

## Information on Sales Arrangements

### 銷售安排資料

<b>Name of the Phase of the Development:</b> 發展項目期數名稱：	Grand Victoria II 維港匯 II					
<b>Date of the Sale:</b> 出售日期：	<p><b><u>Batch 1 第 1 批次</u></b></p> <p>From 4 December 2021          由 2021 年 12 月 4 日起</p> <p><b><u>Batch 2 第 2 批次</u></b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #d3d3d3;"> <th style="width: 30%;">Tender Document No. 招標文件號碼</th> <th style="width: 70%;">Date of the Sale 出售日期</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">5</td> <td>           4 December 2021 to 31 December 2021 and then every day from 1 January 2022 until 31 March 2022 (both days inclusive)            由2021年12月4日起至2021年12月31日，接著由2022年1月1日起至2022年3月31日(包括首尾兩天)的每日   <u>Only applicable to specified residential properties tagged with *</u>  <u>只適用於標示有*的指明住宅物業</u>            4 December 2021; then every day from 5 December 2021 until 31 March 2022 (both days inclusive)            2021年12月4日，接著由2021年12月5日起至2022年3月31日(包括首尾兩天)的每日         </td> </tr> </tbody> </table>		Tender Document No. 招標文件號碼	Date of the Sale 出售日期	5	4 December 2021 to 31 December 2021 and then every day from 1 January 2022 until 31 March 2022 (both days inclusive) 由2021年12月4日起至2021年12月31日，接著由2022年1月1日起至2022年3月31日(包括首尾兩天)的每日  <u>Only applicable to specified residential properties tagged with *</u> <u>只適用於標示有*的指明住宅物業</u> 4 December 2021; then every day from 5 December 2021 until 31 March 2022 (both days inclusive) 2021年12月4日，接著由2021年12月5日起至2022年3月31日(包括首尾兩天)的每日
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**Time of the Sale:**  
出售時間：

**Batch 1 第 1 批次**

On 4 December 2021:

From 10:00 a.m. to 8:00 p.m.

From 5 December 2021 and thereafter:

From 12:00 noon to 8:00 p.m. (Monday to Friday), and

From 10:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays).

於 2021 年 12 月 4 日：

上午 10 時至下午 8 時

2021 年 12 月 5 日起：

中午 12 時至下午 8 時 (星期一至五)，及

上午 10 時至下午 8 時 (星期六、星期日及公眾假期)

**Batch 2 第 2 批次**

Tender Document No. 招標文件號碼	Commencement date and time of tender 招標開始日期及時間		Closing date and time of the tender (Note: see "Other matters" below) 招標截止日期及時間 (注意：請參閱下文「其他事項」)	
	Date 日期	Time 時間	Date 日期	Time 時間
5	4 December 2021 2021年12月4日	10:00 a.m. 上午10時	31 December 2021 2021年12月31日	12:00 noon 中午12時
	every day from 1 January 2022 until 31 March 2022 (both days inclusive) 由2022年1月1日起至2022年3月31日(包括首尾兩天)的每日	3:00 p.m. 下午3時	every day from 1 January 2022 until 31 March 2022 (both days inclusive) 由2022年1月1日起至2022年3月31日(包括首尾兩天)的每日	5:00 p.m. 下午5時

		<p><u>Only applicable to specified residential properties tagged with *</u> 只適用於標示有*的指明住宅物業</p> <p>4 December 2021 2021年12月4日</p> <p>every day from 5 December 2021 until 31 March 2022 (both days inclusive) 由2021年12月5日起至2022年3月31日(包括首尾兩天)的每日</p>	<p>10:00 a.m. 上午10時</p> <p>3:00 p.m. 下午3時</p>	<p><u>Only applicable to specified residential properties tagged with *</u> 只適用於標示有*的指明住宅物業</p> <p>4 December 2021 2021年12月4日</p> <p>every day from 5 December 2021 until 31 March 2022 (both days inclusive) 由2021年12月5日起至2022年3月31日(包括首尾兩天)的每日</p>	<p>12:00 noon 中午12時</p> <p>5:00 p.m. 下午5時</p>	
<p><b>Place where the sale will take place:</b> 出售地點：</p>	<p>Shop No. 146 and 148A, 1/F, Olympian City 2, Hoi Ting Road, Kowloon, Hong Kong (the “Sales Office”) 香港九龍海庭道奧海城2期1樓146及148A舖 (「售樓處」)</p>					
<p><b>Number of specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的數目：</p>	<p>128</p> <p>63 (Batch 1, 第 1 批次) 65 (Batch 2, 第 2 批次)</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：

**Batch 1 第 1 批次**

The following units in Phase 2 Tower 2:

以下在第 2 期第 2 座的單位：

10B, 11B, 12B, 15B, 16B, 17B, 20B, 21B, 22B, 23B.

