

Information on Sales Arrangements
銷售安排資料

Name of the Phase : 期數名稱：	Phase 2 of Cullinan Sky Development ^ 天璽·天發展項目的第 2 期^
Date of the Sale : 出售日期：	From 19 November 2025 由 2025 年 11 月 19 日起
Time of the Sale : 出售時間：	<u>On 19 November 2025 (the “First Day of Sale”):</u> From 11:00 a.m. – 7:00 p.m. <u>From 20 November 2025 and thereafter:</u> From 2:00 p.m. – 7:00 p.m. (Monday to Friday) From 12:00 noon – 7:00 p.m. (Saturday, Sunday and Public Holiday) <u>2025 年 11 月 19 日(下稱「出售首天」):</u> 由上午 11 時至晚上 7 時 <u>由 2025 年 11 月 20 日起：</u> 由下午 2 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 (hereinafter called the “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：	56 55
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： <p><u>The following units in Tower 1 (Elite Zone) (Floor / Flat):</u> 以下在第 1 座(Elite Zone)的單位(樓層/單位)：</p> 7/F-A3, 18/F-A3, 23/F-A3, 5/F-B1, 6/F-B1, 7/F-B1, 8/F-B1, 9/F-B1, 23/F-B1, 25/F-B1, 27/F-B1, 28/F-B1, 5/F-B5, 6/F-B5, 7/F-B5, 11/F-B5, 12/F-B5, 17/F-B5, 18/F-B5, 5/F-B6, 6/F-B6, 7/F-B6, 5/F-B9 <p><u>The following units in Tower 2 (Elite Zone) (Floor / Flat):</u> 以下在第 2 座(Elite Zone)的單位(樓層/單位)：</p> 5/F-B2, 6/F-B2, 7/F-B2 [@] , 8/F-B2, 9/F-B2, 11/F-B2, 12/F-B2, 15/F-B2, 5/F-B3, 6/F-B3, 7/F-B3, 8/F-B3, 9/F-B3, 11/F-B3, 12/F-B3, 15/F-B3, 16/F-B3, 8/F-B5, 9/F-B5, 11/F-B5, 12/F-B5, 15/F-B5, 27/F-B5, 8/F-B6, 9/F-B6, 11/F-B6, 12/F-B6, 15/F-B6, 16/F-B6, 17/F-B6, 18/F-B6, 19/F-B6, 21/F-B6 <p>@ Sale of this unit is suspended with effect from 27 November 2025. @ 2025 年 11 月 27 日起此單位暫不提供出售。</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 :

將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：

On the First Day of Sale

Section (I) - Abstract

1. The sale of the specified residential properties will be divided into the following 2 sessions (namely Session S and Session B). Any person interested in purchasing any of the specified residential properties (the “**registrant**”) can select and purchase specified residential properties in only one of the Sessions.

<i>Session</i>	<i>Specified residential properties that will be offered to be sold in that Session</i>	<i>Rules for selecting and purchasing specified residential properties</i>
Session S	<p>Specified residential properties which are available for sale in Session S (“Session S Units”):-</p> <ul style="list-style-type: none"> - <u>The following units in Tower 1 (Elite Zone) (Floor/Flat):</u> 7/F-A3, 23/F-A3, 5/F-B1, 6/F-B1, 7/F-B1, 8/F-B1, 9/F-B1, 28/F-B1, 6/F-B5, 7/F-B5, 12/F-B5, 18/F-B5, 6/F-B6, 7/F-B6, 5/F-B9 - <u>The following units in Tower 2 (Elite Zone) (Floor/Flat):</u> 5/F-B2, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 5/F-B3, 6/F-B3, 7/F-B3, 8/F-B3, 9/F-B3, 9/F-B5, 11/F-B5, 27/F-B5, 9/F-B6, 11/F-B6 	<p>The registrant may purchase only one (1) Session S Unit.</p> <p>Remarks: Only the registrants (i) who have purchased any residential property(ies) in Tower 1 (Sky Tower) and/or Tower 2 (Summit Tower) of Phase 2 of the Development and/or Tower 3 (Peak Tower), Tower 5 (Pinnacle Tower) and/or Tower 6 (Apex Tower) of Phase 1 of the Development with saleable area exceeding 1,200 sq. ft (“Tendered Property(ies)”), and (ii) (for Tendered Property(ies) which the sale and purchase has/have been completed) who did not sell the Tendered Property(ies) and remain the registered owner of the Tendered Property(ies) and/or (for Tendered Property(ies) pending completion of sale and purchase) who have received a letter of acceptance of tender of the Tendered Property(ies) dated no later than 18 November 2025, are eligible to participate in Session S. In case of dispute, the Vendor reserves its rights to determine whether a registrant is eligible to participate in Session S.</p>
Session B	<p>All remaining specified residential properties including all Designated Units and any Session S Units remaining unsold and available.</p> <p>The following units (“Designated Units”):-</p> <ul style="list-style-type: none"> - <u>The following units in Tower 1 (Elite Zone) (Floor/Flat):</u> 23/F-A3, 5/F-B1, 5/F-B5, 5/F-B6 - <u>The following units in Tower 2 (Elite Zone) (Floor/Flat):</u> 5/F-B2, 5/F-B3 	<p>A registrant may purchase not more than two (2) specified residential properties</p> <p>PROVIDED THAT :-</p> <p>If the registrant purchases two (2) specified residential properties, one (1) must be a Designated Unit.</p>

Section (II) - Submission of Registration of Intent for Session S and Session B before the First Day of Sale

2. Registrants must follow the procedures below.
3. A registrant (if the registrant is a corporation, then **all of its directors**) must **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) submit the following:-
 - (a) only one (1) Registration of Intent duly completed and signed by the registrant;
 - (b) the Registration of Intent shall be accompanied with cashier order(s) each in the sum of HK\$100,000 and made payable to “**JOHNSON STOKES & MASTER**”. The number of cashier order(s) shall equal the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent;
 - (c) a copy of the 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 the ICC Venue after the relevant price list(s) of the specified residential properties is/are made available till 17 November 2025 during office hours (from 2:00 p.m. to 7:00 p.m. on 14 November 2025; from 12:00 noon to 7:00 p.m. from 15 November 2025 to 16 November 2025; from 2:00 p.m. to 7:00 p.m. on 17 November 2025). The closing time for submission of Registration of Intent will be 7:00 p.m. on 17 November 2025. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent. (Such Registration(s) of Intent shall be referred to as the “**New Valid Registration(s) of Intent**”).

