根據《一手住宅物業銷售條例》第60 條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

| | | | |
|---|---|---|---|
| 發展項目期數名稱<br>Name of the Phase of the Development | 滿 · 意<br>One Toscana | 期數 (如有)<br>Phase No. (If any) | 愉景灣 (「發展項目」) N1 North 區域一部份的發展項目第19-1期<br>Phase 19-1 of Discovery Bay City ("Development") on portion of Area N1 North of the Development) |
| 發展項目期數位置<br>Location of the Phase of the Development | 意濤徑1號<br>1 Toscana Drive | | |

重要告示： (1) 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

(2) 根據《一手住宅物業銷售條例》第 61條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於期數的交易資料，使公眾人士了解香港的住宅物業市場狀況。成交紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note： (1) Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

(2) According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the Phase, as set out in the Register of Transactions, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

第二部份：交易資料 Part 2: Information on Transactions

| (A) | (B) | (C) | (D) | | | | (E) | (F) | (G) | (H) |
|---|---|---|---|---|---|---|---|---|---|---|
| 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY) | 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY) | 終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY) | 住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking pace is included, please also provide details of the parking space) | | | | 成交金額 Transaction Price | 售價修改的細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price | 支付條款 Terms of Payment | 買方是賣方的有關連人士 The purchaser is a related party to the vendor |
| | | | 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | 車位 (如有) Car-parking space (if any) | | | | |
| 21-09-2026 | 28-09-2026 | | 6 | 13 | B | | $10,888,000 | | - 見備註 7(c)(i)(A) See Remarks 7(c)(i)(A)<br>- 見備註 7(d)(i)(a) see remark 7(d)(i)(a)<br>- 見備註 7(d)(i)(c) see remark 7(d)(i)(c)<br>- 見備註 7(d)(i)(d) see remark 7(d)(i)(d) | |
| 22-09-2026 | 29-09-2026 | | 9 | 13 | C | | $10,888,000 | | - 見備註 7(c)(i)(A) See Remarks 7(c)(i)(A)<br>- 見備註 7(d)(i)(a) see remark 7(d)(i)(a)<br>- 見備註 7(d)(i)(c) see remark 7(d)(i)(c)<br>- 見備註 7(d)(i)(d) see remark 7(d)(i)(d) | |
| 28-09-2026 | 02-10-2026 | | 6 | 11 | B | | $10,888,000 | | - 見備註 7(c)(i)(A) See Remarks 7(c)(i)(A)<br>- 見備註 7(d)(i)(a) see remark 7(d)(i)(a)<br>- 見備註 7(d)(i)(c) see remark 7(d)(i)(c)<br>- 見備註 7(d)(i)(d) see remark 7(d)(i)(d)<br>- 見備註 7(d)(i)(e) see remark 7(d)(i)(e) | |

第三部份：備註　Part 3: Remarks

1. 關於臨時買賣合約的資料 (即 (A), (D), (E), (G) 及 (H) 欄) 須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。
   Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).

2. 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此紀錄冊 (C) 欄記入該日期。
   If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.

3. 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在 (B) 欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c) 條的要求。
   If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, Vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.

4. 在住宅物業的售價根據一手住宅物業銷售條例第 35(2) 條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此紀錄冊 (F) 欄。
   Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.

5. 賣方須一直提供此記錄冊，直至發展項目期數中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
   The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Phase of the Development has been registered in the Land Registry.

6. 本記錄冊會在 (H) 欄以 "✓" 標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
   The transactions in which the purchaser is a related party to the Vendor will be marked with "✓" in column (H) in this register. A person is a related party to a Vendor if –

   (a) 該賣方屬法團，而該人是 –
   where that Vendor is a corporation, the person is –

   (i) 該賣方的董事，或該董事的父母、配偶或子女；
   a director of that Vendor, or a parent, spouse or child of such a director;

   (ii) 該賣方的經理；
   a manager of that Vendor;

   (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
   a private company of which such a director, parent, spouse, child or manager is a director or shareholder;

   (iv) 該賣方的有聯繫法團或控權公司；
   an associate corporation or holding company of that Vendor;

   (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
   a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or

   (vi) 上述有聯繫法團或控權公司的經理；
   a manager of such an associate corporation or holding company;

   (b) 該賣方屬個人，而該人是 –
   where that Vendor is an individual, the person is –

   (i) 該賣方的父母、配偶或子女；或
   a parent, spouse or child of that Vendor; or

   (ii) 上述父母、配偶或子女屬其董事或股東的私人公司; 或
   a private company of which such a parent, spouse or child is a director or shareholder; or

   (c) 該賣方屬合夥，而該人是–
   where that Vendor is a partnership, the person is –

   (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
   a partner of that Vendor, or a parent, spouse or child of such a partner; or

   (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。
   a private company of which such a partner, parent, spouse, child is a director or shareholder.

