

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

| <p>Name of the Development: 發展項目的名稱：</p> | <p>Uptown East 泰峯</p> | | | | | | | | | | | | | | |
|---|---|--------------------|--|-----------------|---|--|------------|------------|------------|------------|-----|-----------------------------|-----------------|-----------------------------|-----------------|
| <p>Date of the Sale: 出售日期：</p> | <p><u>Batch A - By Way of Tender</u> A批次 - 招標形式</p> <table border="1" data-bbox="651 544 1362 678"> <tr> <th>Tender No. 招標號碼</th> <th>Tender period 招標日期</th> </tr> <tr> <td>[1]</td> <td>From 17 March 2024 to 18 March 2024 由2024年3月17日至2024年3月18日</td> </tr> </table> <p><u>Batch B - By Way of Price List</u> B批次 - 價單形式</p> <p>From 17 March 2024 由2024年3月17日起</p> | Tender No. 招標號碼 | Tender period 招標日期 | [1] | From 17 March 2024 to 18 March 2024 由2024年3月17日至2024年3月18日 | | | | | | | | | | |
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| Tender No. 招標號碼 | Commencement date and time of tender 招標開始日期及時間 | | Closing date and time of tender 招標截止日期及時間 | | | | | | | | | | | | |
| | Date 日期 | Time 時間 | Date 日期 | Time 時間 | | | | | | | | | | | |
| [1] | 17 March 2024 2024年3月17日 | 4 p.m. 下午4時正 | 18 March 2024 2024年3月18日 | 5 p.m. 下午5時正 | | | | | | | | | | | |
| <p>Place where the sale will take place: 出售地點：</p> | <p>Shop No. 3012, Level 3 of D • PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (“Sales Office”) 香港荃灣青山公路荃灣段 398 號愉景新城第三層 3012 號舖(「售樓處」)</p> | | | | | | | | | | | | | | |

| | | |
|--|--|---|
| | Shop No. 3003, Level 3 of D • PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (“ Additional Designated Venue ”) 香港荃灣青山公路荃灣段 398 號愉景新城第三層 3003 號舖(「 額外指定會場 」) | |
| 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： | 348 | |
| | <u>Batch A - By Way of Tender</u> <u>A 批次 - 招標形式</u> 12 | <u>Batch B - By Way of Price List</u> <u>B 批次 - 價單形式</u> 336 |
| 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： | | |
| <u>Batch A - By Way of Tender</u> <u>A 批次 - 招標形式</u> The following flats in Tower 1A : 以下在第 1A 座的單位： 17A, 18A, 30A, 31A, 32A The following flats in Tower 2A : 以下在第 2A 座的單位： 30A, 31A, 32A, 5D, 6D, 7D, 8D | <u>Batch B - By Way of Price List</u> <u>B 批次 - 價單形式</u> The following flats in Tower 1A : 以下在第 1A 座的單位： 5B,6B,7B,8B,9B,10B,11B,12B,15B,16B,17B,18B,19B, 20B,21B,22B,23B,25B,26B,5C,6C,7C,8C,9C,10C,11C, 12C,15C,16C,17C,18C,19C,20C,21C,22C,23C,25C, 26C,5D,6D,7D,8D,9D,10D,11D,12D,15D,16D,17D, 18D,19D,20D,21D,22D,23D,25D,26D,6E,7E,8E,9E, 10E,11E,12E,15E,16E,17E,18E,19E,20E,21E,22E,23E, 25E,26E,6F,7F,8F,9F,10F,11F,12F,15F,16F,17F,18F, 19F,20F,21F,22F,23F,25F,26F The following flats in Tower 1B : 以下在第 1B 座的單位： 6A,7A,8A,9A,10A,11A,12A,15A,16A,17A,18A,19A, 20A,21A,22A,23A,25A,26A,6B,7B,8B,9B,10B,11B, 12B,15B,16B,17B,18B,19B,20B,21B,22B,23B,25B,26B ,5C,6C,7C,8C,9C,10C,11C,12C,15C,16C,17C,18C,19C, 20C,21C,22C,23C,25C,26C,5D,6D,7D,8D,9D,10D,11D, 12D,15D,16D,17D,18D,19D,20D,21D,22D,23D,25D, 26D,29D,5F,6F,7F,8F,9F,10F,11F,12F,15F,16F,17F,18F ,19F,20F,21F,22F,23F,25F,26F,6H,7H,8H,9H,10H,11H, 12H,15H,16H,17H,18H,19H,20H,21H,22H,23H,25H, 26H The following flats in Tower 2A : 以下在第 2A 座的單位： | |

5A,6A,7A,8A,9A,10A,11A,12A,15A,16A,17A,18A,19A,20A,21A,22A,23A,25A,26A,6E,7E,8E,9E,10E,11E,12E,15E,16E,17E,18E,19E,20E,21E,22E,23E,25E,26E,5F,6F,7F,8F,9F,10F,11F,12F,15F,16F,17F,18F,19F,20F,21F,22F,23F,25F,26F,5G,6G,7G,8G,9G,10G,11G,12G,15G,16G,17G,18G,19G,20G,21G,22G,23G,25G,26G

