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| Name of the Phase of the Development :<br>發展項目的期數的名稱 :   | Phase 1 (the “Phase”) of Mount Regency Development *<br>御半山發展項目的第 1 期 (「期數」)*   |
| Date of the Sale :<br>出售日期 :   | From 12 May 2018<br>由 2018 年 5 月 12 日起  |
| Time of Sale :<br>出售時間 :   | <p><u>On 12 May 2018: (“the first date of the sale”)</u><br/>From 9:30 a.m. to 11:55 p.m.</p> <p><u>From 13 May 2018 and thereafter:</u><br/>From 11:00 a.m. to 8:00 p.m. (Daily)</p> <p><u>2018 年 5 月 12 日 : (「出售首天」)</u><br/>由上午 9 時 30 分至晚上 11 時 55 分</p> <p><u>由 2018 年 5 月 13 日及之後 :</u><br/>由上午 11 時至晚上 8 時 (每天)</p>  |
| Place where the sale will take place :<br>出售地點 :   | <p><u>On 12 May 2018:</u><br/>11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC 11/F Venue”)</p> <p><u>From 13 May 2018 and thereafter:</u><br/>62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC 62/F Venue”)</p> <p><u>2018 年 5 月 12 日 :</u><br/>香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「ICC 11 樓會場」)</p> <p><u>由 2018 年 5 月 13 日及之後 :</u><br/>香港九龍柯士甸道西 1 號環球貿易廣場 62 樓(下稱「ICC 62 樓會場」)</p> |
| Number of specified residential properties that will be offered to be sold :<br>將提供出售的指明住宅物業的數目 :  | 188 187 0   |
| <p>Description of the residential properties that will be offered to be sold :<br/>將提供出售的指明住宅物業的描述 :</p> <p><u>The following units in Tower 1A: 以下在第 1A 座的單位 :</u></p> <p>3A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 1B, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 10B, 1C, 2C, 3C, 5C, 6C, 7C, 8C, 9C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 29C, 31C, 1E, 2E, 3E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 29E, 31E, 1J, 2J, 3J, 5J, 6J, 7J, 8J, 9J, 10J, 11J, 12J, 15J, 16J, 17J, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 29J, 31J</p> <p><u>The following units in Tower 1B: 以下在第 1B 座的單位 :</u></p> <p>21A, 22A, 23A, 1E, 2E, 3E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 21E, 22E, 23E, 25E, 26E, 27E, 29E, 31E, 1G, 2G, 3G, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 29G, 31G, 1H, 2H, 3H, 5H, 6H, 7H, 8H, 9H, 10H, 11H, 12H, 15H, 16H, 17H, 18H, 19H, 20H, 21H, 22H, 23H, 25H, 26H, 27H, 29H, 31H, 1J, 2J, 3J, 5J, 6J, 7J, 8J, 9J, 10J, 11J, 12J, 15J, 16J, 17J, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 28J, 29J, 30J, 31J</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 :<br/>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><b><u>On 12 May 2018 (“the first date of the sale”)</u></b></p> <p>(I) <u>Abstract</u></p> <p>The sale of the specified residential properties will be divided into 2 sessions, and shall be proceeded in the following order,</p>  |   |

namely, Session A followed by Session B:-

| <i>Session</i>   | <i>Rules for selecting specified residential properties</i>   | <i>Specified residential properties that will be offered to be sold in the Session</i>   | <i>Additional Rules</i>  |
|------------------|---|--|--|
| <b>Session A</b> | Must purchase at least two (2) but not more than three (3) specified residential properties, subject to the additional rules set out in the right column. | All specified residential properties set out in this Sales Arrangements; <b>including</b> the following units:-<br><br><u>Flats in Tower 1A:</u><br>20E, 21E, 22E, 23E, 25E, 26E, 27E, 29E, 31E, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 29J, 31J<br><br>(the above flats in Tower 1A are referred as “ <b>Session A Units</b> ”) | 1. Must purchase at least:-<br><br>(a) one (1) Session A Unit; <u>AND</u><br>(b) one (1) but <u>not more than</u> two (2) <u>other</u> specified residential properties set out in this Sales Arrangements (i.e. specified residential property that is not a Session A Unit), <u>provided that such specified residential property is not a Flat B from Tower 1A (i.e. 1B, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 10B).</u><br><br>2. Any specified residential properties available for sale in Session A not sold in this Session A (if any) will be made available for purchase in Session B.<br><br>3. If the Session A Units available for selection and purchase are exhausted, then Session A will end. |
| <b>Session B</b> | Must purchase not more than two (2) specified residential properties  | After the completion of Session A, all remaining specified residential properties which are still available for sale   | Must purchase at least one (1) but <u>not more than</u> two (2) specified residential properties.  |