為本記錄冊的目的，「賣方」指:

For the purpose of this register, "Vendor" means:

(a) 香港興業有限公司 (「擁有人」)*；及

Hong Kong Resort Company Limited ("Owner")*; and

(b) 香港興業國際集團有限公司 (「如此聘用的人」)#。

HKR International Limited ("Person so Engaged")#.

* 「擁有人」指發展項目期數的法律上的擁有人或實益擁有人。

"Owner" means the legal or beneficial owner of the Phase of the Development.

\# 「如此聘用的人」指擁有人聘用以統籌和監管發展項目期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

"Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development.

7. (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the Price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

(b) 於本備註 7 內，「樓價」是指於臨時買賣合約 (「臨時合約」) 及買賣合約 (「買賣合約」) 中所載列之樓價，亦即 (E) 欄所指的「成交金額」。

In this Remark 7, "Purchase Price" means the purchase price stated in the PASP and the ASP, i.e., the "Transaction Price" as set out in column (E).

(c) 支付條款

Terms of Payment

(i) 適用於以投標方式購買之住宅物業

Applicable to residential properties purchased by way of tender

(A) 360天現金付款計劃

360-Day Cash Payment Plan

(1) 樓價的 5% 為臨時訂金，於賣方接受投標時由買方支付。

5% of the Purchase Price, being preliminary deposit shall be paid by the Purchaser upon Vendor's acceptance of the tender.

(2) 樓價的 5% 為加付訂金，於賣方接受投標日期後的 180 日內由買方支付。

5% of the Purchase Price, being further deposit shall be paid by the Purchaser within 180 days of the date after Vendor's acceptance of the tender.

(3) 樓價的 90% 為樓價餘款，於賣方接受投標日期後的 360 日 (「**成交日期**」) 內由買方付清。

90% of the Purchase Price, being balance of the Purchase Price shall be paid by the Purchaser within 360 days of the date after Vendor's acceptance of the tender ("**Completion Date**").

(d) 可就購買該發展項目期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit available with the purchase of a specified residential property in the Phase of the Development

(i) 適用於以投標方式購買之住宅物業

Applicable to residential properties purchased by way of tender

(a) 嵌入式物件

Built-in Items

(1) 在成交時，該物業將附贈嵌入式窗簾盒 (如有)、櫃 (如有)、矮櫃 (如有) 、衣櫃 (如有) 、窗簾導軌 (如有) 及其他類似的嵌入式物件 (統稱「**嵌入式物件**」)。

On completion, the Property will be provided with built-in items, that may include pelmet(s) (if any), cabinet(s) (if any), low cabinet(s) (if any), wardrobe(s) (if any), curtain rail(s) (if any) and/or other built-in items of similar nature as applicable to the Property (collectively the "**Built-in Items**").

(2) 嵌入式物件將免費贈與買方，但不構成該物業的交樓標準裝置、裝修物料及設備，且買賣合約內規定的欠妥之處的保養責任並不涵蓋嵌入式物件。賣方不會就嵌入式物件作出任何保證、承諾或陳述，且不會就嵌入式物件的任何方面進行更換、重新安裝、拆卸或保養，更不會就其狀況、狀態、品質或性能，及其是否或會否在可運作狀態作出任何保證、承諾或陳述。

The Built-in Items are provided to the Purchaser free of charge but do not form part of the standard provisions of the fittings, finishes and appliances of the Property, and the defect liability warranty under the Agreement for Sale and Purchase does not cover the Built-in Items. No warranty, guarantee or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Built-in Items and the Built-in Items will not be exchanged, re-installed, dismantled or maintained by the Vendor in any aspect. In particular, no warranty, guarantee or representation whatsoever is given as to the condition, state, quality or fitness of the Built-in Items or as to whether the Built-in Items is or will be in working condition.

