

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	133 PORTOFINO	期數（如有） Phase No. (if any)	--
發展項目位置 Location of Development	康健路 133 號 133 Hong Kin Road		

**重要告示：**

1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。
2. 根據《一手住宅物業銷售條例》第 61 條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於發展項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。成交紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

**Important Notes:**

1. Please read with particular care those entries with only the particulars of the Preliminary Agreements shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register of Transactions, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

第二部份：交易資料 Part 2: Information on Transactions

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	(D) 住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及日期 (日-月-年) Details and date of any revision of price	(G) 支付條款 Terms of Payment	(H) 買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
09/02/2020	14/02/2020		1	3	A		\$28,780,000	<p>-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.</p> <p>-成交金額 5%於 60 日內或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付, 以較早者為準。 5% of Transaction Price shall be paid within 60 days or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.</p> <p>-成交金額 90%於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付。 90% of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser.</p> <p>-見以下備註: 7(d)(i) See the following remark 7(d)(i)</p>		
23/05/2020	29/05/2020		3	5	A	17, 18	\$38,000,000	<p>-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.</p> <p>-成交金額 5%於 60 日內或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付, 以較早者為準。 5% of Transaction Price shall be paid within 60 days or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.</p> <p>-成交金額 90%於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付。 90% of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser.</p> <p>-見以下備註: 7(d)(ii) See the following remark 7(d)(ii)</p>		

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
14/10/2020	21/10/2020		1	5	A	13	\$39,687,000		-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.  -成交金額 5%即再付訂金於買方簽署臨時買賣合約後 65 日內繳付; 5% of the Transaction Price being further deposit shall be paid within 65 days after signing of the PASP;  -成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 360 日內繳付。 90% of the Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the PASP.  - 「代繳從價印花稅」優惠 4.25% "Ad Valorem Stamp Duty" Benefit 4.25% - 見以下備註 7(d)(iv) See the following remark 7(d)(iv) - 見以下備註 7(d)(v) See the following remark 7(d)(v)	
26/10/2020	02/11/2020		2	3	B	21	\$23,280,000		-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.  -成交金額 5%即再付訂金於買方簽署臨時買賣合約後 65 日內繳付; 5% of the Transaction Price being further deposit shall be paid within 65 days after signing of the PASP;  -成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 360 日內繳付。 90% of the Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the PASP.  - 「代繳從價印花稅」優惠 4.25% "Ad Valorem Stamp Duty" Benefit 4.25% - 見以下備註 7(d)(v) See the following remark 7(d)(v) - 見以下備註 7(d)(vii) See the following remark 7(d)(vii)	
27/10/2020	03/11/2020		1	3	B	43	\$25,460,000		-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.  -成交金額 5%即再付訂金於買方簽署臨時買賣合約後 65 日內繳付; 5% of the Transaction Price being further deposit shall be paid within 65 days after signing of the PASP;  -成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 360 日內繳付。 90% of the Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the PASP.  - 見以下備註 7(d)(iv) See the following remark 7(d)(iv) - 見以下備註 7(d)(v) See the following remark 7(d)(v) - 見以下備註 7(d)(vi) See the following remark 7(d)(vi)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)							
03/11/2020	09/11/2020		2	1	B	15	\$21,347,000		<p>-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.</p> <p>-成交金額 5%即再付訂金於買方簽署臨時買賣合約後 65 日內繳付; 5% of the Transaction Price being further deposit shall be paid within 65 days after signing of the PASP;</p> <p>-成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 360 日內繳付。 90% of the Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the PASP.</p> <p>- 「代繳從價印花稅」優惠 4.25% "Ad Valorem Stamp Duty" Benefit 4.25%</p> <p>- 見以下備註 7(d)(iv) See the following remark 7(d)(iv)</p> <p>- 見以下備註 7(d)(v) See the following remark 7(d)(v)</p>	
06/11/2020	12/11/2020		3	3	A	5	\$29,780,000		<p>-成交金額 5%於簽署臨時買賣合約時繳付。 5% of Transaction Price shall be paid upon signing of the PASP.</p> <p>-成交金額 5%即再付訂金於買方簽署臨時買賣合約後 60 日內繳付; 5% of the Transaction Price being further deposit shall be paid within 60 days after signing of the PASP;</p> <p>-成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 360 日內繳付。 90% of the Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the PASP.</p> <p>- 見以下備註 7(d)(v) See the following remark 7(d)(v)</p> <p>- 見以下備註 7(d)(vii) See the following remark 7(d)(vii)</p>	

