

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.46
銷售安排第 46 號

Name of the Phase : 期數名稱 :	Phase 2 of St Martin Development ^ 雲滙發展項目第二期 ^
Date of the Sale : 出售日期 :	From 28 December 2021 由 2021 年 12 月 28 日起
Time of the Sale : 出售時間 :	<u>On 28 December 2021:</u> From 2:00 p.m. – 7:00 p.m. <u>From 29 December 2021 and thereafter:</u> From 11:00 a.m. – 7:00 p.m. (Monday to Friday) From 12:00 noon – 7:00 p.m. (Saturday, Sunday and Public Holiday) <u>2021 年 12 月 28 日 :</u> 由下午 2 時至晚上 7 時 <u>由 2021 年 12 月 29 日起 :</u> 由上午 11 時至晚上 7 時(星期一至五) 由中午 12 時至晚上 7 時(星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC Venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 會場 」)
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 :	2
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 :	<u>The following unit in Tower 8 (Floor/Flat):</u> <u>以下在第8座的單位(樓層/單位):</u> 11/F-A6 <u>The following unit in Tower 11 (Floor/Flat):</u> <u>以下在第11座的單位(樓層/單位):</u> 12/F-A2
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 :	<p><u>On 28 December 2021 (“the first date of the sale”)</u></p> <p>Persons interested in purchasing any of the specified residential properties (“the registrant”) must follow the procedures below:-</p> <ol style="list-style-type: none">1. Registration slips will be distributed at the ICC Venue on the first date of sale from 2:00 p.m. to 2:15 p.m. (“check-in timeslot”). A registrant (if the registrant is a corporation, then all directors of that corporation) must personally attend the ICC Venue and submit<ol style="list-style-type: none">(a) only one registration slip duly completed and signed by the registrant;(b) one or more cashier order(s) in the total sum of HK\$300,000 and made payable to “MAYER BROWN”; and

- (c) a copy of the registrant's H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the ICC Venue on the first date of sale within the check-in timeslot. In case the ICC Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason direct the registrants to attend the lobby on 3/F and/or 10/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the "Additional Venues") by making announcement at the ICC Venue and the Additional Venues. Registrant who arrives at the ICC Venue or (if directed by the Vendor) Additional Venues beyond the check-in timeslot shall not be eligible for participating in the selection and purchase of specified residential properties, except when the specified residential properties (if any) are offered to be sold on a first come first serve basis in accordance with paragraph 8 below.

2. The following requirements apply to the registration slips :-

- (a) Each registrant shall only submit **one (1)** registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the registrant and shall not be transferable.
- (b) The registrant shall indicate on the registration slip the specified residential property that he/she/it intends to purchase provided that each registrant shall only be entitled to indicate to purchase **one (1)** specified residential property on the registration slip.

3. The cashier order(s) submitted in accordance with paragraph 1 above will be used as part payment of the preliminary deposit for the purchase of the specified residential property.

4. A registrant shall select and purchase the specified residential property according to his/her/its interest as indicated on the registration slip, subject to the following requirements :-

- (a) Balloting will be used to determine the order of priority for selection and purchase of the specified residential property if there are two (2) or more registrants who have expressed interest in their registration slips to purchase such specified residential property. Each registrant shall be entitled to one ballot drawing.
- (b) For any specified residential property which no registrant has expressed interest in purchasing in his/her/its registration slip, such specified residential property will be offered to be sold on a first come first served basis to the registrants who are unable to select and purchase any specified residential property in accordance with the procedures above.

5. In case of dispute, the Vendor reserves its absolute right to allow or disallow the selection and purchase of any specified residential property(ies) by any person and to allocate any of those specified residential property(ies) to any person interested in purchasing by any method (including balloting). The Vendor shall not be responsible to the registrant(s) for any error or omission contained in the ballot results.

6. After a registrant has successfully selected the specified residential property in accordance with the above procedures, the registrant shall **personally** enter into preliminary agreement for sale and purchase of the selected specified residential property.

7. If a registrant has not purchased any specified residential property, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at the ICC Venue immediately after the sale mentioned above till 7:00 p.m. on the first date of sale and on 29 December 2021 (from 11:00 a.m. to 7:00 p.m.). The registrant must bring along the H.K.I.D. Card(s)/Passport(s) of the registrant (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 the authorized person) and (if applicable) copy of Business Registration Certificate of the registrant, the original receipt of the registration slip, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person.

8. After the completion of the balloting (if any) 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 property to any person interested in purchasing by any method (including

balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

9. The Vendor reserves the right to close the ICC Venue and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.
10. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 12:00 noon and 7:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the ICC Venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to change the date(s) and/or time of the check-in timeslot and/or the balloting 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 Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the website (www.stmartin.com.hk/p2) designated by the Vendor for the Phase.

On 29 December 2021 and thereafter:

11. 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 property to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
12. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 7 above.
13. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 10 above, the subsequent dates of sale will be postponed accordingly.
14. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the purchasers and the maintenance of order at the ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the website (www.stmartin.com.hk/p2) designated by the Vendor for the Phase.
15. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional Venues, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.
16. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2021年12月28日(下稱「出售首天」):

有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從下列程序：

1. 登記表格將於出售首天下午**2時至下午2時15分內**(下稱「**報到時段**」)於ICC會場派發。登記人(如登記人為公司，則該公司**所有董事**)須於出售首天報到時段內**親自**到ICC會場，
 - (a) 遞交一份已填妥及由登記人簽署的登記表格；
 - (b) 遞交一張或多張金額合共為港幣\$300,000的本票，本票抬頭人須為「**孖士打律師行**」；及
 - (c) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已交付公司註冊處之文件以顯示當時的董事及秘書的名單。

