

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.4
銷售安排第 4 號

Name of the Phase of the Development : 發展項目的期數的名稱 :	Phase C of The YOHO Hub Development * The YOHO Hub 發展項目的第 C 期 *
Date of the Sale : 出售日期 :	From 7 October 2024 由 2024 年 10 月 7 日起
Time of the Sale : 出售時間 :	<u>On 7 October 2024 (the “First Day of Sale”):</u> From 7:00 p.m. – 11:00 p.m. <u>From 8 October 2024 and thereafter:</u> From 10:00 a.m. – 8:00 p.m. <u>2024 年 10 月 7 日(下稱「出售首天」):</u> 晚上 7 時至晚上 11 時 <u>由 2024 年 10 月 8 日起 :</u> 由上午 10 時至晚上 8 時
Place where the sale will take place : 出售地點 :	<u>On the First Day of Sale:</u> Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon (“ V Walk Venue ”) <u>From 8 October 2024 and thereafter:</u> Shop No. B001, G/F, YOHO MIX, 1 Long Lok Road, Yuen Long, Hong Kong (“ YOHO MIX Venue ”) <u>在出售首天 :</u> 九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖(下稱「 V Walk 會場 」) <u>由 2024 年 10 月 8 日起 :</u> 香港元朗朗樂路 1 號 YOHO MIX 地下 B001 號舖(下稱「 YOHO MIX 會場 」)
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 :	58
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><u>The following units in Tower 6: 以下在第 6 座的單位 :</u></p> <p>50B, 40B, 26B, 10B, 52D, 48D, 43D, 39D, 37D, 33D, 32D, 28D, 27D, 23D, 22D, 19D, 17D, 12D, 11D, 8D, 7D, 3D, 55F, 49F, 40F, 33F, 25F, 20F, 16F, 9F, 55G, 49G, 43G, 40G, 33G, 25G, 20G, 9G, 55H, 49H, 43H, 40H, 33H, 25H, 20H, 9H, 46J, 43J, 40J, 37J, 33J, 31J, 27J, 23J, 20J, 17J, 38K, 20K</p>
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 :	<p><u>On the First Day of Sale</u></p> <p><u>Section (I) - Abstract</u></p> <p>1. The sale of the specified residential properties will be divided into the following 2 parts.</p>

<i>Part</i>	<i>Specified residential properties that will be offered to be sold</i>	<i>Rules for selecting specified residential properties</i>
1	All specified residential properties which are available for sale.	Must purchase two (2) specified residential properties
2	All specified residential properties remaining unsold and available.	Must purchase one (1) specified residential property

Section (II) - Submission of Registration of Intent before the First Day of Sale

2. Any person interested in purchasing any of the specified residential properties (the “**registrant**”) must follow the procedures below. For the avoidance of doubt, a registrant may purchase specified residential properties only in Part 1 or only in Part 2.
3. 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: -
 - (a) only one Registration of Intent (Form B) duly completed and signed by the registrant;
 - (b) the Registration of Intent shall be accompanied with cashier order(s)/cheque(s) each in the sum of HK\$100,000 and made payable to “GALLANT”. The number of cashier order(s)/cheque(s) shall be equal to the number as required/specified in the Registration of Intent. The Vendor reserves its absolute discretion to accept or reject any cheque;
 - (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if the registrant is a corporation) copies of Business Registration Certificate, documents filed with the Companies Registry showing the current list of director(s) and secretary, H.K.I.D. Card(s)/Passport(s) of the director(s), register of directors, register of shareholders and any other documents and information as requested by the Vendor to show and prove the number and identity of all of the directors and shareholders of the registrant upon signing of the preliminary agreement for sale and purchase

to the YOHO MIX Venue after the relevant price list(s) of the specified residential properties are made available till 6 October 2024 (both dates inclusive) during office hours (i.e. from 10:00 a.m. to 8:00 p.m.). The closing time for submission of Registration of Intent will be 8:00 p.m. on 6 October 2024. 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.
4. For the avoidance of doubt, all Registration(s) of Intent (Form A) submitted or to be submitted to the Vendor will not be accepted or included in the sales procedures under this Sales Arrangements.
5. All valid Registration(s) of Intent (Form B) previously submitted to the Vendor from 18 September 2024 to 26 September 2024 (both days inclusive) in accordance with any Information on Sales Arrangements for the Phase of the Development, and which (a) still has/have unused cashier order(s)/cheque(s) submitted with it/them, (b) the unused cashier order(s)/cheque(s) submitted therewith has/have not been collected by the registrant(s) in accordance with any Information on Sales Arrangements; and (c) has/have not been declared by the Vendor to be invalid will be included in the sales procedures under this Sales Arrangements.

