

Information on Sales Arrangements

銷售安排資料

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| Name of the development: 發展項目名稱: | Arbour 本木 |
| Date of the Sale: 出售日期: | From 27 November 2020 由 2020 年 11 月 27 日起 |
| Time of the Sale: 出售時間: | <p>On 27 November 2020</p> <p>(Venue 1) No Service (Venue 2) From 6:00 p.m. to 11:00 p.m.</p> <p>From 28 November 2020 and thereafter:</p> <p>(Venue 1) From 10:30 a.m. to 8:00 p.m. (daily) (Venue 2) No Service</p> <p>2020 年 11 月 27 日:</p> <p>(地點一) 不設服務 (地點二) 下午六時至下午十一時</p> <p>2020 年 11 月 28 日起:</p> <p>(地點一) 每日上午十時三十分至下午八時 (地點二) 不設服務</p> |
| Place where the sale will take place: 出售地點: | <p>(Venue 1) Arbour Sales Office - Shop No. 312, L3, Mira Place One, Tsim Sha Tsui, Kowloon</p> <p>(Venue 2) 31/F, ONE International Finance Centre, Central, Hong Kong (“Designated Venue at IFC”)</p> <p>(地點一) 本木售樓處 - 九龍尖沙咀美麗華廣場一期 3 樓 312 號舖</p> <p>(地點二) 香港中環國際金融中心一期 31 樓 (「指定 IFC 場地」)</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: | 68 |

Description of the 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 flat(s):

以下單位:

21/F: A2, A3,

20/F: B2,

19/F: A1, A3,

18/F: A2, A3, A5, B1, B2,

17/F: A1, A3,

15/F: A1, A2, A3, A5, B2,

12/F: A6, B2, B5, B6,

11/F: A2, A5,

10/F: A1, A5, A6, B2, B3, B5, B6,

9/F: A2, A6, B3, B6,

8/F: A1, A2, A5, A6, B2, B5, B6,

7/F: A5, A6, B3, B6,

6/F: A1, A2, A5, A6, B2, B3, B5, B6,

5/F: A1, A2, A5, A6, B3, B5, B6,

3/F: A1, A2, A5, A6, B2, B3, B5, B6,

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:

On 27 November 2020 :

Balloting

Balloting will be used to determine the order of priority. Persons or companies interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below:-

1. To participate in the balloting, interested persons must first submit a Registration of Intent.
2. Each registrant (or his/her authorized person) must submit the following to Shop 312, L3, Mira Place One, Tsim Sha Tsui, Hong Kong (“Arbour Sales Office”) during the period from 21 November 2020 to 25 November 2020 (from 10:30 a.m. to 8:00 p.m.) and 26 November 2020 (from 10:30 a.m. to 2:00 p.m.). The time sequence of submission of registration will not have any impact on the order of priority for selecting the specified residential property:
 - (a) A maximum of one Registration of Intent duly completed and signed by the registrant. Duplicated submission will not be accepted; and
 - (b) The Registration of Intent shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of residential property(ies) which the registrant(s) intend(s) to purchase as indicated in the Registration of

Intent, but the number of residential property(ies) to be selected in any event shall not exceed three (3). Each cashier order shall be in the sum of HK\$100,000 and made payable to “Zhong Lun Law Firm”; and

(c) A copy of the registrant’s I.D. Card(s) or Passport(s) (as the case may be) or copy of Business Registration Certificate or Certificate of Incorporation and the I.D. Card of the Director of the registrant (if applicable).

3. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
4. The balloting will take place at 4 p.m. on 26 November 2020 and the balloting will be effected via a computer network. Every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent. The number of specified residential property(ies) that the registrant(s) of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant(s) intends to purchase as indicated in that Registration of Intent. The ballot results, including “registration number”, “ballot result priority”, and the “check-in timeslot for registrants” will be posted by the Vendor at Arbour Sales Office at or around 6:00 p.m. on 26 November 2020. The opening hours of Arbour Sales Office on 26 November 2020 are from 10:30 a.m. to 8:00 p.m. Registrants will not be separately notified of the ballot results.
5. The registrants (if the registrant is a company, then any one of its directors) shall personally or by attorney (pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend 31/F, ONE International Finance Centre, Central, Hong Kong (“Designated Venue at IFC”) on 27 November 2020 according to the “check-in time slot for registrants” in the ballot results posted by the Vendor. The registrants, director or attorney (as the case may be) must bring along the official Receipt for Registration of Intent and (if the registrant is an individual(s)) their HKID Card(s) or Passport(s) and (where the registrant is a company) its Business Registration Certificate and Certificate of Incorporation and the HKID Card or Passport of any of its directors and (where the registrant is acting by an attorney) the said validly executed power of attorney and the HKID Card or Passport of such attorney. The registrants, director or attorney (as the case may be) whose identities have been verified by the agent appointed by the Vendor shall be eligible to select for each valid Receipt for Registration of Intent one (1) specified residential property that is still available at the time of selection in the order of priority according to the ballot result priority. However, if the registrant has elected to purchase more than one specified residential properties, he/she may on the spot request to bring forward the ballot result priority of the other Receipt(s) for Registration of Intent to the same as the one allotted with a higher priority and select upto a total maximum of three specified residential properties at the same time. Registrants, director or attorney (as the case may be) who arrive at Designated Venue at IFC at any time later than the “check-in time slot for registrants” assigned in the ballot results shall not be eligible to select the specified residential property(ies) in the order of priority according to the ballot result priority.
6. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, the registrant(s) may request and notify the Vendor on the spot in person to add or to nominate other person(s) as purchaser(s) subject to the following:-
 - (a) Where the registrant(s) select(s) only one (1) specified residential property in respect of a Registration of Intent, the purchaser(s) of that specified residential property shall only be:
 - (i) that/those registrant(s); or

(ii) that/those registrant(s) together with one or more Immediate Family Member(s) of that/those registrant(s) as joint purchaser(s).

(b) Where the registrant(s) select(s) more than one specified residential property in respect of a Registration of Intent:

(i) The purchaser(s) of that at least one so selected specified residential property shall only be:

(1) that/those registrant(s); or

(2) that/those registrant(s) together with one or more Immediate Family Member(s) of that/those registrant(s) as joint purchaser(s); and

(ii) The purchaser(s) of each other so selected specified residential property shall only be:

(1) that/those registrant(s); or

(2) one or more Relative(s) of that/those registrant(s); or

(3) that/those registrant(s) together with one or more Relative(s) of that/those registrant(s) as joint purchaser(s).

(c) “Immediate Family Members” of a registrant means a spouse, parent, child of that registrant. Registrant must bring along and produce valid supporting document(s) to prove the relationship of each of such Immediate Family Member with the registrant to the satisfaction of the Vendor.

(d) “Relatives” of a registrant means a spouse, parent, child, parent-in-law, child-in-law, sibling, grandparent or grandchild of that registrant. Registrant must bring along and produce valid supporting document(s) to prove the relationship of each of such Relative with the registrant to the satisfaction of the Vendor.

(e) The Vendor reserves the right and absolute discretion to determine whether or not an individual is a qualified “Immediate Family Member” or “Relative” of a registrant.

7. All registrant(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally or by attorney (pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser(s) and all other person(s) (apart from the registrant(s)) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser(s).

8. In case of any dispute, the Vendor reserves its right and absolute discretion to allocate any specified residential property to any registrant.

9. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, his/her unused cashier order(s) will be available for collection without interest by the registrant (or his/her authorized person) at Arbour Sales Office during 30 November 2020 to 1 December 2020 (from 10:30 a.m. to 8:00 p.m.). The registrant must bring along the I.D. Card(s) or Passport(s) of the registrant (or a copy of the I.D. Card(s) or Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person) and (if applicable) copy of Business Registration Certificate or Certificate of Incorporation of the Registrant, the original Receipt for Registration of Intent, and (if applicable) a valid authorization letter and a copy of the I.D. Card or Passport of the authorized person.

First-come-first-served

After the completion of the balloting and the selection and purchase of the specified residential properties by the eligible persons in accordance with the above procedures, the order of priority in the selection of all the remaining specified residential properties (if any) will be on a first-come-first-served basis. For the purpose of maintaining order at the Designated Venue at IFC, the Vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a particular specified residential property will be sold by any method (including balloting) in case of any dispute.

On 28 November 2020 and thereafter:

The order of priority in the selection of the remaining specified residential properties will be on a first-come-first-served basis. Persons interested in purchasing must personally attend Arbour Sales Office where the sale will take place in order to purchase any remaining specified residential properties. For the purpose of maintaining order at Arbour Sales Office, the Vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a specified residential property will be sold by any method (including balloting) in case of any dispute.