The New Valid Registration(s) of Intent will be included in the balloting for Session S (if the pre-registration procedures in Section (III) are complied with) and Session B.

4. All Registration(s) of Intent successfully submitted on or before 12 November 2025 in accordance with the Information on Sales Arrangements for Phase 2 of Cullinan Sky Development, and which (i) still has/have unused cashier order(s) submitted with it/them, (ii) such unused cashier order(s) has not been collected by the registrant(s) in accordance with any Information on Sales Arrangements; and (iii) have not been declared invalid by the Vendor (the “**Existing Valid Registration(s) of Intent**”), subject to the provisions below, will be included in the sales procedures under this Information on Sales Arrangements:-
 - (a) A registrant of an Existing Valid Registration(s) of Intent may “renew” his/her/their/its Existing Valid Registration(s) of Intent by attending the ICC Venue **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case-by-case basis) by his/her/their/its agent) during office hours and before the deadline set out in paragraph 3 above to submit the original receipt of the Existing Valid Registration(s) of Intent. Upon completion of the procedures stated in this paragraph, an original receipt of Registration of Intent will be given to the registrant to signify the completion of the “renewal” of the Existing Valid Registration(s) of Intent, and such “renewed” Existing Valid Registration(s) of Intent shall be referred to as the “**Renewed Valid Registration(s) of Intent**”.
 - (b) The Renewed Valid Registration(s) of Intent will be included in the balloting for Session S (if the pre-registration procedures in Section (III) are complied with) or Session B. The unused cashier order(s) submitted with the Existing Valid Registration(s) of Intent shall be applied for use under the Renewed Valid Registration(s) of Intent.
 - (c) The Existing Valid Registration(s) of Intent which have not been “renewed” in accordance with the procedures set out in paragraph 4(a) above will only be included in the balloting for Session B.
 - (d) For the purpose of balloting in Session B, the registrant(s) of a New Valid Registration(s) of Intent or a Renewed Valid Registration(s) of Intent will be included into the group of the highest order of priority amongst other group(s); and the registrant(s) of a “non-renewed” Existing Valid Registration(s) of Intent will be included into the group of the lowest order of priority amongst other

group(s) (for the avoidance of doubt, such “non-renewed” Existing Valid Registration(s) of Intent will rank after “all other lot(s) (if any) relating to the same registrant” as referred to in paragraph 11(b)).

- (e) For the avoidance of doubt, a registrant (i) with a New Valid Registration(s) of Intent or a Renewed Valid Registration(s) of Intent and (ii) who is interested in participating in Session S must pre-register for Session S in accordance with paragraph 6.

- 5. In case of dispute, the Vendor has the absolute right to determine whether a Registration of Intent shall be included in the sales procedures under this Information on Sales Arrangements.

Section (III) – Pre-registration for Session S before the First Day of Sale

- 6.
 - (a) Only the registrants (i) who have purchased any residential property(ies) in Tower 1 (Sky Tower) and/or Tower 2 (Summit Tower) of Phase 2 of the Development and/or Tower 3 (Peak Tower), Tower 5 (Pinnacle Tower) and/or Tower 6 (Apex Tower) of Phase 1 of the Development with saleable area exceeding 1,200 sq. ft (“**Tendered Property(ies)**”), and (ii) (for Tendered Property(ies) which the sale and purchase has been completed) who did not sell the Tendered Property(ies) and remain the registered owner of the Tendered Property(ies) and/or (for Tendered Property(ies) pending completion of sale and purchase) who have received a letter of acceptance of tender of the Tendered Property(ies) dated no later than 18 November 2025, are eligible to participate in Session S. In case of dispute, the Vendor reserves its rights to determine whether a registrant is eligible to participate in Session S.
 - (b) If a registrant purchased a Tendered Property with other registrant(s), only one (1) of the registrants as co-purchasers of the Tendered Property can pre-register for Session S. A registrant who has purchased more than one (1) Tendered Property (whether alone or jointly with other registrant(s)) can only pre-register for Session S once. In case of dispute, the Vendor reserves its rights to determine whether a registrant can pre-register for Session S.
 - (c) A registrant who is eligible to participate, and interested in participating, in Session S (if the registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate, documents filed with the Companies Registry showing the list of director(s) and secretary throughout the period from the date of the letter of acceptance of tender of the Tendered Property(ies) to the date of pre-registration (the director(s) and secretary throughout the entire period must be identical), the original receipt of Registration of Intent, and a copy of the letter of acceptance of tender of the Tendered Property(ies) and personally (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC Venue on 18 November 2025 during office hours (from 11:00 a.m. to 12:00 noon) to register to participate in Session S. The closing time for registration to participate in Session S will be 12:00 noon on 18 November 2025. Late registration or registration outside the office hours will not be accepted. Upon verification of eligibility and completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop (the “**Session S Chop**”), to signify the completion of pre-registration of Session S by the registrant.
 - (d) Only registrants who have pre-registered to participate in Session S in accordance with paragraphs 6(b) and 6(c) and who have obtained a Session S Chop on his/her/their/its original receipt of Registration of Intent will be included in the balloting for Session S in accordance with Section (IV).
- 7. For the avoidance of doubt, all registrants of a New Valid Registration(s) of Intent, Renewed Valid Registration(s) of Intent or “non-renewed” Valid Registration(s) of Intent will be automatically included in the balloting for Session B.