Section (III) - Procedures on the First Day of Sale

6. On the First Day of Sale, the registrants (if the registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), the original receipt of Registration of Intent, (if the registrant is a corporation) copies of its Business Registration Certificate, documents filed with the Companies Registry showing the current list of director(s) and secretary, register of directors, register of shareholders and any other documents and information as requested by the Vendor to show and prove the number and identity of all of the directors and shareholders of the registrant upon signing of the preliminary agreement for sale and purchase and **personally** (or, if the registrant is or comprise individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the V Walk Venue between 7:00 p.m. to 7:15 p.m. (“**check-in timeslot**”). Registrants who arrive at the V Walk Venue beyond the check-in timeslot shall not be eligible to participate in Part 1 or Part 2.

7. Upon arrival at the V Walk Venue during the check-in timeslot, registrants should indicate whether they wish to participate in Part 1. For registrants who have indicated they wish to participate in Part 1, the original receipt of Registration of Intent will be chopped with a “B1” chop.
8. After verification of the identity of the registrants by the Vendor, balloting will take place for Part 1 and Part 2 respectively to determine the order of priority for selection of the specified residential properties in each Part.
 - (a) Every valid Registration of Intent shall be allotted one lot.
 - (b) Before the first round balloting for each Part takes place, the registrants in each Part 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. **In each Part, registrants in the first group will have priority over the registrants in the second group in the selection of the specified residential properties.** The Vendor shall carry out the balloting for the first group and the second group respectively.
 - (c) The results of the balloting for each Part will be announced and/or posted up at the YOHO MIX Venue and V Walk Venue. Registrants will not be separately notified of the ballot results.
9. After completion of balloting, the sale will be proceeded in the following order, namely, Part 1 and then Part 2.

Part 1

10. Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (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) select the specified residential properties which are still available at the time of selection in the order of priority determined pursuant to paragraph 8 above and in an orderly manner and within reasonable time. Registrants shall select the specified residential properties **in compliance with the rules set out in the Abstract in Section (I) applicable to Part 1**, 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 Part 1.
11. For each specified residential property purchased by the registrant, the registrant shall (in addition to the cashier order(s) submitted with the Registration of Intent) submit on spot to the Vendor sufficient additional cashier order(s) made payable to “GALLANT” in the following aggregate amount for payment of part of preliminary deposit of each specified residential property purchased by the registrant:-
 - (a) HK\$350,000 for each specified residential property which is three-bedroom unit; and
 - (b) HK\$300,000 for each specified residential property which is two-bedroom unit.
12. If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient cashier order(s) made payable to “GALLANT” 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; and
 - (b) HK\$300,000 for each extra specified residential property which is two-bedroom unit.

In case of any dispute, the decision of the Vendor shall be final and conclusive.
13. If the remaining specified residential property(ies) available for selection and purchase in Part 1 is such that the rules for Part 1 as set out in the Abstract in Section (I) cannot be satisfied, then Part 1 will end and the remaining unit unsold in Part 1 will be offered for sale in Part 2. For the avoidance of doubt, registrants who have selected and purchased specified residential properties in Part 1 will not be allowed to participate in Part 2.
14. 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 Part 1 and his/her/their/its order of priority shall lapse immediately.
15. If a registrant has successfully selected the specified residential properties **in compliance with the rules set out in the Abstract in Section (I) applicable to Part 1**, the registrant (if the registrant is a corporation, then **all of its directors**) shall **personally** (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) enter into one or more preliminary agreement(s) for

sale and purchase of the selected specified residential properties. 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 Part 1 or Part 2.

16. Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 24(a) below) as joint purchasers to and/or (if applicable) delete the registrant's name from the preliminary agreement for sale and purchase in accordance with the requirements specified under paragraph 24 below.

Part 2

17. The selection and purchase of the specified residential properties in Part 2 shall only commence **after** Part 1 has been completed. Registrants shall proceed to select the specified residential property(ies) in accordance with the rules below:-

- (a) Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (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) select the specified residential properties which are still available at the time of selection in the order of priority determined pursuant to paragraph 8 above 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 the Abstract in Section (I) applicable to Part 2**, and purchase the specified residential property 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 Part 2.
- (b) For the specified residential property purchased by the registrant, the registrant shall (in addition to the cashier order(s) submitted with the Registration of Intent) submit on spot to the Vendor sufficient additional cashier order(s) made payable to "GALLANT" in the following aggregate amount for payment of part of preliminary deposit of the specified residential property purchased by the registrant:-
- (i) HK\$350,000 for each specified residential property which is three-bedroom unit; and
- (ii) HK\$300,000 for each specified residential property which is two-bedroom unit.

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

18. 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 Part 2 and his/her/their/its order of priority shall lapse immediately.
19. If a registrant has successfully selected the specified residential property **in compliance with the rules set out in the Abstract in Section (I) applicable to Part 2**, the registrant (if the registrant is a corporation, then **all of its directors**) shall **personally** (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) enter into a preliminary agreement for sale and purchase of the selected specified residential property. If the registrant does not enter into the preliminary agreement for sale and purchase of the selected specified residential property, he/she/they/it would be deemed to have given up the specified residential property and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Part 2.
20. Before entering into the preliminary agreement for sale and purchase in respect of the selected specified residential property, the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 24(a) below) as joint purchaser(s) to the preliminary agreement for sale and purchase in accordance with the requirements under paragraph 24 below.

Section (IV) - General Provisions (applicable to both Part 1 and Part 2)

21. 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 (Form B). Duplicated registration of Registration of Intent (Form B) 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 Part 1 or Part 2.

- (d) (If the registrant is a corporation) If after the submission of Registration of Intent, there is any change in the shareholder structure and/or 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 Part in paragraph 1.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in any Part in paragraph 1 and whether a Registration of Intent is valid and should be included in balloting.

22. 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(ies) 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 YOHO MIX Venue on 8 October 2024 and 9 October 2024 during office hours (i.e. from 10:00 a.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 the registrant is a corporation) 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.

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

24. The following apply to addition of “close relative(s)” of the registrant(s) as purchaser to and/or deletion of 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)** 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)** 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, a registrant may request the Vendor on spot to:-

- (1) 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; or
 - (2) add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement 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).
25. After the completion of the balloting and selection of the specified residential properties by the eligible registrants 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.
26. The Vendor reserves the right to close the V Walk Venue at any time if all the specified residential properties have been sold out.
27. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued 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 (if required) 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 YOHO MIX Venue and/or 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) (if required) the pre-registration and/or (iii) the balloting and/or (iv) the check-in timeslot and/or (v) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the YOHO MIX Venue and/or V Walk Venue. Details of the arrangement will be posted by the Vendor on the website (<https://www.theyohohub2.com.hk>) designated by the Vendor for the Phase of the Development ("**Designated Website**"). Registrants will not be notified separately of the arrangement.
28. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the YOHO MIX Venue and/or V Walk Venue, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the YOHO MIX Venue and/or 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 YOHO MIX Venue and/or V Walk Venue and/or (IV) for the purpose of protecting the health of the registrants and other participants in the YOHO MIX Venue and/or 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) (if required) the pre-registration and/or (3) the balloting and/or (4) the check-in timeslot and/or (5) 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 YOHO MIX Venue and/or V Walk Venue. Details of the arrangement will be posted up by the Vendor at the YOHO MIX Venue and/or 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 YOHO MIX Venue and/or V Walk Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement.
29. 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 (if required) the pre-registration and/or the balloting and/or the check-in timeslot and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 27 and 28 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.

30. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the YOHO MIX Venue and/or 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 any Part and his/her/their/its order of priority in any Part shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

On 8 October 2024 and thereafter:

31. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible registrants 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.
32. The Vendor reserves the right to close the YOHO MIX Venue at any time if all the specified residential properties have been sold out, provided that the YOHO MIX Venue shall be open for the collection of unused cashier order(s)/cheque(s) at the time period specified in paragraph 22(b) above.
33. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 27 and 28 above, the subsequent dates of sale will be postponed accordingly.
34. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued 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 YOHO MIX Venue, the Vendor reserves its absolute right to close the YOHO MIX Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.
35. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the YOHO MIX Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the YOHO MIX Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the YOHO MIX 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.
36. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

於出售首天：

第(I)部分 - 摘要

1. 指明住宅物業將會分以下兩部份出售。

部份	將提供出售的指明住宅物業	揀選指明住宅物業的規則
1	所有可供選購的指明住宅物業	必須購買 2 個 指明住宅物業。
2	所有餘下及仍可供選購的指明住宅物業。	必須購買 1 個 指明住宅物業

第(II)部分 – 於出售首天前遞交購樓意向登記

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。為免生疑問，登記人只可參與第 1 部份或只可參與第 2 部份購買指明住宅物業。
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 2024 年 10 月 6 日(包括首尾兩日)於辦公時間內(即上午 10 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 YOHO MIX 會場遞交：

- (a) 一份已填妥及登記人簽署的購樓意向登記(表格 B)；

- (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\$100,000 及抬頭人須為「何耀棟律師事務所」。本票／支票的數目須與購樓意向登記內所要求／指明的數目相同。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／護照副本及(如登記人為公司)商業登記證副本及已於公司註冊處登記之文件副本以顯示當時的董事及秘書的名單、董事的身份證／護照副本、董事登記冊副本、股東登記冊副本及賣方要求的任何其他文件和資料，以顯示和證明登記人於簽署臨時買賣合約時的所有董事和股東的人數和身份。

遞交購樓意向登記截止時間為 2024 年 10 月 6 日下午 8 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。

4. 為免生疑問，所有已遞交或將會遞交予賣方的購樓意向登記(表格 A)不會被接受或納入本銷售安排下的銷售程序中。
5. 所有於 2024 年 9 月 18 日至 2024 年 9 月 26 日期間(包括首尾兩日)根據任何發展項目期數的銷售安排資料遞交的有效購樓意向登記(表格 B)，而(a) 該購樓意向登記仍然有與其一起遞交的未使用的本票/支票，(b) 與該購樓意向登記遞交的未使用的本票/支票沒有被登記人根據任何銷售安排資料領取；及 (c) 該購樓意向登記並無被賣方宣佈為無效的購樓意向登記，將會被納入本銷售安排下的銷售程序中。

第(III)部分 - 出售首天的程序

6. 就於出售首天，登記人(如登記人為公司，則該公司所有董事)須於下午 7 時至下午 7 時 15 分期間(「**報到時段**」)**親自**(或如登記人為個人或由個人組成，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)攜同其香港身份證／護照正本、購樓意向登記的收據正本、(如登記人為公司)商業登記證副本、已於公司註冊處登記之文件副本以顯示當時的董事及秘書的名單、董事登記冊副本、股東登記冊副本及賣方要求的任何其他文件和資料，以顯示和證明登記人於簽署臨時買賣合約時的所有董事和股東的人數和身份到 **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第 1 部份或第 2 部份的資格。
7. 於報到時段到達 **V Walk** 會場的登記人須表明其是否意欲參與第 1 部份。表明意欲參與第 1 部份的登記人的購樓意向登記的收據正本將會蓋上一個 **B1** 印。
8. 賣方核實登記人身份後，揀選第 1 部份及第 2 部份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) 每一份有效的購樓意向登記可獲分配 1 個籌。
- (b) 在每部份的第一輪抽籤程序進行之前，每部份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。在每部份，**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。
- (c) 每部份的抽籤結果將於 **YOHO MIX** 會場及 **V Walk** 會場公布及／或貼出告示。登記人將不獲另行通知抽籤結果。
9. 抽籤程序完成後，銷售將順序以第 1 部份及第 2 部份進行。

