

<p>Name of the Phase: 期數名稱：</p>	<p>Phase 2A of NOVO LAND NOVO LAND 的第 2A 期</p>
<p>Date of the Sale: 出售日期：</p>	<p><b>Batch I</b> <b>第 I 批次</b></p> <p>From 11 November 2023 until 10 January 2024 由 2023 年 11 月 11 日起至 2024 年 1 月 10 日</p> <p>From 2 February 2024 and thereafter 由 2024 年 2 月 2 日起</p> <hr/> <p><b>Batch II</b> <b>第 II 批次</b></p> <p>Everyday from 11 November 2023 until 31 December 2023 (both days inclusive) 每日由 2023 年 11 月 11 日起至 2023 年 12 月 31 日 (包括首尾兩天)</p> <p>Everyday from 2 February 2024 until 28 April 2024 (both days inclusive) 每日由 2024 年 2 月 2 日起至 2024 年 4 月 28 日 (包括首尾兩天)</p>
<p>Time of the Sale: 出售時間：</p>	<p><b>Batch I</b> <b>第 I 批次</b></p> <p><u>On 11 November 2023 (the "First Day of Sale"):</u> <u>2023 年 11 月 11 日 (下稱「出售首天」)：</u> From 9:30 a.m. – 9:30 p.m. 上午 9 時 30 分至晚上 9 時 30 分</p> <p><u>From 12 November 2023 until 10 January 2024:</u> <u>由 2023 年 11 月 12 日起至 2024 年 1 月 10 日：</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) 由下午 2 時至晚上 8 時 (星期一至五)</p> <p>From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday and Public Holiday) 由上午 11 時至晚上 8 時 (星期六、日及公眾假期)</p> <p><u>From 2 February 2024 and thereafter:</u> <u>由 2024 年 2 月 2 日起：</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) 由下午 2 時至晚上 8 時 (星期一至五)</p> <p>From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday and Public Holiday) 由上午 11 時至晚上 8 時 (星期六、日及公眾假期)</p> <hr/> <p><b>Batch II</b> <b>第 II 批次</b></p> <p><u>Commencement date and time of Tender:</u> <u>招標開始日期及時間：</u> 2:00 p.m. everyday from 11 November 2023 until 31 December 2023 (both days inclusive). 由 2023 年 11 月 11 日起至 2023 年 12 月 31 日 (包括首尾兩天) 的每日下午 2 時。</p> <p>2:00 p.m. everyday from 2 February 2024 until 28 April 2024 (both days inclusive). 由 2024 年 2 月 2 日起至 2024 年 4 月 28 日 (包括首尾兩天) 的每日下午 2 時。</p>

	<p><b>Closing date and time of the Tender:</b>  <b>招標截止日期及時間：</b>  8:00 p.m. everyday from 11 November 2023 until 31 December 2023 (both days inclusive).  由 2023 年 11 月 11 日起至 2023 年 12 月 31 日（包括首尾兩天）的每日晚上 8 時。</p> <p>8:00 p.m. everyday from 2 February 2024 until 28 April 2024(both days inclusive).  由 2024 年 2 月 2 日起至 2024 年 4 月 28 日（包括首尾兩天）的每日晚上 8 時。</p>			
<p>Place where the sale will take place:  出售地點：</p>	<p><b>Batch I</b>  <b>第 I 批次</b></p> <p><b>On First Day of Sale:</b>  <b>在出售首天：</b>  Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon (hereinafter called the “<b>V Walk Venue</b>”)  九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖（下稱「<b>V Walk 會場</b>」）</p> <p><b>From 12 November 2023 until 10 January 2024:</b>  <b>由 2023 年 11 月 12 日起至 2024 年 1 月 10 日：</b>  Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (hereinafter called the “<b>ICC 19/F Venue</b>”)  香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室（下稱「<b>ICC 19 樓會場</b>」）</p> <p><b>From 2 February 2024 and thereafter:</b>  <b>由 2024 年 2 月 2 日起：</b>  ICC 19/F Venue  ICC 19 樓會場</p> <hr/> <p><b>Batch II</b>  <b>第 II 批次</b></p> <p><b>From 11 November 2023 until 31 December 2023:</b>  <b>由 2023 年 11 月 11 日起至 2023 年 12 月 31 日：</b>  ICC 19/F Venue  ICC 19 樓會場</p> <p><b>From 2 February 2024 and thereafter:</b>  <b>由 2024 年 2 月 2 日起：</b>  ICC 19/F Venue  ICC 19 樓會場</p>			
<p>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：</p>	<p>186</p> <table border="1" data-bbox="691 1668 1495 1736"> <tr> <td data-bbox="691 1668 1090 1736">154 (Batch I, 第 I 批次)</td> <td data-bbox="1090 1668 1495 1736">32 (Batch II, 第 II 批次)</td> </tr> </table>		154 (Batch I, 第 I 批次)	32 (Batch II, 第 II 批次)
154 (Batch I, 第 I 批次)	32 (Batch II, 第 II 批次)			
<p>Description of the residential properties that will be offered to be sold:  將提供出售的指明住宅物業的描述：</p>				
<p><b>Batch I</b>  <b>第 I 批次</b></p> <p><b>The following units in Arreso Tower 5 (Floor/Flat):</b>  <b>以下在 Arreso 第 5 座的單位（樓層／單位）：</b>  3E, 6E, 9E, 15E, 18E, 22E, 26E, 28E, 29E, 31E</p> <p><b>The following units in Charlot Tower 1B (Floor/Flat):</b>  <b>以下在 Charlot 第 1B 座的單位（樓層／單位）：</b></p>	<p><b>Batch II</b>  <b>第 II 批次</b></p> <p><b>The following units in Arreso Tower 3 (Floor/Flat):</b>  <b>以下在 Arreso 第 3 座的單位（樓層／單位）：</b>  2A1, 35A1, 2A2, 35A2, 35A3</p> <p><b>The following units in Arreso Tower 5 (Floor/Flat):</b>  <b>以下在 Arreso 第 5 座的單位（樓層／單位）：</b>  2A1, 35A1, 2A2, 35A2, 2A3, 35A3, 2E</p>			

