

Information on Sales Arrangements
銷售安排資料

<p>Name of the Phase of the Development: 發展項目期數名稱：</p>	<p>Phase II of Grand Central 凱滙第二期</p> <p>(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))</p>	
<p>Date of the Sale: 出售日期：</p>	<p>Batch A 第A批次</p> <p>From 23 February 2019 由2019年2月23日起</p>	<p>Batch B 第B批次</p> <p>Tender period from 23 February 2019 to 28 February 2019 招標期由2019年2月23日至2019年2月28日</p>
<p>Time of the Sale: 出售時間：</p>	<p>Batch A 第A批次</p> <p><u>On 23 February 2019:</u> From 10:00 a.m. to 8:00 p.m.</p> <p><u>From 24 February 2019 and thereafter:</u> From 12:00 noon to 8:00 p.m. (Monday to Friday), and From 10:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays).</p> <p><u>2019年2月23日：</u> 上午10時至下午8時</p> <p><u>2019年2月24日起：</u> 中午12時至下午8時(星期一至五)，及 上午10時至下午8時(星期六、星期日及公眾假期)。</p>	<p>Batch B 第B批次</p> <p>Monday to Sunday, from 10:00 a.m. to 5:00 p.m. (except the closing date of the tender)</p> <p>Commencement date and time of the tender: 10:00 a.m. on 23 February 2019</p> <p>Closing date and time of the tender: 12:00 noon on 28 February 2019 (Note: see “Other matters for Batch B” below)</p> <p>星期一至日由上午10時至下午5時 (招標截止日期當日除外)</p> <p>招標開始日期及時間為2019年2月23日上午10時</p>

		招標截止日期及時間為2019年2月28日中午12時 (注意:請參閱下文「第B批次其他事項」)
Place where the sale will take place: 出售地點:	Batch A 第A批次 G/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong (the “Sales Office”) 香港九龍尖沙咀梳士巴利道尖沙咀中心地下(「售樓處」)	Batch B 第B批次 12/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong 香港九龍尖沙咀梳士巴利道尖沙咀中心12樓
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:	216	
	161 (Batch A, 第A批次)	55 (Batch B, 第B批次)
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:		
Batch A 第A批次 The following units in Tower 3: 以下在第3座的單位: 33A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 40B, 41B, 42B, 43B, 45B, 46B, 47B, 47C, 48C, 49C, 50C, 51C, 45D, 46D, 47D, 48D, 49D, 50D, 51D, 45E, 46E^, 47E, 48E, 49E, 50E, 51E, 17F, 19F, 20F, 21F, 22F, 31F, 32F, 33F, 35F, 36F, 37F, 38F, 39F, 37G, 38G, 39G, 40G, 41G, 42G, 43G, 45G, 46G, 48H, 49H, 50H, 51H, 10J, 11J, 12J, 35J, 36J, 37J, 38J, 39J, 40J, 10K, 11K, 12K, 37K, 38K, 41K, 42K, 43K, 45K, 10L, 11L, 12L, 41L, 42L, 43L, 48M, 49M, 50M. The following units in Tower 5: 以下在第5座的單位: 38A, 40A, 41A, 38C, 39C, 40C, 41C,	Batch B 第B批次 The following units in Tower 3: 以下在第3座的單位: 49A, 50A, 51A, 48B, 49B, 50B, 51B, 52B, 40F, 41F, 42F, 43F, 45F, 46F, 47F, 48F, 49F, 50F, 51F, 50L, 51L, 52L, 52M. The following units in Tower 5: 以下在第5座的單位: 45A, 46A, 47A, 48A, 49A, 50A, 47C, 48C, 49C, 50C, 47H, 48H, 49H, 50H, 46L, 47L, 48L, 49L, 35N, 36N, 37N, 38N, 39N, 40N, 41N, 42N, 43N, 45N, 46N, 47N, 48N, 50N.	

