表副本及公司印章（如登記人為公司）親臨或由其有效地簽署的授權書所委任的授權人到臨指定會場進行報到登記。

- 2.5 When carrying out the attendance registration, each registrant in Group A and Group B shall indicate whether that registrant intends to select and purchase at least one 3-Bedroom Unit.

當進行上述報到登記時，A組和B組中的每一登記人須表明是否意欲揀選及購買最少一個三房單位。

- 2.6 Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and these Sales Arrangements. The registrant(s) who arrive at the designated venue at any time later than “the check-in timeslot for registrants” assigned in the balloting results shall not be eligible to select the specified residential properties according to the balloting results.

登記人經賣方確認並核實身份後，登記人有資格根據「抽籤結果順序」和本銷售安排揀選當時仍可供揀選的指明住宅物業。於抽籤結果中所指示的「登記人報到時段」後才到達指定會場的登記人，將被取消根據抽籤結果揀選指明住宅物業的資格。

- 2.7 The First Round Selection will take place first. The registrants under Group S shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent of Group S according to the result of the balloting, subject to the following terms :

首先進行第一輪揀樓。S組登記人根據抽籤結果分配予各S組認購單位意向表格之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) A registrant under Group S must in respect of that Registration of Intent select not more than 1 specified residential property. Where that registrant is, for whatever reason, not able to meet the aforesaid selection requirement stated, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.

S組登記人必須就一份認購單位意向表格揀選不多於一個指明住宅物業。若該登記人因任何原因未能符合上述之揀選要求，該登記人即失去就該認購單位意向表格揀選任何指明住宅物業之資格。

- (b) Where a registrant under Group S selects any specified residential property in respect

of a Registration of Intent,

當S組登記人就一份認購單位意向表格揀選任何指明住宅物業：

- (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:

至少一個指明住宅物業之臨時買賣合約下之買方只可以是：

- (1) the registrant; or
該登記人；或

- (2) the registrant together with one or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).

該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。

- 2.8 The Second Round Selection will take place after the completion of the First Round Selection. Group A will be divided into Sub-group A1 and Sub-group A2. Where a registrant under Group A has indicated that that registrant intends to select and purchase at least one 3-Bedroom Unit, that registrant will be placed in sub-Group A1. Other registrants in Group A will be placed in Sub-Group A2.

第一輪揀樓完成後進行第二輪揀樓。A組將分為A1分組和A2分組。如一A組登記人表明意欲揀選及購買最少一個三房單位，將被分配入A1分組。其他A組登記人將被分配入A2分組。

- 2.9 The registrants under Sub-group A1 shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent according to the result of the balloting, subject to the following terms :

A1分組登記人根據抽籤結果分配予認購單位意向表格之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) The registrant may only select Special Units. The registrant must select at least two specified residential properties, at least one of which shall be a 3-Bedroom Unit which is also a Special Unit. Where that registrant is, for whatever reason, not able to meet the aforesaid selection requirement, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent Provided That when it is the turn of a registrant to select specified residential properties in respect of a Registration of Intent: (i) there remains only one 3-Bedroom Unit which is also a Special Unit available for selection that registrant may select that specified residential property; or (ii) there remains no 3-Bedroom Unit which is also a Special Unit available for selection but one or more Special Units that registrant shall be relocated to Sub-Group A2.

該登記人只可揀選特選單位。該登記人必須揀選最少兩個指明住宅物業，其中最少一個必須為屬特選單位之三房單位。若該登記人因任何原因未能符合上述之揀選要求，該登記人即失去就該認購單位意向表格揀選任何指明住宅物業之資格，唯若當輪到登記人就一購樓意向登記揀選指明住宅物業時：(i) 只餘下一個屬特選單位之三房單位可供揀選，該登記人可以揀選該指明住宅物業；或(ii) 並無屬特選單位之三房單位可供揀選但有尚餘一個或多個特選單位，該登記人將被改歸入A2分組。

- 2.10 After the registrants under Sub-group A1 have selected specified residential properties as

aforesaid, the registrants under Sub-group A2 shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent according to the result of the balloting, subject to the following terms :

當 A1 分組登記人按上文完成揀選指明住宅物業後，A2 分組登記人根據抽籤結果分配予認購單位意向表格之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) The registrant may only select Special Units. The registrant must select at least two specified residential properties. Where that registrant is, for whatever reason, not able to meet the aforesaid selection requirement, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent Provided That when it is the turn of a registrant to select specified residential properties in respect of a Registration of Intent there remains only one Special Unit available for selection that registrant may select that specified residential property
該登記人只可揀選特選單位。該登記人必須揀選最少兩個指明住宅物業。若該登記人因任何原因未能符合上述之揀選要求，該登記人即失去就該認購單位意向表格揀選任何指明住宅物業之資格，唯若當輪到登記人就一購樓意向登記揀選指明住宅物業時只餘下一個特選單位可供揀選，該登記人可以揀選該指明住宅物業。

