

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	WHITESAND COVE WHITESAND COVE	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	西貢公路 162 號 162 Hiram's Highway		

重要告示： 閱讀這些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

Important Note: Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)	
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor	
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)					
屋號(House Number) / 屋名(Name of the House)											
31-03-2025	08-04-2025		洋房 5 連同一個洋房停車位 Villa 5 together with one Villa Parking Space				\$62,380,000		招標文件第 1-B 號 Tender Document No. 1-B (1) 支付條款 A (見備註 7(c)(i)) Term of Payment A (See Remark 7(c)(i)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d)) (3) 提前成交現金回贈(見備註 7(e)) Early Completion Cash Rebate(See Remark 7(e))		
10-11-2025	17-11-2025		第 2 座 Tower 2	2	B			\$15,030,000		招標文件第 3-A 號 Tender Document No. 3-A (1) 支付條款 A2 (見備註 7(c)(ii)) Term of Payment A2 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d)) (3) 一個停車位認購權(見備註 7(f)) Option to purchase a Car Parking Space(See Remark 7(f))	
26-11-2025	03-12-2025		第 2 座 Tower 2	3	B	地庫層停車位 T23 號 Car Parking Space No. T23 on the Basement Floor		\$16,600,000		招標文件第 3-P 號 Tender Document No. 3-P (1) 支付條款 A3 (見備註 7(c)(iii)) Term of Payment A3 (See Remark 7(c)(iii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d)) (3) 提前成交現金回贈(見備註 7(e)) Early Completion Cash Rebate(See Remark 7(e))	
08-12-2025	15-12-2025		第 2 座 Tower 2	5	A	地庫層停車位 T30 號 Car Parking Space No. T30 on the Basement Floor		\$23,000,000		招標文件第 4 號 Tender Document No. 4 (1) 支付條款 A4 (見備註 7(c)(iv)) Term of Payment A4 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
屋號(House Number) / 屋名(Name of the House)										
12-12-2025	19-12-2025		第 2 座 Tower 2	5	B	地庫層停車位 T38 號 Car Parking Space No. T38 on the Basement Floor	\$18,800,000		招標文件第 3-AG 號 Tender Document No. 3-AG (1) 支付條款 A2 (見備註 7(c)(ii)) Term of Payment A2 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	
24-12-2025	05-01-2026		第 3 座 Tower 3	6	B	地庫層停車位 T06 號 Car Parking Space No. T06 on the Basement Floor	\$28,200,000		招標文件第 6 號 Tender Document No. 6 (1) 支付條款 A5 (見備註 7(c)(v)) Term of Payment A5 (See Remark 7(c)(v)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	
15-01-2026	22-01-2026		第 3 座 Tower 3	G	B	地庫層停車位 T03 號 Car Parking Space No. T03 on the Basement Floor	\$26,000,000		招標文件第 1-KF 號 Tender Document No. 1-KF (1) 支付條款 A6 (見備註 7(c)(vi)) Term of Payment A6 (See Remark 7(c)(vi)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	
03-02-2026	10-02-2026		第 3 座 Tower 3	3	B	地庫層停車位 T25 號 Car Parking Space No. T25 on the Basement Floor	\$26,000,000		招標文件第 8 號 Tender Document No. 8 (1) 支付條款 A2 (見備註 7(c)(ii)) Term of Payment A2 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
屋號(House Number) / 屋名(Name of the House)										
05-02-2026	12-02-2026		第 1 座 Tower 1	2	B		\$15,880,000		招標文件第 5-BC 號 Tender Document No. 5-BC (1) 支付條款 A2 (見備註 7(c)(ii)) Term of Payment A2 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d)) (3) 一個停車位認購權(見備註 7(f)) Option to purchase a Car Parking Space(See Remark 7(f))	
06-02-2026	13-02-2026		第 2 座 Tower 2	2	A	地庫層停車位 T32 號 Car Parking Space No. T32 on the Basement Floor	\$22,468,000		招標文件第 5-BD 號 Tender Document No. 5-BD (1) 支付條款 A2 (見備註 7(c)(ii)) Term of Payment A2 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer(See Remark 7(d))	

### 第三部份：備註 Part 3: Remarks

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。

Information on the PASPs (i.e. columns(A), (D), (E), (G) and(H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).

