

Information on Sales Arrangements

銷售安排資料

Name of the Phase of the Development: 發展項目期數名稱：	Phase II of Grand Central 凱滙第二期 (Phase II of the Development includes Residential Phase II (Residential Tower 3 & Tower 5)) (發展項目第二期包括住宅第二期 (住宅樓宇的第 3 座及第 5座))
Date of the Sale: 出售日期：	The sale of the unsold specified residential properties in this Information of Sales Arrangements (up to and inclusive of 16 April 2022) is suspended from 17 April 2022 until further notice. 本銷售安排資料內的未被售出的指明住宅物業(截至及包括 2022 年 4 月 16 日為止)的出售由 2022 年 4 月 17 日起暫停，直至另行通知。 From 24 January 2022 由 2022 年 1 月 24 日起
Time of the Sale: 出售時間：	The sale of the unsold specified residential properties in this Information of Sales Arrangements (up to and inclusive of 16 April 2022) is suspended from 17 April 2022 until further notice. 本銷售安排資料內的未被售出的指明住宅物業(截至及包括 2022 年 4 月 16 日為止)的出售由 2022 年 4 月 17 日起暫停，直至另行通知。 <u>On 24 January 2022:</u> From 10:00 a.m. to 7:00 p.m. <u>From 25 January 2022 and thereafter:</u> From 12:00 noon to 7:00 p.m. (Monday to Friday), and From 10:00 a.m. to 7:00 p.m. (Saturday, Sunday and Public Holidays). <u>2022 年 1 月 24 日：</u> 上午 10 時至下午 7 時 <u>2022 年 1 月 25 日起：</u> 中午 12 時至下午 7 時 (星期一至五)，及

	上午 10 時至下午 7 時 (星期六、星期日及公眾假期)。
Place where the sale will take place: 出售地點：	Shop UG02, UG/F, Yue Man Square, 33 Hip Wo Street, Kwun Tong, Kowloon, Hong Kong (the “Sales Office”) 香港九龍觀塘協和街33號裕民坊高層地下UG02舖(「售樓處」)
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：	4
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：	
<p>The following units in Tower 3: 以下在第 3 座的單位： 18J</p> <p>The following units in Tower 5: 以下在第 5 座的單位： 36A, 43H, 6K</p>	
<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> <p><u>General Provisions</u></p> <p>The total number of residential properties in the Development that will be sold to corporate purchasers will not be more than 199.</p> <p><i>On 24 January 2022 (the "First Date of Sale"):</i></p> <p>1. Subject to paragraph 3 below, an interested person who attends the Sales Office in person between 09:30 a.m. and 10:00 a.m. on the First Date of Sale (the “Attendance Registration Period”) and expresses an interest by completing a Registration Form to purchase any of the residential properties</p>	

will have the priority to purchase the specified residential property(ies) upon the expiry of the Attendance Registration Period.

2. Any interested person must bring along his/her/their H.K.I.D. Card(s) or Passport(s), or in case of a Company, must bring along a copy of Business Registration Certificate and Registers of Directors, the director's H.K.I.D. Card(s) or Passport(s) and the company chop as well as blank cheque(s) for payment of preliminary deposit(s).
3. All persons attend the Sales Office in person during the Attendance Registration Period and express the interest to purchase any of the specified residential properties by completing the Registration Form, balloting will be used to determine the order of priority in which each of such persons may purchase the specified residential property(ies).
4. Upon the expiry of the Attendance Registration Period, each interested person shall proceed to select any of the specified residential property(ies) in the order of priority as determined by paragraphs 1 and 3 above within reasonable time and in an orderly manner, otherwise his/her order of priority shall lapse automatically.
5. If the interested person has successfully selected any of the specified residential properties, he/she shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
6. After the selection of the residential properties as aforesaid, the remaining residential properties, if any, will be sold on a first come first served basis.
7. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).
8. The Vendor also reserves its right to revise the time of balloting and selecting specified residential properties.
9. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out. For the safety of interested persons and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above or Black Rainstorm Warning is in force in Hong Kong, postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase and interested persons will not be separately notified of the same.

