

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 I of Grand Central 凱滙第一期</p> <p>(Phase I of the Development includes Residential Phase I (Residential Tower 1 & Tower 2)) (發展項目第一期包括住宅第一期 (住宅樓宇的第1座及第2座))</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 13 December 2018 由2018年12月13日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 13 December 2018:</u> From 9:00 a.m. to 8:00 p.m.</p> <p><u>From 14 December 2018 and thereafter:</u> From 11:00 a.m. 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>2018年12月13日：</u> 上午9時至下午8時</p> <p><u>2018年12月14日起：</u> 上午11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>Place where the sale will take place: 出售地點：</p>	<p>G/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong (the “Sales Office”)</p> <p>香港九龍尖沙咀梳士巴利道尖沙咀中心地下(「售樓處」)</p>
<p>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</p>	<p>488</p>

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：

The following units in Tower 1: 以下在第1座的單位：

12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 28C, 29C, 30C, 31C, 32C, 33C, 35C, 36C, 37C, 38C, 39C, 7D, 8D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 28D, 29D, 30D, 31D, 32D, 33D, 35D, 36D, 37D, 38D, 39D, 40D, 41D, 42D, 43D, 45D, 46D, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 25E, 26E, 28E, 29E, 30E, 31E, 32E, 33E, 35E, 36E, 37E, 38E, 39E, 40E, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 28G, 29G, 30G, 31G, 32G, 33G, 35G, 36G, 37G, 38G, 39G, 40G, 11K, 12K, 15K, 16K, 17K, 18K, 19K, 20K, 21K, 22K, 23K, 25K, 26K, 28K, 29K, 30K, 31K, 32K, 33K, 35K, 36K, 37K, 38K, 39K, 40K, 41K, 42K, 43K, 7M, 8M, 9M, 10M, 11M, 12M, 15M, 16M, 17M, 18M, 19M, 20M, 21M, 22M, 23M, 25M, 26M, 28M, 29M, 30M, 31M, 32M, 33M, 35M, 36M, 37M, 38M, 39M, 40M, 41M.

The following units in Tower 2: 以下在第2座的單位：

7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 28A*, 29A, 30A, 31A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 25B, 26B, 28B, 29B, 30B, 31B, 32B, 33B, 35B, 36B, 37B, 38B, 39B, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 28C#, 29C, 7D, 8D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 28D, 29D, 30D, 31D, 32D, 33D, 35D, 36D, 37D, 38D, 39D, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 25E, 26E, 28E, 29E, 30E, 31E, 32E, 33E, 35E, 36E, 37E, 38E, 39E, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 28G, 29G, 30G, 31G, 32G, 33G, 35G, 36G, 37G, 38G, 39G, 7K, 8K, 9K, 10K, 11K, 12K, 15K, 16K, 17K, 18K, 19K, 20K, 21K, 22K, 23K, 25K, 26K, 28K, 29K, 30K, 31K, 32K, 33K, 35K, 36K, 37K, 38K, 39K, 40K, 41K, 42K, 43K, 45K, 46K, 47K, 48K, 49K, 50K, 7L^, 8L, 9L, 10L, 11L, 12L, 15L, 16L, 17L, 18L, 19L, 20L, 21L, 22L, 23L, 25L, 26L, 28L, 29L, 30L, 31L, 32L, 33L, 35L, 36L^, 37L, 38L, 39L, 40L, 41L, 42L, 43L, 45L, 46L, 47L, 48L, 49L, 50L, 7M, 8M, 9M, 10M, 11M, 12M, 15M, 16M, 17M, 18M, 19M, 20M, 21M, 22M, 23M, 25M, 26M, 28M, 29M, 30M, 31M, 32M, 33M, 35M, 36M, 37M, 38M, 39M, 7N, 8N, 9N, 10N, 11N, 12N, 15N, 16N, 17N, 18N, 19N, 20N, 21N, 22N, 23N, 25N, 26N, 28N, 29N, 30N, 31N, 32N, 33N, 35N, 36N, 37N, 38N, 39N, 40N, 41N, 42N, 43N, 45N, 46N, 47N, 48N, 49N, 50N.