2. 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此記錄冊(C)欄記入該日期。  
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c)條的要求。  
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第 35(2)條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。  
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。  
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以“√”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
  - (a) 該賣方屬法團，而該人是-
    - (i) 該賣方的董事，或該董事的父母、配偶或子女；
    - (ii) 該賣方的經理；
    - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
    - (iv) 該賣方的有聯繫法團或控權公司；
    - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
    - (vi) 上述有聯繫法團或控權公司的經理；
  - (b) 該賣方屬個人，而該人是-
    - (i) 該賣方的父母、配偶或子女；或
    - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
  - (c) 該賣方屬合夥，而該人是-
    - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
    - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with“√”in column (H) in this register. A person is a related party to a vendor if -

- (a) where that vendor is a corporation, the person is -
  - (i) a director of that vendor, or a parent, spouse or child of such a director;
  - (ii) a manager of that vendor;
  - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
  - (iv) an associate corporation or holding company of that vendor;
  - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
  - (vi) a manager of such an associate corporation or holding company;

- (b) where that vendor is an individual, the person is -
  - (i) a parent, spouse or child of that vendor; or
  - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is -
  - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
  - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (a) (G) 欄所指的支付條款包括售價的任何折扣(如有)，及就該項購買而連帶的贈品、財務優惠或利益。  
For column (G), the terms of payment include any discount on the price (if any), and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註 7 內，「樓價」是指買方在相關招標文件第 2 部份：要約表格(「相關要約表格」)內訂明的樓價以向賣方要約購買指明住宅物業的樓價(即(E) 欄所指的「成交金額」，亦即於臨時買賣合約(「臨時合約」)及買賣合約(「買賣合約」)中所載列之樓價)，而「相關招標文件」是指發展項目之招標文件，該招標文件在(G) 欄內列出。  
In this Remark 7, “Purchase Price” means the purchase price specified by the purchaser in Part 2: Offer Form of the relevant Tender Documents (“relevant Offer Form”) for the purchase of the specified residential property from the Vendor (i.e., the “Transaction Price” as set out in column (E) and also the purchase price of the specified residential property as stated in the PASP (preliminary agreement for sale and purchase) (“Preliminary Agreement”) and the ASP (agreement for sale and purchase) (“Agreement”); and “relevant Tender Documents” means the tender documents in relation to the relevant specified residential property of the Development.
- (c) (i) 在相關要約表格內經買方所揀選的支付條款 A Term of Payment A opted by the Purchaser under the relevant Offer Form
  - (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance; and
  - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 300 日內（「成交日期」）。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 300 days after the date of the Letter of Acceptance.
- (ii) 在相關要約表格內經買方所揀選的支付條款 A2 Term of Payment A2 opted by the Purchaser under the relevant Offer Form
  - (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance; and
  - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內（「成交日期」）。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 180 days after the date of the Letter of Acceptance.
- (iii) 在相關要約表格內經買方所揀選的支付條款 A3 Term of Payment A3 opted by the Purchaser under the relevant Offer Form
  - (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
  - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 360 日內（「成交日期」）。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 360 days after the date of the Letter of Acceptance.
- (iv) 在相關要約表格內經買方所揀選的支付條款 A4 Term of Payment A4 opted by the Purchaser under the relevant Offer Form
  - (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
  - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內（「成交日期」）。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 120 days after the date of the Letter of Acceptance.
- (v) 在相關要約表格內經買方所揀選的支付條款 A5 Term of Payment A5 opted by the Purchaser under the relevant Offer Form
  - (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；

- 5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內（「成交日期」）。
- 90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 180 days after the date of the Letter of Acceptance.

(vi) 在相關要約表格內經買方所揀選的支付條款 A6 Term of Payment A6 opted by the Purchaser under the relevant Offer Form

- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
- (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 90 日內（「成交日期」）。
- 90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date within 90 days after the date of the Letter of Acceptance.