### 第三部份: 備註 Part 3: Remarks

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

- (b) 該賣方屬個人，而該人是 –  
where that vendor is an individual, the person is –
  - (i) 該賣方的父母、配偶或子女；或  
a parent, spouse or child of that vendor; or
  - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或  
a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) 該賣方屬合夥，而該人是–  
where that vendor is a partnership, the person is –
  - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或  
a partner of that vendor, or a parent, spouse or child of such a partner; or
  - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。  
a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (a) (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。  
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註 7 內，『售價』指相關價單第二部份中所列之住宅物業的售價，而『相關價單』指有關住宅物業的價單。因應相關支付條款及/或折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為成交金額（即臨時買賣合約中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』）。  
In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E)).
- (c) 相關價單中支付條款及付款計劃優惠  
Terms of Payment and Payment Plan Benefit under the price list concerned
- (d) 相關價單中可就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit available with the purchase of a specified residential property in the Development under the price list concerned
- (i) 購買發展項目該招標中的以下表格 A 所列單位(以下簡稱「指定單位」)之買方可獲就每個指定單位按賣方其絕對酌情權制訂之售價及時限認購以下表格 A 所列之指定住宅停車位(以下簡稱「指定車位」)之權利(「認購權」)。買方須在不遲於按相關物業之正式合約完成有關物業的買賣及付清所有相關物業的售價後的 30 日內決定是否購買該指定車位及簽署相關買賣合約(住宅停車位售價按賣方當時公布之售價為準)，逾時作棄權論，賣方不會因此向買方作出任何賠償。有關住宅停車位出售之詳情將由賣方全權及絕對酌情決定，並受容後公佈之相關交易文件條款及條件限制。認購權屬於買方個人，不得轉名、轉讓或以任何方式處置。  
註: 住宅停車位不得轉讓，除非 (I) 連同該地段附有該地段現存或擬建建築物的住宅單位的專用權及管有權的不分割份數一同轉讓；或 (II) 轉讓予一名已擁有該地段附有該地段現存或擬建建築物的住宅單位的專用權及管有權的不分割份數的人士。詳情請參閱該地段之批地文件。  
A Purchaser who purchases Unit(s) in the Development offered for tender under respective Tender as set out in Table A below (the "Said Unit") is entitled to an option to purchase a designated Residential Parking Spaces in the Development as set out in Table A below (the "Said Parking Space") at the price and time limit designated by the Vendor at its absolute discretion ("the Option"). The Purchaser must decide whether to purchase the Said Parking Space and must enter into a relevant agreement for sale

and purchase not later than 30 days after the sale and purchase of the relevant property has been completed and the Purchaser has settled the entire purchase price of the relevant property in accordance with the Agreement of the relevant property (the price of the Residential Parking Space shall be subject to such price announced by the Vendor at the time when such agreement is signed), failing which that Purchaser will be deemed to have given up the Option and the Vendor will not make any compensation to the Purchaser therefor. Details in relation to the sale of Residential Parking Spaces shall be determined by the Vendor at its sole and absolute discretion and is subject to the terms and conditions of the relevant transaction documents which will be announced later. The Option shall be personal to the Purchasers and shall not be assigned, transferred or in any way disposed of.

Note: the Residential Parking Spaces shall not be assigned except (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot. Please refer to the Land Grant of the Lot for details.

表格 A Table A

指定單位 The Said Unit			指定車位 The Said Parking Space
座 Tower	樓 Floor	單位 Unit	Residential Parking Spaces 住宅停車位
1	3	A	12

(ii) 「第一按揭貸款」 “First Mortgage Loan”

- (a) 買方必須於正式合約內訂明的付清售價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Purchase Price stipulated in the Agreement.
- (b) 第一按揭貸款以本物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (c) 第一按揭貸款金額最高為售價的80%。  
The maximum amount of the First Mortgage Loan is 80% of the Purchase Price.
- (d) 第一按揭貸款年期最長為 730 天。  
The maximum tenor of the First Mortgage Loan shall be 730 days.
- (e) 第一按揭貸款之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息2% (P+2%)計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定融資公司之報價。  
Interest rate of the First Mortgage Loan shall be at the Prime Rate (P) quoted by the designated financing company from time to time plus 2% per annum (P+2%), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (i) 如買方在提取第一按揭貸款日期（即付清售價餘額日期）起計730日或之前準時還清第一按揭貸款，將獲豁免貸款利息。  
If the Purchaser shall duly repay the First Mortgage Loan on or before the 730<sup>th</sup> day after the First Mortgage Loan drawdown date (that is the date of settlement of the balance of the Purchase Price), interest on the loan will be waived.