**(II) Procedures for Session A**

1. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold in Session A (“**Form A Registrant**”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (II) and (IV) of this Sales Arrangements.
2. Form A Registrant must submit the following:-
  - (a) only one Bulk Purchase Registration of Intent (Form A) duly completed and signed by the Form A Registrant;
  - (b) Bulk Purchase Registration of Intent (Form A) shall be accompanied with two (2) or more cashier orders. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Woo Kwan Lee & Lo”; and
  - (c) a copy of the Form A Registrant’s H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to **ICC 62/F Venue** after relevant price lists of the specified residential properties are made available till 8:00p.m. on 10 May 2018 during office hours (i.e. from 11:00a.m. to 8:00p.m. (daily)). The closing time for submission of Bulk Purchase Registration of Intent (Form A) will be 8:00p.m. on 10 May 2018. Late submission or submission outside the office hours will not be accepted.
3. (a) On the first date of the sale, Form A Registrant who holds a valid Bulk Purchase Registration of Intent (Form A) shall **personally** (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the **ICC 11/F Venue** between 9:30 a.m. and 10:15 a.m. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the lobby on 3/F, 10/F, 48/F, 49/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (the “**Additional ICC Venues**”) and/or ICC 62/F Venue to accommodate some of the Form A Registrants by making announcement at the ICC 11/F Venue and/or the ICC 62/F Venue and/or the Additional ICC Venues.

- (b) For the purpose of verification of identity, Form A Registrant must bring along the original receipt of the valid Bulk Purchase Registration of Intent (Form A) and his/her original H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s). Form A Registrants who arrive at the ICC 11/F Venue or (if directed by the Vendor) the Additional ICC Venues/ICC 62/F Venue beyond 10:15 a.m. on the first date of the sale shall not be eligible to participate in this Session.
- (c) (If the Form A Registrant comprises corporation) If after the submission of Bulk Purchase Registration of Intent (Form A) there is any change in the directorship of the corporation, the Bulk Purchase Registration of Intent (Form A) shall become invalid immediately and such Form A Registrant shall not be eligible to participate in this Session.
4. After verification of the identity of Form A Registrants by the Vendor, balloting will take place to determine the order of priority.
5. (a) Immediately after the balloting, Form A Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time. The Form A Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above applicable to Session A** select and purchase at least 2 and not more than 3 specified residential property(ies), otherwise his/her/its/their order of priority shall lapse automatically and he/she/it/they will no longer be eligible to participate in this Session.
- (b) If the Form A Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form A Registrant shall personally (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form A Registrant may notify the Vendor on spot to add and/or delete individual(s) signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:
- (i) at least one (1) Preliminary Agreement for Sale and Purchase of the selected specified residential properties shall be entered into **personally** by the Form A Registrant;
- (ii) the Form A Registrant will not be allowed to first delete and then add individual(s) signing the Preliminary Agreement for Sale and Purchase;
- (iii) if a Form A Registrant wishes to add any individual(s), the additional individual(s) must be the **close relative(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren (a “**Close Relative**”)) of **ALL** the individual(s) comprised in the Form A Registrant and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final;
- (iv) if a Form A Registrant wishes to delete any individual(s), then prior to deletion of any individual(s) all the individual(s) comprised in the Form A Registrant must be the **Close Relative** of each other and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final.
- All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Form A Registrant’s request to add and/or delete any individual(s).
6. For the avoidance of doubt, Form A Registrants who have not selected and purchased any specified residential property in Session A will **NOT** be allowed to participate in Session B in their capacity as Form A Registrants.
7. If the number of specified residential properties the Form A Registrant purchases exceeds the number of cashier orders submitted with the Bulk Purchase Registration of Intent (Form A), the Form A Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Woo Kwan Lee & Lo”.
8. If the remaining Session A Units available for selection and purchase is such that the rules for Session A as set out in the Abstract in Section (I) cannot be satisfied, then Session A will end.

