

Information on Sales Arrangements

Sales Arrangements No. 14
銷售安排第 14 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>El Futuro 名日·九肚山</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 5 August 2022 由 2022 年 8 月 5 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 5 August 2022 (“the First Date of Sale”):</u> From 7 p.m. to 9 p.m.</p> <p><u>On 6 August 2022 and thereafter :</u> From 11 a.m. to 7 p.m.</p> <p><u>2022 年 8 月 5 日 (「出售首日」):</u> 由晚上 7 時 至 晚上 9 時</p> <p><u>2022 年 8 月 6 日 及之後:</u> 由上午 11 時 至 晚上 7 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>Shop 201, Level 2, Victoria Mall, 188 Canton Road, Tsimshatsui, Kowloon (referred to as the “designated venue” below)</p> <p>九龍尖沙咀廣東道 188 號港景匯商場 L2-201 舖 (下文稱作「指定會場」)</p>
<p>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：</p>	<p>54</p>
<p>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：</p> <p>The following units in Tower 1: 以下在第 1 座的單位：</p> <p>1A, 1B, 1C, 1E, 1F, 2A, 2B, 2C, 2E, 2F, 3E, 3F, 5A, 5B, 5C, 6A, 6B, 6C, 7A, 7B, 7C, 8A, 8B, 8C, 9A, 9B, 9C, 10A, 10B, 10C, 11A, 11B, 11C, 15A, 15B, 15C, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, 22B, 23A, 23B, 23C, 25A, 25C.</p>	
<p>The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase: 將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：</p> <p>1. General provisions: 一般規定：</p>	

1.1. Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

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

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

1.3 “Special Unit” means any of the following specified residential properties:

「特選單位」指下列任何指明住宅物業：

The following units in Tower 1:

以下在第 1 座的單位：

1A, 1B, 1C, 2A, 2B, 2C, 5A, 5B, 5C, 6A, 6B, 6C, 7A, 7B, 7C, 8A, 8B, 8C,
9A, 9B, 9C, 10A, 10B, 10C, 11A, 11B, 11C, 15A, 15B, 15C, 16A, 16B, 16C,
17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, 22B, 23A, 23B, 23C, 25A, 25C.

1.4 “Selection Requirement”: Where a selection of specified residential properties is being made, 1 or at most 2 specified residential properties (in which at least one Special Unit shall be included in either case) shall be selected. A selection could be made by a “Group of Purchasers”.

「揀樓規定」：揀選指明住宅物業時，必須揀選一個或最多兩個指明住宅物業（在以上任何一種情況當中皆必須包括最少一個特選單位）。揀選可以由一買方組合作出。

1.5 A “Group of Purchasers” means a group of purchasers in which each of whom indicates a wish to be treated as a group of purchasers for the purpose of purchasing the specified residential properties.

「買方組合」指一組買方，當中所有買方表明意願就購買指明住宅物業被視作一買方組合。

1.6 “Immediate family member”, in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, cousin, nephew or niece of the individual.

「直系親屬」就任何個人而言，指其配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、表兄弟、表姊妹、侄、甥、侄女或甥女。

2. First Date of Sale:

出售首日：

2.1 First come first served, subject to the provisions below.

先到先得，下文另有規定除外。

2.2 All interested persons who are present in the designated venue as at the beginning of the Time of the Sale of the First Date of Sale will be regarded as all having come to the designated venue at the same time at the beginning of that Time of the Sale, and will join a “Specified Session” particulars of which are set out below. Such person(s) is referred to

as a “Session Participant”. A Session Participant could be a “Group of Purchasers”. Each Session Participant shall indicate which one or two Special Units that Session Participant intends to select (each an “Intended Special Unit”).

於出售首日出售時間開始當時所有身處指定會場之有意認購的人士將被視作同時於該出售時間開始當時到達，並將參予詳情如下文所述之「指明時段」。該等人士稱為「時段參予人」。時段參予人可以是一「買方組合」。每一時段參予人須表明意欲揀選哪一個或兩個特選單位（各稱為「意向特選單位」）。

- 2.3 In the Specified Session, a Session Participant having a higher Aggregate Listed Price shall have a higher priority in selection of specified residential properties, and balloting will be used to determine the order of priority in selection of specified residential properties among Session Participants whose Aggregate Listed Prices are the same. The “Aggregate Listed Price” of a Session Participant is the aggregate of the price(s) of the Intended Special Unit(s) of that Session Participant as set out in Part 2 of the relevant price list(s) of the Development.

