

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： | Batch A 第 A 批次 From 17 April 2022 由 2022 年 4 月 17 日起 Batch B 第B批次 <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="width: 50%; padding: 5px;">Tender Document No.招標文件號碼</th> <th style="width: 50%; padding: 5px;">Date of the Sale 出售日期</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle; padding: 5px;">5</td> <td style="padding: 5px;"> Every day from 17 April 2022 until 30 June 2022 (both days inclusive) 由2022年4月17日起至2022年6月30日(包括首尾兩天)的每日 Every day from 2 July 2022 until 31 December 2022 (both days inclusive) 由2022年7月2日起至2022年12月31日(包括首尾兩天)的每日 </td> </tr> </tbody> </table> Batch C 第 C 批次 From 19 July 2022 由 2022 年 7 月 19 日起 | Tender Document No.招標文件號碼 | Date of the Sale 出售日期 | 5 | Every day from 17 April 2022 until 30 June 2022 (both days inclusive) 由2022年4月17日起至2022年6月30日(包括首尾兩天)的每日 Every day from 2 July 2022 until 31 December 2022 (both days inclusive) 由2022年7月2日起至2022年12月31日(包括首尾兩天)的每日 |
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Time of the Sale:

出售時間：

Batch A 第 A 批次

From 17 April 2022 and thereafter:

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).

2022 年 4 月 17 日起：

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)。

Batch B 第 B 批次

| Tender Document No. 招標文件號碼 | Commencement date and time of tender 招標開始日期及時間 | Closing date and time of tender (Note: see "Other matters for Batch B" below) 招標截止日期及時間 (注意：請參閱下文「第B批次其他事項」) |
|-------------------------------|---|---|
| 5 | 10:00 a.m. on every day from 17 April 2022 until 30 June 2022 (both days inclusive) 由2022年4月17日起至2022年6月30日(包括首尾兩天)的每日上午10時 10:00 a.m. on every day from 2 July 2022 until 31 December 2022 (both days inclusive) 由2022年7月2日起至2022年12月31日(包括首尾兩天)的每日上午10時 | 12:00 noon on every day from 17 April 2022 until 30 June 2022 (both days inclusive) 由2022年4月17日起至2022年6月30日(包括首尾兩天)的每日中午12時 12:00 noon on every day from 2 July 2022 until 31 December 2022 (both days inclusive) 由2022年7月2日起至2022年12月31日(包括首尾兩天)的每日中午12時 |

| | | | |
|--|--|--------------------------|----------------------|
| | <p>Batch C 第 C 批次</p> <p>From 19 July 2022 and thereafter:</p> <p>From 12:00 noon to 7:00 p.m. (Monday to Friday), and</p> <p>From 10:00 a.m. to 7:00 p.m. (Saturday, Sunday and Public Holidays).</p> <p>2022 年 7 月 19 日起：</p> <p>中午 12 時至下午 7 時 (星期一至五)，及</p> <p>上午 10 時至下午 7 時 (星期六、星期日及公眾假期)。</p> | | |
| <p>Place where the sale will take place:</p> <p>出售地點：</p> | <p>Shop UG02, UG/F, Yue Man Square, 33 Hip Wo Street, Kwun Tong, Kowloon, Hong Kong (the “Sales Office”)</p> <p>香港九龍觀塘協和街33號裕民坊高層地下UG02舖(「售樓處」)</p> | | |
| <p>Number of specified residential properties that will be offered to be sold:</p> <p>將提供出售的指明住宅物業的數目：</p> | 44 | | |
| | 24 (Batch A, 第A批次) | 20-17 (Batch B, 第B批次) | 3 (Batch C, 第C批次) |
| <p>Description of the specified residential properties that will be offered to be sold:</p> <p>將提供出售的指明住宅物業的描述：</p> | | | |
| <p>Batch A 第 A 批次</p> <p>The following units in Tower 3: 以下在第 3 座的單位： 51G, 42J, 43J, 45J, 46J, 47J, 48J, 50J, 51J.</p> <p>The following units in Tower 5: 以下在第 5 座的單位： 42H, 43H, 45H, 47H, 41J, 42J, 43J, 45J, 46J, 47J, 6K, 42K, 45K, 46K, 47K.</p> | <p>Batch B 第 B 批次</p> <p>The following units in Tower 3: 以下在第 3 座的單位： 52B, 52C*, 52D, 52E, 6F, 45F, 46F, 47F, 52L, 52M*.</p> <p>The following units in Tower 5: 以下在第 5 座的單位： 47A, 51A, 51D*, 51E, 51F, 50G, 50H, 50J, 50K, 50L.</p> <p>*Residential property(ies) suspended for sale from 18 July 2022 onwards</p> <p>*由2022年7月18日起暫停出售之住宅物業</p> | | |
| <p>Batch C 第 C 批次</p> <p>The following units in Tower 3: 以下在第 3 座的單位：52C, 52M</p> | | | |