- (ii) 如買方在提取第一按揭貸款日期（即付清售價餘額日期）起計540日或之前準時還清第一按揭貸款，將獲賣方送出相等於售價2%的現金回贈以及獲得豁免貸款利息。  
If the Purchaser shall duly repay the First Mortgage Loan on or before the 540<sup>th</sup> days after the First Mortgage Loan drawdown date (that is the date of settlement of the balance of the Purchase Price), the Purchaser shall be entitled to a rebate in an amount equivalent to 2% of the Purchase Price offered by the Vendor and the interest on the loan will be waived.
- (iii) 如買方在提取第一按揭貸款日期（即付清售價餘額日期）起計360日或之前準時還清第一按揭貸款，將獲賣方送出相等於售價3%的現金回贈以及獲得豁免貸款利息。  
If the Purchaser shall duly repay the First Mortgage Loan on or before the 360<sup>th</sup> days after the First Mortgage Loan drawdown date (that is the date of settlement of the balance of the Purchase Price), the Purchaser shall be entitled to a rebate in an amount equivalent to 3% of the Purchase Price offered by the Vendor and the interest on the loan will be waived.
- (iv) 就以上第(ii)及第(iii)點，買方須於還清第一按揭貸款之後14日內以書面方式向賣方指定的代表律師申請上述現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。  
Referring to points (ii) & (iii) above, the Purchaser shall apply to the Vendor's solicitor in writing for the cash rebate abovementioned within 14 days after the date of full repayment of the First Mortgage Loan. The Vendor will pay the cash rebate to the Purchaser within 60 days after the Vendor has received the notification and duly verified the information in such manner as the Vendor may decide. The benefit is subject to the terms and conditions of the relevant documentation.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (g) 第一按揭貸款須由指定財務機構獨立審批。  
The First Mortgage Loan shall be approved by the designated financing company independently.
- (h) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。  
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (i) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按正式合約完成本物業的交易及繳付本物業的售價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in



accordance with the Agreement.

- (j) 第一按揭貸款受其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions.
  - (k) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
  - (l) 特此通知賣方沒有參與及提供上述第一按揭貸款。上述之第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第一按揭貸款所引發或有關的任何事情負上任何責任。  
Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First Mortgage Loan.
  - (m) 第一按揭貸款只限個人買方申請。  
Only individual Purchaser(s) are eligible to apply for the First Mortgage Loan.
  - (n) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan amount and/or the interest rate as set out in the relevant payment plan.
- (iii) 「**優越第一按揭貸款**」 “**Premier First Mortgage Loan**”
- (a) 本第一按揭貸款只限個人買方申請。  
Only individual Purchaser(s) are eligible to apply for this First Mortgage Loan.
  - (b) 買方必須於正式合約內訂明的付清售價餘額之日前最少60日以書面向指定財務機構申請本第一按揭貸款。  
The Purchaser shall make a written application to the Designated Financing Company for this First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Purchase Price stipulated in the Agreement.
  - (c) 本第一按揭貸款以本物業之第一法定按揭作抵押。  
This First Mortgage Loan shall be secured by a first legal mortgage over the Property.
  - (d) 本第一按揭貸款金額最高為售價的80%。  
The maximum amount of this First Mortgage Loan shall be 80% of the Purchase Price.

- (e) 本第一按揭貸款年期最長為 25 年。  
The maximum tenor of this First Mortgage Loan shall be 25 years.
- (f) 本第一按揭貸款首兩年之按揭利率為指定財務機構不時報價之最優惠利率(“P”)減年息2% (P – 2%)；第三及第四年之按揭利率為P；其後之按揭利率為P加年息1.5% (P + 1.5%)。P為浮動利率。最終按揭利率以指定財務機構審批結果而定。  
The interest rate of this First Mortgage Loan of the first two years shall be at the Prime Rate quoted by the Designated Financing Company from time to time (“P”) minus 2% per annum (P – 2%); for the third and the fourth year the interest rate shall be P; thereafter the interest rate shall be at P plus 1.5% per annum (P + 1.5%). P is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company.
- (g) 如買方按下表提述的日期前還清本第一按揭貸款，可獲賣方送出相應的現金回贈。  
If the Purchaser fully repay this First Mortgage Loan on or before the date mentioned in the below table, such Purchaser shall be entitled to the relevant cash rebate offered by the Vendor.

買方還清本第一按揭貸款的日期 The Date that the Purchaser Has Duly Repaid this First Mortgage Loan	回贈金額 Amount of Cash Rebate
本第一按揭貸款提取後的360日內 Within 360 days after the drawdown date of this First Mortgage Loan	售價的3% 3% of Purchase Price
本第一按揭貸款提取後的730日內 Within 730 days after the drawdown date of this First Mortgage Loan	售價的2% 2% of Purchase Price
本第一按揭貸款提取後的1080日內 Within 1080 days after the drawdown date of this First Mortgage Loan	售價的1% 1% of Purchase Price

買方須於還清本第一按揭貸款後14日內以書面方式向賣方指定的代表律師申請上述現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。

the Purchaser shall apply to the Vendor's solicitor in writing for the cash rebate abovementioned within 14 days after the date of full repayment of this First Mortgage Loan. The Vendor will pay the cash rebate to the Purchaser in such manner as the Vendor may decide within 60 days after the Vendor has received the written application and has duly verified the information. This benefit is subject to the terms and conditions of the relevant documents.

- (h) 如買方於投標表格第4節選擇本第一按揭貸款但最終沒有使用本第一按揭貸款，買方可獲賣方送出相等於售價5%的現金回贈。買方須於完成本物業買賣交易完成後14日內以書面方式向賣方指定的代表律師申請上述現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。  
If the Purchaser has selected this First Mortgage Loan in Section 4 of the Form of Tender but eventually has not utilized this First Mortgage Loan, such Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount of 5% of the Purchase Price. The Purchaser shall apply to the Vendor's solicitor in writing for the cash rebate abovementioned within 14 days after the date of completion of the sale and purchase of the Property. The Vendor will pay the cash rebate to the Purchaser in such manner as the Vendor may decide within 60 days after the Vendor has received the written application

and has duly verified the information. This benefit is subject to the terms and conditions of the relevant documents.