The following flats in Tower 2B :

以下在第 2B 座的單位 :

5A,6A,7A,8A,9A,10A,11A,12A,15A,16A,17A,18A,19A,20A,21A,22A,23A,25A,26A,29A,6E,7E,8E,9E,10E,11E,12E,15E,16E,17E,18E,19E,20E,21E,22E,23E,25E,26E,6G,7G,8G,9G,10G,11G,12G,15G,16G,17G,18G,19G,20G,21G,22G,23G,25G,26G

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：

Batch A - By Way of Tender

A 批次 - 招標形式

Subject to Notes (1) to (5) below, sale by way of tender – see details and particulars in the tender notice.

受限於下文備註(1)至(5)項，以招標形式出售 – 請參閱招標公告的細節和詳情。

| Tender No. 招標號碼 | Specified residential properties that will be offered to be sold 將提供出售的指明住宅物業 |
|--------------------|---|
| [1] | <p>The following specified residential properties only: 只限以下指明住宅物業:</p> <p>The following flats in Tower 1A : 以下在第 1A 座的單位 : 17A, 18A, 30A, 31A, 32A</p> <p>The following flats in Tower 2A : 以下在第 2A 座的單位 : 30A, 31A, 32A, 5D, 6D, 7D, 8D</p> |

Note:

備註：

(1) The Vendor has absolute right to revise the tender notice, the tender documents and the annexes from time to time without informing tenderers individually. The Vendor advises tenderers to check and ensure before submission of tender that the latest version of the tender notice, tender documents and annexes has been used.

賣方有全權不時修改招標公告、招標文件及附件，而不會個別通知投標者。賣方建議投標者在投標前應先檢查及確保已使用最新版本之招標公告、招標文件及附件。

- (2) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has absolute right to accept any offer at or before the closing time of the tender and/or to change the closing date and/or time of the tender and/or the place where the sale will take place in respect of any specified residential property from time to time by amending and/or issuing the Information on Sales Arrangements.
賣方並不承諾亦無責任審閱、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約及/或透過修改及/或發出銷售安排資料不時更改任何指明住宅物業的招標截止日期及/或時間及/或出售地點。
- (3) Tender notice and other relevant tender documents will be made available for collection free of charge at Sales Office from 4p.m. to 6p.m daily from 16 March 2024 to 18 March 2024 (both days inclusive).
招標公告及其他相關招標文件可於2024年3月16日起至2024年3月18日(包括首尾兩天)每日下午4時至下午6時期間在售楼處免費領取。
- (4) Notwithstanding anything provided herein, in case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or extreme conditions announcement is made and is still in effect after 4:00 p.m. on the closing date of the tender, the closing date and time of the tender will be extended to the next working day at 5:00 p.m. and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced or extreme conditions announcement is made. The above arrangements shall not affect the closing date and time of any subsequent tender exercise(s) under this sales arrangement. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.
即使本銷售安排資料另有規定，若在招標截止日期當天發出黑色暴雨警告或八號或以上颱風信號或極端情況的公布及該警告或信號或公布於當天下午4時正後仍然生效，招標截止日期及時間將延至下一工作日的下午5時正(而在該日亦沒有黑色暴雨警告或八號或以上颱風信號或極端情況的公布發出)。上述安排並不會影響任何在本銷售安排下其後的招標的招標截止日期及時間。賣方保留權利拒絕任何人士進入售楼處。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。
- (5) The tender sale of a specified residential property is subject to availability. Where the Vendor has accepted a tender for a specified residential property, no tender sale of that specified residential property will be carried out on the subsequent date(s) of sale. Persons interested in submitting tenders of the specified residential properties are reminded to make enquiries with the Vendor and/or read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the relevant period after the close of a previous tender exercise as specified in the tender documents. In such event, the Vendor will reject other offer(s) for that specified residential property.
招標出售的指明住宅物業售完即止。當賣方已接納一指明住宅物業之任何投標書，其後之出售日期該指明住宅物業將不再進行招標。有意遞交指明住宅物業的投標書的人士敬請向賣方查詢及/或檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然進行招標，因賣方可能會在先前的招標程序完結後按投標書中所訂的某一期限內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。在此情況下，賣方會拒絕認購該指明住宅物業之其他要約。

Batch B - By Way of Price List
B 批次 - 價單形式

PART 1
第 1 部分

On the First Date of Sale:

於出售首日:

Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties.

揀選指明住宅物業的優先次序將以下列抽籤方式決定。

Part (I) : Abstract**第(I)部分: 摘要**

The sale of the specified residential properties will be divided into 2 groups (namely Group A and Group B). The individuals or companies interested in purchasing any of the specified residential properties are referred to as “registrant(s)”. Individual (whether in his/her own name or in joint names with any other parties) or company (in its own name only) registrants can participate in both Group A and Group B.