From 25 January 2022 and thereafter:

First come first served, subject to the following: If there are 2 or more persons interested in purchasing the same residential property(ies) at the commencement time on any date of sale, balloting will be conducted to determine the order of priority of property selection. In case of any dispute, the Vendor reserves its absolute right to allocate the above residential property(ies) to any person interested in purchasing by any method (including balloting).

The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out. For the safety of interested persons and maintenance of order at the Sales Office or for the compliance with any restriction imposed or any order issued by the Hong Kong Government relating to Coronavirus Disease 2019 (“COVID-19”) and/or for implementing the Compulsory Universal Testing (CUT) Scheme, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above or Black Rainstorm Warning is in force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Office and/or its vicinity; or where during the enforcement of any restriction imposed or any order issued by the Hong Kong Government relating to COVID-19 and/or for implementing the CUT Scheme which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order), postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase and interested persons will not be separately notified of the same.

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

一般條款

整個發展項目出售予公司買家的住宅物業數目將不會多於 199 個。

2022 年 1 月 24 日（「出售首日」）：

1. 於出售首日上午 9 時 30 分至上午 10 時正（「報到時段」）親臨售樓處並填妥登記表以表示意欲購買某一住宅物業之人士，將可於報到時段屆滿時優先選購該住宅物業，唯下文第 3 段另有規定除外。
2. 表示意欲購買任何住宅物業之人士須攜同其香港身份證或護照，或如屬公司，則需攜同其商業登記證副本、董事名冊副本、董事身份證或護照及公司印章，及空白支票以備支付臨時訂金。
3. 於報到時段內，所有填妥登記表以表示意欲購買某住宅物業之人士可揀選購該住宅物業的優先次序以抽籤決定。
4. 當報到時段屆滿時，每位有意欲購買的人士須按第 1 及 3 段決定的優先次序及在合理時間內及有秩序地揀選任何指明住宅物業，否則其優先次序將自動取消。
5. 如果有意欲購買的人士成功揀選任何指明住宅物業，須親身簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
6. 按上文進行之住宅物業揀選完成後，尚餘之住宅物業（如有）以先到先得形式發售。
7. 如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

8. 賣方保留權利因應確認和核實表示意欲購買任何住宅物業之人士身份或其他所需程序之進度而調整抽籤時間及揀選指明住宅物業時間。
9. 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售樓處。為保障有意欲購買的人士安全及維持售樓處秩序，當八號或更高風球訊號或黑色暴雨警告在香港生效時，賣方保留絕對權利延後、延長及/或改動任何抽籤，及/或揀選指明住宅物業之日期、時間、期間、期限及/或地點至賣方認為合適的其他日期、時間、期間、期限及/或地點。詳情將於發展項目網站公布，有意欲購買的人士將不獲另行通知。

由 2022 年 1 月 25 日起：

以先到先得形式發售，惟受以下限制：

若在任何出售日的出售時間開始時，有兩位或以上人士有意購買相同的住宅物業，將會進行抽籤以決定揀樓次序。如有任何爭議，賣方保留最終權利以任何方式（包括抽籤）分配上述住宅物業予任何有意購買的人士。

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售樓處。為保障有意欲購買的人士安全及維持售樓處秩序或為遵從香港政府就有關 2019 冠狀病毒病(「COVID-19」)及/或實施全民強制檢測(「全民強檢」)計劃而施加或發出的限制或命令，當八號或更高風球訊號或黑色暴雨警告在香港生效；或賣方認為發生影響售樓處及/或其附近之安全、秩序或公共衛生之事件時；或香港政府就有關 COVID-19 及/或實施全民強檢計劃而執行所施加或發出任何限制或命令要求在香港的人士（獲豁免人士除外）留在室內（例如居家、活動管制或禁足令）時，賣方保留絕對權利延後及/或改動發售之日期、時間、期間及/或地點至賣方認為合適的其他日期、時間、期間及/或地點。詳情將於期數網站公布，有意欲購買的人士將不獲另行通知。

倘若本銷售安排資料中英文版本有異，以英文版本為準。

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。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Other matters**其他事項**

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.

賣方可能不時於售樓處施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵從該等措施及賣方的指示，可能會被拒絕進入售樓處。

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

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取：

Shop UG02, UG/F, Yue Man Square, 33 Hip Wo Street, Kwun Tong, Kowloon, Hong Kong
香港九龍觀塘協和街33號裕民坊高層地下UG02舖

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