第 1 部份

10. 登記人(如登記人為公司，則該公司**所有董事**)須根據第 8 段決定的優先次序有秩序地及於合理時間內**親身**(或如登記人為個人或由個人組成，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)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)部份的摘要列出適用於第 1 部份的規則**選擇指明住宅物業，及購買其選擇的所有指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與第 1 部份的資格。
11. 就每一間登記人選購的指明住宅物業，登記人須(除了其遞交購樓意向登記時附有的本票即場向賣方補交足夠額外的本票，抬頭人須為「何耀棟律師事務所」，以支付每一間指明住宅物業的臨時訂金的以下部份金額：
- (a) 就每個三房的指明住宅物業，HK\$350,000；及

(b) 就每個兩房的指明住宅物業，HK\$300,000。

12. 如果登記人選購的指明住宅物業數目多於其遞交購樓意向登記時附有本票的數目，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「何耀棟律師事務所」，以支付每一額外指明住宅物業的臨時訂金的以下部份金額：

(a) 就每個額外三房的指明住宅物業，HK\$350,000；及

(b) 就每個額外兩房的指明住宅物業，HK\$300,000。

如有爭議，賣方所作的決定為最終及不可推翻。

13. 如在第 1 部份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 1 部份的規則，則第 1 部份將會完結及第 1 部份餘下仍未出售的單位將會在第 2 部份出售。為免生疑問，已選購第 1 部份的指明住宅物業的登記人將不可以參與第 2 部份。

14. 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 1 部份選購指明住宅物業的資格及其優先次序將立即失效。

15. 如登記人**根據第(I)部分列出適用於第 1 部份的規則**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**)須就已選擇的指明住宅物業**親身**(或如登記人為個人或由個人組成，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)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 1 部份或第 2 部份的資格。

16. 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 24 段的規定即時向賣方要求加入其**近親**(按下述第 24 (a)段之定義)以共同簽署臨時買賣合約及/或(如適用)從臨時買賣合約刪除登記人的名字。

第 2 部分

17. 第 2 部份的揀選及購買指明住宅物業的時間會於第 1 部份完結**之後**才開始。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**)須根據第 8 段決定的優先次序有秩序地及於合理時間內**親身**(或如登記人為個人或由個人組成，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)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 2 部份的規則**選擇指明住宅物業及購買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 2 部份的資格。

(b) 就每一間登記人選購的指明住宅物業，登記人須(除了其遞交購樓意向登記時附有的本票外)即場向賣方補交足夠額外的本票，抬頭人須為「何耀棟律師事務所」，以支付其購買的指明住宅物業的臨時訂金的以下部份金額：

(i) 就每個三房的指明住宅物業，HK\$350,000；及

(ii) 就每個兩房的指明住宅物業，HK\$300,000。

如有爭議，賣方所作的決定為最終及不可推翻。

18. 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第 2 部份的資格及其優先次序將立即失效。

19. 登記人**根據第(I)部分摘要列出的適用於第 2 部份的規則**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**)須就已選擇的指明住宅物業**親身**(或如登記人為個人或由個人組成，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)簽署一份臨時買賣合約。登記人如沒有簽署其揀選的指明住宅物業的臨時買賣合約，則視為放棄該指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 2 部份的資格。

20. 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 24 段的規定即時向賣方要求加入其**近親**(按下述第 24 (a)段之定義)以共同簽署臨時買賣合約。

第(IV)部分 - 一般程序(適用於第 1 部份及第 2 部份)

21. 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)只可登記一份有效的購樓意向登記(表格 B)。購樓意向登記(表格 B)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不會影響於第 1 部份或第 2 部份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，公司有任何股東結構及／或董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人**將不享有參與第 1 段內任何部份的資格**。
- (e) 如有爭議，賣方保留權利決定登記人是否有資格參與第 1 段內任何部份及購樓意向登記是否有效及是否應被納入抽籤。

22. 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 2024 年 10 月 8 日及 2024 年 10 月 9 日辦公時間內(即上午 10 時至晚上 8 時)親臨 YOHO MIX 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)、(如登記人為公司)商業登記證副本、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。