於指明時段中，其總所列價錢較高之時段參予人將有較高之揀選指明住宅物業之優先次序，而總所列價錢相同之時段參予人之間揀選指明住宅物業之優先次序將以抽籤方式決定。一時段參予人之「總所列價錢」指其意向特選單位在發展項目相關價單第二部份所列之價錢總數。

- 2.4 The Session Participants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority as determined by paragraph 2.3 above and according to the Selection Requirement, subject to the following terms:

時段參予人根據以上文2.3段決定之順序及揀樓規定揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) A Session Participant shall select each Intended Special Unit of that Session Participant unless it has been selected by another Session Participant.
時段參予人必須揀選其每一意向特選單位，除非該意向特選單位已經被其他時段參予人揀選。
- (b) When a Session Participant is, for whatever reason, not able to make the selection as aforesaid, that Session Participant will cease to be eligible to select any specified residential property in the Specified Session.
若時段參予人因任何原因未能作出上文所述揀選，該時段參予人即失去指明時段揀選任何指明住宅物業之資格。
- (c) Subject to paragraph 2.4(d) below, the purchaser of any specified residential property selected may only be the Session Participant, or where the Session Participant is a “Group of Purchasers”, any of such purchasers.
附下文第2.4(d)段另有規定外，所揀選的指明住宅物業之臨時買賣合約下之買方只可以是該時段參予人、或如該時段參予人是一「買方組合」，只可以是任何該等買方。
- (d) Before entering into the Preliminary Agreement for Sale and Purchase in respect of a specified residential property, a Session Participant (or where the Session Participant is a “Group of Purchasers”, any of such purchasers) may request the Vendor on spot to add one or more immediate family members of any individual comprising that Session Participant (or that purchaser in that “Group of Purchasers”), as the case may be) as joint purchaser(s) provided that relevant supporting documents must be provided to the satisfaction of the Vendor to prove

the relationship(s).

於簽署臨時買賣合約購入指明住宅物業前，時段參與人（或如該時段參予人是一「買方組合」，任何該等買方）可即場要求賣方加入組成該時段參與人（或該「買方組合」中的該買方，視屬何情況而定）之任何個人之一位或多位直系親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明親屬關係。

2.5 For the avoidance of doubt, after the completion of the Specified Session above, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned. The Selection Requirement applies. 為免生疑，完成上述指明揀選後，尚餘之指明住宅物業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人士。揀樓規定適用。

3. On the day following the First Date of Sale and thereafter:
出售首日翌日及之後:

First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned. The Selection Requirement applies.

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人士。揀樓規定適用。

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 right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

(a) Prospective purchasers will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchasers, before entering into the preliminary agreement for sale and purchase.

準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。

- (b) The sale of the specified residential properties is subject to availability. Please note that the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that person will be able to purchase any specified residential property.
將提供出售的指明住宅物業售完即止。任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。
- (c) If on any Date of Sale, (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 7 a.m. and 11 p.m.; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or the vicinity; or (iii) the Hong Kong Government has imposed any restriction or issued any order relating to Coronavirus Disease 2019 ("COVID-19") which requires people (except for exempted persons) in Hong Kong or any part thereof to stay indoor (such as stay-at-home, movement control or lockdown order) and/or requires the closure of the designated venue, then, for the safety of the interested persons and the maintenance of order at the designated venue or for compliance with the said restriction or order relating to COVID-19, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period and/or place of the sale of specified residential properties to such other date, time, period and/or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the designated website of the Development < www.el-futuro.com.hk >. 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 into the designated venue. The Vendor's decision in this regard shall be final and binding on all persons.
如在任何出售日期：(i) 上午7時至晚上11時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效；或(ii) 賣方認為發生影響指定會場及/或其附近之安全、秩序或公共衛生之事件時；或(iii) 香港政府已就 2019 冠狀病毒病("COVID-19")而施加任何限制或發出任何命令，要求在香港或其任何部分的人士(獲豁免人士除外)留在室內(例如居家、活動管制或禁足令)及/或要求關閉指定會場，為保障有意認購人士的安全及維持指定會場秩序或為遵守上述與 COVID-19 相關的限制或命令，賣方保留絕對權力改變、延後、延長或改動出售指明住宅物業的日期、時間、期間及/或地點至賣方認為合適的日期、時間、期間及/或地點。賣方會將安排的詳情於發展項目指定網站< www.el-futuro.com.hk >公布，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進入指定會場。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。

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以下地點可供公眾免費領取：

Shop 201, Level 2, Victoria Mall, 188 Canton Road, Tsimshatsui, Kowloon
九龍尖沙咀廣東道 188 號港景匯商場 L2-201 舖

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