- (i) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (j) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
The Designated Financing Company reserves the right, in respect of the result of credit check and assessment of the Purchaser and his/her guarantor (if any), to adjust the loan amount and/or the interest rate.
- (k) 第一按揭貸款須由指定財務機構獨立審批。  
The First Mortgage Loan shall be approved by the Designated Financing Company independently.
- (l) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。  
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (m) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按正式合約完成本物業的交易及繳付本物業的售價全數。  
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
- (n) 第一按揭貸款受其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions.
- (o) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
- (p) 特此通知賣方沒有參與及提供上述第一按揭貸款。上述之第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第一按揭貸款所引發或有關的任何事情負上任何責任。

Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First Mortgage Loan.

(iv) 「顯赫 1280 第一按揭貸款」 “Eminent 1280 First Mortgage Loan”

- (a) 本第一按揭貸款只限個人買方申請。  
Only individual Purchaser(s) are eligible to apply for this First Mortgage Loan.
- (b) 買方必須於正式合約內訂明的付清售價餘額之日前最少60日以書面向指定財務機構申請本第一按揭貸款。  
The Purchaser shall make a written application to the Designated Financing Company for this First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Purchase Price stipulated in the Agreement.
- (c) 本第一按揭貸款以本物業之第一法定按揭作抵押。  
This First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (d) 本第一按揭貸款金額最高為售價的80%。  
The maximum amount of this First Mortgage Loan shall be 80% of the Purchase Price.
- (e) 本第一按揭貸款年期最長為 1280 日。  
The maximum tenor of this First Mortgage Loan shall be 1280 days.
- (f) 本第一按揭貸款之按揭利率為P減年息2% (P – 2%)。P為浮動利率。最終按揭利率以指定財務機構審批結果而定。  
The interest rate of this First Mortgage Loan shall be P minus 2% per annum (P – 2%). P is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company.
- (g) 買方於本第一按揭貸款首24個月可享免息免供，其後買方只需就本第一按揭貸款向指定財務機構繳付利息。  
The Purchaser is not required to repay principal and interest for the first 24 months of this First Mortgage Loan, thereafter the Purchaser shall only pay the interest to the Designated Financing Company for this First Mortgage Loan.
- (h) 如買方按下表提述的日期前還清本第一按揭貸款，可獲賣方送出相應的現金回贈。  
If the Purchaser fully repay this First Mortgage Loan on or before the date mentioned in the below table, such Purchaser shall be entitled to the relevant cash rebate offered by the Vendor.

買方還清本第一按揭貸款的日期 The Date that the Purchaser Has Duly Repaid this First Mortgage Loan	回贈金額 Amount of Cash Rebate
本第一按揭貸款提取後的360日內 Within 360 days after the drawdown date of this First Mortgage Loan	售價的3% 3% of Purchase Price
本第一按揭貸款提取後的730日內	售價的2%

Within 730 days after the drawdown date of this First Mortgage Loan	2% of Purchase Price
本第一按揭貸款提取後的1080日內 Within 1080 days after the drawdown date of this First Mortgage Loan	售價的1% 1% of Purchase Price

買方須於還清本第一按揭貸款後14日內以書面方式向賣方指定的代表律師申請上述現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。

the Purchaser shall apply to the Vendor's solicitor in writing for the cash rebate abovementioned within 14 days after the date of full repayment of this First Mortgage Loan. The Vendor will pay the cash rebate to the Purchaser in such manner as the Vendor may decide within 60 days after the Vendor has received the written application and has duly verified the information. This benefit is subject to the terms and conditions of the relevant documents.

- (i) 如買方於投標表格第4節選擇本第一按揭貸款但最終沒有使用本第一按揭貸款，買方可獲賣方送出相等於售價5%的現金回贈。買方須於完成物業買賣交易完成後14日內以書面方式向賣方指定的代表律師申請上述現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。  
If the Purchaser has selected this First Mortgage Loan in Section 4 of the Form of Tender but eventually has not utilized this First Mortgage Loan, such Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount of 5% of the Purchase Price. The Purchaser shall apply to the Vendor's solicitor in writing for the cash rebate abovementioned within 14 days after the date of completion of the sale and purchase of the Property. The Vendor will pay the cash rebate to the Purchaser in such manner as the Vendor may decide within 60 days after the Vendor has received the written application and has duly verified the information. This benefit is subject to the terms and conditions of the relevant documents.
- (j) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (k) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
The Designated Financing Company reserves the right, in respect of the result of credit check and assessment of the Purchaser and his/her guarantor (if any), to adjust the loan amount and/or the interest rate.
- (l) 第一按揭貸款須由指定財務機構獨立審批。  
The First Mortgage Loan shall be approved by the Designated Financing Company independently.
- (m) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。  
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the First Mortgage Loan.