(III) Procedures for Session B

9. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold in Session B (“**Form B Registrant**”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (III) and (IV) of this Sales Arrangements.
10. The Vendor may postpone the commencement of Session B pending completion of Session A. Form B Registrants will not be separately notified of such change.
11. Form B Registrant must submit the following:-
- (a) only one Registration of Intent (Form B) duly completed and signed by the Form B Registrant;
  - (b) Registration of Intent (Form B) shall be accompanied with cashier order(s). The number of cashier order(s) shall equal to the number of specified residential properties which Form B Registrant intends to purchase as indicated in the Registration of Intent (Form B), but in any event shall not exceed 2. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Woo Kwan Lee & Lo”; and
  - (c) a copy of the Form B Registrant’s H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to **ICC 62/F Venue** after relevant price lists of the specified residential properties are made available till 8:00p.m. on 10 May 2018 during office hours (i.e. from 11:00a.m. to 8:00p.m. (daily)). The closing time for submission of Registration of Intent (Form B) will be 8:00p.m. on 10 May 2018. Late submission or submission outside the office hours will not be accepted.

12. Balloting will take place in batches:-
- (a) First round balloting for this Session (for dividing all Form B Registrants into one or more sub-group(s))
    - (i) The first round balloting for this Session will take place at or after 3:00 p.m on 11 May 2018 at **ICC 62/F Venue** for the purposes of dividing the Form B Registrants into one or more sub-group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the **ICC 62/F Venue** and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the **ICC 62/F Venue**. Form B Registrants will not be notified separately of such changes.
    - (ii) The results of the first round balloting, including “registration number”, “division of sub-group”, “check-in timeslot for each sub-group” will be posted by the Vendor at the **ICC 62/F Venue** and 3/F, Lobby International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Form B Registrants will not be separately notified of the ballot results.
  - (b) Second round balloting (for determining the order of priority of Form B Registrants in selecting and purchasing specified residential properties)
    - (i) The second round balloting for the sub-group(s) of Form B Registrants will take place on 12 May 2018 in batches at the **ICC 11/F Venue** at the beginning of the relevant “check-in timeslot for each sub-group” as posted by the Vendor pursuant to sub-paragraph (a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the **ICC 11/F Venue** and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the **ICC 11/F Venue**. Form B Registrants will not be notified separately of such changes.
    - (ii) For the purpose of verification of identity, Form B Registrants must bring along the original receipt of the valid Registration of Intent (Form B) and his/her/its/their original H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and the original H.K.I.D. Card(s)/Passport(s) of the director(s) and (if the Form B Registrant comprises corporation, then all directors of that corporation) **personally** (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the **ICC 11/F Venue** according to “check-in timeslot for each sub-group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of Additional ICC Venues to accommodate some of the Form B Registrants by making announcement and/or posting notice(s) at the **ICC 11/F Venue** and/or the Additional ICC

Venues and/or the ICC 62/F Venue. Form B Registrants who arrive at the **ICC 11/F Venue** or (if directed by the Vendor) the Additional ICC Venue beyond their “check-in timeslot for each sub-group” shall not be eligible to participate in this Session.

- (iii) (If the Form B Registrant comprises corporation) If after the submission of Registration of Intent (Form B) there is any change in the directorship of the corporation, the Registration of Intent (Form B) shall become invalid immediately and such Form B Registrant shall not be eligible to participate in this Session.
- (iv) For the purpose of the second round balloting, every Registration of Intent (Form B) shall be allotted one lot. The results of the second round balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the **ICC 11/F Venue** and/or the Additional ICC Venues (if applicable) and/or the ICC62/F Venue. Form B Registrants will not be separately notified of the ballot results.
- (v) Form B Registrant who leaves the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) and/or the ICC 62/F Venue while his/her/its/their sub-group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.

13. (a) Immediately after the second round balloting, Form B Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time. The Form B Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above applicable to Session B** select and purchase 1 or 2 specified residential property(ies), otherwise his/her/its/their order of priority shall lapse automatically and he/she/it/they will no longer be eligible to participate in this Session.