(3) 嵌入式物件將於完成該物業之買賣時 (「**成交**」) 以成交時之「現狀」連同該物業交予買方。買方同意依前述如此接受。

The Built-in Items will be provided to the Purchaser on completion of the sale and purchase of the Property in "as is" condition as at completion, and the Purchaser agrees to accept the Property in such state and condition as aforesaid.

(4) 受相關交易文件的條款與細則約束。

Subject to terms and conditions in the relevant transaction documents.

(b) 備用第一按揭貸款

Standby First Mortgage Loan

(1) 買方可向賣方指定的財務機構 (「**指定財務機構**」) 申請第一按揭貸款，主要條款如下：

The Purchaser may apply for the first mortgage loan (the "**First Mortgage Loan**") from the Vendor's designated financing company (the "**Designated Financing Company**") and on the following key terms:-

(i) 第一按揭貸款最高貸款金額不超過樓價之 90%。

The maximum amount of the First Mortgage Loan shall not exceed 90% of the Purchase Price.

(ii) 第一按揭貸款年期最長為 30 年

The maximum tenor of the First Mortgage Loan shall be 30 years.

(iii) 第一按揭貸款擬定的年利率以最優惠利率(P)減2% (P - 2%p.a.)計算。P為指定財務機構不時報價之港元最優惠利率，利率浮動。最終利率不時由指定財務機構以絕對酌情權決定。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The proposed interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2% per annum (P-2% p.a.). P shall be Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. The final interest rate will be determined by the Designated Financing Company from time to time at its absolute discretion. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

(iv) 第一按揭貸款以該物業之第一衡平法按揭及／或第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage and/or first legal mortgage over the Property.

(v) 買方必須於買賣合約指明付清樓價餘額之日起計最少 60 日前，以指定格式的申請書以書面形式向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application by the prescribed form to the Designated Financing Company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the ASP.

(2) 受相關交易文件的條款與細則約束。

Subject to terms and conditions in the relevant transaction documents.

(c) 提前付清樓價現金回贈

Early Settlement Cash Rebate

(1) 適用於選擇支付條款7(c)(i)(A)(即「360天現金付款計劃」)之買方，提前於買賣合約訂明的付清樓價餘款限期日之前付清該物業樓價全數(唯付清樓價全數日期須屬以下列表指明的期間內)，受制於招標文件所列的條款與細則，賣方會準備根據以下列表向買方提供提前付清樓價現金回贈 (以下稱「**提前付清樓價現金回贈**」)。

Applicable to Purchaser who has selected the Terms of Payment 7(c)(i)(A) (i.e. " 360-Day Cash Payment Plan ") and shall settle the full amount of the whole of the Purchase Price earlier than the due date of payment of the balance of the Purchase Price specified in the ASP (provided that the date of such full settlement must be within the period(s) specified in the table below), subject to and in accordance with the terms and conditions under the Tender Document, the Vendor is prepared to provide the Purchaser with a cash rebate according to the table below (the "**Early Settlement Cash Rebate**").

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

| 付清樓價全數日期<br>Date of settlement of the full amount of the whole of the Purchase Price | 提前付清樓價現金回贈金額<br>Amount of Early Settlement Cash Rebate |
|---|---|
| 臨時合約日期後的 120日內<br>Within 120 days after the date of signing of the PASP | 樓價之3%<br>3% of the Purchase Price |
| 臨時合約日期後的 121 - 180 日內<br>Within 121 - 180 days after the date of the PASP | 樓價之2%<br>2% of the Purchase Price |
| 臨時合約日期後的 181 - 240 日內<br>Within 181 - 240 days after the date of signing of the PASP | 樓價之1%<br>1% of the Purchase Price |

受相關交易文件的條款與細則約束。

Subject to terms and conditions in the relevant transaction documents.

(d) 愉景灣住戶現金回贈

Discovery Bay Resident Cash Rebate

(1) 受制於招標文件所列的條款與細則，賣方會向合資格愉景灣住戶提供相等於樓價 1% 之現金回贈 (以下稱「**愉景灣住戶現金回贈**」)。

Subject to and in accordance with the terms and conditions of the Tender Document, the Vendor is prepared to provide the Eligible Discovery Bay Resident a cash rebate equivalent to 1% of the Purchase Price (the "**Discovery Bay Resident Cash Rebate**").