23. 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。

24. 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**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**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。
25. 當抽籤及合資格登記人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。
26. 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 V Walk 會場。
27. 如在可遞交購樓意向登記或(如需要)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特區政府發出極端情況的公布，為保障登記人的安全及維持 YOHO MIX 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)(如需要)預先登記及／或(iii)抽籤及／或(iv)報到時段及／或(v)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 YOHO MIX 會場及/或 V Walk 會場。賣方會將安排的詳情於賣方為發展項目期數指定的互聯網網站(<https://www.theyohohub2.com.hk>) (下稱「指定網站」)公布。登記人將不獲另行通知。
28. 賣方保留權利隨時(I)因維持 YOHO MIX 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 YOHO MIX 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 YOHO MIX 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 YOHO MIX 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為：
- (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) (如需要)預先登記及／或(3)抽籤及／或(4)報到時段及／或(5)出售首天及／或任何其他出售日期及／或任何銷售程序至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉 YOHO MIX 會場及/或 V Walk 會場。賣方會將安排的詳情於 YOHO MIX 會場及/或 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 YOHO MIX 會場及/或 V Walk 會場及／或指定網站公布。登記人將不獲另行通知。
29. 賣方根據上述第 27 段及第 28 段就更改遞交購樓意向登記及／或(如需要)預先登記及／或抽籤及／或報到時段及／或出售首天及／或其他出售日期的日期及／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。
30. 為了維護公共衛生的目的，所有登記人在進入 YOHO MIX 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任何部份的指明住宅物業的銷售，其於任何部份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。
- 2024 年 10 月 8 日起：**
31. 在根據上述程序完成合資格登記人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)分配任何餘下的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。
32. 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 YOHO MIX 會場，惟 YOHO MIX 會場會於上述第 22 (b)段指明的時間開放以供辦理取回未使用的本票／支票。

33. 如賣方根據上述第 27 段及第 28 段延遲出售首天至其他日期，其後的出售日期將會順延。
34. 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特區政府發出極端情況的公布，為保障買方的安全及維持 YOHO MIX 會場的秩序，賣方保留絕對權力關閉 YOHO MIX 會場。賣方會將安排的詳情於指定網站公布。
35. 賣方保留權利隨時(a)因維持 YOHO MIX 會場的安全及秩序、登記人的安全、銷售程序的順利運作及／或(b)因 YOHO MIX 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 YOHO MIX 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。
36. 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：

Shop No. B001, G/F, YOHO MIX, 1 Long Lok Road, Yuen Long, Hong Kong

香港元朗朗樂路 1 號 YOHO MIX 地下 B001 號舖

Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon

九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖

Other Matters:

其他事項:

Prior to the First Day of Sale, registrants are offered and invited to view the specified residential property(ies) which he/she/it/they intends or intend to purchase or other residential property(ies) in the Phase (collectively referred to as “**Properties for Viewing**”). Registrants are reminded that the Properties for Viewing will not be made available for viewing on the First Day of Sale. In order to maintain order at the V Walk Venue and YOHO MIX Venue and ensure the smoothness of the selection and purchase procedures on any date of sale, after a registrant has selected a specified residential property, the registrant 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 any registrant 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. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing before the First Day of Sale.

在出售首日之前，登記人將獲安排及邀請參觀其意欲購買的指明住宅物業或期數內的其他住宅物業(統稱為「**供參觀物業**」)。登記人請注意，供參觀物業於出售首天將不會開放供參觀。於任何出售日期，為維持 V Walk 會場及 YOHO MIX 會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即須進行簽署該指明住宅物業的臨時買賣合約的程序，而該指明住宅物業不會於登記人在簽訂臨時買賣合約前參觀任何供參觀物業時為登記人保留該指明住宅物業以待其簽署臨時買賣合約。故特此建議所有登記人於出售首天前事先安排參觀供參觀物業。

Date of Issue:

3 October 2024

發出日期：

2024 年 10 月 3 日

*Remarks:

Tower 6 and Tower 8 of the residential development in Phase C of The YOHO Hub Development are called “The YOHO Hub II”.

*備註：

The YOHO Hub 發展項目的第 C 期中住宅發展項目的第 6 座及第 8 座稱為「The YOHO Hub II」。