指明住宅物業將會分兩個組別出售 (即 A 組別及 B 組別)。有意購買任何指明住宅物業的個人或公司於下文中稱為「登記人」。個人(無論以自己名義或與他方聯名) 或公司(只可以自己名義)登記人可以同時參與 A 組別及 B 組別。

| Group 組別 | Eligible registrants 合資格登記人 | Specified residential properties that will be offered to be sold in that Group 於該組別將提供出售的指明住宅物業 | Criteria for selecting specified residential properties in that Group 於該組別揀選指明住宅物業的準則 |
|---------------------|---|---|---|
| A | <p>All individual and company registrants with valid Group A Registration of Intent (each a “Group A registrant”) 所有持有有效的 A 組別購樓意向登記的個人及公司登記人(「A 組別登記人」)</p> | <p>The following specified residential properties only: 只限以下指明住宅物業:</p> <p>The following units in Tower 1A 以下在第 1A 座的單位: 6E[^],7E[^],8E[^],9E[^],10E[^],11E[^],12E[^], 15E[^],16E[^],17E[^],18E[^],19E[^],20E[^], 21E[^],22E[^],23E[^],25E[^],26E[^],6F[^], 7F[^],8F[^],9F[^],10F[^],11F[^],12F[^],15F[^], 16F[^],17F[^],18F[^],19F[^],20F[^],21F[^], 22F[^],23F[^],25F[^],26F[^]</p> <p>The following flats in Tower 1B: 以下在第 1B 座的單位: 6A[^],7A[^],8A[^],9A[^],10A[^],11A[^], 12A[^],15A[^],16A[^],17A[^],18A[^],19A[^], 20A[^],21A[^],22A[^],23A[^],25A[^], 26A[^],6B[^],7B[^],8B[^],9B[^],10B[^], 11B[^],12B[^],15B[^],16B[^],17B[^],18B[^], 19B[^],20B[^],21B[^],22B[^],23B[^],25B[^], 26B[^],5D,6D,7D,8D,9D,10D,11D, 12D,15D,16D,17D,18D,19D,20D, 21D,22D,23D,25D,26D,29D,5F,6F, 7F,8F,9F,10F,11F,12F,15F,16F, 17F,18F,19F,20F,21F,22F,23F,25F, 26F,6H,7H,8H,9H,10H,11H,12H,</p> | <p>In respect of each valid Group A Registration of Intent, Group A registrant must select EITHER (a) at least one (1) Group A Specified Two-bedroom Units OR (b) at least two (2) and not more than four (4) Group A Units.</p> <p>就每份有效的 A 組別購樓意向登記，A 組別登記人須揀選 (a) 最少 1 個 A 組別指定兩房單位 或 (b) 最少 2 個及最多 4 個 A 組別單位。</p> <p>Any Group A Units not purchased in Group A Units Selection (as defined hereinafter) (if any) will be made available for sale in Group B. 任何 A 組別單位於 A 組別揀樓(見下述定義)未被購買(如有)將會於 B 組別以供出售。</p> <p>If the number of the Group A Units remaining available for selection and purchase is such that the "Criteria for selecting specified residential properties in</p> |

| | | | |
|---|---|---|---|
| | | <p>15H,16H,17H,18H,19H,20H,21H,22H,23H,25H,26H</p> <p>The following flats in Tower 2A: 以下在第 2A 座的單位: 5F,6F,7F,8F,9F,10F,11F,12F,15F,16F,17F,18F,19F,20F,21F,22F,23F,25F,26F</p> <p>The following flats in Tower 2B: 以下在第 2B 座的單位: 6G,7G,8G,9G,10G,11G,12G,15G,16G,17G,18G,19G,20G,21G,22G,23G,25G,26G</p> <p>(The specified residential properties listed above are collectively referred to as “Group A Units”)</p> <p>(以上列明之指明住宅物業下統稱為「A 組別單位」)</p> <p><i>Remarks:</i> <i>Specified residential properties marked with " ^ " above are collectively referred to as " Group A Specified Two-bedroom Units". For the avoidance of doubt, each the Group A Specified Two-bedroom Unit is a specified residential property included in Group A Units.</i></p> <p><i>備注:</i> 以上以「 ^ 」標示之指明住宅物業統稱為「A 組別指定兩房單位」。為免生疑，每個 A 組別指定兩房單位均屬 A 組別單位內的指明住宅物業。</p> | <p>that Group" applicable to Group A cannot be satisfied, then Group A Units Selection (as defined hereinafter) will end immediately.</p> <p>如在 A 組別餘下可供選購的 A 組別單位數目不能滿足適用於 A 組別的"於該組別揀選指明住宅物業的準則"，則 A 組別揀樓(見下述定義)將會立即完結。</p> |
| B | <p>All individual and company registrants with valid Group B Registration of Intent (each a “Group B registrant”)</p> <p>所有持有有效的 B 組別購樓意向登記的個人及公司登記人(「B 組別登記人」)</p> | <p>All remaining specified residential properties which are still available for sale after Group A Units Selection (as defined hereinafter).</p> <p>所有在 A 組別揀樓(見下述定義)完結後剩餘仍可供出售的指名住宅物業。</p> | <p>In respect of each valid Group B Registration of Intent, Group B registrant must select at least one (1) and not more than two (2) specified residential properties.</p> <p>就每份有效的 B 組別購樓意向登記，B 組別登記人須揀選最少 1 個及最多 2 個指明住宅物業。</p> |