如ICC會場不足容納所有登記人，賣方可基於安全理由在ICC會場及香港九龍柯士甸道西1號環球貿易廣場3樓大堂及／或10樓及／或21樓(以下統稱「**外加會場**」)作出公布，指示登記人前往外加會場。於報到時段以外的時間才到達ICC會場或(如賣方指示)外加會場的登記人將不能參與選購指明住宅物業，除當指明住宅物業(如有)按下述第8段以先到先得方式出售。

2. 登記表格須符合以下規定：
 - (a) 每名登記人只可遞交**1份**登記表格，如獲賣方接納，登記只在出售首天有效。重複的登記人登記將不會被接受，逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
 - (b) 登記人須於登記表格上表示其有興趣購買的指明住宅物業，但每名登記人於登記表格上表示有興趣購買的指明住宅物業的數目為**1個**。
3. 根據上述第1段遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。
4. 每位登記人將按其在登記表格上所表達的意願選購指明住宅物業，惟受制於以下規定：
 - (a) 如兩個或以上登記人於其登記表格上表示有興趣購買該指明住宅物業，將以抽籤方式決定選購該指明住宅物業的次序。每位登記人只可獲分配一個籌號進行一次抽籤。
 - (b) 對於任何沒有登記人在登記表格上表示有興趣購買的指明住宅物業，該指明住宅物業將以先到先得方式出售予未能根據以上程序選購任何指明住宅物業的登記人。
5. 如有任何爭議，賣方保留絕對權利允許或不允許任何人選購任何指明住宅物業及以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。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。
6. 登記人根據上述程序成功選擇指明住宅物業後，須就已選擇的指明住宅物業**親身**簽署臨時買賣合約。
7. 如登記人並無購入任何指明住宅物業，登記人(或其獲授權人士)可於上述提及的程序完結後直至**出售首天的晚上7時及於2021年12月29日(上午11時至晚上7時)**內於ICC會場辦理取回未使用的本票。登記人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)及(如適用)登記人之商業登記證書副本、登記表格收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證／護照副本。
8. 當抽籤(如有)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，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

9. 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 會場及(如適用)外加會場。
10. 如在出售首天中午 12 時至晚上 7 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持 ICC 會場及／或(如適用)外加會場的秩序，賣方保留絕對權力更改報到時段的日期及／或時間、抽籤的日期及／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 會場及／或(如適用)外加會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.stmartin.com.hk/p2)公布。

2021 年 12 月 29 日起：

11. 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，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
12. 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 會場，惟 ICC 會場會於上述第 7 段指明的時間開放以供辦理取回未使用的本票。
13. 如賣方根據上述第 10 段延遲出售首天至其他日期，其後的出售日期將會順延。
14. 如在任何出售日期(除出售首天)的上午 9 時至晚上 7 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.stmartin.com.hk/p2)公布。
15. 賣方保留權利隨時(a)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全及/或銷售程序的順利運作及/或(b)因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(c)因任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認為合適的其他日期及/或時間及/或地點。
16. 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)

11/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 11 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

<p>Other Matters: 其他事項：</p>	<p>(1) During the period between 25 December 2021 and 27 December 2021 (both days inclusive) (11:00 a.m. to 5:00 p.m. daily), registrants may view the specified residential property(ies) which he/she/it intends to purchase (the residential properties that are made available for viewing are collectively referred to as “Properties for Viewing”). Registrants are reminded that the Properties for Viewing will not be made available for viewing during the time of sale on the first date of sale. In order to maintain order at the ICC Venue and (if applicable) the Additional Venues and ensure the smoothness of the selection and purchase procedures, after a registrant has selected a specified residential property, the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the registrant’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing. To view the Properties for Viewing, the registrant must be present and holding a valid receipt for the Registration of Intent, who may be accompanied with such number of relatives, friends and estate agents as may be allowed by the Vendor. The Vendor reserves its rights to adjust the above arrangement without prior notice. For details of the viewing arrangements, please refer to the "Arrangements for Viewing of Specified Residential Property(ies) or Comparable Property(ies)" applicable for this Sales Arrangements issued by the Vendor (as may be amended by the Vendor from time to time).</p> <p>由 2021 年 12 月 25 日至 2021 年 12 月 27 日期間(包括首尾兩日) (每日上午 11 時至下午 5 時)，登記人可參觀其意欲購買的指明住宅物業(可供參觀的住宅物業統稱為「供參觀物業」)。登記人請注意，供參觀物業於出售首天的出售時間內將不會開放供參觀。為維持 ICC 會場及(如適用)外加會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為登記人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有登記人事先安排參觀供參觀物業。登記人本人必須出席，並須憑有效的購樓意向登記收據方可參觀供參觀物業，登記人可帶同賣方所準許數目之親友及地產經紀進場參觀。賣方保留最終決定權更改上述安排而不作通知。有關參觀供參觀物業的安排的詳情，敬請參閱賣方發出的適用於本銷售安排的「參觀指明住宅物業或相若住宅物業的安排」(經賣方不時修改)。</p> <p>(2) The Vendor may from time to time impose public health and security related precautionary measures and crowd control at the ICC Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the ICC Venue.</p> <p>賣方可能不時於 ICC 會場施加與公共衛生及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入 ICC 會場。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 會場。</p>
<p>Date of Issue: 發出日期：</p>	<p>24 December 2021 2021 年 12 月 24 日</p>

^ Remarks: Tower 8 to Tower 11 of the residential development in the Phase are called “St Martin”
^ 備註: 期數中住宅發展項目的第 8 座至第 11 座稱為「雲滙」