^Residential property(ies) suspended for sale from 21 December 2018 onwards

2018年12月21日起暫停出售之住宅物業

#Residential property(ies) suspended for sale from 27 March 2019 onwards

2019年3月27日起暫停出售之住宅物業

*Residential property(ies) suspended for sale from 4 April 2019 onwards
2019年4月4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：

(I) General Provisions

Corporate purchaser(s) shall not be entitled to purchase any of the specified residential properties listed in Price List No. 1. The total number of residential properties in the Development that will be sold to corporate purchasers will not be more than 199.

(II) Procedures

1. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold ("**Registrant**") must follow the procedures specified in Section (II).
2. The order of priority for selection of the specified residential properties will be determined by balloting:-
 - (a) Balloting will take place at or after 6:00 p.m. on 12 December 2018 at the Sales Office and will be performed by computer. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Registrants will not be notified separately of such changes.
 - (b) Registrants are welcome to view the balloting.
 - (c) For the purposes of balloting, every Registration of Intent* shall be allotted such number of registration number(s) which equals to the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the relevant Registration of Intent*.

- (d) If there are more than one registration number allotted to a Registration of Intent*, the registration number allotted with a later position shall be automatically assigned to the last batch of “attending time slot for Registrants”.
- (e) The balloting results, including “registration number”, “balloting result priority” and “attending time slot for Registrants” will be posted at the Sales Office and uploaded to <http://www.grandcentral.hk/> after the balloting on 12 December 2018. Registrants will not be separately notified of the balloting results.

On 13 December 2018 (the "First Date of Sale"):

3. On the First Date of Sale, a Registrant who holds a valid Registration of Intent* shall personally attend the Sales Office according to the “attending time slot for Registrants”.
4. Registrants must bring along his/her/their H.K.I.D. Card(s) or Passport(s) and the official receipt of the Registration of Intent* bearing the “registration number”.
5. Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to personally select the specified residential properties which are still available at the time of selection in the order of priority according to the “balloting result priority” and in an orderly manner and within reasonable time.
6. Any Registrant who arrives at the Sales Office at any time later than the “attending time slot for Registrants” of that Registrant shall not be eligible to select any specified residential properties.
7. Registrant who leaves the Sales Office during his/her/their session(s) for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.
8. Each Registrant shall be entitled to purchase **a maximum of 2** specified residential properties which are still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent* concerned the intention to purchase 2 specified residential properties and has submitted the correct number of cashiers’ orders) or **a maximum of 1** specified residential property which is still available for selection by that Registrant (if that Registrant has indicated in the Registration of

Intent* concerned the intention to purchase 1 specified residential property and has submitted the correct number of cashiers' orders). Please bring along blank cheque(s) for payment of balance of preliminary deposit(s).

For the avoidance of doubt, if an intention to purchase 2 specified residential properties has been indicated in a Registration of Intent* and one or more Preliminary Agreement(s) for Sale and Purchase has/have been entered into for 2 specified residential properties with respect to such Registration of Intent*, the "registration number allotted with a later position" allocated thereto and referred to in paragraph 2(d) above shall immediate lapse.

9. Subject to paragraph 10 below, if the Registrant has successfully selected any specified residential property(ies), the Registrant shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
10. Before signing the Preliminary Agreement for Sale and Purchase, the Registrant may request the Vendor on spot to add name(s) of individual(s) provided that all the individual(s) comprised in the Registration of Intent must be direct family member(s) (i.e. spouse, parents and children) of each other and the additional individual(s) must be the direct family member(s) of ALL the individual(s) comprised in the Registration of Intent and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.

The Vendor reserves its absolute discretion to allow or reject the Registrant's request to add the name(s) of any individual(s).