2.11 The following terms apply to the aforesaid selection of specified residential properties in Group A:

以下條款適用於上述 A 組揀選指明住宅物業之程序：

- (a) Where a registrant under Group A selects any specified residential property(ies) in respect of a Registration of Intent,
當 A 組登記人就一份認購單位意向表格揀選任何指明住宅物業：
 - (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:
至少一個指明住宅物業之臨時買賣合約下之買方只可以是：
 - (1) the registrant; or
該登記人；或
 - (2) the registrant together with one or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。
 - (ii) The purchaser(s) under the preliminary agreement for sale and purchase of the other specified residential property(ies) shall only be
其他指明住宅物業之臨時買賣合約下之買方只可以是：
 - (1) the registrant or any one or more persons comprising that registrant; or
該登記人或一位或多位組成該登記人之人士；或
 - (2) One or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or
該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系

親屬」；或

- (3) the registrant or any one or more persons comprising that registrant together with one or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。

- 2.12 The Third Round Selection will take place after the completion of the Second Round Selection. Group B will be divided into Sub-group B1 and Sub-group B2. Where a registrant under Group B has indicated that that registrant intends to select and purchase at least one 3-Bedroom Unit, that registrant will be placed in sub-Group B1. Other registrants in Group B will be placed in Sub-Group B2.

第二輪揀樓完成後進行第三輪揀樓。B 組將分為 B1 分組和 B2 分組。如一 B 組登記人表明意欲揀選及購買最少一個三房單位，將被分配入 B1 分組。其他 B 組登記人將被分配入 B2 分組。

- 2.13 The registrants under Sub-group B1 shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent according to the result of the balloting, subject to the following terms :
B1 分組登記人根據抽籤結果分配予認購單位意向表格之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) The registrant must select at least one specified residential property, at least one of which shall be a 3-Bedroom Unit. Where that registrant is, for whatever reason, not able to meet the aforesaid selection requirement, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent. Provided That when it is the turn of a registrant to select specified residential properties in respect of a Registration of Intent there remains no 3-Bedroom Unit available for selection that registrant shall be relocated to Sub-Group B2.

該登記人必須揀選最少一個指明住宅物業，其中最少一個必須為三房單位。若該登記人因任何原因未能符合上述之揀選要求，該登記人即失去就該認購單位意向表格揀選任何指明住宅物業之資格，唯若當輪到登記人就一購樓意向登記揀選指明住宅物業時並無三房單位可供揀選，該登記人將被改歸入 B2 分組。

- 2.14 After the registrants under Sub-group B1 have selected specified residential properties as aforesaid, the registrants under Sub-group B2 shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent according to the result of the balloting, subject to the following terms :

當 B1 分組登記人按上文完成揀選指明住宅物業後，B2 分組登記人根據抽籤結果分配予認購單位意向表格之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) The registrant must select at least one specified residential property. Where that registrant is, for whatever reason, not able to meet the aforesaid selection requirement, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.

該登記人必須揀選最少一個指明住宅物業。若該登記人因任何原因未能符合上述之揀選要求，該登記人即失去就該認購單位意向表格揀選任何指明住宅物業之資格。

2.15 The following terms apply to the aforesaid selection of specified residential properties in Group B:

以下條款適用於上述 B 組揀選指明住宅物業之程序：

- (a) Where a registrant under Group B selects any specified residential property(ies) in respect of a Registration of Intent,
當 B 組登記人就一份認購單位意向表格揀選任何指明住宅物業：
 - (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:
至少一個指明住宅物業之臨時買賣合約下之買方只可以是：
 - (1) the registrant; or
該登記人；或
 - (2) the registrant together with one or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。
 - (ii) The purchaser(s) under the preliminary agreement for sale and purchase of the other specified residential property(ies) shall only be
其他指明住宅物業之臨時買賣合約下之買方只可以是：
 - (1) the registrant or any one or more persons comprising that registrant; or
該登記人或一位或多位組成該登記人之人士；或
 - (2) One or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or
該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系親屬」；或
 - (3) the registrant or any one or more persons comprising that registrant together with one or more “Immediate Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。