Section (IV) – Balloting for Session S and Session B before the First Day of Sale

- 8. Separate balloting will be used to determine the order of priority in selecting the specified residential properties in Session S and Session B respectively:-

- (a) For Session S, the first round balloting will be carried out to divide the registrants into one or more group(s) and for the purposes of maintaining order at the ICC Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at the ICC Venue on the First Day of Sale or take place at the ICC Venue on 18 November 2025 at or after 4:00 p.m., to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC Venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (the "ICC Lobby") and on the website (www.cullinansky.com.hk/p2) designated by the Vendor for the Phase (the "Designated Website") after 6:00 p.m. on 18 November 2025. Registrants will not be separately notified.
- (b) For Session B, the first round balloting will be carried out to divide the registrants into one or more group(s) and for the purposes of maintaining order at the ICC Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at the ICC Venue on the First Day of Sale or take place at the ICC Venue on 18 November 2025 at or after 4:30 p.m., to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC Venue and at the ICC Lobby and on the Designated Website after 6:00 p.m. on 18 November 2025. Registrants will not be separately notified.
9. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth balloting and/or due to the reasons set out in paragraph 33 below, to adjust the date, time and location of the balloting. Any changes to the date, time and location of the balloting will be posted at the ICC Venue and at the ICC Lobby. Registrants will not be notified separately of such changes.
10. Before the first round balloting and second round balloting for Session B takes place respectively, the registrants shall be further divided into two sub-groups: the first sub-group consists of registrants comprising individual(s) only; and the second sub-group consists of the remaining registrants. **Registrants in the first sub-group will have priority over the registrants in the second sub-group in the selection of the specified residential properties** in Session B. The Vendor shall carry out the first round balloting and second round balloting for the first sub-group and the second sub-group respectively.
11. (a) In respect of Session S, every registrant shall be allotted one lot.
- (b) In respect of Session B, every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent; and in respect of a Renewed Valid Registration(s) of Intent or a "non-renewed" Existing Registration(s) of Intent, the number of lot allocated thereto shall be equal to the number of unused cashier order(s) submitted therewith. Once a lot allocated to a Registration of Intent of a registrant has been successfully drawn, all other lot(s) (if any) relating to the same registrant shall be automatically included in a group with the lowest order of priority amongst other group(s) in Session B for the purpose of balloting.
12. The results of the balloting, including "registration number", "ballot result sequence" (if applicable) and "check-in timeslot" for Session S and Session B will be announced and/or posted up at the ICC Venue and (if applicable) the ICC Lobby and on the Designated Website after 6:00 p.m. on 18 November 2025. Registrants will not be separately notified of the ballot results.

Section (V) - Procedures for Session S on the First Day of Sale

13. Registrants interested in purchasing any specified residential properties in Session S in the manner prescribed in the Abstract in Section (I) must follow the procedures specified in Sections (I), (II), (III), (IV), (V) and (VII).
- (a) On the First Day of Sale, a registrant (if the registrant is a corporation, then **all of its directors**) who has pre-registered for Session S and obtained a Session S Chop on the original receipt of Registration of Intent must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate, documents filed with the Companies Registry showing the list of director(s) and secretary throughout the period from the date of the letter of acceptance of tender of the Tendered Property(ies) to the date of pre-registration (the director(s) and

secretary throughout the entire period must be identical), the original receipt of Registration of Intent, and a copy of the letter of acceptance of tender of the Tendered Property(ies) and **personally** (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC Venue according to the “check-in timeslot” announced and/or posted by the Vendor pursuant to paragraph 12 above. Registrant who arrives at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond his/her/their/its “check-in timeslot” shall not be eligible for participating in Session S.

(b) In case the ICC Venue shall become insufficient to accommodate all registrants, the Vendor may for safety reason, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues.

14. (If the Vendor has carried out the second round balloting for Session S before First Day of Sale) The registrants’ order of priority for selection of the specified residential properties in Session S will be determined by the “ballot result sequence” announced and/or posted by the Vendor pursuant to paragraph 12 above. (In other case) The registrants’ order of priority for selection of the specified residential properties in Session S will be determined by balloting in batches on spot.
15. Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (or by attorney of such individual(s) 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 determined pursuant to paragraph 12 above and in an orderly manner and within reasonable time.
16. The registrant shall **in compliance with the rules set out in the Abstract in Section (I) applicable to Session S** select and purchase specified residential property, and purchase the specified residential property selected by him/her/them/it, otherwise his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session S.
17. For the specified residential property purchased by the registrant, the registrant shall (in addition to the cashier order(s) submitted with the Registration(s) of Intent) submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**JOHNSON STOKES & MASTER**” in the following aggregate amount for payment of part of preliminary deposit of the specified residential property purchased by the registrant:-
 - (i) HK\$200,000 for each one bedroom unit.
18. (a) If all the registrants eligible to participate in Session S have selected and purchased specified residential properties or all the specified residential properties offered to be sold in Session S have been sold out (whichever is the earlier), then Session S will end and the remaining units will be offered for sale in Session B.
 - (b) A registrant who has successfully selected and purchased a specified residential property in Session S shall not be eligible to participate in Session B and his/her/their/its order of priority in Session B shall lapse automatically.
 - (c) For the avoidance of doubt, a registrant who has not selected and purchased any specified residential property in Session S, such registrant may participate in Session B in accordance with his/her/their/its order of priority in Session B.
19. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its 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 in Session S and his/her/their/its order of priority in Session S shall lapse immediately.
20. If a registrant has successfully selected the specified residential property in compliance with the rules set out in the Abstract in Section (I), the registrant shall **personally** (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into a preliminary agreement for sale and purchase of the selected specified residential property. If the registrant does not enter into the preliminary agreement for sale and purchase of the selected specified residential property,

he/she/they/it would be deemed to have given up that specified residential property and his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session S.