(b) If the Form B Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form B Registrant shall personally (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form B Registrant may notify the Vendor on spot to add and/or delete individual(s) signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:

- (i) (only applicable if the Form B Registrant shall select to purchase two (2) specified residential properties) at least one (1) Preliminary Agreement for Sale and Purchase of the selected specified residential properties shall be entered into **personally** by the Form B Registrant;
- (ii) the Form B Registrant will not be allowed to first delete and then add individual(s) signing the Preliminary Agreement for Sale and Purchase;
- (iii) if a Form B Registrant wishes to add any individual(s), the additional individual(s) must be the **close relative(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren (“**Close Relative**”)) of **ALL** the individual(s) comprised in the Form B Registrant and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final;
- (iv) if a Form B Registrant wishes to delete any individual(s), then prior to deletion of any individual(s) all the individual(s) comprised in the Form B Registrant must be the **Close Relative** of each other and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final.

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Form B Registrant’s request to add and/or delete any individual(s).

**(IV) General Procedures**

14. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Bulk Purchase Registration of Intent (Form A) and/or one valid Registration of Intent (Form B). Duplicated registration in a Session will not be accepted. The Bulk Purchase Registration of Intent (Form A) / Registration of Intent (Form B) is personal to the registrant and shall not be transferable. The order of submission of the Bulk Purchase

Registration of Intent (Form A) / Registration of Intent (Form B) will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Bulk Purchase Registration of Intent (Form A) / Registration of Intent (Form B) is valid and should be included in balloting.

15. If a registrant purchases any specified residential property(ies), the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
16. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
17. 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 indicated in his/her/its/their Registrant(s) of Intent, his/her/its/their unused cashier order(s) will be available for collection by the registrant (or his/her/its/their authorized person) at **ICC 62/F Venue** from 14 May 2018 to 15 May 2018 during office hours (i.e. from 11:00a.m. to 8:00p.m.). The registrant must bring along his/her/its/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid Bulk Purchase Registration of Intent (Form A) / Registration of Intent (Form B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
18. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).
19. The Vendor reserves the right to close the **ICC 11/F Venue** and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out, provided that the **ICC 62/F Venue** shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 17 above.
20. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 7:30 a.m. and 11:55 p.m. on the date on which Bulk Purchase Registration of Intent (Form A) / Registration of Intent (Form B) may be submitted and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) and/or ICC 62/F Venue, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Bulk Purchase Registration of Intent (Form A) / Registration of Intent (Form B) and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) and/or ICC 62/F Venue. Details of the arrangement will be posted by the Vendor on the website ([www.mountregency.com.hk](http://www.mountregency.com.hk)) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.

**On 13 May 2018 and thereafter:**

21. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting).
22. The Vendor reserves the right to close the **ICC 62/F Venue** at any time if all the specified residential properties have been sold out, provided that the **ICC 62/F Venue** shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 17 above.
23. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
24. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 9:00 a.m. and 8:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the registrants and the maintenance of order at the **ICC 62/F Venue**, the Vendor reserves its absolute right to close the **ICC 62/F Venue**. Details of the arrangement will be posted by the Vendor on the website ([www.mountregency.com.hk](http://www.mountregency.com.hk)) designated by the Vendor for the Phase of the Development.
25. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

**2018年5月12日(下稱「出售首天」):**

**(I) 摘要**

指明住宅物業將會分兩節出售及順序以第 A 節然後第 B 節進行：

| 節     | 揀選指明住宅物業的規則   | 將在該節提供出售的指明住宅物業   | 額外規則  |
|-------|---|---|---|
| 第 A 節 | 必須購買最少 <b>2 個</b> 但不多於 <b>3 個</b> 指明住宅物業，並須遵守右欄所列的額外規則。 | 所有於此銷售安排資料列明的指明住宅物業,包括以下單位：-<br><br><u>以下在第 1A 座的單位：</u><br>20E, 21E, 22E, 23E, 25E, 26E, 27E, 29E, 31E, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 29J, 31J<br><br><u>(以上 第 1A 座的單位均稱為「第 A 節單位」)</u> | 1. 必須購買最少:-<br>(a) 1 個第 A 節單位;及<br>(b) 1 個 <u>但不多於 2 個</u> 於此銷售安排資料列明指明住宅物業(即不是第 A 節單位的指明住宅物業),只要此指明住宅物業不是第 1A 座的 B 單位(即 <u>1B, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 10B</u> )。<br>2. 任何第 A 節可供出售的指明住宅單位於第 A 節未被購買(如有)將會於第 B 節以供出售。<br>3. 如所有可供出售及選擇的第 A 節單位已售畢,第 A 節將會結束。 |
| 第 B 節 | 必須購買不多於 <b>2 個</b> 指明住宅物業                               | 所有於第 A 節完成後剩餘仍可出售的指明住宅物業。   | 必須購買最少 <b>1 個</b> 但不多於 <b>2 個</b> 指明住宅物業，   |