(2) 合資格愉景灣住戶指在簽署臨時合約當日，買方的其中一名個人(如買方為個人)或其中一名董事(如買方為公司)為(i)任何位於愉景灣的住宅物業的法定業主；或(ii)以買家身份已簽署買賣合約以購買任何位於愉景灣的住宅物業；或(iii)以租客身份已簽署租約以租用任何位於愉景灣的住宅物業而該租約的租期仍未完結(以下稱「**合資格愉景灣住戶**」)；或 (iv) 買方的其中一名個人 (如買方為個人) 或其中一名董事 (如買方為公司) 為合資格愉景灣住戶之親戚或朋友。

"Eligible Discovery Bay Resident" means on the date of signing of the PASP, one of the individuals comprising the Purchaser or one of the directors of the company who is the Purchaser, is (i) a legal owner of; or (ii) a purchaser who have duly executed the ASP for; or (iii) a tenant / lessee who have duly executed the tenancy agreement/lease for; any residential properties in Discovery Bay and the term of tenancy has not expired (the "**Eligible Discovery Bay Resident**"); or (iv) one of the individuals comprising the Purchaser or one of the directors of the company who is the Purchaser, is a relative or friend of an Eligible Discovery Bay Resident.

(3) 親戚指配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、翁姑、岳丈母、媳婦或女婿。

"Relative(s)" of a person means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law or child-in-law.

(4) 在買方符合招標文件所有條款及條件的前提下，賣方會於確認於招標文件及提供的有關證明文件(如有) 的有關資料有效後，將「愉景灣住戶現金回贈」於該物業成交時直接用於支付部份售價餘款。

Subject to and conditional upon the Purchaser's fulfilment of all the terms and conditions as set out in the Tender Document, after the Vendor has duly verified the information stated therein and other supporting documentary evidence provided (if any) to be valid, the Vendor will apply the Discovery Bay Resident Cash Rebate for part payment of the balance of the Purchase Price directly upon completion of the Property.

(5) 受相關交易文件的條款與細則約束。

Subject to terms and conditions in the relevant transaction documents.

(e) 愉景灣置業優惠券現金回贈

Discovery Bay Home Purchase Coupon Cash Rebate

(1) 受制於招標文件及《愉景灣置業優惠》推廣活動 (「**推廣活動**」) 所列的條款與條件，賣方會向買方提供港幣 10,000 元「愉景灣置業優惠券現金回贈」(以下稱「**此優惠**」)。

Subject to contract and conditional upon fulfilment of all the terms and conditions as set out in the Tender Document and the "Discovery Bay Home Purchase Benefit" Promotion Event (the "**Promotion Event**"), the Vendor will provide to the Purchaser the "Discovery Bay Home Purchase Coupon Cash Rebate" in the amount equivalent to HK$10,000 (the "**Benefit**").

(2) 賣方會將此優惠於該物業成交時直接用於支付部份售價餘款。

The Vendor will apply the Benefit for part payment of the balance of the Purchase Price directly upon completion of the Property.

(3) 買方可申請此優惠如於簽署臨時合約時買方的其中一名個人(買方為個人)或其中一名董事(買方為公司)，作為此優惠的提名人(「**提名人**」)，根據推廣活動的條款與條件作為推廣活動的參加者，已妥善完成所需登記程序(「**登記**」)，及已成功換領「愉景灣置業電子優惠券」。提名人作為買方的其中一名個 人(買方為個人) 或其中一名董事 (買方為公司) 於臨時合約所述的身份證明文件必須與登記時的身份證明文件完全相同。

The Purchaser is eligible for the application of the Benefit if one of the individuals comprising the Purchaser or one of the directors of the company who is the Purchaser, being the nominee for the Benefit (the "**Nominee**"), is a participant of the Promotion Event (the "**Participant**") and have duly completed the required registration process ("**Registration**") and have successfully redeemed the "Home Purchase Benefit Coupon (Electronic Voucher)" in accordance with the terms and conditions of the Promotion Event upon signing of the PASP. The identification document of the Nominee, being one of the individuals comprising the Purchaser or one of the directors of the company who is the Purchaser, depicted in the PASP must be identical to the identification document presented upon Registration.

(4) 受相關交易文件的條款與細則約束。

Subject to terms and conditions in the relevant transaction documents.

8. 下述互聯網可連結到此發展項目期數的價單: www.onetoscana.com.hk

The price list(s) of the Phase of the Development can be found in the following website : www.onetoscana.com.hk

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(日-月-年) (DD-MM-YYYY)