The following units in Phase 2 Tower 3(3A):

以下在第 2 期第 3座(3A)的單位：

2B, 3B, 5B, 6B, 11B, 12B, 15B, 17B, 21B, 22B, 23B, 25B.

The following units in Phase 2 Tower 3(3B):

以下在第 2 期第 3座(3B)的單位：

6A, 7A, 15A, 16A, 17A, 22A, 23A, 25A.

20D, 21D, 22D, 23D, 25D, 27D, 28D.

2E, 3E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E.

The following units in Phase 2 Tower 5:

以下在第 2 期第 5 座的單位：

2A, 3A.

2B, 3B, 5B, 6B, 7B, 9B, 10B, 11B, 12B, 15B, 16B.

**Batch 2 第 2 批次**

The following units in Phase 2 Tower 1:

以下在第 2 期第 1 座的單位：

10A, 16A, 18A, 19A, 22A, 25A, 26A.

10B, 15B, 16B, 18B, 19B, 22B, 23B, 25B, 26B.

The following units in Phase 2 Tower 2:

以下在第 2 期第 2 座的單位：

1A, 2A, 3A, 5A, 6A, 7A, 8A, 9A, 11A, 12A, 16A, 17A, 18A, 20A\*, 21A, 22A\*, 26A, 27A, 28A, 29A, 30A, 1B.

1C, 2C, 3C, 5C, 6C, 7C, 9C\*, 10C\*, 11C\*, 19C\*, 25C\*, 26C\*, 27C, 29C.

The following units in Phase 2 Tower 5:

以下在第 2 期第 5 座的單位：

26A\*, 27A\*, 28A\*, 29B\*

11C\*, 12C\*, 15C, 16C, 17C, 18C, 19C\*, 20C\*, 21C\*.

**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 1

On 4 December 2021 (the "First Date of Sale"):

1. Subject to paragraph 3 below, an interested person who attends the Sales Office in person between 10:30 a.m. and 11:00 a.m. on the First Date of Sale (the "Attendance Registration Period") and expresses an interest by completing a Registration Form to purchase any of the residential properties will have the priority to purchase the specified residential property(ies) upon the expiry of the Attendance Registration Period.
2. Any interested person must bring along his/her/their H.K.I.D. Card(s) or Passport(s), or in case of a Company, must bring along a copy of Business Registration Certificate and Registers of Directors, the director's H.K.I.D. Card(s) or Passport(s) and the company chop as well as blank cheque(s) for payment of preliminary deposit(s).
3. All persons attend the Sales Office in person during the Attendance Registration Period and express the interest to purchase any of the specified residential properties by completing the Registration Form, balloting will be used to determine the order of priority in which each of such persons may purchase the specified residential property(ies).
4. Upon the expiry of the Attendance Registration Period, each interested person shall proceed to select any of the specified residential property(ies) in the order of priority as determined by paragraphs 1 and 3 above within reasonable time and in an orderly manner, otherwise his/her order of priority shall lapse automatically.
5. If the interested person has successfully selected any of the specified residential properties, he/she shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
6. After the selection of the residential properties as aforesaid, the remaining residential properties, if any, will be sold on a first come first served basis.
7. 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).
8. The Vendor also reserves its right to revise the time of balloting and selecting specified residential properties.
9. The Vendor reserves the right to close the Sales Office at any time if all the specified residential

properties have been sold out. For the safety of interested persons 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 force in Hong Kong, postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase and interested persons will not be separately notified of the same.

From 5 December 2021 and thereafter:

First come first served basis. 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).

The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out. For the safety of interested persons 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 force in Hong Kong, postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase and interested persons will not be separately notified of the same.

\* Please see “Other matters for Batch 1” below.

Batch 2

Sale by Tender

Please refer to the tender notice for details and particulars of the tender. The tender notice and other relevant tender documents will be made available for collection free of charge during the following period(s) at the Sales Office.

Tender Document Number	Period(s) (Day /Month /Year)	Time
5	1/ 12/ 2021 to 31/ 3/ 2022	10:00 a.m. to 5:00 p.m.

In the case where a Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued during the time of sale on any date of sale, the tender closing date and the tender

closing time of that date of sale will be postponed to the relevant date and time of the next date of sale where no Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued.

\* Please see “Other matters for Batch 2” below.