**(II) 第 A 節的程序**

- 有意購買任何在第 A 節出售的指明住宅物業的合資格人士(下稱「**表格 A 登記人**」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(II)及(IV)部份指定的程序。
- 表格 A 登記人須從指明住宅物業的相關價單提供後至 2018 年 5 月 10 日晚上 8 時於辦公時間內(即每日上午 11 時至晚上 8 時)到 ICC 62 樓會場：-
  - 遞交一份已填妥及由表格 A 登記人簽署的量購樓意向登記(表格 A)；
  - 量購樓意向登記(表格 A)須附有 2 張或以上本票。每張本票金額為港幣\$100,000 及抬頭人須為「胡關李羅律師行」；及
  - 遞交表格 A 登記人的香港身份證/護照副本或(如適用) 商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證/護照副本。遞交量購樓意向登記(表格 A)截止時間為 2018 年 5 月 10 日 晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。
- 持有有效的量購樓意向登記(表格 A)之表格 A 登記人須於出售首天上午 9 時 30 分至上午 10 時 15 分內**親身**(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)到達 ICC 11 樓會場。賣方可基於流程、效率、方便、安全及/或其他便利抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓、10 樓、48 樓及 49 樓大堂(「**外加 ICC 會場**」)及/或 ICC 62 樓會場以容納部份表格 A 登記人，並於 ICC 11 樓會場及/或 ICC 62 樓會場及/或外加 ICC 會場作出適當的公布。
  - 為核實身份，表格 A 登記人須攜同有效的量購樓意向登記(表格 A)收據正本及其香港身份證/護照

正本或(如適用) 商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證/護照副本。於出售首天上午 10 時 15 分以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加 ICC 會場/ICC 62 樓會場的表格 A 登記人將不享有參與抽籤的資格。

- (c) (如表格 A 登記人由公司組成)如果在遞交量購樓意向登記(表格 A)後,公司有任何董事會成員的變更,其相關的量購樓意向登記(表格 A)將立即變成無效,表格 A 登記人將不享有參與本節的資格。

4. 賣方核實表格 A 登記人身份後,抽籤將進行決定優先次序。

5. (a) 抽籤後,表格 A 登記人(如表格 A 登記人由公司組成,則該公司的**所有董事**)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)揀選於當時仍可供揀選的指明住宅物業。表格 A 登記人須 **遵守上述第(I)部份的摘要列出適用於第 A 節的規則** 選購 2 個或 3 個指明住宅物業,否則其優先次序將自動失效,表格 A 登記人將不再享有參與本節的資格。

(b) 如果表格 A 登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業,表格 A 登記人須親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)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。在簽署臨時買賣合約前,表格 A 登記人可即時通知賣方增加及/或刪除簽署臨時買賣合約的個人,惟須受以下所限:

(i) 表格 A 登記人須**親身**簽署至少 1 份指明住宅物業的臨時買賣合約;

(ii) 表格 A 登記人將不可先刪除然後增加簽署臨時買賣合約的個人;

(iii) 如表格 A 登記人希望加入任何個人,新加入之個人必須為**所有**組成表格 A 登記人的個人的**近親**(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女(「**近親**」)),登記人須提供令賣方滿意的該**近親**關係的證明,就此賣方的決定為最終;

(iv) 如表格 A 登記人希望刪除任何個人,則在刪除任何個人之前所有組成表格 A 登記人的個人必須互相為對方的**近親**及登記人須提供令賣方滿意的該**近親**關係的證明,就此賣方的決定為最終。

所有人須以買家身份親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕表格 A 登記人增加及/或刪除任何個人的要求。

6. 為免疑問,沒有在第 A 節選購任何指明住宅物業的表格 A 登記人**不可以**表格 A 登記人身份參與第 B 節。

7. 如果表格 A 登記人選購的指明住宅物業數目多於其遞交量購樓意向登記(表格 A)時附有本票的數目,表格 A 登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張本票金額為港幣\$100,000 及抬頭人須為「胡關李羅律師行」。