Part (II) : Registration

第(II)部分: 登記

(1) SUBMISSION OF ONLINE REGISTRATION OF INTENT

網上登記系統遞交購樓意向登記

- (i) Registrants must submit their online Registrations of Intent via <https://reg.uptowneast.com.hk> (the “**Registration Website**”) and follow the procedures specified therein. The submission of online Registration of Intent shall commence on 9 March 2024. The closing time and date for submission of online Registration of Intent will be 1:00 p.m. on 16 March 2024. A registrant must successfully submit the online Registration of Intent **before** the said closing time and date. Late submission will not be accepted. The Vendor shall not be responsible to any registrant if the registrant cannot successfully complete the registration at the Registration Website for whatever reason (including downtime of the server or network congestion).

登記人須透過 <https://reg.uptowneast.com.hk> (「**登記網站**」) 並依據網站內的步驟遞交網上購樓意向登記。網上購樓意向登記遞交於 2024 年 3 月 9 日開始。截止遞交網上購樓意向登記的日期及時間為 2024 年 3 月 16 日下午 1 時正。登記人須於前述截止日期及時間前成功遞交網上購樓意向登記。逾期申請將不獲受理。如因任何原因(包括伺服器問題或網絡擠塞) 登記人未能於登記網站成功完成登記，賣方無須對任何登記人負上任何責任。

- (ii) After successful submission of the online Registration of Intent, registrants shall submit the temporary reference number, barcode along with cashier’s order(s) or cheque(s) issued by the estate agent(s) appointed by the Vendor as specified in the price list(s) of the Development, copy(ies) of identification document(s) and other documents required under the Registration of Intent to the Sales Office at or before 1:00 p.m. on 16 March 2024 in order to complete the registration and obtain the official receipt of the Registration of Intent (“**Receipt for Registration of Intent**”). Further, **one (1) cashier’s order or one (1) cheque issued by the estate agents appointed by the Vendor as specified in the price list(s) of the Development in the amount of HK\$100,000 shall be submitted by the registrants in respect of each specified residential property that the registrants intend to purchase as set out in the Registration of Intent.** The said cashier’s order(s) or cheque(s) shall be made payable to “MAYER BROWN”. **No** cheque(s) issued by individuals or corporations will be accepted by the Vendor for the purpose set out in this paragraph.

於網上成功遞交購樓意向登記後，登記人須於 2024 年 3 月 16 日下午 1 時正或之前將臨時參考編號及條碼連同銀行本票或由發展項目價單列明之賣方已委任的地產代理發出之支票，以及身份證明/公司文件及購樓意向內所要求的文件副本一併遞交至售樓處完成登記手續，以獲得購樓意向登記正式收據(「**登記收據**」)。此外，**登記人須就購樓意向登記內每一個其表明意欲購買的指明住宅物業遞交一張銀行本票或由發展項目價單列明之賣方已委任的地產代理發出之支票，金額為港幣 \$100,000。**上述本票及/或支票抬頭人為「孖士打律師行」。賣方不會接受為本段目的所發出之個人或公司支票。

- (iii) The Vendor reserves its absolute right to accept or reject any cashier's orders and/or cheques submitted by the registrants. The Vendor's decision in this regard shall be final and binding on all registrations.

賣方保留絕對權力接受或拒絕任何由登記人遞交之銀行本票及/或支票。賣方就此方面所作的決定為最終決定，並對所有登記人具有約束力。

- (2) Each registrant (whether in his/her/its own name or in joint names with any other party(ies)) can submit up to **FOUR (4) sets of Group A Registration of Intent and TWO (2) sets of Group B Registration of Intent.** Registrations of Intent (whether in his/her/its/their own name or in joint names with other parties) submitted from the same Registrant exceeding such maximum number will not be accepted. A registrant shall not include both company(ies) and individual(s).