- (a) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 29(a) below) as joint purchasers and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 29 below.

Section (VI) - Procedures for Session B on the First Day of Sale

21. Registrants interested in purchasing any of the specified residential properties in Session B in the manner prescribed in Section (I) must follow the procedures specified in Sections (I), (II), (IV), (VI) and (VII).
22. (If the Vendor has carried out the second round balloting for Session B before First Day of Sale) The registrants' order of priority for selection of the specified residential properties in Session B will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 12 above. (In other case) The registrants' order of priority for selection of the specified residential properties in Session B will be determined by balloting in batches on spot.
23. (a) On the First Day of Sale, the registrants (if the registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s) (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, and the original receipt of Registration of Intent and **personally** (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC Venue according to "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 12 above. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond their "check-in timeslot" shall not be eligible to participate in Session B.
- (b) In case the ICC Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues.
24. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in Session B and his/her/their/its order of priority shall lapse immediately.
25. The selection and purchase of the specified residential properties in Session B shall only commence **after** Session S has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session S. Registrants shall proceed to select the specified residential properties in accordance with the rules below:-
- (a) Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** (or by attorney of such individual(s) 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. Registrants shall select and purchase the specified residential properties **in compliance with the rules set out in Section (I) applicable to Session B**, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant's order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.
- (b) If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant shall **personally** (or by attorney of such individual(s) 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). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to

have given up those specified residential properties and his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.

- (c) For each specified residential property purchased by the registrant, the registrant shall (in addition to the cashier order(s) submitted with the Registration of Intent) submit on spot to the Vendor **sufficient additional cashier order(s)** made payable to “**JOHNSON STOKES & MASTER**” in the following aggregate amount for payment of part of preliminary deposit of each specified residential property purchased by the registrant:-
 - (i) HK\$200,000 for each one bedroom unit.
- (d) If the number of specified residential properties the registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent or (in the case of a Renewed Valid Registration(s) of Intent or an Existing Registration(s) of Intent) the number of unused cashier order(s) submitted with such Renewed Valid Registration(s) of Intent or Existing Registration(s) of Intent, the registrant shall submit on spot to the Vendor **sufficient additional cashier order(s)** in the sum of HK\$300,000 for each extra one bedroom unit and made payable to “**JOHNSON STOKES & MASTER**” for payment of part of the preliminary deposit of each extra specified residential property as stated above. Cheque(s) may be acceptable subject to the approval of the Vendor in its absolute discretion on a case by case basis. A registrant may only select and purchase a maximum of two (2) specified residential properties. In case of any dispute, the decision of the Vendor shall be final and conclusive.
- (e) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** as joint purchaser(s) (as defined in paragraph 29(a) below) and/or delete the registrant’s name from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 29 below.

Section (VII) - General Provisions (applicable to Session S and Session B)

26. The following apply to registration:-

- (a) Each individual or corporation (whether alone or jointly with others) shall only be registered under not more than one (1) valid Registration of Intent. Duplicated registration will not be accepted.
- (b) The Registration of Intent is personal to the registrant and shall not be transferable.
- (c) The order of submission of the Registration of Intent, the order of “renewal” of Existing Valid Registration(s) of Intent and the order of registration to participate in Session S will not have any impact on the order of priority for selecting the specified residential properties in Session S or Session B.
- (d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in any Session.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in Session S or Session B and whether a Registration of Intent is valid and should be included in balloting.

27. Arrangements on cashier order(s):-

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential

property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.

- (b) If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, the unused cashier order(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC Venue from 20 November 2025 to 21 November 2025 during office hours (from 2:00 p.m. to 7:00 p.m.). The registrant must bring along his/her/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(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

28. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

29. The following apply to addition /deletion of “close relative(s)” of the registrant(s) as purchaser:-

(a) “**close relative(s)**” means spouse, parents, children, brothers and sisters of the registrant.

(b) In relation to Session S:

(i) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to:-

(1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or

(2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant’s name from the preliminary agreement(s) for sale and purchase

provided that the additional individual(s) must be the close relative(s) of ALL the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

(c) In relation to Session B:

(i) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

(ii) If the registrant comprises individual(s) and purchases **two (2)** specified residential properties and the registrant requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

(iii) If the registrant comprises individual(s) and purchases **two (2)** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-

(1) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(2) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-

(A) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or

(B) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) for sale and purchase

provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(d) All the person(s) signing the preliminary agreement for sale and purchase must sign personally (or 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 the registrant's request to add and/or delete any individual(s).

30. After the completion of the balloting and selection and purchase of the specified residential properties by the eligible persons in accordance with the above procedures, the sale of specified residential properties on the First Day of Sale will end.

31. 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.

32. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date on which the Registration of Intent may be submitted and/or pre-registration shall be completed and/or balloting shall take place and/or the First Day of Sale and/or any other date of 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 (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the pre-registration and/or (iii) the balloting for Session S and/or Session B and/or (iv) the check-in timeslot for Session S and/or (v) the check-in timeslot for Session B and/or (vi) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be notified separately of the arrangement.

33. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (III) 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 and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC Venue and/or (if applicable) the Additional Venues, to:-

- (a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the pre-registration and/or (3) the balloting for Session S and/or Session B and/or (4) the check-in timeslot for Session S and/or (5) the check-in timeslot for Session B and/or (6) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and
- (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties (“**remaining units**”) or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or (if applicable) the Additional Venues and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

- 34. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the pre-registration and/or the balloting for Session S and/or Session B and/or the check-in timeslot for Session S and/or the check-in timeslot for Session B and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 32 and 33 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
- 35. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC Venue and/or (if applicable) the Additional Venues for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in Session S and/or Session B and his/her/their/its order of priority in Session S and/or Session B shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive. **See Note 1 under “Other Matters” below.**

On 20 November 2025 and thereafter:

- 36. 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 offered to 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). 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.
- 37. 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 27(b) above.
- 38. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 32 and 33 above, the subsequent dates of sale will be postponed accordingly.
- 39. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on “extreme conditions” is made by the Government of Hong Kong at any time on any date of sale (other than the First Day of 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 Designated Website.
- 40. 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.

41. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

於出售首天：

第(I)部分 - 摘要

1. 指明住宅物業將會分以下兩節出售(即第 S 節及第 B 節)。有意購買任何指明住宅物業的人士(下稱「登記人」)僅可於其中一節內選擇及購買指明住宅物業。

<u>節</u>	<u>將在該節提供出售的指明住宅物業</u>	<u>選購指明住宅物業的規則</u>
第 S 節	<p>以下指明住宅物業可供在第 S 節(下稱「第 S 節單位」)出售：</p> <ul style="list-style-type: none">- <u>以下在第1座(Elite Zone)的單位(樓層/單位)：</u> 7/F-A3, 23/F-A3, 5/F-B1, 6/F-B1, 7/F-B1, 8/F-B1, 9/F-B1, 28/F-B1, 6/F-B5, 7/F-B5, 12/F-B5, 18/F-B5, 6/F-B6, 7/F-B6, 5/F-B9- <u>以下在第2座(Elite Zone)的單位(樓層/單位)：</u> 5/F-B2, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 5/F-B3, 6/F-B3, 7/F-B3, 8/F-B3, 9/F-B3, 9/F-B5, 11/F-B5, 27/F-B5, 9/F-B6, 11/F-B6	<p>登記人只可購買 1 個指明住宅物業。</p> <p>備注：只有(i)已購買發展項目第 2 期第 1 座(Sky Tower)及/或第 2 座(Summit Tower)及/或發展項目的第 1 期第 3 座(Peak Tower)、第 5 座(Pinnacle Tower)及/或第 6 座(Apex Tower) 中面積為 1,200 平方呎以上的任何住宅物業(下稱「投標物業」)，及(ii) (就已完成買賣的投標物業而言) 沒有出售該投標物業並仍為該投標物業登記業主 及/或 (就尚未完成買賣的投標物業而言) 已收到日期不遲於 2025 年 11 月 18 日的投標物業之投標接納書的登記人可參與第 S 節。如有爭議，賣方保留權利決定就該登記人是否合資格參與第 S 節。</p>
第 B 節	<p>所有餘下指明住宅物業，包括所有指定單位及任何餘下未出售及仍可供選購的第 S 節單位。</p> <p>以下單位(下稱「指定單位」):-</p> <ul style="list-style-type: none">- <u>以下在第 1 座(Elite Zone)的單位(樓層/單位)：</u> 23/F-A3, 5/F-B1, 5/F-B5, 5/F-B6- <u>以下在第 2 座(Elite Zone)的單位(樓層/單位)：</u> 5/F-B2, 5/F-B3	<p>登記人可購買不多於 2 個指明住宅物業，但前提是：</p> <p>如登記人購買 2 個指明住宅物業，當中必須包括 1 個指定單位。</p>

第(II)部分 – 於出售首天前遞交第 S 節及第 B 節的購樓意向登記

2. 登記人須遵從下列程序。
3. 登記人(如登記人為公司，則該公司**所有董事**)從指明住宅物業的相關價單提供的日期起至 2025 年 11 月 17 日(包括首尾兩日)於辦公時間內(即 2025 年 11 月 14 日下午 2 時至晚上 7 時；2025 年 11 月 15 日至 2025 年 11 月 16 日中午 12 時至晚上 7 時；2025 年 11 月 17 日下午 2 時至晚上 7 時)**親身**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到 ICC 會場遞交：
- (a) 二份已填妥及登記人簽署的購樓意向登記；

- (b) 購樓意向登記須附有本票，每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。本票的數目須與登記人於購樓意向登記內填寫的意欲購買的指明住宅物業數目相同；
- (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香港身份證／護照副本。

遞交購樓意向登記截止時間為 2025 年 11 月 17 日晚上 7 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。(該等購樓意向登記稱為「新有效購樓意向登記」)。

新有效購樓意向登記(如遵從第(III)部份的預先登記程序)將被納入第 S 節及第 B 節的抽籤。

- 4. 所有於2025年11月12日或之前根據天璽·天發展項目的第2期的銷售安排資料成功遞交的購樓意向登記，而(i) 該購樓意向登記仍然有與其一起遞交的未使用的本票，(ii) 該未使用的本票沒有被登記人根據任何銷售安排資料領取；及 (iii) 該購樓意向登記並無被賣方宣佈為無效的購樓意向登記(「現有有效購樓意向登記」)，受限於以下條款，將會被納入本銷售安排資料下的銷售程序中：
 - (a) 「現有有效購樓意向登記」的登記人可根據第3段指定的辦公時間及期限內親身(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到ICC 會場遞交「現有有效購樓意向登記」的收據正本，為其「現有有效購樓意向登記」「續期」。登記人在完成本段的程序後，登記人將獲得購樓意向登記的收據正本，表示完成「現有有效購樓意向登記」的「續期」，該等「已續期」的「現有有效購樓意向登記」稱為「已續期有效購樓意向登記」。
 - (b) (如遵從第(III)部份的預先登記程序)「已續期有效購樓意向登記」將被納入第S部份或第B節的抽籤。隨「現有有效購樓意向登記」遞交的未使用的本票將應用於「已續期有效購樓意向登記」。
 - (c) (如遵從第(III)部份的預先登記程序)未根據第4(a)段規定的程序「續期」的「現有有效購樓意向登記」將僅被納入第B節的抽籤。
 - (d) 為第B節的抽籤的目的，持有「新有效購樓意向登記」或「已續期有效購樓意向登記」的登記人將被納入所有組別中最高優先次序的一個組別；未續期的「現有有效購樓意向登記」的登記人將被納入所有組別中最低優先次序的一個組別(為免疑問，該等未續期的「現有有效購樓意向登記」的優先次序將排在第 11(b)段所述「登記人的所有其他籌(如有)」之後)。
 - (e) 為免疑問，持有(i) 「新有效購樓意向登記」或「已續期有效購樓意向登記」及(ii)有意參與第S節的登記人須根據第6段就第S節預先登記。
- 5. 如有爭議，賣方擁有絕對權利決定是否將有效的購樓意向登記納入本銷售安排資料下的銷售程序。