3A1, 8A1, 12A1, 18A1, 23A1, 28A1, 3A2, 5A2, 7A2, 8A2, 9A2, 10A2, 11A2, 12A2, 15A2, 16A2, 17A2, 18A2, 21A2, 22A2, 23A2, 25A2, 26A2, 27A2, 28A2, 29A2, 3B, 8B, 12B, 18B, 23B, 28B, 3C, 5C, 7C, 8C, 10C, 11C, 12C, 16C, 17C, 18C, 21C, 22C, 23C, 26C, 27C, 28C, 30C, 31C, 32C, 33C, 3E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 3F, 5F, 7F, 8F, 10F, 11F, 12F, 16F, 17F, 18F, 21F, 22F, 23F, 26F, 27F, 28F, 30F, 31F, 32F, 33F, 3G, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 30G, 31G, 32G, 33G, 3H, 5H, 7H, 8H, 10H, 11H, 12H, 16H, 17H, 18H, 21H, 22H, 23H, 26H, 27H, 28H, 30H, 31H, 32H, 33H

The following units in Charlot Tower 1A (Floor/Flat):

以下在 Charlot 第 1A 座的單位 (樓層/單位) :  
2A1, 35A1, 2A2, 35A2, 2A3, 2B, 2C, 2D

The following units in Charlot Tower 1B (Floor/Flat):

以下在 Charlot 第 1B 座的單位 (樓層/單位) :  
2A1, 35A1, 2A2, 35A2, 35A3, 2B, 2C, 2D, 2E, 2F, 2G, 2H

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：

## Batch I

### On the First Day of Sale

#### Section (I) - Abstract

- The sale of the specified residential properties will be divided into the following 2 sessions (namely Session A and Session B).

<i>Session</i>	<i>Rules for selecting and purchasing specified residential properties</i>
A	Must purchase <b>one (1)</b> specified residential property which is a studio unit <b>OR</b> Must purchase <b>one (1)</b> specified residential property which is a three-bedroom unit <b>OR</b> Must purchase at least <b>two (2)</b> specified residential properties but not more than <b>four (4)</b> specified residential properties
B	Must purchase at least <b>one (1)</b> but not more than <b>four (4)</b> specified residential properties

#### Section (II) - Submission of Registration of Intent for Session A and Session B before the First Day of Sale

- Any person interested in purchasing any of the specified residential properties (the “**registrant**”) must follow the procedures below. A registrant who wishes to participate in Session A (“**Session A registrant**”) shall submit Registration of Intent (Form A). A registrant who wishes to participate in Session B (“**Session B registrant**”) shall submit Registration of Intent (Form B).
- A registrant (if the registrant is a corporation, then **all of its directors**) must **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) submit the following:-
  - only one Registration of Intent duly completed and signed by the registrant;
  - the Registration of Intent shall be accompanied with cashier order(s)/cheque(s) each in the sum of HK\$50,000 and made payable to “**MAYER BROWN**”. The number of cashier order(s) /cheque(s) shall be equal to the number of specified residential property(ies) which the registrant intends to purchase as specified in the Registration of Intent. The Vendor reserves its absolute discretion to accept or reject any cheque;
  - a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the ICC 19/F Venue after the relevant price list(s) of the specified residential properties are made available till 2:00 p.m. on 10 November 2023 (both dates inclusive) during office hours (i.e. from 2:00 p.m. to 8:00 p.m. on Monday to Friday (except 10 November 2023 whereby the office hours will be from 11:00 a.m. to 2:00 p.m.) and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent will be 2:00 p.m. on 10 November 2023. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