每個登記人(無論以其自己名義或與他方聯名)可遞交最多四份 A 組別購樓意向登記及最多兩份 B 組別購樓意向登記。賣方不會接受同一登記人(無論以其自己名義或與他方聯名)遞交多於上述限定數目的購樓意向登記。登記人不可同時由公司及個人組成。

- (3) If the registrant has successfully purchased any specified residential property(ies), the cashier order(s) or cheque(s) attached to the Registration of Intent will entirely be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies), the balance to be paid by cheque(s). Please bring along blank cheque(s) for payment of balance of preliminary deposit(s).
若登記人成功購買任何指明住宅物業，夾附於購樓意向登記之本票或支票將會全數作為購買指明住宅物業的部份臨時訂金（餘額以支票支付）。請準備空白支票以備支付臨時訂金餘額。
- (4) The order of submission of Registration of Intent will not have any impact on the order of priority in the selection and purchase of the specified residential properties. Late submission will not be accepted. The Registration of Intent is personal to the registrant(s) and shall not be transferable.
遞交購樓意向登記的次序不會影響選購指明住宅物業的優先次序。逾期遞交恕不受理。購樓意向登記只適用於登記人本人，不得轉讓。

Part (III) : Balloting and selection of specified residential properties
第(III)部分: 抽籤及揀選指明住宅物業

Balloting will be used to determine the order of priority. The registrants must comply with the procedures below:-
以抽籤方式決定優先次序，登記人須遵從下列程序:-

Group A
A 組別

1. The balloting will take place on 16 March 2024 at 3 p.m. at the Sales Office for the purposes of determining the order of priority of registrants in Group A in selection of specified residential properties (“**order of priority**”). All Group A registrants will also be divided into one or more groups for easy crowd management purpose.
抽籤將於 2024 年 3 月 16 日下午 3 時正於售樓處進行，決定 A 組別登記人選購指明住宅物業的優先次序（「**優先次序**」），並將所有 A 組別登記人分為一個或多個組別以方便人群管理。
2. Balloting will be carried out by computer network. **Every valid Group A Registration of Intent shall be allotted one (1) lot.** All valid Group A Registrations of Intent will be automatically included in the balloting. Group A registrants are not required to attend the balloting procedure.
抽籤將以電腦操作。**每一份有效的 A 組別購樓意向登記可獲分配 1 個籌。**所有有效的 A 組別購樓意向登記將會自動被納入抽籤。A 組別登記人無須出席抽籤程序。
3. The balloting procedure will be monitored by an external auditor.
抽籤程序將由第三方核數師監督。
4. The balloting results for Group A (including “order of priority”, “registration number”, “division of group”, “check-in timeslot for each group” and “check-in venue for each group” (“**check-in venue**”)) will be posted at the Sales Office and will be posted on the website (<https://www.uptowneast.com.hk/>) designated by the Vendor for the Development on 16 March 2024. Registrant(s) will not be separately notified of the ballot results.
A 組別的抽籤結果(包括「**優先次序**」、「**登記號碼**」、「**分組結果**」、「**每組別報到時段**」及「**每組別報到地點**」(「**報到場地**」))，將於 2024 年 3 月 16 日於售樓處公布，並於賣方為發展項目指定的互聯網網站的網址(<https://www.uptowneast.com.hk/>) 公布。登記人不會獲得個別通知。
5. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot procedure and/or results.
如抽籤過程及/或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. On the First Date of Sale, Group A registrants shall attend the check-in venue according to the relevant “check-in timeslot for each group” posted by the Vendor. Group A registrants who arrive at the check-in venue outside the

relevant "check-in timeslot for each group" shall not be eligible to participate in the selection and purchase of specified residential properties.

於出售首日，A 組別登記人須根據賣方公佈之相關「每組別報到時段」到達報到場地。於相關「每組別報到時段」以外的時間才到達報到場地的 A 組別登記人將不享有選購指明住宅物業的資格。