11. After the completion of the selection of the specified residential properties by the Registrants as aforesaid, the remaining specified residential properties will be sold on a first come first served basis to any person interested in purchasing.
12. 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).
13. The Vendor also reserves its right to revise the time of balloting, posting ballot results and selecting specified residential properties depending on the progress of confirmation and verification of identities of Registrants or other necessary procedures.

14. 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 Registrants 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, attending timeslot for Registrants 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 Registrants will not be separately notified of the same.

* Please see “Other matters” below.

From 14 December 2018 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.

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

(I) 一般條款

以公司名義登記之買方不可購買價單第 1 號所列之任何指明住宅物業。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。

(II) 程序

1. 有意購買任何指明住宅物業的合資格人士（「登記人」）須遵從本銷售安排第 (II) 部份的程序。

2. 揀選指明住宅物業的優先次序會以抽籤方式決定:

- (a) 抽籤程序將於 2018 年 12 月 12 日下午 6 時或以後在售樓處進行，抽籤以電腦操作。為了維持售樓處及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤的時間和日期。登記人將不獲另行通知該等修改。
- (b) 歡迎登記人到場觀看抽籤程序。
- (c) 為抽籤的目的，每一份購樓意向登記*可獲分配的登記號碼的數目，相等於登記人於該購樓意向登記*內填寫的意欲購買的指明住宅物業數目。
- (d) 如一份購樓意向登記*獲分配多於一個登記號碼，其相關購樓意向登記*內獲分配較後的位置的登記號碼(如有)將自動被編入最後一個「登記人報到時段」。
- (e) 抽籤結果包括「登記號碼」、「抽籤結果次序」、及「登記人報到時段」將於 2018 年 12 月 12 日抽籤後於售樓處張貼及上載到 <http://www.grandcentral.hk/>。登記人將不獲另行通知抽籤結果。

2018 年 12 月 13 日 (「出售首日」) :

- 3. 持有有效的購樓意向登記*之登記人須於出售首日按照「登記人報到時段」親臨售樓處。
- 4. 登記人須攜同其香港身份證或護照及載有「登記號碼」之購樓意向登記表格*收據。
- 5. 登記人經賣方確認並核實身份後方可有資格根據「抽籤結果次序」有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。
- 6. 登記人如於「登記人報到時段」後才到達售樓處，將被取消揀選指明住宅物業的資格。
- 7. 在其組別進行揀選指明住宅物業之時離開售樓處之登記人將被取消參與選購指明住宅物業及其優先次序將立即失效。
- 8. 每個登記人可認購**最多兩個**當時仍可供該登記人揀選的指明住宅物業（如登記人於其購樓意向登記*表示意欲購買兩個指明住宅物業並已遞交正確數目之銀行本票）或認購**最多一個**當時仍可供該登記人揀選的指明住宅物業（如登記人

於其購樓意向登記*表示意欲購買一個指明住宅物業並已遞交正確數目之銀行本票)。請準備空白支票以備支付臨時訂金餘額。

未免疑竇，如購樓意向登記*表示意欲購買兩個指明住宅物業的意向，而與該購樓意向登記*有關的兩個指明住宅物業的一份或更多臨時買賣合約已簽訂，則就該購樓意向登記*而言，上文第 2(d)段所指之“獲分配較後的位置的登記號碼”將立即失效。

9. 受下文第 10 段所限，如果登記人成功揀選任何指明住宅物業，登記人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。
10. 於簽署臨時買賣合約前，登記人可即場要求賣方加入簽署臨時買賣合約的個人的名字，惟所有組成登記人的個人必須互相為對方的直系親屬（即配偶、父母及子女）及新加入之個人必須為所有登記人的個人的直系親屬，登記人須提供令賣方滿意的該直系親屬關係的證明，就此賣方的決定為最終。

賣方保留其絕對的酌情權允許或拒絕登記人增加任何個人的名字的要求

11. 登記人按上述程序認購指明住宅物業完畢後，尚餘之指明住宅物業將以先到先得形式發售予任何有意欲購買的人士。
12. 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。
13. 賣方保留權利因應確認和核實登記人身份或其他所需程序之進度而調整抽籤時間、抽籤結果公布時間及揀選指明住宅物業時間。
14. 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。為保障登記人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、登記人報到時段及/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，登記人將不獲另行通知。