### Section (III) – Balloting for Session A and Session B

4. Separate balloting will be used to determine the order of priority in selecting the specified residential properties in Session A and Session B respectively:-
  - (a) For Session A, the first round of balloting will be carried out to divide the registrants into one or more group(s); and the second round balloting to determine each registrant's "ballot result sequence" will take place in batches at V Walk Venue on the First Day of Sale.
  - (b) For Session B, the first round of balloting will be carried out to divide the registrants into one or more group(s); and for the purposes of maintaining order at the V Walk Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at the V Walk Venue on the First Day of Sale at or after 9:30 a.m., or take place at V Walk Venue on 10 November 2023 at or after 4:00 p.m., to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC 19/F Venue and at the V Walk Venue and on the website (<https://www.novoland2a.com.hk>) designated by the Vendor for the Phase ("**Designated Website**") after 4:00 p.m. on 10 November 2023. Registrants will not be separately notified.
5. The Vendor reserves the right at any time, for the purposes of maintaining order at the V Walk Venue and/or facilitating smooth balloting and/or due to the reasons set out in paragraphs 28 and 29 below, to adjust the date, time and location of the balloting. Any changes to the date, time and location of the balloting will be posted at the ICC 19/F Venue and at the V Walk Venue. Registrants will not be notified separately of such changes.
6. Before the first round of balloting for Session A and Session B takes place respectively, the registrants in each of Session A and Session B shall be divided into two groups: the first group consists of registrants comprising individual(s) only; and the second group consists of the remaining registrants. **Registrants in the first group will have priority over the registrants in the second group in the selection of the specified residential properties in each of Session A and Session B.** The Vendor shall carry out the balloting for the first group and the second group respectively.
7.
  - (a) In respect of Session A and Session B, the number of lots allocated for every valid Registration of Intent shall depend on the number of specified residential property(ies) which the registrants intends to purchase as indicated in the Registration of Intent:
    - (i) For registrants who intends to purchase one (1) or two (2) specified residential property(ies), their valid Registration of Intent shall be allotted one lot.
    - (ii) For registrants who intends to purchase three (3) or four (4) specified residential properties, their valid Registration of Intent shall be allotted two lots.
  - (b) Once a lot allocated to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be automatically included in a group with the lowest order of priority amongst all other group(s) (as mentioned in paragraph 6 above) of Session A and Session B respectively for the purpose of the balloting.
8. The results of the balloting, including "registration number", "ballot result sequence" (if applicable) and "check-in timeslot" for Session A and Session B will be announced and/or posted up at the ICC 19/F Venue, the V Walk Venue and on the Designated Website after 5:00 p.m. on 10 November 2023. Registrants will not be separately notified of the ballot results.

### Section (IV) - Procedures for Session A on the First Day of Sale

9. Session A registrants must follow the procedures specified in Sections (I), (II), (III), (IV) and (VI).
10. The registrants' order of priority for selection of the specified residential properties will be determined by balloting in batches on spot.
11. On the First Day of Sale, a Session A registrant (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the V Walk Venue according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 8 above. Registrant who arrives at the V Walk Venue beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Session A.
12. After verification of the identity of registrants by the Vendor, registrants (if the registrant is a corporation, then **all of its directors** or, if a registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed

power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority determined pursuant to paragraph 10 above and in an orderly manner and within reasonable time.

13. The registrants shall **in compliance with the rules set out in the Abstract in Section (I) applicable to Session A** select and purchase specified residential properties, otherwise his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session A. If the remaining specified residential properties available for selection and purchase in Session A is such that the rules for Session A as set out in the Abstract in Section (I) cannot be satisfied, then Session A will end and the remaining specified residential properties will be offered for sale in Session B.

14. For each specified residential property purchased by the registrant, in addition to using the cashier order(s) / cheque(s) submitted with the Registration of Intent, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-

- (i) HK\$300,000 for each specified residential property which is three-bedroom unit (with a saleable area above 550 square feet);
- (ii) HK\$250,000 for each specified residential property which is three-bedroom unit (with a saleable area equal to or below 550 square feet);
- (iii) HK\$200,000 for each specified residential property which is two-bedroom unit;
- (iv) HK\$150,000 for each specified residential property which is one-bedroom unit; and
- (v) HK\$100,000 for each other specified residential property.

The registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**MAYER BROWN**” for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) / cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**MAYER BROWN**” in the following aggregate amount for payment of part of preliminary deposit of each extra specified residential property:-

- (a) HK\$350,000 for each extra specified residential property which is three-bedroom unit (with a saleable area above 550 square feet);
- (b) HK\$300,000 for each extra specified residential property which is three-bedroom unit (with a saleable area equal to or below 550 square feet) ;
- (c) HK\$250,000 for each extra specified residential property which is two-bedroom unit;
- (d) HK\$200,000 for each extra specified residential property which is one-bedroom unit; and
- (e) HK\$150,000 for each extra other specified residential property.

In case of any dispute, the decision of the Vendor shall be final and conclusive.

15. A registrant who leaves the V Walk Venue while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties in Session A and his/her/their/its order of priority in Session A shall lapse immediately.

16. If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session A.

Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 25(a)

below) as joint purchasers and delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 25 below.