第(III)部分 - 於出售首天前有關第 S 節的預先登記

- 6. (a) 只有(i) 已購買發展項目第 2 期第 1 座(Sky Tower)及/或第 2 座(Summit Tower) 及/或發展項目的第 1 期第 3 座(Peak Tower)、第 5 座(Pinnacle Tower)及/或第 6 座(Apex Tower) 中面積為 1,200 平方呎以上的任何住宅物業(下稱「投標物業」)，及(ii) (就已完成買賣的投標物業而言) 沒有出售該投標物業並仍為該投標物業登記業主 及/或 (就尚未完成買賣的投標物業而言) 已收到日期不遲於

2025年11月18日的投標物業之投標接納書的登記人可參與第S節。如有爭議，賣方保留權利決定就該登記人是否合資格參與第S節。

- (b) 如登記人與其他登記人共同購買投標物業，只有投標物業之其中一名共同購買人可就第S節預先登記。購買多於1間投標物業的登記人(單獨或與其他登記人)僅能預先登記第S節一次。如有爭議，賣方保留權利決定登記人可否就第S節預先登記。
- (c) 有資格及有意參與第S節的登記人(如登記人為公司，則該公司**所有董事**)須於2025年11月18日於辦公時間內(即上午11時至中午12時)**親自**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))攜同其香港身份證／護照正本、(如適用)商業登記證書副本、已於公司註冊處登記之文件以顯示由投標物業的投標接納書的日期直至預先登記的日子的董事及秘書的名單(在這時段內董事及秘書必須一致)、購樓意向登記的收據正本及投標物業的投標接納書副本到ICC會場登記參與第S節。登記參與第S節的截止時間為2025年11月18日中午12時。逾期登記或在辦公時間以外的登記恕不受理。登記人在核實資格及完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第S節蓋印**」)，以證明登記人已完成第S節的預先登記。
- (d) 只有根據第6(b)及6(c)段預先登記參與第S節並於購樓意向登記的收據正本獲得第S節蓋印的登記人，才會被納入根據第(IV)部分進行的第S節的抽籤。

7. 為免疑問，所有「新有效購樓意向登記」、「已續期有效購樓意向登記」及未續期的「現有有效購樓意向登記」的登記人都將直接被納入第B節的抽籤。

第(IV)部分 -於出售首天前有關第S節及第B節的抽籤

8. 揀選第S節及第B節的指明住宅物業的優先次序會分別以獨立抽籤方式決定：

- (a) 就第S節而言，將進行第一輪抽籤以將登記人分為一個或多個小組，及為維持ICC會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天於ICC會場分批進行或於2025年11月18日下午4時後於ICC會場進行，由賣方按其絕對酌情權決定。該決定會於2025年11月18日下午6時後於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(下稱「**ICC大堂**」)公布及/或貼出告示及於賣方為期數指定的互聯網網站的網址(www.cullinansky.com.hk/p2)(下稱「**指定網站**」)公布。登記人將不獲另行通知。
- (b) 就第B節而言，將進行第一輪抽籤以將登記人分為一個或多個小組，及為維持ICC會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天於ICC會場分批進行或於2025年11月18日下午4時30分後於ICC會場進行，由賣方按其絕對酌情權決定。該決定會於2025年11月18日下午6時後於ICC會場及/或ICC大堂貼出告示及於指定網站公布。登記人將不獲另行通知。

9. 為了維持ICC會場秩序及/或流暢地進行抽籤的目的，及/或基於在下述第33段所述的原因，賣方保留權利在任何時間調整抽籤程序的日期、時間和地點。任何抽籤程序的日期、時間和地點的修改會張貼於ICC會場及ICC大堂。登記人將不獲另行通知該等修改。

10. 在第B節的第一輪抽籤及第二輪抽籤程序分別進行之前，登記人再被分成兩個批次：第一批次包括僅由個人組成的登記人；及第二批次包括餘下的登記人。於第B節中**第一批次的登記人將會優先於第二批次的登記人揀選指明住宅物業**。賣方將會分別為第一批次及第二批次進行第一輪抽籤及第二輪抽籤。

11. (a) 就第S節而言，每一位登記人可獲分配1個籌。

- (b) 就第B節而言，每一份有效的購樓意向登記可獲分配的籌的數目，相等於登記人於該購樓意向登記內填寫的意欲購買的指明住宅物業數目；就「已續期有效購樓意向登記」或未續

期的「現有有效購樓意向登記」而言，可獲分配的籌的數目相等於與之遞交的未使用的本票的數目。當一個籌獲抽中，登記人的所有其他籌(如有)為抽籤的目的將會被自動納入第 B 節中所有組別中最低優先次序的一個組別。

12. 抽籤結果，包括第 S 節及第 B 節的「登記號碼」、「抽籤結果順序」(如適用)及「報到時段」將於 2025 年 11 月 18 日下午 6 時或之後於 ICC 會場及(如適用)ICC 大堂及貼出告示及於指定網站公布。登記人將不獲另行通知抽籤結果。