2020年11月27日:

抽籤

以抽籤方式決定優先次序，有意購買該等指明住宅物業的人士或公司（下稱：登記人）須遵從下列程序:-

1. 有意參與抽籤人士，須先遞交購樓意向登記表。
2. 登記人（或其獲授權人士）須由 2020 年 11 月 21 日至 2020 年 11 月 25 日（上午 10 時 30 分至下午 8 時）及 2020 年 11 月 26 日（上午 10 時 30 分至下午 2 時）期間到九龍尖沙咀美麗華廣場一期 3 樓 312 號舖（下稱：本木售樓處）遞交以下文件，遞交購樓意向登記表的時間順序不會影響揀選指明住宅物業的優先次序：
 - (a) 已填妥及由登記人簽署的購樓意向登記表，每位登記人只可遞交最多 1 份購樓意向登記表，重複遞交將不會受理；及
 - (b) 購樓意向登記表須附有本票，本票的數目須與登記人於購樓意向登記表內填寫的意欲購買的住宅物業數目相同，惟該可選購之住宅物業數目不能多於叁(3)個。每張本票金額為港幣 \$100,000 及抬頭人須為「中倫律師事務所」；及
 - (c) 登記人的身份證或（視屬何情況而定）護照或商業登記證書或公司註冊證書和董事的身份證副本（如適用）。
3. 已繳交之本票將會作為購買指明住宅物業的部份臨時訂金。
4. 抽籤程序將於 2020 年 11 月 26 日下午 4 時進行，抽籤以電腦操作。每一份有效的購樓意向登記表可獲分配的籌的數目，相等於登記人於該購樓意向登記表內填寫的意欲購買的指明住宅物業數目。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記表內填寫的意欲購買的指明住宅物業。賣方會將抽籤結果，包括「登記號碼」、「抽籤結果次序」、及「登記人報到時段」於 2020 年 11 月 26 日大約下午 6 時於本木售樓處公布。本木售樓處於 2020 年 11 月 26 日的開放時間為上午 10 時 30 分至下午 8 時。登記人將不獲另行通知抽籤結果。
5. 登記人（如登記人為公司，則該公司任何一位董事）須於 2020 年 11 月 27 日親身或由其獲授權人（授權書須按賣方規定的格式並具有有效簽署）按照賣方所公布之抽籤結果中所指示的「登記人報到時段」攜同購樓意向登記收據及(如

登記人為個人)其香港身份證或護照及(如登記人為公司)商業登記證書、公司註冊證書和董事的身份證或護照及(如登記人由獲授權人行事)上述授權書及該獲授權人的身份證或護照親臨香港中環港景街 1 號國際金融中心一期 31 樓(下稱「指定 IFC 場地」)。經賣方委託的代理確認並核實身份後登記人、董事或獲授權人(視屬何情況而定)方可有資格就每份有效的購樓意向登記收據根據抽籤結果次序揀選壹(1)個於當時仍可供揀選的指明住宅物業。然而,如登記人選擇購買多於壹(1)個指明住宅物業,他/她可即場要求把其餘購樓意向登記收據的抽籤結果次序提前至與得到較優先次序的購樓意向登記收據相同之次序,並同時選擇共不多於叁(3)個指明住宅物業。於抽籤結果中所指示「登記人報到時段」後才到達指定 IFC 場地的登記人、董事或獲授權人(視屬何情況而定)將被取消根據抽籤結果次序揀選指明住宅物業的資格。

6. 在簽署臨時買賣合約購入任何指明住宅物業前,該/該等登記人可親自即場要求及通知賣方增加或提名其他人作為買方,但須受以下內容所約束:-
 - (a) 當該/該等登記人就一購樓意向登記揀選一個指明住宅物業,該指明住宅物業之買方只可以是:
 - (i) 該/該等登記人;或
 - (ii) 該/該等登記人連同該/該等登記人之一位或多位直系親屬作為聯名買方。
 - (b) 當該/該等登記人就一購樓意向登記揀選多於一個指明住宅物業:
 - (i) 如此揀選之指明住宅物業當中最少一個之買方只可以是:
 - (1) 該/該等登記人;或
 - (2) 該/該等登記人連同該/該等登記人之一位或多位直系親屬作為聯名買方;及
 - (ii) 每一其他如此揀選之指明住宅物業之買方只可以是:
 - (1) 該/該等登記人;或
 - (2) 該/該等登記人之「親屬」;或
 - (3) 該/該等登記人連同該/該等登記人之一位或多位「親屬」作為聯名買方。
 - (c) 「直系親屬」指該登記人之配偶、父母及子女,登記人須備妥令賣方滿意的有效證明文件以茲證明登記人與每個該直系親屬的關係。
 - (d) 「親屬」指該登記人之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女,登記人須備妥令賣方滿意的有效證明文件以茲證明登記人與每個該親屬的關係。
 - (e) 賣方保留權利及酌情權決定有關人士是否登記人的合資格「直系親屬」或「親屬」。
7. 所有登記人須以買家身份親自或由其獲授權人(授權書須按賣方規定的格式並具有效簽署)簽署臨時買賣合約及所有其他人士(除登記人外)須以買家身份親自簽署臨時買賣合約。
8. 如有任何爭議,賣方保留權利及酌情權決定將某指明住宅物業分配予任何登記人。
9. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記表內所填寫意欲購買之數目,登記人(或其獲授權人士)可於 2020 年 11 月 30 日至 12 月 1 日上午 10 時 30 分至下午 8 時內於本木售樓處辦理取回無利息未被使用的本票。登記人須攜同登記人身份證或護照正本(如以獲授權人士取回未使用的本票,則須攜同登記人身份證或護照副本)及(如適用)登記人之商業登記證書或公司註冊證書副本、有效的購樓意向登