7. For the purpose of verifying the identity, registrants shall bring along with them:
- valid Receipt of Registration of Intent; and
 - original of the identification documents (such as H.K.I.D. Card or Passport); and
 - Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant(s), original of the identification documents (such as H.K.I.D. Card or Passport) of director(s) who attends the balloting and company chop of the registrant(s) (if the registrants are or include companies).
- 為核實身份的目的，登記人必須攜同其：
- 有效的購樓意向登記的收據；及
 - 身份證明文件(如香港身份證 / 護照)正本；及
 - 商業登記證書或公司註冊證書、出席抽籤之登記人董事的身份證明文件(如香港身份證或護照)正本和登記人之公司印章 (如登記人為或包括公司)。
8. After verification of the identity of the registrants by the Vendor, the registrants shall, at the Sales Office proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time ("**Group A Units Selection**").
- 經賣方確認並核實身份後，登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於售樓處揀選於當時仍可供揀選的指明住宅物業（「**A 組別揀樓**」）。
9. In respect of **each** valid Group A Registration of Intent, Group A registrant must select and purchase **EITHER** (a) at least one (1) Group A Unit **OR** (b) at least two (2) and not more than four (4) specified residential properties, in compliance with the rules and procedures as set out in this sales arrangements in an orderly manner and within reasonable time, otherwise his/her /their order of priority shall lapse automatically and he/she/they will no longer be eligible to select and/or purchase any specified residential property under the relevant Registrations of Intent.
- 就**每份**有效的 A 組別購樓意向登記，A 組別登記人必須有秩序地及於合理時間內揀選及購買 (a) 最少 1 個 A 組別單位 **或** (b) 最少 2 個及最多 4 個指明住宅物業，並必須遵從本資料內列明的規則選購指明住宅物業，否則登記人之優先次序將自動失效，並將不再享有相關購樓意向登記下選購指明住宅物業的資格。
10. For the avoidance of doubt, the total number of specified residential properties purchased by a registrant (whether alone or jointly with others) in respect of **each** valid Registration of Intent shall not exceed the maximum number of specified residential properties which such registrant is allowed to purchase pursuant to **each** valid Registration of Intent submitted by such registrant
- 為免生疑，登記人(不論單獨或與其他人聯名)就**每份**有效的購樓意向登記購買的指明住宅物業的總數不得超過該登記人根據該登記人提交的**每份**有效的購樓意向登記下允許購買的指明住宅物業的最大數量。
11. Where it is the turn of a registrant to select specified residential property(ies) in Group A Units Selection and that registrant fails to make such a selection for whatever reasons (whether or not it is due to the insufficient number of specified residential property(ies) available for selection that can fulfil the said criteria), such registrant will cease to be eligible for selection of any specified residential properties in Group A Units Selection.
- 如登記人在 A 組別揀樓時段內揀選指明住宅物業時因任何原因未作出如此揀選（不論是否因為剩下可供揀選的指明住宅物業數目不足以符合該準則），則該登記人將被取消 A 組別揀樓時段內揀選任何指明住宅物業之資格。

Group B
B 組別

1. The balloting will take place on 16 March 2024 at 3 p.m. at the Sales Office for the purposes of determining the order of priority of registrant(s) in Group B in selection of specified residential properties (“**order of priority**”). All Group B registrant(s) will also be divided into one or more group(s) for easy crowd management purpose. 抽籤將於 2024 年 3 月 16 日下午 3 時正於售樓處進行，決定 B 組別登記人選購指明住宅物業的優先次序（「**優先次序**」），並將所有 B 組別登記人分為一個或多個組別以方便人群管理。
2. Balloting will be carried out by computer network. Every valid Group B Registration of Intent shall be allotted one (1) lot. All valid Group B Registrations of Intent will be automatically included in the balloting. Group B registrant(s) are not required to attend the balloting procedure. 抽籤將以電腦操作。每一份有效的 B 組別購樓意向登記可獲分配 1 個籌。所有有效的 B 組別購樓意向登記將會自動被納入抽籤。B 組別登記人無須出席抽籤程序。
3. The balloting procedure will be monitored by an external auditor. 抽籤程序將由第三方核數師監督。
4. The balloting results for Group B (include “order of priority”, “registration number”, “division of group”, “check-in timeslot for each group” and “check-in venue for each group” (“**check-in venue**”)) will be posted at the Sales Office and will be posted on the website (<https://www.uptowneast.com.hk/>) designated by the Vendor for the Development on 16 March 2024. Registrant(s) will not be separately notified of the ballot results. B 組別的抽籤結果(包括「優先次序」、「登記號碼」、「分組結果」、「每組別報到時段」及「每組別報到地點」(「**報到場地**」)), 將於 2024 年 3 月 16 日於售樓處公布，並於賣方為發展項目指定的互聯網網站的網址(<https://www.uptowneast.com.hk/>) 公布。登記人不會獲得個別通知。
5. The Vendor shall not be responsible to the registrant(s) for any error or omission contained in the ballot procedure and/or results. 如抽籤過程及/或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. On the First Date of Sale, Group B registrant(s) shall attend the check-in venue according to the relevant “check-in timeslot for each group” posted by the Vendor. Group B registrant(s) who arrive at the check-in venue beyond the relevant “check-in timeslot for each group” shall not be eligible to participate in the selection and purchase of specified residential properties. 於出售首日，B 組別登記人須根據賣方公佈之相關「每組別報到時段」到達報到場地。於相關「每組別報到時段」以外的時間才到達報到場地的 B 組別登記人將不享有選購指明住宅物業的資格。
7. For the purpose of verifying the identity, registrants shall bring along with them:
 - (a) valid Receipt of Registration of Intent; and
 - (b) original of the identification documents (such as H.K.I.D. Card or Passport); and
 - (c) Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant(s), original of the identification documents (such as H.K.I.D. Card or Passport) of the director(s) who attends the balloting and company chop of the registrant(s) (if the registrants are or include companies).為核實身份的目的，登記人必須攜同其：
 - (a) 有效的購樓意向登記的收據；及
 - (b) 身份證明文件(如香港身份證 / 護照)正本；及
 - (c) 商業登記證書或公司註冊證書、出席抽籤之登記人董事的身份證明文件(如香港身份證或護照)正本和登記人之公司印章(如登記人為或包括公司)。
8. After verification of the identity of the registrants by the Vendor, the registrants shall, at the Sales Office proceed to select the specified residential properties which are still available at the time of selection according to the order

of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time ("**Group B Units Selection**").