Section (V) - Procedures for Session B on the First Day of Sale

17. Session B registrants must follow the procedures specified in Sections (I), (II), (III), (V) and (VI).
18. (If the Vendor has carried out the second round balloting before the Time of the Sale on the First Day of Sale) The registrants' order of priority for selection of the specified residential properties will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 8 above. (In other case) The registrants' order of priority for selection of the specified residential properties will be determined by balloting in batches on spot.
19. On the First Day of Sale, the Session B registrant (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and the original receipt of Registration of Intent and **personally** attend the V Walk Venue according to "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 8 above. Registrants who arrive at the V Walk Venue beyond their "check-in timeslot" shall not be eligible to participate in Session B.
20. A registrant who leaves the V Walk Venue while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in Session B and his/her/their/its order of priority shall lapse immediately.
21. The selection and purchase of the specified residential properties in Session B shall only commence **after** Session A has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session A. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-
  - (a) Registrants (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority determined pursuant to paragraph 18 and in an orderly manner and within reasonable time. Registrants shall select and purchase the specified residential properties **in compliance with the rules set out in Section (I) applicable to Session B**, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant's order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.
  - (b) For each specified residential property purchased by the registrant, in addition to using the cashier order(s) / cheque(s) submitted with the Registration of Intent, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-
    - (i) HK\$300,000 for each specified residential property which is three-bedroom unit (with a saleable area above 550 square feet);
    - (ii) HK\$250,000 for each specified residential property which is three-bedroom unit (with a saleable area equal to or below 550 square feet);
    - (iii) HK\$200,000 for each specified residential property which is two-bedroom unit;
    - (iv) HK\$150,000 for each specified residential property which is one-bedroom unit; and
    - (v) HK\$100,000 for each other specified residential property.

The registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**MAYER BROWN**" for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s)/cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**MAYER BROWN**" in the following aggregate amount for payment of part of preliminary deposit of each extra specified residential property:-

- (a) HK\$350,000 for each extra specified residential property which is three-bedroom unit (with a saleable area above 550 square feet);

- (b) HK\$300,000 for each extra specified residential property which is three-bedroom unit (with a saleable area equal to or below 550 square feet) ;
- (c) HK\$250,000 for each extra specified residential property which is two-bedroom unit;
- (d) HK\$200,000 for each extra specified residential property which is one-bedroom unit; and
- (e) HK\$150,000 for each extra other specified residential property.

In case of any dispute, the decision of the Vendor shall be final and conclusive.

- (c) If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.
- (d) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 25(a) below) as joint purchaser(s) and delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 25 below.

Section (VI) - General Provisions (applicable to both Session A and Session B)

22. The following apply to registration:-

- (a) Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration will not be accepted.
- (b) The Registration of Intent is personal to the registrant and shall not be transferable.
- (c) The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties in Session A and Session B.
- (d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in any Session.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in Session A and/or Session B and whether a Registration of Intent is valid and should be included in balloting.

23. Arrangements on cashier order(s)/cheque(s):-

- (a) The cashier order(s)/cheque(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by cheque(s) upon signing of the preliminary agreement for sale and purchase. The Vendor reserves its absolute discretion to accept or reject any cheque. In case of any dispute, the decision of the Vendor shall be final and conclusive.
- (b) If a registrant has not purchased any specified residential property or his/her Registration of Intent still has unused cashier order(s)/cheque(s), the unused cashier order(s)/cheque(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC 19/F Venue from 13 November 2023 to 14 November 2023 from 2:00 p.m. to 8:00 p.m.. The registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s)/cheque(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

24. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

25. The following apply to addition of "close relative(s)" of the registrant(s) as purchaser and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase:-

- (a) “**close relative(s)**” means spouse, parents, parents-in-law, children, children-in-law, brothers, sisters, grandparents and grandchildren of the registrant.
- (b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
- (c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
- (d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-
  - (i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
  - (ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-
    - (1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final; or
    - (2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant’s name from the preliminary agreement(s) for sale and purchase, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
- (e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant’s request to add and/or delete any individual(s).

26. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

27. The Vendor reserves the right to close the ICC 19/F Venue and the V Walk Venue at any time if all the specified residential properties have been sold out.

28. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date on which the Registration of Intent may be submitted, or pre-registration shall be completed or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the ICC 19/F Venue and/or the V Walk Venue, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the pre-registration and/or (iii) the balloting for Session A and/or Session B and/or (iv) the check-in timeslot for Session A and/or (v) the check-in timeslot

for Session B and/or (vi) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the ICC 19/F Venue and/or the V Walk Venue. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be notified separately of the arrangement.

29. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC 19/F Venue and/or the V Walk Venue, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC 19/F Venue and/or the V Walk Venue and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 19/F Venue and/or the V Walk Venue and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC 19/F Venue and/or the V Walk Venue, to:-
- (a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the pre-registration and/or (3) the balloting for Session A and/or Session B and/or (4) the check-in timeslot for Session A and/or (5) the check-in timeslot for Session B and/or (6) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC 19/F Venue and/or the V Walk Venue. Details of the arrangement will be posted up by the Vendor at the ICC 19/F Venue, the V Walk Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and
  - (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties ("**remaining units**") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC 19/F Venue, the V Walk Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement.
30. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the pre-registration and/or the balloting for Session A and/or Session B and/or the check-in timeslot for Session A and/or the check-in timeslot for Session B and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 28 and 29 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
31. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC 19/F Venue and/or the V Walk Venue for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in Session A and/or Session B and his/her/their/its order of priority in Session A and/or Session B shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

**On 12 November 2023 and thereafter:**

32. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
33. The Vendor reserves the right to close the ICC 19/F Venue at any time if all the specified residential properties have been sold out, provided that the ICC 19/F Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 23(b) above.
34. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 28 and 29 above, the subsequent dates of sale will be postponed accordingly.
35. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC 19/F Venue, the Vendor reserves its absolute right to close the ICC 19/F Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.
36. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 19/F Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC 19/F Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 19/F Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.