The following unit in Tower 5:

以下在第 5 座的單位：51D

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：

General Provisions

The total number of residential properties in the Development that will be sold to corporate purchasers will not be more than 199.

Batch A

From 17 April 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 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 is enforced), 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 Sales Arrangement, the English version shall prevail.

Batch B

Sale by Tender

Please refer to the tender notice for details and particulars of the tender. The tender notice and other relevant tender documents will be made available for collection free of charge during the following period(s) at the Sales Office.

| Tender Document Number | Period(s) (Day /Month /Year) | Time |
|------------------------|--|--------------------------|
| 5 | 14/4/2022 to 29/6/2022 29/6/2022 to 30/12/2022 | 10:00 a.m. to 5:00 p.m. |
| | 30/6/2022 31/12/2022 | 10:00 a.m. to 12:00 noon |

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or 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) is enforced between 10:00 a.m. and 12:00 noon on the tender closing date, the tender closing date and time will be extended to 12:00 noon on the next working day (as defined in the Preliminary Agreement) on which no black rainstorm warning signal or typhoon signal no.8 or above is announced or no such restriction or order relating to COVID-19 and/or for implementing the CUT Scheme is enforced (as the case may be) between 10:00 a.m. and 12:00 noon.

* Please see “Other matters for Batch B” below.

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

Batch C

From 19 July 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 COVID-19 and/or for implementing the 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 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) is enforced, 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 Sales Arrangement, 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。

第 A 批次

由 2022 年 4 月 17 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。

倘若本銷售安排中英文版本有異，以英文版本為準。

第 B 批次

以招標方式出售

招標的細節和詳情請參閱招標公告。招標公告及其他相關招標文件可於以下時段於售樓處免費領取。

| 招標文件號碼 | 時段 (日/月/年) | 時間 |
|--------|---|-----------------|
| 5 | 14/4/2022 to 29/6/2022 29/6/2022 to 30/12/2022 | 上午 10 時至下午 5 時 |
| | 30/6/2022 31/12/2022 | 上午 10 時至中午 12 時 |

若在招標截止日期當天上午 10 時至中午 12 時期間發出黑色暴雨警告信號或八號或以上颱風信號或執行香港政府就有關COVID-19及/或實施全民強檢計劃而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)，截標日期將延至下一個在當天上午 10 時至中午 12 時期間沒有發出黑色暴雨警告信號或八號或以上颱風信號或沒有執行有關COVID-19及/或實施全民強檢計劃的任何限制或命令(視乎情況而定)的工作日(於臨時合約中給予該詞的涵義)，截標時間為當天的中午 12 時。

* 請參閱下文「第 B 批次其他事項」。

倘若本銷售安排中英文版本有異，以英文版本為準。

第 C 批次

由 2022 年 7 月 19 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 COVID-19 及/或實施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 for Batch B

第 B 批次其他事項

The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/ or time of the tender from time to time by amending the Sales Arrangements.

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

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。任何人士如未能遵守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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Date of revision (修改日期): 28/6/2022

Date of revision (修改日期): 15/7/2022