經賣方確認並核實身份後，登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於售樓處揀選於當時仍可供揀選的指明住宅物業（「**B 組別揀樓**」）。

9. In respect of **each** valid Group B Registration of Intent, Group B registrant(s) must select and purchase at least one (1) and no more than two (2) specified residential properties in compliance with the rules and procedures as set out in this sales arrangements in an orderly manner and within reasonable time, otherwise his/her /their order of priority shall lapse automatically and he/she/they will no longer be eligible to select and/or purchase any specified residential property under the relevant Registrations of Intent.

就**每份**有效的 B 組別購樓意向登記，B 組別登記人必須有秩序地及於合理時間內揀選及購買最少 1 個但不多於 2 個指明住宅物業，並遵從本資料內列明的規則選購指明住宅物業，否則登記人之優先次序將自動失效，並將不再享有相關購樓意向登記下選購指明住宅物業的資格。

10. For the avoidance of doubt, the total number of specified residential properties purchased by a registrant (whether alone or jointly with others) in respect of **each** valid Registration of Intent shall not exceed the maximum number of specified residential properties which such registrant is allowed to purchase pursuant to **each** valid Registration of Intent submitted by such registrant.

為免生疑，登記人(不論單獨或與其他人聯名)就**每份**有效的購樓意向登記購買的指明住宅物業的總數不得超過該登記人根據該登記人提交的**每份**有效的購樓意向登記下允許購買的指明住宅物業的最大數量。

11. Where it is the turn of a registrant to select specified residential property(ies) in Group B Units Selection and that registrant fails to make such a selection for whatever reasons (whether or not it is due to the insufficient number of specified residential property(ies) available for selection that can fulfil the said criteria), such registrant will cease to be eligible for selection of any specified residential properties in Group B Units Selection.

如登記人在 B 組別揀樓時段內揀選指明住宅物業時因任何原因未作出如此揀選（不論是否因為剩下可供揀選的指明住宅物業數目不足以符合該準則），則該登記人將被取消 B 組別揀樓時段內揀選任何指明住宅物業之資格。

PART 2 **第 2 部分**

After Group B Units Selection has been completed, the remaining available specified residential properties (if any) will be offered to be sold on a first come first served basis. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the date concerned.

在 B 組別揀樓完結之後，所有餘下的指明住宅物業(如有)將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

In any circumstances where the procedure herein is not adhered to or in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

在任何情況下沒有遵守所載於此的程序或如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何指明住宅物業予任何意欲購買的人士。

On 18 March 2024 and thereafter **2024 年 3 月 18 日及其後**

First come first served. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

以先到先得形式發售。在任何情況下沒有遵守所載於此的程序及如有任何爭議，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意欲購買的人士。

Please refer to “Time of the Sale” in this document for the opening hours of the Sales Office. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the date concerned.

售樓處的開放時間請參閱本文件中「出售時間」。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

Other matters:

其他事項：

1. (Applicable only if the registrant is individuals) Prior to the signing of the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase, provided that the additional individual(s) must be close relative(s) to the registrant or (if the registrant comprises more than one individual) mutual close relative(s) to all individuals listed as the registrant under the relevant Registration of Intent (the registrant must on spot produce proof of close relative relationship to the satisfaction of the Vendor). The Vendor may accept or reject the request to add the name and the Vendor’s determination shall be final. For the purpose of this sales arrangements, “close relative(s)” means spouse, parents, children, parents-in-law, children-in-law, brothers, sisters, grandparents or grandchildren of the registrant.

(只適用於登記人為個人) 在簽署臨時買賣合約購買指明住宅物業前，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須為於登記人或(如登記人含有多於一個個人)於有關購樓意向登記上登記為登記人的所有個人的共同近親(登記人須即場出示令賣方滿意的該近親關係的證明)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定。就此銷售安排資料而言，「近親」指登記人的配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女。

2. All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally (or, if a registrant is or comprises individual(s), by attorney of such individual(s) 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 registrant’s request to add any individual(s).