8. 如在第 A 節餘下可供選購的指明住宅物業數目不能滿足第(I)部份的摘要列出對此第 A 節的規則,則第 A 節將會完結。

### (III) 第 B 節的程序

9. 以抽籤方式決定選擇住宅物業的次序。有意購買任何在第 B 節出售的指明住宅物業的合資格人士(下稱「表格 B 登記人」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(III)及(IV)部份指定的程序。

10. 賣方有權利押後第 B 節開始的時間直至第 A 節完畢為止。表格 B 登記人將不獲另行通知該更改。

11. 表格 B 登記人須從指明住宅物業的相關價單提供後至 2018 年 5 月 10 日晚上 8 時於辦公時間內(即每日上午 11 時至晚上 8 時)到 ICC 62 樓會場:

(a) 遞交一份已填妥及由表格 B 登記人簽署的購樓意向登記(表格 B);

(b) 購樓意向登記(表格 B)須附有本票,本票的數目須與表格 B 登記人於購樓意向登記(表格 B)內填寫的意欲購買的指明住宅物業數目相同,惟不能多於 2 個。每張本票金額為港幣\$100,000 及抬頭人須為「胡關李羅律師行」;及

(c) 遞交表格 B 登記人的香港身份證/護照或(如適用)商業登記證書副本及已於公司註冊處登記之文件以



顯示當時的董事及秘書的名單及董事的身份證／護照副本。

遞交購樓意向登記(表格 B)截止時間為 2018 年 5 月 10 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。

12. 抽籤將分階段進行：

(a) 本節的第一輪抽籤將所有表格 B 登記人分為一個或多個組別

- (i) 本節的第一輪抽籤程序將於 2018 年 5 月 11 日下午 3 時或之後於 ICC 62 樓會場進行，以將表格 B 登記人分為一個或多個組別。為了維持 ICC 62 樓會場秩序及／或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 ICC 62 樓會場。表格 B 登記人將不獲另行通知該等修改。
- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 ICC 62 樓會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。表格 B 登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤決定表格 B 登記人的選購指明住宅物業的優先次序

- (i) 已被分組的表格 B 登記人的第二輪抽籤程序將於 2018 年 5 月 12 日於賣方根據上述第(a)(ii)分段公布之相關「每組別報到時段」開始時於 ICC 11 樓會場分階段進行。為了維持 ICC 11 樓會場秩序及／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第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 11 樓會場。表格 B 登記人將不獲另行通知該等修改。
- (ii) 為讓賣方核實登記人身份，表格 B 登記人(如表格 B 登記人由公司組成，則該公司的所有董事)須按賣方公布的「每組別報到時段」親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)攜同有效的購樓意向登記(表格 B)收據正本及其香港身份證／護照正本或(如適用)商業登記證書副本及所有董事的香港身份證／護照正本，到達 ICC 11 樓會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪抽籤程序的原因使用外加 ICC 會場以容納部份表格 B 登記人，並於 ICC 11 樓會場及／或外加 ICC 會場及／或 ICC 62 樓會場作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加 ICC 會場的表格 B 登記人將不享有參與本節的資格。
- (iii) (如表格 B 登記人由公司組成)如果在遞交購樓意向登記(表格 B)後，公司有任何董事會成員的變更，其相關的購樓意向登記(表格 B)將立即變成無效，表格 B 登記人將不享有參與本節的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記(表格 B)可獲分配 1 個籌。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 11 樓會場及／或外加 ICC 會場(如適用)及／或 ICC 62 樓會場公布及／或貼出告示。表格 B 登記人將不獲另行通知抽籤結果。
- (v) 在其組別進行選購指明住宅物業之時離開 ICC 11 樓會場及／或外加 ICC 會場(如適用)及／或 ICC 62 樓會場之表格 B 登記人將被取消參與選購指明住宅物業的資格及其優先次序將立即失效。

13. (a) 第二輪抽籤後，表格 B 登記人(如表格 B 登記人由公司組成，則該公司的**所有董事**)須根據「抽籤結果順序」有秩序地及於合理時間內親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)揀選於當時仍可供揀選的指明住宅物業。表格 B 登記人須 遵守上述第(I)部份的摘要列出適用於第 B 節的規則 選購 1 個或 2 個指明住宅物業，否則其優先次序將自動失效，表格 B 登記人將不再享有參與本節的資格。

(b) 如果表格 B 登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業，表格 B 登記人須親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)簽署臨時買賣合約購買其揀選的指明住宅物業。在簽署臨時買賣合約前，表格 B 登記人可即時通知賣方增加及／或刪除簽署臨時買賣合約的個人，惟須受以下所限：