- (n) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按正式合約完成本物業的交易及繳付本物業的售價全數。  
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
- (o) 第一按揭貸款受其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions.
- (p) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
- (q) 特此通知賣方沒有參與及提供上述第一按揭貸款。上述之第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第一按揭貸款所引發或有關的任何事情負上任何責任。  
Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First Mortgage Loan.

**「延伸第二按揭貸款」 “Extended Second Mortgage Loan”**

選用上述「顯赫1280第一按揭貸款」的買方於還款期內如向賣方所指定的其中一間銀行（「再融資第一按揭銀行」）申請第一按揭貸款（「再融資第一按揭銀行貸款」）以向指定財務機構償還「顯赫1280第一按揭貸款」，該買方可向指定財務機構申請本段所述的「延伸第二按揭貸款」，以下為主要相關條款及條件：

If the Purchaser who have selected the above “Eminent 1280 First Mortgage Loan” applies to any one of the Vendor’s designated bank (“Refinance First Mortgagee”) for a first mortgage loan (“Refinance First Mortgage Loan”) for the repayment of “Eminent 1280 First Mortgage Loan” within the repayment terms, such Purchaser may applies to the Designated Financing Company for the “Extended Second Mortgage Loan” as set out in this paragraph. The key terms are set out as below:

- (a) 再融資第一按揭銀行貸款及本「延伸第二按揭貸款」只可用於償還「顯赫1280第一按揭貸款」。  
The Refinance First Mortgage Loan and this “Extended Second Mortgage Loan” shall only be used to repay “Eminent 1280 First Mortgage Loan”.
- (b) 本第二按揭貸款以本物業之第二法定按揭作抵押。  
This Second Mortgage Loan shall be secured by a second legal mortgage over the Property.

- (c) 買方必須於全數償還「顯赫1280第一按揭貸款」的日期或「顯赫1280第一按揭貸款」的到期日（以較早者為準）不少於60日前以書面向指定財務機構申請本「延伸第二按揭貸款」。  
The Purchaser shall make a written application to the Designated Financing Company for this “Extended Second Mortgage Loan” in not less than 60 days before the full repayment of the “Eminent 1280 First Mortgage Loan” or the maturity date of the “Eminent 1280 First Mortgage Loan” (whichever is earlier).
- (d) 本延伸第二按揭貸款金額最高為售價或本物業的估價（以較低者為準）的20%，惟再融資第一按揭銀行貸款及延伸第二按揭貸款的總金額不可超過(i)「顯赫1280第一按揭貸款」的餘額或(ii)售價或本物業的估價（以較低者為準）的80%，以較低者為準。  
The maximum amount of this Extended Second Mortgage Loan shall be 20% of the Purchase Price or the valuation of the Property (whichever is lower), provided that the total amount of the Refinance First Mortgage Loan and Extended Second Mortgage Loan shall not exceed (i) the outstanding “Eminent 1280 First Mortgage Loan” amount, or (ii) 80% of the Purchase Price or the valuation of the Property (whichever is lower), whichever is lower.
- (e) 本延伸第二按揭貸款年期最長為 20 年或再融資第一按揭銀行貸款的年期（以較短者為準）。  
The maximum tenor of this Extended Second Mortgage Loan shall be 20 years or the tenor of the Refinance First Mortgage Loan (whichever is shorter).
- (f) 本第二按揭貸款之按揭利率為為P加年息1.5% (P + 1.5%)。P為浮動利率。最終按揭利率以指定財務機構審批結果而定。  
The interest rate of this Second Mortgage Loan shall be at P plus 1.5% per annum (P + 1.5%). P is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company.
- (g) 買方必須首先得到再融資第一按揭銀行書面同意買方申請本第二按揭貸款。  
The Purchaser shall obtain the prior written consent from the Refinance First Mortgagee for the application of the Extended Second Mortgage Loan.
- (h) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (i) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
The Designated Financing Company reserves the right, in respect of the result of credit check and assessment of the Purchaser and his/her guarantor (if any), to adjust the loan amount and/or the interest rate.
- (j) 本第二按揭貸款須由指定財務機構獨立審批。  
This Second Mortgage Loan shall be approved by the Designated Financing Company independently.
- (k) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。  
All legal documents of the Second Mortgage Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall

be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (l) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Designated Financing Company.
- (m) 第二按揭貸款受其他條款及細則約束。  
The Second Mortgage Loan is subject to other terms and conditions.
- (n) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.
- (o) 特此通知賣方沒有參與及提供上述第二按揭貸款。上述之第二按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第二按揭貸款所引發或有關的任何事情負上任何責任。  
Notice is hereby given that the Vendor is not involved in the arrangement of the Second Mortgage Loan mentioned above. The arrangement of the Second Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the Second Mortgage Loan.
- (v) **「先住後付優惠」 “Early Occupation Benefit”**  
在買方滿足以下先決條件的前提下，賣方可給予買方許可證以准許買方以許可人的身份在本物業買賣交易完成前佔用本物業。  
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may grant a licence to the Purchaser to occupy the Property as a licensee prior to the completion of sale and purchase of the Property.
- (a) 買方已向賣方繳付不少於售價的10%。  
The Purchaser has paid to the Vendor not less than 10% of the Purchase Price.
- (b) 買方須於許可佔用期開始前最少30天以書面向賣方作出申請許可證以佔用本物業，許可佔用期最早由臨時合約日期後第65日開始至正式合約所訂明本物業的成交日期或本物業實際之成交日期(以較早者為準)。  
The Purchaser shall make written application to the Vendor for the licence of the Property not less than 30 days before the commencement of the licence period. The licence period shall not commence on a date earlier than 65 days after the date of Preliminary Agreement and shall end upon the date of completion of sale and purchase of the Property as specified in the Agreement or the actual date of completion of sale and purchase of the Property, whichever is the earlier.
- (c) 買方已簽署賣方指定格式及內容之許可協議及其他所需文件，並已繳付許可證費用之按金及保證金（各為港幣30,000元）。  
The Purchaser has duly signed the Licence Agreement and other required documents in the form and content prescribed by the Vendor, and has paid to the Vendor the licence fee deposit and security deposit (each in the amount of HK\$30,000).



(d) (不適用於1座3樓B單位 Not applicable to Unit B on 3<sup>rd</sup> Floor of Tower 1)

買方已於簽署許可協議時向賣方繳付相等於售價1%作為許可期首90天的許可證費用；並其後於許可佔用期內每90天向賣方繳付相等於售價1%的許可證費用。

The Purchaser has paid to the Vendor the licence fee for the first 90 days of the licence period in the amount equals to 1% of Purchase Price upon signing of the Licence Agreement; and shall pay to the Vendor the licence fee in the amount equals to 1% of Purchase Price each in every 90 days of the licence period.

(只適用於1座3樓B單位 Only applicable to Unit B on 3<sup>rd</sup> Floor of Tower 1)

買方已於簽署許可協議時向賣方繳付相等於售價2%作為許可期首90天的許可證費用；並其後於許可佔用期內每90天向賣方繳付相等於售價1%的許可證費用。

The Purchaser has paid to the Vendor the licence fee for the first 90 days of the licence period in the amount equals to 2% of Purchase Price upon signing of the Licence Agreement; and shall pay to the Vendor the licence fee in the amount equals to 1% of Purchase Price each in every 90 days of the licence period.

(e) Other than the aforesaid, the Purchaser acknowledges and agrees to the following regarding the Licence Agreement:

除上述外，就上述許可協議，買方確認知悉並同意以下各項：

I. 買方同意負責所有就許可協議及相關文件而產生的法律費用、開支及稅項（如有）；並同意負責所有許可佔用期內本物業的管理費、差餉、地租、公用事業服務按金、公用事業服務收費及其他相關開支等。  
The Purchaser agrees to bear all legal costs, expenses and tax (if any) arising from the Licence Agreement and related documents; and has agreed to bear all management fee, Rates, Government Rent, the utility deposits, the utility charges and all related expenses of the Property within the licence period.

II. 於許可佔用期內，買方不可出租、分租、許可、分許可、分享或分開擁有或佔用本物業或其任何部份。  
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the Property or any part thereof during the licence period.

III. 於許可佔用期內，買方不可在未有賣方書面同意的情況下改變本物業的內部佈局或間隔或於本物業進行任何工程。  
The Purchaser shall not alter the internal layout or partition of the Property or carry out any works to the Property without the prior written consent of the Vendor during the licence period.

IV. 在許可佔用期完結後（按正式合約完成本物業買賣交易則除外），買方須恢復本物業及本物業的配件、裝置、裝修物料和設備至許可佔用期開始時的狀況。  
Upon the end of the licence period (except upon the completion of the sale and purchase of the Property in accordance with the Agreement), the Purchaser shall reinstate the Property and the fittings, finishes and appliances of the Property as at the commencement date of the licence period.

- V. 若買方依時按正式合約付清售價餘額及完成本物業的買賣交易及完全遵守許可協議的條款及條件，則買方於許可佔用期內所繳付的所有許可證費用將用作支付部份售價餘額。

If the Purchaser has settled the balance of the Purchase Price as in accordance with the Agreement and has completed the sale and purchase of the Property and has fully observed and performed the terms and conditions of the Licence Agreement, then all the licence fee paid by the Purchaser during the licence period shall be applied for payment of a part of the balance of the Purchase Price.

(vi) **傢俱與配備優惠 Benefit of Furniture and Chattels**

*(只適用於1座3樓B單位 Only applicable to Unit B on 3<sup>rd</sup> Floor of Tower 1)*

買方可於買賣完成時獲賣方以現狀贈予1座3樓B單位現有之傢俱與配備（列於下文），惟受制於以下條件及條款:-

The Purchaser shall receive upon the completion of sale and purchase the furniture and chattels currently displaying in Unit B on 3<sup>rd</sup> Floor of Tower 1 (as listed below) on “as-is” basis as a gift from the Vendor, subject to the following terms and conditions:-

賣方不會就該等傢俱與配備作出任何不論明示或隱含之陳述或保證，包括但不限於對其狀況、品質或效能或是否在有效工作狀態的任何不論明示或隱含之陳述或保證或提供任何保養。

No warranty or representation, whether express or implied, is given by the Vendor in respect of the furniture and chattels, including (but not limited to) that no warranty or representation, whether express or implied, is given to the physical condition and state, quality or the fitness of such furniture and chattels or as to whether such furniture and chattels are or will be in working condition, and no maintenance will be provided thereto.