所有人須以買家身份親身(或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加任何個人的要求。

3. If the registrant(s) has/have not purchased any specified residential property, the unused cashier order(s) and/or cheque(s) will be available for collection by the registrant(s) at the Sales Office from 1 April 2024 to 6 April 2024 during opening hours (i.e. from 11 a.m. to 8 p.m.). The registrant(s) must bring along :-

如登記人並無購入任何指明住宅物業，可於 2024 年 4 月 1 日起至 2024 年 4 月 6 日於開放時間內（即上午 11 時至下午 8 時）親臨售樓處取回未使用的本票及/或支票。登記人須攜同：

- (a) (If the registrant is or comprises individual(s)) his/her/their identification documents (such as H.K.I.D. Card(s) or Passport(s)) OR (if the registrant is a company) copies of valid Business Registration Certificate or Certificate of Incorporation (and Certificate of Change of Name (if any)), and its company chop and the H.K.I.D. Card(s) or Passport(s) of the director(s) who attend(s) the collection; and

(如登記人為個人或由個人組成) 身份證明文件(如香港身份證或護照)或(如登記人為公司)有效商業登記證書或公司註冊證書(及公司更改名稱註冊證書(如有))副本、公司印章和到場的董事的香港身份證或護照；及

- (b) the original Receipt for Registration of Intent.

登記收據之正本。

4. If the unused cashier order(s) and/or cheque(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along:-

如登記人授權他人代其取回未使用的本票及/或支票，獲授權人士須攜同：

- (a) (if the registrant is or comprises individual(s)) copy(ies) of identification documents (such as H.K.I.D Card(s) or Passport(s) of (each person comprising) the registrant OR (if the registrant is a company) copy(ies) of valid Business Registration Certificate or Certificate of Incorporation (and the Certificate of Change of Name (if any)) of the registrant, and its company chop and the copy(ies) of identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the registrant;
(如登記人為個人或由個人組成)登記人(或組成登記人的每名人士)身份證明文件(如香港身份證或護照副本)或(如登記人為公司)登記人之有效商業登記證書或公司註冊證書(及公司更改名稱註冊證書(如有))副本、公司印章及其董事的身份證明文件(如香港身份證或護照)副本；
- (b) a valid authorization letter in a form prescribed by the Vendor;
按賣方所規定的格式有效地簽署的授權書；
- (c) identification documents (such as H.K.I.D. Card or Passport) of the authorized person; and
獲授權人士之身份證明文件(如香港身份證或護照)；及
- (d) original of the valid Receipt for Registration of Intent.
有效的購樓意向登記收據之正本。

5. Subject to the terms of the sales arrangements of the Development to be issued by the Vendor from time to time, for any Registration of Intent (including the Registration of Intent for Group A and Group B) successfully submitted within the deadline as specified in this sales arrangements, if such Registration of Intent has not been used to purchase any specified residential property(ies) under this sales arrangements and the registrant has not collected the unused cashier order(s) / cheque(s) submitted thereunder under paragraph [3] or [4] of this "Other Matter" section, then such Registration of Intent may be included in the balloting under the subsequent sales arrangements of the Development issued or to be issued by the Vendor from time to time without the registrant(s) completing registration or submitting cashier order(s) cheque(s) or other documents in respect of Registration of Intent again.

受限於賣方不時發出有關發展項目的最新銷售安排之條款，任何於本銷售安排指明之截止時間前成功遞交之購樓意向登記(包括 A 組別及 B 組別的購樓意向登記)，如該購樓意向登記未有被用於購入本銷售安排下出售的任何指明住宅物業，及登記人並未有按本「其他事項」部分第 [3] 段或第 [4] 段取回其未使用的本票及/或支票，則該購樓意向登記可被納入賣方就發展項目已發出及不時發出的銷售安排下的抽籤程序，而該登記人無須重新登記或遞交有關購樓意向登記之本票及/或支票或其他文件。

6. For safety 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 effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or the vicinity of any of foregoing, postpone, extend or modify the date, time, period, deadline or place of the submission of Registration of Intent, cashier order(s)/cheque(s) and/or copy(ies) of identification document(s) and/or of any balloting and/or check-in timeslot for each group and/or selection of specified residential properties and/or the date of sale and/or other procedures to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development and registrants and 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 Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.

為保障安全及維持售樓處，賣方保留絕對權力當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動遞交購樓意向登記、銀行本票及/或支票及/或身份證明文件副本及/或任何抽籤及

/或每組別報到時段及/或揀選指明住宅物業及/或出售日期及/或其他程序之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站公布，登記人及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（不論該人士是否登記人）進入售樓處。賣方此方面所作的決定為最終決定，並對所有人士具有約束力。

7. A registrant may, in accordance with the rules set out herein, select and purchase any number or none of the specified residential properties that such registrant is allowed to purchase.
登記人可根據本文規則揀選及購買任何數量或不購買任何該登記人被允許購買的指明住宅物業。
8. **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 place where the sale will take place, 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.
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。為了維持出售地點的秩序，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。
9. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
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。
10. In the event of any discrepancy between the English and Chinese versions of this sales arrangements, the English version shall prevail.
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。

In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting).

如有任何爭議，賣方保留最終權利以任何方式(包括抽籤)分配指明住宅物業予任何有意購買的人士。

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址可供公眾免費領取：

Shop No. 3012, Level 3 of D • PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong

香港荃灣青山公路荃灣段 398 號愉景新城第三層 3012 號舖

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