* 請參閱下文「其他事項」。

由 2018 年 12 月 14 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。

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

其他事項

- (a) Registrant shall submit online Registration of Intent via <https://registration.sino.com> (the “**registration website**”) and follow the procedures specified therein. The time and manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in the online Registration of Intent. Please refer to the online Registration of Intent for details. Generally:

登記人須透過 <https://registration.sino.com> (「**登記網站**」) 並依據網站內的步驟遞交網上購樓意向登記。遞交網上購樓意向登記之時間和方式及所需文件材料等於該網上購樓意向登記中有所說明。詳情請參閱網上購樓意向登記。概括而言：

- (i) After successful submission of the online Registration of Intent, Registrants are required to attend the Sales Office in person and submit cashiers’ order(s) and copy(ies) of identification document(s). The number of cashiers’ order(s) that a Registrant shall submit shall be equal to the number of specified residential property(ies) that the Registrant intends to purchase as indicated on the Registration

of Intent. Each cashiers' order shall be in the amount of HK\$100,000 and made payable to "Mayer Brown".

登記人於網上成功遞交購樓意向登記後，須親臨售樓處遞交銀行本票及身份證明文件副本。遞交之銀行本票數目須與登記人於購樓意向登記內表明意欲購買之指明住宅物業數目相同。每張銀行本票金額為港幣\$100,000。銀行本票抬頭人為「孖士打律師行」或“Mayer Brown”。

After successful submission of online Registration of Intent and upon submission of cashier order(s) and copy(ies) of identification document(s) at the Sales Office, the Registrant will receive an official receipt for the Registration of Intent.

登記人在完成遞交網上購樓意向登記及於售樓處遞交銀行本票及身份證明文件副本後，將會收到購樓意向登記正式收據。

- (ii) The submission of online Registration of Intent has commenced with immediate effect. The closing time for submission of the online Registration of Intent will be 2 p.m. on 12 December 2018. Registrant must submit the Registration of Intent online, submit the required number of cashier order(s) and copy(ies) of identification documents at the Sales Office and obtain the official receipt of Registration of Intent before the closing time. Late submission will not be accepted. The Vendor shall not be responsible to anyone being unable to complete the registration at the registration website for whatever reason (including downtime of the server or network congestion). 網上購樓意向登記遞交已即時開始。截止遞交網上購樓意向登記的時間為2018年12月12日下午2時正。登記人須於截止時間前遞交網上購樓意向登記並於售樓處遞交所須數目的銀行本票及身份證明文件副本並獲得購樓意向登記收據。逾期申請將不獲受理。如因任何原因（包括伺服器問題或者網絡擠塞）任何人未能於登記網站成功完成登記，賣方無須對其負上任何責任。

- (b) The sale of the specified residential properties is subject to availability. Please note that the completion of the verification of a Registrant'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 do not guarantee that Registrant will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、登記人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該登記人能購得任何指明住宅物業，敬希注意。

- (c) If the Registrant has not purchased any specified residential property or if the number of specified residential property purchased by the Registrant is less than the number of specified residential properties that the Registrant intends to purchase as indicated in the Registration of Intent, the unused cashiers' order(s) will be made available for collection by the Registrant

in person at the Sales Office from 14 December to 20 December 2018 between the hours of 12:00 noon and 8:00 p.m.

如登記人並無購入任何指明住宅物業或其實際購入之指明住宅物業數目少於其於購樓意向登記所填寫的意欲購買的指明住宅物業數目，可於2018年12月14日至2018年12月20日中午12時至下午8時內親臨售樓處取回未用之銀行本票。

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。

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：

G/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地下

Date of issue (發出日期): 9/12/2018

Date of revision (修改日期): 21/12/2018

Date of revision (修改日期): 27/3/2019

Date of revision (修改日期): 4/4/2019