2.16 The following terms apply to the selection of specified residential properties under the procedures above:

以下條款適用於上述揀選指明住宅物業之程序：

- (a) The cashiers’ order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s)) if the registrant shall successfully purchase one or more specified residential properties. If the number of specified residential properties a registrant purchases is more than the number of cashiers’ order(s) submitted, the registrant shall submit on spot one cashiers’ order (of the same payee and amount as a cashiers’ order(s) submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid

by cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，隨認購單位意向表格附上的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨認購單位意向表格附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付）。

2.17 Interested persons may call 8101 0888 (Hotline for the Development) for details of obtaining the form of Registration of Intent or visit < www.montegobay.com.hk > (the “Designated Website”) to download that form. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意認購的人士可致電發展項目熱線 8101 0888 查詢索取認購單位意向表格之詳情或可在< www.montegobay.com.hk > (「指定網站」)下載該表格。遞交認購單位意向表格之方式及所需文件及材料等於該表格中有所說明。詳情請參閱認購單位意向表格。遞交認購單位意向表格次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with cashiers’ order(s). The number of cashiers’ order(s) to be submitted shall be the same as the number of specified residential property(ies) intended to purchase as indicated in that Registration of Intent. The amount of each cashiers’ order shall be HK\$100,000. Each cashiers’ order shall be payable to “Baker & McKenzie”.

除指明的身份證明文件副本外，遞交認購單位意向表格時必須同時遞交銀行本票。須遞交之銀行本票數目等於該認購單位意向表格所示有意購買之指明住宅物業數目。每張本票金額為港幣\$100,000。每張本票抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。

- (b) A completed Registration of Intent shall be submitted at the designated venue during the period from 2pm to 8pm on 19th November 2020 and from 11am to 8pm between 20th November 2020 and 26th November 2020 (the “Submission Period”), notwithstanding anything as may be specified in the Registration of Intent.

填妥之認購單位意向表格須於 2020 年 11 月 19 日下午 2 時至下午 8 時及 2020 年 11 月 20 日至 2020 年 11 月 26 日上午 11 時至下午 8 時期間（「遞交期間」）遞交至指定會場（即使認購單位意向表格內可能指定任何其他安排）。

- (c) Number of Registrations of Intent that may be submitted:
可遞交認購單位意向表格之數目：

- (i) No more than one Registration of Intent for Group S can be submitted by the same person whether alone or together with any other person. For the purpose of illustration, (i) if a person X has submitted a Registration of Intent in his/her sole name in the Group S, that person X may not submit any other Registration of Intent in his/her sole name or in joint name with any other person(s) in that Group; and (ii) if a person X has submitted a Registration of Intent in joint name with another person Y, that person X may not submit any other Registration of Intent in his/her sole name or in joint name with that person Y or any other person(s) in that Group.

同一人士不論以個人名義或與他人聯名只可遞交最多 1 份 S 組之認購單位意向表格。舉例說明：(i)如 X 君以個人名義遞交了一份 S 組之認購單位意向表格，X 君不可以再以個人名義或與任何一名或多名其他人士遞交任何其他 S 組之認購單位意向表格；和(ii)如 X 君與另一人士 Y 君聯名遞交了一份 S 組之認購單位意向表格，X 君不可以再以個人名義或與該 Y 君或任何一名或多名其他人士遞交任何其他 S 組之認購單位意向表格。

- (ii) No more than two Registrations of Intent for Group A can be submitted by the same person whether alone or together with any other person. For the purpose of illustration, (i) if a person X has submitted a Registration of Intent in his/her sole name in the Group A, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with any other person(s) in that Group; and (ii) if a person X has submitted a Registration of Intent in joint name with another person Y, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with that person Y or any other person(s) in that Group.

同一人士不論以個人名義或與他人聯名只可遞交最多 2 份 A 組之認購單位意向表格。舉例說明：(i)如 X 君以個人名義遞交了一份 A 組之認購單位意向表格，X 君可以再以個人名義或與任何一名或多名其他人士遞交另外最多一份 A 組之認購單位意向表格；和(ii)如 X 君與另一人士 Y 君聯名遞交了一份 A 組之認購單位意向表格，X 君可以再以個人名義或與該 Y 君或任何一名或多名其他人士遞交另外最多一份 A 組之認購單位意向表格。

- (iii) No more than two Registrations of Intent for Group B can be submitted by the same person whether alone or together with any other person. For the purpose of illustration, (i) if a person X has submitted a Registration of Intent in his/her sole name in the Group B, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with any other person(s) in that Group; and (ii) if a person X has submitted a Registration of Intent in joint name with another person Y, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with that person Y or any other person(s) in that Group.