## Batch II

37. **Sale by Tender.** See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.

Specified residential properties that will be offered to be sold (see Note 4 under “Other Matters”)	Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue		
	Date	Time	Venue
All the specified residential properties set out in Batch II of this Information on Sales Arrangements	9 November 2023 until 31 December 2023	From 2:00 p.m. to 8:00 p.m. (daily)	ICC 19/F Venue
	31 January 2024 until 28 April 2024		

38. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

## 第 I 批次

### 於出售首天：

#### 第(I)部分 - 摘要

1. 指明住宅物業將會分以下兩節出售（即第 A 節及第 B 節）。

節	選購指明住宅物業的規則
A	必須購買 <b>1 個</b> 開放式指明住宅物業  或  必須購買 <b>1 個</b> 三房指明住宅物業  或  必須購買最少 <b>2 個</b> 指明住宅物業但不多於 <b>4 個</b> 指明住宅物業
B	必須購買最少 <b>1 個</b> 但不多於 <b>4 個</b> 指明住宅物業

#### 第(II)部分 - 於出售首天前遞交第 A 節及第 B 節的購樓意向登記

2. 有意購買任何指明住宅物業的人士（下稱「登記人」）須遵從下列程序。有意參與第 A 節的登記人（「第 A 節登記人」）需遞交購樓意向登記（表格 A）。有意參與第 B 節的登記人（「第 B 節登記人」）需遞交購樓意向登記（表格 B）。
3. 登記人（如登記人為公司，則該公司**所有董事**）從指明住宅物業的相關價單提供的日期起至 2023 年 11 月 10 日下午 2 時（包括首尾兩日）於辦公時間內（即星期一至五下午 2 時至晚上 8 時（2023 年 11 月 10 日除外，辦公時間為上午 11 時至下午 2 時）及星期六、日及公眾假期上午 11 時至晚上 8 時）**親身**（或經其代理人（須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准））到 ICC 19 樓會場遞交：
- (a) 一份已填妥及登記人簽署的購樓意向登記；
  - (b) 購樓意向登記須附有本票／支票，每張本票／支票金額為港幣\$50,000 及抬頭人須為「孖士打律師行」。本票／支票的數目須與登記人於購樓意向登記內填寫的意欲購買的指明住宅物業數目相同。賣方保留絕對酌情權接受或拒絕任何支票；
  - (c) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

遞交購樓意向登記截止時間為 2023 年 11 月 10 日下午 2 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

#### 第(III)部分 - 有關第 A 節及第 B 節的抽籤

4. 揀選第 A 節及第 B 節的指明住宅物業的優先次序會分別以獨立抽籤方式決定：
- (a) 就第 A 節而言，第一輪抽籤以將登記人分為一個或多個小組及第二輪抽籤以決定登記人的「抽籤結果順序」將於出售首天於 V Walk 會場分批進行。
- (b) 就第 B 節而言，第一輪抽籤以將登記人分為一個或多個小組；及為維持 V Walk 會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天上午 9 時 30 分後於 V Walk 會場分批進行或於 2023 年 11 月 10 日下午 4 時後於 V Walk 會場進行，由賣方按其絕對酌情權決定。該決定會於 2023 年 11 月 10 日下午 4 時後於 ICC 19 樓會場及 V Walk 會場公布及／或貼出告示及於賣方為期數指定的互聯網網站的網址 (<https://www.novoland2a.com.hk>) (下稱「指定網站」) 公布。登記人將不獲另行通知。
5. 為了維持 V Walk 會場秩序及／或流暢地進行抽籤的目的，及／或基於在下述第 28 及 29 段所述的原因，賣方保留權利在任何時間調整抽籤程序的時間、日期和地點。任何抽籤程序的時間、日期和地點的修改會張貼於 ICC 19 樓會場及 V Walk 會場。登記人將不獲另行通知該等修改。
6. 在第 A 節及第 B 節的第一輪抽籤程序分別進行之前，在第 A 節及第 B 節中的登記人將再被分成兩個組：第一組包括僅由個人組成的登記人；及第二組包括餘下的登記人。**第 A 節及第 B 節中第一組的登記人將會優先於第二組的登記人揀選指明住宅物業。**賣方將會分別為第一組及第二組進行抽籤。
7. (a) 就第 A 節及第 B 節而言，每一份有效的購樓意向登記可獲分配的籌的數目取決於登記人於購樓意向登記指明意欲購買的指定住宅物業的數目：
- (i) 意欲購買 1 個或 2 個指明住宅物業的登記人，其有效的購樓意向登記可獲分配 1 個籌。
- (ii) 意欲購買 3 個或 4 個指明住宅物業的登記人，其有效的購樓意向登記可獲分配 2 個籌。
- (b) 當一個籌獲抽中，其相關購樓意向登記的其他籌（如有）為抽籤的目的將會被自動納入第 A 節及第 B 節的所有組別（如上文第 6 段所述）中最低優先次序的一個組別。
8. 抽籤結果，包括第 A 節及第 B 節的「登記號碼」、「抽籤結果順序」（如適用）及「報到時段」將於 2023 年 11 月 10 日下午 5 時之後於 ICC 19 樓會場，V Walk 會場公布及／或貼出告示及於指定網站公布。登記人將不獲另行通知抽籤結果。