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

## 第 1 批次

2021 年 12 月 4 日（「出售首日」）：

1. 於出售首日上午 10 時 30 分至上午 11 時（「報到時段」）親臨售樓處並填妥登記表以表示意欲購買某一住宅物業之人士，將可於報到時段屆滿時優先選購該住宅物業，唯下文第 3 段另有規定除外。
2. 表示意欲購買任何住宅物業之人士須攜同其香港身份證或護照，或如屬公司，則需攜同其商業登記證副本、董事名冊副本、董事身份證或護照及公司印章，及空白支票以備支付臨時訂金。
3. 於報到時段內，所有填妥登記表以表示意欲購買某住宅物業之人士可揀選購該住宅物業的優先次序以抽籤決定。
4. 當報到時段屆滿時，每位有意欲購買的人士須按第 1 及 3 段決定的優先次序及在合理時間內及有秩序地揀選任何指明住宅物業，否則其優先次序將自動取消。
5. 如果有意欲購買的人士成功揀選任何指明住宅物業，須親身簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
6. 按上文進行之住宅物業揀選完成後，尚餘之住宅物業（如有）以先到先得形式發售。
7. 如有任何爭議，賣方保留最終決定權以任何方法（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。
8. 賣方保留權利因應確認和核實表示意欲購買任何住宅物業之人士身份或其他所需程序之進度而調整抽籤時間及揀選指明住宅物業時間。
9. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉售樓處。為保障有意欲購買的人士安全及維持售樓處秩序，當八號或更高風球訊號或黑色暴雨警告在香港生效時，賣方保留絕對權利延後、延長及/或改動任何抽籤，及/或揀選指明住宅物業之日期、時間、期間、期限及/或地點至賣方認為合適的其他日期、時間、期間、期限及/或地點。詳情將於發展項目網站公布，有意欲購買的人士將不獲另行通知。

由 2021 年 12 月 5 日起：

以先到先得形式發售。如有任何爭議，賣方保留權利以任何方法（包括抽籤）分配任何指明住宅物業予任何有意欲購買的人士。

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。為保障有意欲購買的人士安全及維持售樓處秩序，當八號或更高風球訊號或黑色暴雨警告在香港生效時，賣方保留絕對權利延後、延長及/或改動任何抽籤，及 /或揀選指明住宅物業之日期、時間、期間、期限及/或地點至賣方認為合適的其他日期、時間、期間、期限及/或地點。詳情將於期數網站公布，有意欲購買的人士將不獲另行通知。

請參閱下文「第 1 批次其他事項」。

## 第 2 批次

以招標方式出售

招標的細節和詳情請參閱招標公告。招標公告及其他相關招標文件可於以下時段於售樓處免費領取。

招標文件號碼	時段 (日/月/年)	時間
5	1/ 12/ 2021 至 31/ 3/ 2022	上午 10 時至下午 5 時

凡於任何出售日中的出售時間內天文台發出八號或更高熱帶氣旋警告信號或黑色暴雨警告時，該出售日的截標日期及截標時間將順延至下一個天文台沒有發出八號或更高熱帶氣旋警告信號或黑色暴雨警告的出售日的相關日期及時間。

\* 請參閱下文「第 2 批次其他事項」。

倘若本銷售安排中英文版本有異，以英文版本為準。

**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 right to allocate any specified residential properties to any interested person.



如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

In the event that any of the specified residential properties offered to be sold under this sales arrangements is sold pursuant to other sales arrangements prior to the first dates of sale hereunder, the said property will cease to be available for sale under this sales arrangements.

如本銷售安排下提供出售的任何指明住宅物業已於本銷售安排下的出售日期首天前依據其他銷售安排出售，該物業將不會於本銷售安排下提供出售。

### **Other matters for Batch 1**

#### **第 1 批次其他事項**

The sale of the specified residential properties in the Phase is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of properties to be offered for sale at any time without further notice.

將提供出售項目內的指明住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售期數或減少要約出售物業數目，無需提早通知。

### **Other matters for Batch 2**

#### **第 2 批次其他事項**

Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase 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 or after that date of sale because the Vendor may accept a tender within the acceptance period after the close of a previous tender exercise. In such event, the Vendor will reject offer(s) for purchase of the specified residential property. Please also note that the register of transactions of the Phase may not be updated immediately after the Vendor accepts a tender.

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 the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/ or time of the tender from time to time by amending the Sales Arrangements.

有意遞交指明住宅物業的投標書的人士敬請檢視期數的成交紀錄冊，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可供出

售，因賣方可能會在先前的招標程序完結後的承約期間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或之後變為不再可供出售。在此情況下，賣方將拒絕接受該物業之其他要約。另請注意，期數的成交紀錄冊在賣方接納該物業的投標書後未必能即時更新。

賣方並不承諾亦無責任閱覽、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。賣方有全權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。賣方有全權透過修改銷售安排不時更改招標於招標截止日期及/或時間。

#### **Other matters**

#### **其他事項**

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.

賣方可能不時於售樓處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，可能會被拒絕進入售樓處。

#### **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 146&148A, 1/F, Olympian City 2, Hoi Ting Road, Kowloon, Hong Kong  
香港九龍海庭道奧海城2期1樓146及148A舖

**Date of issue (發出日期) : 30/11/2021**