賣方保留絕對權利以相若的傢俱與配備（包括但不限於質素、數量、氛圍、設計、款式、尺寸及/或顏色）代替及/或調整上述之傢俱與配備或其任何部份，賣方無須就此向買方作出通知。買方不得就該等傢俱與配備之任何事項作出反對或質詢。任何情況下，賣方不會就該等傢俱與配備向買方承擔或負上任何責任。

The Vendor reserves absolute discretion to substitute and/or adjust the abovementioned furniture and chattels or any part of them with comparable furniture and chattels (including but not limited to quality, quantity, ambience, design, style, size, finishes and/or color) without further notice to the Purchaser. No objection or requisition shall be raised by the Purchaser in connection with any matters relating to such furniture and chattels. In any event, the Vendor shall not assume any liability or owe any obligation or duty to the Purchaser in respect of such furniture and chattels.

本段下所有權利和利益均為不可轉讓及不可轉移。

All the rights and benefits conferred under this paragraph are non-assignable and non-transferrable.

Location 位置	Description 描述	Quantity 數量
Lift Lobby and Foyer 電梯大堂及玄關	Sofa 梳化	1
	Table Lamp 檯燈	1
	Console Table 長几	1
Living Room 客廳	Sofa 梳化	3
	Coffee Table 茶几	3
	Hanging Lamp 吊燈	1
	Floor Lamp 座地燈	1
	Table Lamp 檯燈	2
	Console 地櫃	1
	Floor Rug 地毯	1
	Curtain 窗簾	2
Dining Room 飯廳	Dining Table 餐桌	1
	Chair 椅	6
	Hanging Lamp 吊燈	1
	Console 地櫃	1
	Table Lamp 檯燈	1
Master Bedroom 主人睡房	Bed with Mattress 床連床褥	1
	Bedside Cabinet 床頭櫃	2
	Lamp 燈	2
	Wardrobe 衣櫃	1
	Console 地櫃	1
	Floor Rug 地毯	1
	Curtain 窗簾	2
Bedroom 1 睡房 1	Desk 書枱	1
	Chair 椅	1
	Hanging Lamp 吊燈	1
	Floor Rug 地毯	1
	Lamp 燈	1
	Curtain 窗簾	2
Bedroom 2 睡房 2	Bed with Mattress 床連床褥	1
	Bedside Cabinet 床頭櫃	1
	Lamp 燈	1
	Hanging Lamp 吊燈	1
	Wardrobe 衣櫃	1
	Floor Rug 地毯	1
	Curtain 窗簾	2

(vii) 「顯赫 1280 第一按揭貸款」 “Eminent 1280 First Mortgage Loan”

- (a) 本第一按揭貸款只限個人買方申請。  
Only individual Purchaser(s) are eligible to apply for this First Mortgage Loan.
- (b) 買方必須於正式合約內訂明的付清售價餘額之日前最少60日以書面向指定財務機構申請本第一按揭貸款。  
The Purchaser shall make a written application to the Designated Financing Company for this First Mortgage Loan in not less than 60 days before the

date of settlement of the balance of the Purchase Price stipulated in the Agreement.

- (c) 本第一按揭貸款以本物業之第一法定按揭作抵押。  
This First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (d) 本第一按揭貸款金額最高為售價的80%。  
The maximum amount of this First Mortgage Loan shall be 80% of the Purchase Price.
- (e) 本第一按揭貸款年期最長為 1280 日。  
The maximum tenor of this First Mortgage Loan shall be 1280 days.
- (f) 本第一按揭貸款之按揭利率為P減年息2% (P – 2%)。P為浮動利率。最終按揭利率以指定財務機構審批結果而定。  
The interest rate of this First Mortgage Loan shall be P minus 2% per annum (P – 2%). P is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company.
- (g) 買方於本第一按揭貸款首24個月可享免息免供，其後買方只需就本第一按揭貸款向指定財務機構繳付利息。  
The Purchaser is not required to repay principal and interest for the first 24 months of this First Mortgage Loan, thereafter the Purchaser shall only pay the interest to the Designated Financing Company for this First Mortgage Loan.
- (h) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (i) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
The Designated Financing Company reserves the right, in respect of the result of credit check and assessment of the Purchaser and his/her guarantor (if any), to adjust the loan amount and/or the interest rate.
- (j) 第一按揭貸款須由指定財務機構獨立審批。  
The First Mortgage Loan shall be approved by the Designated Financing Company independently.
- (k) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。  
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the First Mortgage Loan.