#### 第(IV)部分 - 出售首天第 A 節的程序

9. 第 A 節登記人須遵從本銷售安排第(I)、(II)、(III)、(IV)及(VI)部分的指定程序。
10. 登記人的揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。
11. 於出售首天，第 A 節登記人（如登記人為公司，則該公司**所有董事**或，如第 A 節登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人）須根據賣方於第 8 段公布及／或貼出的「報到時段」**親自**攜同其香港身份證／護照正本、（如適用）商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 V Walk 會場。於「報到時段」以外的時間才到達 V Walk 會場的登記人將不享有參與分配予該「報到時段」的第 A 節的資格。
12. 登記人（如登記人為公司，則該公司**所有董事**或，如第 A 節登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人）須根據按第 10 段決定的優先次序有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。
13. 登記人須**遵守第(I)部份的摘要列出適用於第 A 節的規則**選購指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與第 A 節的資格。如在第 A 節其餘下可供選購的指明住宅物業數目不能滿足第(I)部份的摘要列出對第 A 節的規則，則第 A 節將會完結及餘下的第 A 節單位將會在第 B 節出售。
14. 就每一間登記人選購的指明住宅物業，除使用隨購樓意向登記時附帶的本票／支票外，指明住宅物業的臨時訂金的以下部份金額須以本票支付：
- (i) 就每個（實用面積大於 550 平方呎）三房的指明住宅物業，HK\$300,000；
- (ii) 就每個（實用面積為 550 平方呎或小於 550 平方呎）三房的指明住宅物業，HK\$250,000；

- (iii) 就每個兩房的指明住宅物業，HK\$200,000；
- (iv) 就每個一房的指明住宅物業，HK\$150,000；及
- (v) 就每個其他的指明住宅物業，HK\$100,000。

登記人須即場額外向賣方補交足夠的本票，抬頭人須為「孖士打律師行」，以支付以上訂明之登記人所購買的每個指明住宅物業的臨時訂金的部份金額。

如果登記人選購的指明住宅物業數目多於其為該部份遞交購樓意向登記時附有本票／支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票，抬頭人須為「孖士打律師行」，以支付每一額外指明住宅物業的臨時訂金的部份金額(金額如下)：

- (a) 就每個(實用面積大於 550 平方呎)額外三房的指明住宅物業，HK\$350,000；
- (b) 就每個(實用面積為 550 平方呎或小於 550 平方呎)額外三房的指明住宅物業，HK\$300,000；
- (c) 就每個額外兩房的指明住宅物業，HK\$250,000；
- (d) 就每個額外一房的指明住宅物業，HK\$200,000；及
- (e) 就每個額外其他的指明住宅物業，HK\$150,000。

如有爭議，賣方所作的決定為最終及不可推翻。

- 15. 在其組別進行選購指明住宅物業之時離開 V Walk 會場之登記人將被取消參與在第 A 節選購指明住宅物業的資格及其在第 A 節的優先次序將立即失效。
- 16. 登記人根據第(I)部分列出的準則成功選擇指明住宅物業後，登記人(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 A 節的資格。

在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 25 段的規定即時向賣方要求加入其**近親**(按下述第 25(a)段之定義)以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。

#### 第(V)部分 - 出售首天第 B 節的程序

- 17. 第 B 節登記人須遵從本銷售安排第(I)、(II)、(III)、(V)及(VI)部分指定的程序。
- 18. (如賣方於出售首天的出售時間之前已進行第二輪抽籤)登記人的揀選指明住宅物業的優先次序會根據賣方於第 8 段公布及／或貼出的「抽籤結果順序」決定。(如屬其他情況)登記人的揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。
- 19. 於出售首天，第 B 節登記人(如登記人為公司，則該公司的**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須按賣方於第 8 段公布及／或貼出的「報到時段」**親身**攜同其香港身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到達 V Walk 會場。於其「報到時段」以外的時間才到達 V Walk 會場的登記人將不享有參與第 B 節的資格。
- 20. 在其組別進行揀選指明住宅物業之時離開 V Walk 會場之登記人將被取消參與第 B 節的資格及其優先次序將立即失效。
- 21. 第 B 節的揀選指明住宅物業的時間會於第 A 節完結**之後**才開始。如第 A 節尚未完結，賣方可延遲第 B 節的揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：
  - (a) 登記人(如登記人為公司，則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據按第 18 段決定的優先次序有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。登記人須**遵守第(I)部分的摘要列出的適**

**用於第 B 節的規則**選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與第 B 節的資格。

- (b) 就每一間登記人選購的指明住宅物業，除使用隨購樓意向登記時附帶的本票／支票外，指明住宅物業的臨時訂金的以下部份金額須以本票支付：
- (i) 就每個（實用面積大於 550 平方呎）三房的指明住宅物業，HK\$300,000；
  - (ii) 就每個（實用面積為 550 平方呎或小於 550 平方呎）三房的指明住宅物業，HK\$250,000；
  - (iii) 就每個兩房的指明住宅物業，HK\$200,000；
  - (iv) 就每個一房的指明住宅物業，HK\$150,000；及
  - (v) 就每個其他的指明住宅物業，HK\$100,000。