- (i) (只適用於購買 2 個指明住宅物業的表格 B 登記人) 表格 B 登記人須親身簽署至少 1 份指明住宅物業的臨時買賣合約；
- (ii) 表格 B 登記人將不可先刪除然後增加簽署臨時買賣合約的個人；

(iii) 如表格 B 登記人希望加入任何個人，新加入之個人必須為**所有**組成表格 B 登記人的個人的**近親** (即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女) (「**近親**」)，登記人須提供令賣方滿意的該**近親**關係的證明，就此賣方的決定為最終；

(iv) 如表格 B 登記人希望刪除任何個人，則在刪除任何個人之前所有組成表格 B 登記人的個人必須互相為對方**近親**及登記人須提供令賣方滿意的該**近親**關係的證明，就此賣方的決定為最終。

所有人須以買家身份親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕表格 B 登記人增加及/或刪除任何個人的要求。

#### **(IV) 一般程序**

14. 每人或公司(不論單獨或與他方聯名)只可登記一份有效的量購樓意向登記(表格 A)及/或一份有效的購樓意向登記(表格 B)，在一節中的重複的登記將不會被接受。量購樓意向登記(表格 A) / 購樓意向登記(表格 B)只適用於登記人本人及不能轉讓。遞交量購樓意向登記(表格 A) / 購樓意向登記(表格 B)次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定量購樓意向登記(表格 A) / 購樓意向登記(表格 B)是否有效及是否應被納入抽籤。
15. 如登記人成功購入任何指明住宅物業，本票將會用作支付購買指明住宅物業的部份臨時訂金。
16. 如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
17. 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少於其於相關購樓意向登記述明者，可於 2018 年 5 月 14 日至 2018 年 5 月 15 日辦公時間內(上午 11 時至晚上 8 時)親臨 ICC 62 樓會場辦理取回未使用的本票。登記人必須攜同登記人香港身份證 / 護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證/護照副本)、(如適用)商業登記證書副本、有效的量購樓意向登記(表格 A) / 購樓意向登記(表格 B)收據正本、及(如適用)有效的授權信及獲授權人士之香港身份證 / 護照副本。
18. 在當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
19. 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 ICC 11 樓會場及外加 ICC 會場(如適用)，惟 ICC 62 樓會場會於上述第 17 段指明的時間內開放以用作辦理取回未使用的本票。
20. 如在可遞交量購樓意向登記(表格 A) / 購樓意向登記(表格 B)的任何一天及/或出售首天上午 7 時 30 分至晚上 11 時 55 分的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 11 樓會場及/或外加 ICC 會場(如適用) 及/或 ICC 62 樓會場的秩序，賣方保留絕對權利更改遞交量購樓意向登記(表格 A) / 購樓意向登記(表格 B)的日期及/或時間(包括截止日期及/或時間)及/或出售首天至賣方認為合適的其他日期及/或時間及/或關閉 ICC 11 樓會場及/或外加 ICC 會場(如適用) 及/或 ICC 62 樓會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址 ([www.mountregency.com.hk](http://www.mountregency.com.hk))公布。登記人將不獲另行通知。

#### **2018 年 5 月 13 日及之後：**

21. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。
22. 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 ICC 62 樓會場，惟 ICC 62 樓會場會於上述第 17 段指明的時間內開放以用作辦理取回未使用的本票。
23. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
24. 如在任何出售日期(除出售首天)的上午 9 時至晚上 8 時 00 分的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 62 樓會場的秩序，賣方保留絕對權利關閉 ICC 62 樓會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址([www.mountregency.com.hk](http://www.mountregency.com.hk))公布。

25. 倘若本銷售安排中英文文本有異，以英文文本為準。

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

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下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)

62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午11時至晚上8時(每日)

香港九龍柯士甸道西1號環球貿易廣場62樓

由晚上8時後至翌日上午11時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Date of Issue:

8 May 2018

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~~8 May 2018~~ ~~21 May 2018~~ 9 March 2019

修改日期：

~~2018年5月8日~~ ~~2018年5月21日~~ 2019年3月9日

\*Remarks:

Tower 1A and 1B of the Phase is called “Mount Regency”.

\*備註：

期數中的第 1A 及 1B 座稱為「御半山」。