同一人士不論以個人名義或與他人聯名只可遞交最多 2 份 B 組之認購單位意向表格。舉例說明：(i)如 X 君以個人名義遞交了一份 B 組之認購單位意向表格，X 君可以再以個人名義或與任何一名或多名其他人士遞交另外最多一份 B 組之認購單位意向表格；和(ii)如 X 君與另一人士 Y 君聯名遞交了一份 B 組之認購單位意向表格，X 君可以再以個人名義或與該 Y 君或任何一名或多名其他人士遞交另外最多一份 B 組之認購單位意向表格。

- (iv) Extra submission of Registration of Intent shall be considered invalid in which respect the Vendor shall have the final decision and such decision shall be binding on the registrants.

多出的認購單位意向表格將被視為無效，賣方對此有最終決定權，該等決定對登記人有約束力。

2.18 After the completion of the selection of specified residential properties under the procedures above, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

完成上述程序中之指明住宅物業之揀選後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

2.19 The Vendor also reserves its right to adjust the time of any balloting or selection of specified residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整任何抽籤或揀選指明住宅物業時間。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

Batch B, 第 B 批次

Subject to “Other matters” below, sale by Tender - see details and particulars in the tender notice. The tender notice and other relevant tender documents of the specified residential property(ies) will be made available for collection free of charge at the following venue/period :

31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon

26 November 2020: From not later than 5 p.m. to 8 p.m.

27 November 2020: 11 a.m. - 8 p.m.

28 November 2020: during the aforesaid Time of Sale for Batch B.

受制於下文「其他事項」，以招標方式出售 - 請參閱指明住宅物業的招標公告的細節和詳情。招標公告及其他有關招標文件可於可於下列地點/時段免費領取：

九龍觀塘觀塘道 414 號 1 亞太中心 31 樓

2020 年 11 月 26 日：由不遲於下午 5 時正至晚上 8 時正。

2020 年 11 月 27 日：由上午 11 時正至晚上 8 時正。

2020 年 11 月 28 日：在第 B 批次的上述出售時間。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method for both Batch A and Batch B.

請參照上述第A批次及第B批次方法。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

1. Batch A, 第 A 批次

- 1.1 The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that registrant / person will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

- 1.2 Collection of cashiers' order – Any unused cashiers' order concerned will be available for collection at the designated venue during the period of 11 a.m. to 8 p.m. from 8 December 2020 to 11 December 2020. The registrant shall bring along the Confirmation of Registration of Intent and a copy of his/her/its H.K.I.D. / passport for the collection procedures.

本票取回辦法 – 任何未使用之本票，登記人可於 2020 年 12 月 8 日至 2020 年 12 月 11 日上午 11 時至晚上 8 時期間來臨指定會場取回。登記人須攜同其認購單位意向表格確認書及其香港身份證／護照副本。

- 1.3 If (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or the vicinity of any of foregoing on any day on which the cashier order and copy(ies) of identification documents may be submitted or on a Date of Sale, then, for the safety of the registrants and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the submission of Registration(s) of Intent, cashier order(s) and copy(ies) of identification document(s) and/or of the balloting and/or "the check-in timeslot for registrants" and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person (whether such person is a registrant or not) into the designated venue. The Vendor's decision in this regard shall be final and binding on all persons.

如在任何可遞交銀行本票及身份證明文件副本的日子或在某出售日期：(i) 八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或(ii) 賣方認為發生影響指定會場及／或其附近之安全、秩序或公共衛生之事件時，為保障登記人的安全及維持指定會場秩序，賣方保留絕對權力改變、延後、延長或改動遞交認購單位意向表格、銀行本票及身份證明文件副本及／或抽籤及／或「登記人報到時段」及／或揀選指明住宅物業及／或出售日期的日期、時間、期間、期限及／或地點至賣方認為合適的日期、時間、期間、期限或地點。賣方會將安排的詳情於指定網站公布，登記人將不獲另行通知。賣方保留權利拒絕任何人士（不論其是否登記人）進入指定會場。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

2. Batch B, 第 B 批次

The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the

absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/or time of the tender from time to time by amending the Sales Arrangements.

賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利透過修改銷售安排不時更改招標截止日期及/或時間。

3. The Vendor reserves the right not to admit any person who fails to pass the normal body temperature check on-site or who fails to properly wear a mask to the designated venue or any part thereof. The Vendor's decision in this regard shall be final and binding.

賣方保留權利拒絕任何未能通過現場正常體溫測試或未有妥為戴上口罩之人士進入指定會場或其任何部分。賣方此方面所作的決定為最終決定並具約束力。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取：

31-32/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon
九龍觀塘觀塘道 414 號 1 亞太中心 31-32 樓

Date of Issue (發出日期): 24/11/2020

Date of Revision (修改日期): 1/12/2020

Date of Revision (修改日期): 9/12/2020

Date of Revision (修改日期): 14/1/2021