- (l) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按正式合約完成本物業的交易及繳付本物業的售價全數。  
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
- (m) 第一按揭貸款受其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions.
- (n) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
- (o) 特此通知賣方沒有參與及提供上述第一按揭貸款。上述之第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第一按揭貸款所引發或有關的任何事情負上任何責任。  
Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First Mortgage Loan.

**「延伸第二按揭貸款」 “Extended Second Mortgage Loan”**

選用上述「顯赫1280第一按揭貸款」的買方於還款期內如向賣方所指定的其中一間銀行（「再融資第一按揭銀行」）申請第一按揭貸款（「再融資第一按揭銀行貸款」）以向指定財務機構償還「顯赫1280第一按揭貸款」，該買方可向指定財務機構申請本段所述的「延伸第二按揭貸款」，以下為主要相關條款及條件：

If the Purchaser who have selected the above “Eminent 1280 First Mortgage Loan” applies to any one of the Vendor’s designated bank (“Refinance First Mortgage”) for a first mortgage loan (“Refinance First Mortgage Loan”) for the repayment of “Eminent 1280 First Mortgage Loan” within the repayment terms, such Purchaser may apply to the Designated Financing Company for the “Extended Second Mortgage Loan” as set out in this paragraph. The key terms are set out as below:

- (a) 再融資第一按揭銀行貸款及本「延伸第二按揭貸款」只可用於償還「顯赫1280第一按揭貸款」。  
The Refinance First Mortgage Loan and this “Extended Second Mortgage Loan” shall only be used to repay “Eminent 1280 First Mortgage Loan”.
- (b) 本第二按揭貸款以本物業之第二法定按揭作抵押。  
This Second Mortgage Loan shall be secured by a second legal mortgage over the Property.
- (c) 買方必須於全數償還「顯赫1280第一按揭貸款」的日期或「顯赫1280第一按揭貸款」的到期日（以較早者為準）不少於60日前以書面向指定財務機構申請本「延伸第二按揭貸款」。  
The Purchaser shall make a written application to the Designated Financing Company for this “Extended Second Mortgage Loan” in not less than 60 days

before the full repayment of the “Eminent 1280 First Mortgage Loan” or the maturity date of the “Eminent 1280 First Mortgage Loan” (whichever is earlier).

- (d) 本延伸第二按揭貸款金額最高為售價或本物業的估價（以較低者為準）的20%，惟再融資第一按揭銀行貸款及延伸第二按揭貸款的總金額不可超過(i)「顯赫1280第一按揭貸款」的餘額或(ii)售價或本物業的估價（以較低者為準）的80%，以較低者為準。  
The maximum amount of this Extended Second Mortgage Loan shall be 20% of the Purchase Price or the valuation of the Property (whichever is lower), provided that the total amount of the Refinance First Mortgage Loan and Extended Second Mortgage Loan shall not exceed (i) the outstanding “Eminent 1280 First Mortgage Loan” amount, or (ii) 80% of the Purchase Price or the valuation of the Property (whichever is lower), whichever is lower.
- (e) 本延伸第二按揭貸款年期最長為 20 年或再融資第一按揭銀行貸款的年期（以較短者為準）。  
The maximum tenor of this Extended Second Mortgage Loan shall be 20 years or the tenor of the Refinance First Mortgage Loan (whichever is shorter).
- (f) 本第二按揭貸款之按揭利率為為P加年息1.5% (P + 1.5%)。P為浮動利率。最終按揭利率以指定財務機構審批結果而定。  
The interest rate of this Second Mortgage Loan shall be at P plus 1.5% per annum (P + 1.5%). P is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company.
- (g) 買方必須首先得到再融資第一按揭銀行書面同意買方申請本第二按揭貸款。  
The Purchaser shall obtain the prior written consent from the Refinance First Mortgagee for the application of the Extended Second Mortgage Loan.
- (h) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her guarantor (if any).
- (i) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。  
The Designated Financing Company reserves the right, in respect of the result of credit check and assessment of the Purchaser and his/her guarantor (if any), to adjust the loan amount and/or the interest rate.
- (j) 本第二按揭貸款須由指定財務機構獨立審批。  
This Second Mortgage Loan shall be approved by the Designated Financing Company independently.
- (k) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。  
All legal documents of the Second Mortgage Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Second Mortgage Loan.

- (l) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Designated Financing Company.
- (m) 第二按揭貸款受其他條款及細則約束。  
The Second Mortgage Loan is subject to other terms and conditions.
- (n) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.
- (o) 特此通知賣方沒有參與及提供上述第二按揭貸款。上述之第二按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因上述第二按揭貸款所引發或有關的任何事情負上任何責任。  
Notice is hereby given that the Vendor is not involved in the arrangement of the Second Mortgage Loan mentioned above. The arrangement of the Second Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the Second Mortgage Loan.

8. 下述互聯網可連結到發展項目的價單: <https://www.133portofino.hk/>  
The price list(s) of the Development can be found in the following website : <https://www.133portofino.hk/>

Date & Time of Update 更新日期及時間: 5:25 p.m. 12/11/2020  
(DD-MM-YYYY) (日-月-年)