

Information on Sales Arrangements

Sales Arrangements No. 10
銷售安排第 10 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>THE GRANDs 明雋</p>					
<p>Date of the Sale: 出售日期：</p>	<p>Batch A 第 A 批次 From 8 March 2024 由 2024 年 3 月 8 日起</p> <p>Batch B 第 B 批次 Every day from 8 March 2024 until 30 April 2024 (both days inclusive) 由 2024 年 3 月 8 日起至 2024 年 4 月 30 日（包括首尾兩天）每天 (Note: Please refer to “Other matters” below) (注意：請參閱下文「其他事項」)</p>					
<p>Time of the Sale: 出售時間：</p>	<p><u>From 8 March 2024 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>由 2024 年 3 月 8 日起：</u> 由上午 11 時至晚上 8 時</p> <p><u>On each of the dates of sale:</u> Commencement time of Tender: 4:00 p.m. Closing time of the Tender: 5:00 p.m. <u>每個出售日期：</u> 招標開始時間： 下午 4 時 招標截止時間： 下午 5 時 (Note: Please refer to “Other matters” below) (注意：請參閱下文「其他事項」)</p>					
<p>Place where the sale will take place: 出售地點：</p>	<p>B/F to 1/F (for G/F, Shops A and C) of Railway Plaza, No. 39 Chatham Road South, Tsim Sha Tsui, Kowloon (the “Sales Office”) 九龍尖沙咀漆咸道南 39 號鐵路大廈地庫至 1 樓（地下為 A 和 C 商舖）（「售樓處」）</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>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td colspan="2" data-bbox="751 1890 1449 1962">9</td> </tr> <tr> <td data-bbox="751 1968 1098 2072"> <p><u>Batch A 第 A 批次</u> 6</p> </td> <td data-bbox="1102 1968 1449 2072"> <p><u>Batch B 第 B 批次</u> 3</p> </td> </tr> </table>		9		<p><u>Batch A 第 A 批次</u> 6</p>	<p><u>Batch B 第 B 批次</u> 3</p>
9						
<p><u>Batch A 第 A 批次</u> 6</p>	<p><u>Batch B 第 B 批次</u> 3</p>					

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：

Batch A 第A批次

20A, 21A
17D, 18D, 20D, 21D

Batch B 第 B 批次

22A
3B
22D

The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase:

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

Batch A 第A批次

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.

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。

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。

Batch B 第 B 批次

Subject to other matters, sale of specified residential properties by Tender - see details and particulars in the tender notice. The tender notice and other relevant tender documents of the specified residential properties will be made available for collection free of charge at Sales Office during the following periods:

受制於其他事項，指明住宅物業以招標方式出售 - 請參閱招標公告的細節和詳情。指明住宅物業招標公告及其他有關招標文件可於以下時段於售樓處免費領取：

On each of the dates of the sale: from 3:00 p.m. to 5:00 p.m.

每個出售日期：下午3時至下午5時。

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：

Batch A 第A批次

- (a) The sale of the specified residential properties is subject to availability. Please note that the Vendor's admittance of any person to the Sales Office or a waiting queue 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售樓處或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。
- (b) For the safety of the prospective purchasers and maintenance of order at the Sales Office (or any part thereof), the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Office (or any part thereof) and/or the vicinity of the same, postpone, extend or modify the date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development (www.thegrands.com.hk) and prospective purchasers will not be separately notified of the same.
為保障準買家安全及維持售樓處（或其任何部分）秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時或賣方認為發生影響售樓處（或其任何部分）及/或其附近之安全、秩序或公共衛生之事件時，延後、延長或改動日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站（www.thegrands.com.hk）公布，準買家將不獲另行通知。
- (c) Persons interested in purchasing the specified residential properties are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for sale. A specified residential property will become unavailable for sales if it was offered for sale under any other Sales Arrangements and was sold (whether under this Sales Arrangements or any other Sales Arrangements, if applicable (if any)). Please note also that the register of transactions of the Development may not be updated immediately after a specified residential property is sold.
有意購買指明住宅物業的人士敬請檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業是否仍然可供出售。一指明住宅物業如曾被納入其他銷售安排內供出售並已售出（不論是於本銷售安排下或任何其他銷售安排下，如適用）（如有），該指明住宅物業即變為不再可供出售。另請亦注意發展項目的成交紀錄冊未必一定於指明住宅物業售出後立即更新。
- (d) 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。

Batch B 第B批次

- (a) 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.
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。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利透過修改銷售安排不時更改招標截止日期及/或時間。
- (b) Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender. A specified residential property will become unavailable for tender once the Vendor accepts a tender after the close of a previous tender

exercise of that specified residential property (whether under this Sales Arrangements or any other Sales Arrangements, if applicable) (if any). Please note also that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender.

有意遞交指明住宅物業的投標的人士敬請檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業是否仍然可供招標出售。一旦賣方在該指明住宅物業（不論是於本銷售安排下或任何其他銷售安排下，如適用）的先前的招標程序（如有）完結後接納該指明住宅物業的投標，該指明住宅物業即變為不再可供招標出售。另請亦注意發展項目的成交紀錄冊未必一定於賣方接納投標後立即更新。

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 C, G/F of Railway Plaza, No. 39 Chatham Road South, Tsim Sha Tsui, Kowloon
九龍尖沙咀漆咸道南 39 號鐵路大廈地下 C 號舖

Date of Issue (發出日期): 04/03/2024