(d) 延長保養欠妥之處優惠 Extended Defect Maintenance Offer

在不損害出售條款及正式合約的條款的原則下，凡該物業或裝置、裝修物料及設備(定義見該物業之正式合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，買方可於該物業買賣成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救(「延長保養欠妥之處優惠」)。如有任何爭議，賣方有最終決定權。惟此延長保養欠妥之處優惠僅屬於有關買方，並僅供買方享用及獲得。此延長保養欠妥之處優惠不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the provisions of the Conditions of Sale and the Formal Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the Property remedy any defects to the Property or the fittings, finishes and appliances (as mentioned in the Formal Agreement) caused otherwise than by the act or neglect of the Purchaser (“Extended Defect Maintenance Offer”). In case of any dispute, the decision of the Vendor shall be final. However, this Extended Defect Maintenance Offer is personal to the Purchaser and is to be enjoyed by the Purchaser only. This Extended Defect Maintenance Offer is non-assignable, non-transferable and subject to other terms and conditions.

(e) 提前成交現金回贈(只適用於揀選了上文第 7(c)段支付條款 A 及 A3 的買方) Early Completion Cash Rebate (Applicable to Purchaser who has opted Terms of Payment A and A3 under paragraph 7(c) above only)

- (1) 如買方提前於正式合約訂明的成交日期之前成交，可獲賣方根據下述陳列表計算的「提前成交現金回贈」。
- Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the Formal Agreement, the Purchaser shall be entitled to an “Early Completion Cash Rebate” payable by the Vendor in the amount and manner as set out in the table below :-

「提前成交現金回贈」列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion	「提前成交現金回贈」金額 Early Completion Cash Rebate Amount
接納書日期後 180 日內 Within 180 days after the date of the Letter of Acceptance	樓價 2% 2% of the Purchase Price

- (2) 買方須於擬定提前完成該物業的買賣成交日期前最少 30 日，以書面通知賣方其擬定提前成交日期，並向賣方申請「提前成交現金回贈」，賣方於接獲及核實有關申請並接納該提前成交日期後，賣方會將「提前成交現金回贈」金額直接用作支付買方應繳付之部份樓價餘款。
- The Purchaser shall inform the Vendor in writing the proposed early completion date and submit written application for the “Early Completion Cash Rebate” at least 30 days before the proposed date of early completion of the sale and purchase of the Property. After due receipt and verification by the Vendor of such application and due acceptance of the proposed early completion date, the Vendor shall apply the amount of “Early Completion Cash Rebate” directly as part payment of the balance of the Purchase Price.
- (3) 此提前成交現金回贈並受其他條款及細則約束。
- The “Early Completion Cash Rebate” is subject to other terms and conditions.

(f) 一個停車位認購權 Option to purchase a Car Parking Space

買方可享有不可轉讓的認購發展項目內的一個停車位的權利（「認購權」），買方需於該物業買賣成交日期後的 720 日內行使其認購權，而賣方有獨有及絕對酌情權決定停車位的售價。如買方於要約表格附表的第 4 節選擇購買一個住宅停車位，則買方須於上述之時限內及賣方所設定的方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視為自動放棄其認購權，買方並不會為此而獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的停車位及其銷售條款與細則，並將會容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

The Purchaser shall have a non-transferable option to purchase (“option to purchase”) one Car Parking Space in the Development within 720 days after the date of completion of the sale and purchase of the Property and at the price to be determined by the Vendor at its sole and absolute discretion. If the Purchaser shall select to purchase one Car Parking Space in Section 4 of the Schedule to the Offer Form, the Purchaser is required to exercise his/her/its option to purchase the one Car Parking Space within the said time limit and in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the

Purchaser who shall not be entitled to any compensation therefor. The Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

8. 下述互聯網可連結到此發展項目的價單：<https://www.whitesandcove.com.hk>  
The price list(s) of the development can be found in the following website: <https://www.whitesandcove.com.hk>

更新日期及時間：  
(日-月-年)

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