第(V)部分 - 出售首天第 S 節的程序

13. 有意根據第(I)部分摘要訂明的方式於第 S 節購買任何指明住宅物業的登記人須遵從本銷售安排第 (I)、(II)、(III)、(IV)、(V)及(VII)部分的指定程序。
- (a) 於出售首天，已預先登記參與第 S 節及於購樓意向登記的收據正本獲得第 S 節蓋印的登記人(如登記人為公司，則該公司**所有董事**)須根據賣方於第 12 段公布及/或貼出的「報到時段」**親身**(或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)攜同其香港身份證／護照正本、(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由投標物業的投標接納書的日期直至預先登記的日子的董事及秘書的名單(在這時段內董事及秘書必須一致)、購樓意向登記的收據正本及投標物業的投標接納書副本到 ICC 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享有參與第 S 節的資格。
- (b) 如 ICC 會場不足以容納所有登記人，賣方可基於安全理由，使用外加會場以容納部份登記人，並於 ICC 會場及外加會場作出公布及/或貼出告示。
14. (如賣方於出售首天之前已進行第 S 節的第二輪抽籤)第 S 節中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 12 段公布及/或貼出的「抽籤結果順序」決定。(如屬其他情況)第 S 節中的登記人的揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。
15. 登記人(如登記人為公司，則該公司**所有董事**)須根據按第 12 段決定的優先次序有秩序地及於合理時間內**親身**(或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)揀選於當時仍可供揀選的指明住宅物業。
16. 登記人須遵守第(I)部份的摘要列出適用於第 S 節的規則選購指明住宅物業及購買其揀選的指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與第 S 節的資格。
17. (a) 就登記人選購的指明住宅物業，登記人須(除了與購樓意向登記一起遞交的銀行本票之外)即場向賣方補交足夠額外的本票，抬頭人須為「**孖士打律師行**」，以支付該指明住宅物業的臨時訂金的部份金額：
- (i) 就每個一睡房單位，HK\$200,000。
18. (a) 如可參與第 S 節的合資格登記人已選購指明住宅物業或第 S 節所提供出售的所有指明住宅物業已售罄(以較早者為準)，則第 S 節將會完結及餘下的單位將會在第 B 節出售。
- (b) 登記人如已在第 S 節成功選擇並購買指明住宅物業，則不得參與第 B 節，其第 B 節的優先次序將自動失效。
- (c) 為免產生疑問，如登記人未能在第 S 節選擇並購買任何指明住宅物業，則該登記人可依其第 B 節的優先次序參與第 B 節。
19. 在其組別進行選購指明住宅物業之時離開 ICC 會場及/或(如適用)外加會場之登記人將被取消參與在第 S 節選購指明住宅物業的資格及其第 S 節的優先次序將立即失效。

20. 登記人根據第(I)部分列出的準則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**(或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)簽署一份臨時買賣合約。登記人如沒有簽署其揀選的指明住宅物業的臨時買賣合約，則視為放棄該指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 S 節的資格。
- (a) 在簽署已選擇的指明住宅物業的臨時買賣合約前，登記人可根據下述第 29 段的規定即時向賣方要求加入其**近親**(按下述第 29(a)段之定義)以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

第(VI)部分 - 出售首天第 B 節的程序

21. 有意根據第(I)部分摘要訂明的方式參與第 B 節的登記人須遵從本銷售安排第(I)、(II)、(IV)、(VI)及(VII)部分指定的程序。
22. (如賣方於出售首天之前已進行第 B 節的第二輪抽籤) 第 B 節中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 12 段公布及/或貼出的「抽籤結果順序」決定。(如屬其他情況) 第 B 節中的登記人的揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。
23. (a) 於出售首天，登記人(如登記人為公司，則該公司的**所有董事**)須按賣方於第 12 段公布及/或貼出的「報到時段」**親身**(或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)攜同其香港身份證／護照正本、(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購樓意向登記的收據正本到達 ICC 會場。於其「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享有參與第 B 節的資格。
- (b) 如 ICC 會場不足以容納所有登記人，賣方可基於安全理由，使用外加會場以容納部份登記人，並於 ICC 會場及外加會場作出公布及／或貼出告示。
24. 在其組別進行揀選及購買指明住宅物業之時離開 ICC 會場及/或(如適用)外加會場之登記人將被取消參與第 B 節的資格及其優先次序將立即失效。
25. 第 B 節的揀選指明住宅物業的時間會於第 S 節完結**之後**才開始。如第 S 節尚未完結，賣方可延遲第 B 節的揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：
- (a) 登記人(如登記人為公司，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)揀選於當時仍可供揀選的指明住宅物業。登記人須**遵守第(I)部分的摘要列出適用於第 B 節的規則**選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與第 B 節的資格。
- (b) 登記人根據第(I)部分摘要列出的規則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**(或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)簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 B 節的資格。
- (c) 就每一間登記人選購的指明住宅物業，登記人須(除了與購樓意向登記一起遞交的銀行本票之外)即場向賣方補交**足夠額外的本票**，抬頭人須為「孖士打律師行」，以支付每一間指明住宅物業的臨時訂金的部份金額：
- (i) 就每個一睡房單位，HK\$200,000。
- (d) 如果登記人選購的指明住宅物業數目多於其遞交購樓意向登記時附有本票的數目或(在「已續期有效購樓意向登記」或「現有有效購樓意向登記」的情況下)與「已續期有效購樓意向登記」或「現有有效購樓意向登記」遞交的未使用的本票的數目，登記人須即場向賣方

補交足夠的本票，為每一額外之一睡房單位支付 HK\$300,000，抬頭人須為「孖士打律師行」，以支付每一額外指明住宅物業的臨時訂金的部份金額。賣方將擁有絕對酌情權及視乎每個個案而定批准以支票支付。登記人最多只可選購 2 個指明住宅物業。如有爭議，賣方所作的決定為最終及不可推翻。

- (e) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 29 段的規定即時向賣方要求加入其近親(按下述第 29(a)段之定義)以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

第(VII)部分 - 一般程序(適用於第 S 節及第 B 節)