42C, 43C, 45C, 46D, 47D, 48D, 49D, 50D, 50E, 50F, 30H, 31H, 32H, 33H, 35H, 36H, 37H, 38H, 39H, 40H, 41H, 42H, 43H, 45H, 29J, 30J, 31J, 32J, 33J, 35J, 36J, 37J, 38J, 39J, 40J, 41J, 35K, 36K, 37K, 38K, 39K, 40K, 41K, 7L, 8L, 9L, 10L, 31L, 32L, 33L, 35L, 36L, 37L, 38L, 39L, 40L, 41L, 42L, 42M, 43M, 45M, 46M, 47M, 48M, 29N, 30N.

^Residential property(ies) suspended for sale from 22 January 2020 onwards

2020年1月22日起暫停出售之住宅物業

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

Procedures

On 23 February 2019 (the "First Date of Sale"):

1. Subject to paragraph 3 below, an interested person who attends the Sales Office in person between 10:00 a.m. and 10:30 a.m. on the First Date of Sale (the "Attendance Registration Period") and expresses an interest to purchase a residential property will have the priority to purchase that residential property 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 balance of preliminary deposit(s).

3. If during the Attendance Registration Period, more than one person attend the Sales Office in person and express the interest to purchase the same residential property, balloting will be used to determine the order of priority in which each of such persons may purchase that residential property.
4. Upon the expiry of the Attendance Registration Period, each interested person shall proceed to select and purchase the specified residential property(ies) that he/she has expressed interest to purchase 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. 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.
6. 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).
7. The Vendor also reserves its right to revise the time of balloting and selecting specified residential properties.
8. 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 person 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, extend and/or modify the date, time, period, deadline and/or place of any balloting, and/or selection of specified residential properties to such other date, time, period, deadline 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.

Please see “Other matters for Batch A” below.

From 24 February 2019 and thereafter:

First come first served basis. 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).

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.

Batch B

Sale by Tender

See details and particulars in the tender notice. From 10:00 a.m. on 23 February 2019 to 12:00 noon on 28 February 2019, the tender notice and other relevant tender documents will be made available for collection free of charge at 12/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong from 10:00 a.m. to 5:00 p.m. on Monday to Sunday.

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced 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 between 10:00 a.m. and 12:00 noon.

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

程序

2019 年 2 月 23 日 (「出售首日」) :

1. 於出售首日上午 10 時至上午 10 時 30 分 (「報到時段」) 親臨售樓處並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餘額。
3. 如於報到時段內有多於一位親臨售樓處並表示意欲購買同一住宅物業之人士，所有該等人士可揀選購買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其已指明有意欲購買之指明住宅物業，否則其優先次序將自動取消。
5. 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。
6. 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。
7. 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。
8. 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。詳情將於期數網站公布，有意欲購買的人士將不獲另行通知。

請參閱下文「第 A 批次其他事項」。

由 2019 年 2 月 24 日起：

以先到先得形式發售。如有任何爭議，賣方保留權利以任何方法（包括抽籤）分配任何指明住宅物業予任何有意欲購買的人士。

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，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。

第 B 批次

以招標方式出售

請參閱招標公告的細節和詳情。由 2019 年 2 月 23 日上午 10 時起至 2019 年 2 月 28 日中午 12 時，招標公告及其他有關招標文件可於星期一至星期日上午 10 時至下午 5 時於香港九龍尖沙咀梳士巴利道尖沙咀中心 12 樓免費領取。

若黑色暴雨警告信號或八號或以上颱風信號在招標截止日期當天上午 10 時至中午 12 時期間發出，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。

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 A

第 A 批次其他事項

The sale of the specified residential properties in the Phase is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of properties to be offered for sale at any time without further notice. Please note that the completion of the verification of a person's identity, any order of priority in respect of the selection of specified residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue does not guarantee any person will be able to purchase any specified residential property in the Phase.

將提供出售期數內的指明住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售期數或減少要約出售物業數目，無需提早通知。任何人士獲確認和核實身份、根據抽籤結果獲得之任何揀選指明住宅物業次序或任何人士獲賣方接受輪候均不保證任何人士能購得期數內之任何指明住宅物業，敬希注意。

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於招標截止日期及/或時間。

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：

12/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong
香港九龍尖沙咀梳士巴利道尖沙咀中心12樓

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