登記人須即場額外向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付以上訂明之登記人所購買的每個指明住宅物業的臨時訂金的部份金額。

如果登記人選購的指明住宅物業數目多於其為該部份遞交購樓意向登記時附有本票／支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付每一額外指明住宅物業的臨時訂金的部份金額(金額如下)：

- (a) 就每個（實用面積大於 550 平方呎）額外三房的指明住宅物業，HK\$350,000；
- (b) 就每個（實用面積為 550 平方呎或小於 550 平方呎）額外三房的指明住宅物業，HK\$300,000；
- (c) 就每個額外兩房的指明住宅物業，HK\$250,000；
- (d) 就每個額外一房的指明住宅物業，HK\$200,000；及
- (e) 就每個額外其他的指明住宅物業，HK\$150,000。

如有爭議，賣方所作的決定為最終及不可推翻。

- (c) 登記人根據第(I)部分摘要列出的規則成功選擇指明住宅物業後，登記人（如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人）須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 B 節的資格。
- (d) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 25 段的規定即時向賣方要求加入其**近親**（按下述第 25(a)段之定義）以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。

#### 第(VI)部分 - 一般程序（適用於第 A 節及第 B 節）

22. 以下條款適用於登記：

- (a) 每一個人或每一間公司（不論單獨或與他方聯名）只可登記於一份有效的購樓意向登記。重複的登記將不會被接受。
- (b) 購樓意向登記只適用於登記人本人及不能轉讓。
- (c) 遞交購樓意向登記的次序及登記參與第 A 節的次序不會影響於第 A 節及第 B 節揀選指明住宅物業的優先次序。
- (d) （如登記人為公司）如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人**將不享有參與任何節的資格**。
- (e) 如有爭議，賣方保留權利決定登記人是否有資格參與第 A 節及／或第 B 節及購樓意向登記是否有效及是否應被納入抽籤。

23. 關於本票／支票的安排：
- (a) 遞交的本票／支票將會用作支付購買指明住宅物業的部份臨時訂金。除非本銷售安排另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。賣方保留絕對酌情權接受或拒絕任何支票。如有爭議，賣方所作的決定為最終及不可推翻。
  - (b) 如登記人並無購入任何指明住宅物業或其購樓意向登記仍有未使用的本票／支票，可於 2023 年 11 月 13 日至 2023 年 11 月 14 日下午 2 時至晚上 8 時親臨 ICC 19 樓會場辦理取回未使用的本票／支票。登記人必須攜同登記人香港身份證／護照正本（如以獲授權人士取回未使用的本票／支票，則須攜同登記人香港身份證／護照副本）、（如適用）商業登記證書副本、購樓意向登記的收據正本及（如適用）有效的授權書及獲授權人士之香港身份證／護照副本。
24. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。
25. 以下條款適用於增加登記人的近親作為買方及／或從臨時買賣合約刪除登記人的名字：
- (a) 「近親」指登記人的配偶、父母、配偶父母、子女、子女的配偶、兄弟、姊妹、祖父母、外祖父母、孫及外孫。
  - (b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
  - (c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
  - (d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：
    - (i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
    - (ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：
      - (1) 增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定；或
      - (2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
  - (e) 所有人（或登記人的按賣方所規定的格式並有效地簽署的授權書所委任的授權人）須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加及／或刪除任何人的名字的要求。
26. 當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業（如有）將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方（不論個人或公司）以先到先得形式購買的指明住宅物業的數目。
27. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉 ICC 19 樓會場及 V Walk 會場。
28. 如在可遞交購樓意向登記或完成預先登記或進行抽籤的任何一天及／或出售首天及／或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端情況」的公布，為保障登記人的安全及維持 ICC19 樓會場及／或 V Walk 會場的秩序，賣方保留絕對權力(a)更改(i)遞交購樓意向登記及／或(ii)預先登記及／或(iii)第 A 節及／或第 B 節的抽籤的日期及／或(iv)第 A 節的報到時段及／或(v)第 B 節報到時段及／或(vi)出售首天及／或其他出售日期至賣方認為合適的日期及／或時間及／或地點，及／或(b)關閉 ICC19 樓會場及／或 V Walk。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。

29. 賣方保留權利隨時(I)因維持 ICC 19 樓會場及／或 V Walk 會場的安全及秩序、登記人的安全及／或銷售程序的順利運作及／或(II)因 ICC 19 樓會場及／或 V Walk 會場的進出受到阻撓及／或(III)有任何事件或情況影響或可能影響 ICC19 樓會場及／或 V Walk 會場的安全、秩序或公共衛生及／或(IV)為了保護 ICC 19 樓會場及／或 V Walk 會場的登記人或參與者的健康的目的而作出以下行爲：
- (a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交購樓意向登記及／或(2) 預先登記及／或(3)第 A 節及／或第 B 節的抽籤及／或(4)第 A 節的報到時段及／或(5)第 B 節報到時段及／或(6)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉 ICC 19 樓會場及／或 V Walk 會場。賣方會將安排的詳情於 ICC 19 樓會場，V Walk 會場及／或於指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業（「剩餘單位」）或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於 ICC 19 樓會場，V Walk 會場及／或指定網站公布。登記人將不獲另行通知。
30. 賣方根據上述第 28 段及第 29 段就更改遞交購樓意向登記及／或預先登記及／或第 A 節及／或第 B 節的抽籤及／或第 A 節的報到時段及／或第 B 節報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
31. 為了維護公共衛生的目的，所有登記人在進入 ICC 會場及／或 V Walk 會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與第 A 節及／或第 B 節的指明住宅物業的銷售，其於第 A 節及／或第 B 節的優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。