記收據正本、及（如適用）有效的授權書及獲授權人士之身份證或護照副本。

先到先得

當抽籤及合資格人士選購指明住宅物業程序完畢後，所有餘下的指定住宅物業（如有的話）將以先到先得形式發售。為了維持指定 IFC 場地的秩序，如有任何爭議，賣方保留權利決定以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

2020 年 11 月 28 日起:

餘下的指明住宅物業將以先到先得形式發售。有興趣購買餘下指明住宅物業的人士必須親臨本木售樓處購買任何餘下的指明住宅物業。為了維持本木售樓處的秩序，如有任何爭議，賣方保留權利決定以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

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

Other matters:

其他事項:

If (i) Typhoon Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 9 a.m. and 11 p.m.; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the Arbour Sales Office, Designated Venue at IFC and/or the vicinity of any of foregoing on any day on which the cashier order and copy(ies) of identification documents may be submitted or on a Date of Sale, then, for the safety of the registrants and the maintenance of order at the Arbour Sales Office and Designated Venue at IFC, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the submission of Registration(s) of Intent, cashier order(s) and copy(ies) of identification document(s) and/or of the balloting and/or “check-in timeslot for registrants” and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the Designated Website. Persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person (whether such person is a registrant or not) into the Arbour Sales Office and Designated Venue at IFC. The Vendor's decision in this regard shall be final and binding on all persons.

如在任何可遞交銀行本票及身份證明文件副本的日子或在某出售日期：(i) 上午 9 時至晚上 11 時的任何時間內，八號或以上颱風訊號或黑色暴雨警告訊號在香港生效或 (ii) 賣方認為發生影響本木售樓處、指定 IFC 場地及/或其附近之安全、秩序或公共衛生之事件時，為保障登記人的安全及維持本木售樓處及指定 IFC 場地的秩序，賣方保留絕對權力改變、延後、延長或改動遞交購樓意向登記表、銀行本票及身份證明文件副本及/或抽籤及/或「登記人報到時段」及/或揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限或地點。賣方會將安排的詳情於指定網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士（不論其是否登記人）進入本木售樓處及指定 IFC 場地。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

Health and safety precautions and measures:

健康及安全防護措施：

Registrants should note that entry of everyone into Arbour Sales Office and Designated Venue at IFC will be subject to satisfactory check of normal body temperature on-site. Everyone who enters the Arbour Sales Office and Designated Venue at IFC is required to wear a self-provided satisfactory surgical face mask at all times while at the Arbour Sales Office and Designated Venue at IFC. No face mask will be provided by the Vendor on-site. The Vendor reserves the absolute right and discretion to determine whether a person's body temperature is "normal" or "satisfactory" and whether a person's surgical face mask is of "satisfactory" standard, and to deny entry of anyone who fails to meet the aforesaid requirements, which may render in a loss of that person's right to select any specified residential property.

登記人應注意所有進入本木售樓處及指定 IFC 場地的人士均須在現場接受並通過令人滿意的正常體溫測試。所有進入本木售樓處及指定 IFC 場地的人士均須時刻於本木售樓處及指定 IFC 場地內配戴自備和令人滿意的外科手術口罩。賣方將不會在現場提供任何口罩。賣方保留權利及酌情權決定該人士的體溫是否「正常」或「令人滿意」以及該人士所配戴的外科手術口罩是否達到「令人滿意」的規格，並拒絕讓任何未能達到上述要求的人士進入本木售樓處及指定 IFC 場地，而該人士可能因此失去揀選任何指明住宅物業的權利。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at (1) 75/F, TWO International Finance Centre, Central, Hong Kong; and (2) Arbour Sales Office, Shop No. 312, L3, Mira Place One, Tsim Sha Tsui, Kowloon

載有上述銷售安排的資料文件印本於 (1) 香港中環國際金融中心二期 75 樓; (2) 九龍尖沙咀麗華廣場一期 3 樓 312 號舖本木售樓處可供公眾免費領取。

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