26. 以下條款適用於登記：

- (a) 每一個人(不論單獨或與他方聯名) 只可登記不多於二份有效的購樓意向登記。重複的登記將不會被接納。
- (b) 購樓意向登記只適用於登記人本人及不能轉讓。
- (c) 遞交購樓意向登記的次序及登記參與第 S 節的次序不會影響於第 S 節或第 B 節揀選指明住宅物業的優先次序。
- (d) (如登記人為公司)如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人將不享有參與任何節的資格。
- (e) 如有爭議，賣方保留權利決定登記人是否有資格參與第 S 節及／或第 B 節及購樓意向登記是否有效及是否應被納入抽籤。

27. 關於本票的安排：

- (a) 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。除非本銷售安排另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。
- (b) 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，可於 2025 年 11 月 20 日及 2025 年 11 月 21 日辦公時間內(下午 2 時至晚上 7 時)親臨 ICC 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、購樓意向登記的收據正本及(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。

28. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

29. 以下條款適用於增加及/或刪除登記人的近親作為買方：

- (a) 「近親」指登記人的配偶、父母、子女、兄弟及姊妹。
- (b) 就第 S 節而言:-
 - (i) 如登記人僅由個人組成及購買 1 個指明住宅物業: 在簽署臨時買賣合約前，登記人可即時要求賣方:-
 - (1) 增加簽署該臨時買賣合約的人數；或
 - (2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字：

惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(c) 就第 B 節而言:-

(i) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(ii) 如登記人僅由個人組成及購買 **2 個**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(iii) 如登記人僅由個人組成及購買 **2 個**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：

(1) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(2) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：

(A) 增加簽署該臨時買賣合約的人數；或

(B) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字

惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(d) 所有人須以買家身份親身(或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及/或刪除任何人的名字的要求。

30. 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，於出售首天的指明住宅物業的銷售將會結束。

31. 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。

32. 如在可遞交購樓意向登記及/或預先登記 及/或進行抽籤的任何一天及/或出售首天及/或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端情況」的公布，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(a)更改(i)遞交購樓意向登記及/或(ii)預先登記 及/或(iii)第 S 節及/或第 B 節的抽籤的日期及/或(iv)第 S 節的報到時段及/或(v)第 B 節報到時段及/或(vi)出售首天及/或其他出售日期至賣方認為合適的日期及/或時間及/或地點，及/或(b)關閉 ICC 會場及/或(如適用)外加會場。賣方會將安排的詳情於指定網站公布。登記人將不獲另行通知。

33. 賣方保留權利隨時(I)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(II)因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(III)有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、秩序或公共衛生及/或(IV)為了保護 ICC 會場及/或(如適用)外加會場的登記人或參與者的健康的目的而作出以下行爲：

- (a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交購樓意向登記及／或(2) 預先登記及／或(3)第 S 節及／或第 B 節的抽籤及／或(4)第 S 節的報到時段及／或(5)第 B 節報到時段及／或(6)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉 ICC 會場及／或(如適用)外加會場。賣方會將安排的詳情於 ICC 會場及／或(如適用)外加會場及／或於指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(「剩餘單位」) 或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於 ICC 會場及／或(如適用)外加會場及／或指定網站公布。登記人將不獲另行通知。

34. 賣方根據上述第 32 段及第 33 段就更改遞交購樓意向登記及／或預先登記及／或第 S 節及／或第 B 節的抽籤及／或第 S 節的報到時段及／或第 B 節報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
35. 為了維護公共衛生的目的，所有登記人在進入 ICC 會場及／或(如適用)外加會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與第 S 節及／或第 B 節的指明住宅物業的銷售，其於第 S 節及／或第 B 節的優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。請參閱以下「其他事項」的第 1 點。

2025 年 11 月 20 日起：

36. 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。
37. 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 27(b)段指明的時間開放以供辦理取回未使用的本票。
38. 如賣方根據上述第 32 段及第 33 段延遲出售首天至其他日期，其後的出售日期將會順延。
39. 如在任何出售日期(除出售首天)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或香港政府發出「極端情況」的公布，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指定網站公布。
40. 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)有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。
41. 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

Other Matters:
其他事項：

- (1) The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC Venue and/or (if applicable) the Additional Venues. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue and/or (if applicable) the Additional Venues. Any person whose health condition fails to comply with the measures and requirements (if any) imposed by the Government of Hong Kong SAR for the purposes of public interest may also be rejected from admitting to the ICC Venue and/or (if applicable) the Additional Venues.
賣方可能不時於 ICC 會場及/或(如適用)外加會場施加與健康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 會場及/或(如適用)外加會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求(如有)，亦可能會被拒絕進入 ICC 會場及/或(如適用)外加會場。
- (2) Until 17 November 2025 (from 12:30 p.m. to 6:30 p.m. everyday until 17 November 2025), registrants may view the specified residential property(ies) which he/she/they/it intends to purchase and are available for viewing (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 the Sale on the First Day of Sale**. In order to maintain order at the ICC Venue 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 during the period mentioned above. To view the Properties for Viewing, the registrant must be present, 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

	<p>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>直至 2025 年 11 月 17 日 (即每日至 2025 年 11 月 17 日下午 12 時 30 分至晚上 6 時 30 分)，登記人可參觀其意欲購買及可供參觀的指明住宅物業 (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於上述時段事先安排參觀供參觀物業。登記人必須出席，並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>Date of Issue Revision: 發出修改日期：</p>	<p>15 November 2025 27 November 2025 2025 年 11 月 15 日 2025 年 11 月 27 日</p>

- ^ Remarks: Tower 1 (Elite Zone), Tower 1 (Sky Tower), Tower 2 (Elite Zone) and Tower 2 (Summit Tower) of the residential development in the Phase are called "Cullinan Sky".
- ^ 備註：期數中住宅發展項目的第 1 座 (Elite Zone)、第 1 座 (Sky Tower)、第 2 座 (Elite Zone) 及第 2 座 (Summit Tower) 稱為「天璽·天」。