**2023 年 11 月 12 日起：**

32. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業（如有）將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方（不論個人或公司）以先到先得形式購買的指明住宅物業的數目。
33. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉 ICC 19 樓會場，惟 ICC 19 樓會場上述第 23(b)段指明的時間開放以供辦理取回未使用的本票。
34. 如賣方根據上述第 28 段及第 29 段延遲出售首天至其他日期，其後的出售日期將會順延。
35. 如在任何出售日期(除出售首天)的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端」情況的公布，為保障買方的安全及維持 ICC 19 樓會場的秩序，賣方保留絕對權力關閉 ICC 19 樓會場。賣方會將安排的詳情於指定網站公布。
36. 賣方保留權利隨時(a)因維持 ICC 19 樓會場的安全及秩序、登記人的安全及／或銷售程序的順利運作及／或(b)因 ICC 19 樓會場的進出受到阻撓及／或(c)有任何事件或情況影響或可能影響 ICC 19 樓會場的安全、秩序或公共衛生而更改銷售的日期及／或時間及／或地點至賣方認為合適的其他日期及／或時間及／或地點。

**第 II 批次**

37. 以**招標方式出售**。請參閱招標公告的細節和詳情。招標公告及其他相關文件可於以下時段及地點免費領取：

將提供出售的指明住宅物業 (見「其他事項」第 4 項)	於以下時段及地點，招標公告及其他相關招標文件可供領取		
	日期	時間	地點
所有於本銷售安排資料中列出的第 II 批次的指明住宅物業	2023年11月9日起至 2023年12月31日	下午 2 時至 晚上 8 時（每日）	ICC 19樓會場
	2024年1月31日起至 2024年4月28日		

38. 倘若本銷售安排中英文文本有異，以英文文本為準。

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

請參照上述方法

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下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)

Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時（每日）

香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室

由晚上 8 時後至翌日上午 11 時（每日）

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Other Matters:

其他事項：

**Batch I and Batch II**  
**第 I 批次及第 II 批次**

1. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC 19/F Venue and/or the V Walk Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC 19/F Venue and/or the V Walk Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of public interest may also be rejected from admitting to the ICC 19/F Venue and/or the V Walk Venue.  
賣方可能不時於 ICC 19 樓會場及／或 V Walk 會場施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入 ICC 19 樓會場及／或 V Walk 會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 19 樓會場及／或 V Walk 會場。

2. From 30 January 2024 and thereafter, any person intends to purchase any of the residential properties (the “**Prospective Purchaser**”) is offered and invited to view the specified residential properties which Potential Purchaser intend to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential properties to be viewed by Potential Purchaser (the residential properties that are made available for viewing from 30 January 2024 are collectively referred to as “**Properties for Viewing**”).

由 2024 年 1 月 30 日起，任何有意購買任何指明住宅物業的人士（下稱「**準買家**」）將獲安排及邀請參觀準買家意欲購買的指明住宅物業，或如開放指明住宅物業供準買家參觀並非合理地切實可行，則準買家將獲安排及邀請參觀與指明住宅物業相若的住宅物業（由 2024 年 1 月 30 日起可供參觀的住宅物業統稱為「**供參觀物業**」）。

**Batch I**  
**第 I 批次**

3. In order to maintain order at the ICC 19/F Venue and ensure the smoothness of the selection and purchase procedures, after the Prospective Purchaser has selected the specified residential property, Prospective Purchaser will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be reserved for the Prospective Purchaser during his/her/its/their viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. Prospective Purchaser is therefore advised to make prior arrangements to view the Properties for Viewing before the signing of Preliminary Agreement for Sale and Purchase.

為維持 ICC 19 樓會場的秩序及確保選購住宅物業的程序順暢，準買家揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為準買家保留該指明住宅物業以

待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議準買家於簽署該指明住宅物業的臨時買賣合約前事先安排參觀供參觀物業。

**Batch II**  
**第 II 批次**

4. 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 accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing 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。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及／或發出銷售安排不時更改全部或任何指明住宅物業的招標截止日期及／或時間。

5. The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time on any date of sale.

即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況的公佈，指明住宅物業的招標會繼續按銷售安排進行。

6. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for sale on a date of sale. Although a specified residential property may be available for sale on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.

有意遞交指明住宅物業的投標書的人士敬請檢視期數的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

Date of Issue: 7 November 2023  
發出日期：2023 年 11 月 7 日

Date of Revision 29 January 2024  
修改日期：2024 年 1 月 29 日