

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 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>From 30 June 2023 由 2023 年 6 月 30 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 30 June 2023 (the “First Date of Sale”):</u> From 6:30 p.m. to 11:00 p.m.</p> <p><u>After the First Date of Sale:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2023 年 6 月 30 日 (「出售首日」):</u> 由下午 6 時 30 分至晚上 11 時</p> <p><u>出售首日之後:</u> 由上午 11 時至晚上 8 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p><i>Up to and inclusive of 9 March 2024: B/F to 1/F (for G/F, Shops A and C) of Railway Plaza, No. 39 Chatham Road South, Tsim Sha Tsui, Kowloon</i> <i>From and inclusive of 10 March 2024: G/F to 1/F of THE GRANDs, No.45 Pau Chung Street, Kowloon</i> (the “Sales Office”)</p> <p>直至及包括 2024 年 3 月 9 日：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）</p> <p>由及包括 2024 年 3 月 10 日：九龍炮仗街 45 號明雋地下至 1 樓 （「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>	<p>30</p>
<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：</p> <p>5A, 6A, 7A, 9A, 10A, 12A, 15A, 16A, 5B, 6B, 7B, 9B, 10B, 12B, 15B, 5C, 6C, 7C, 9C, 10C, 12C, 15C, 5D, 6D, 7D, 9D, 10D, 12D, 15D, 16D</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</p>	

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：

1. General provisions:

一般規定：

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 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

2. First Date of Sale:

出售首日：

2.1 Balloting will be used to determine the order of priority. Details are as follows.

優先次序將以抽籤方式決定。詳情如下。

2.2 To participate in the balloting, interested persons must first submit a Registration of Intent. The form of Registration of Intent is available for collection at the Basement of the Sales Office. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處地庫索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。概括而言：

(a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with one cashiers' order/cheque. The amount of each cashiers' order /cheque shall be HK\$50,000. Each cashiers' order/cheque shall be payable to "Grandall Zimmern Law Firm".

除指明的身份證明文件副本外，遞交一份購樓意向登記時必須同時遞交一張銀行本票/支票。每張銀行本票/支票金額為港幣\$50,000。每張銀行本票/支票抬頭人為「國浩律師（香港）事務所」或「Grandall Zimmern Law Firm」。

(b) A completed Registration of Intent shall be submitted at the Basement of the Sales Office during the period from 21 June 2023 to 29 June 2023 (from 11 a.m. to 8 p.m. each day except from 3 p.m. to 8 p.m. on 21 June 2023), notwithstanding anything as may be specified in the Registration of Intent. A Receipt for Registration of Intent

will be issued to the registrant in respect of a validly submitted Registration of Intent. 填妥之購樓意向登記須於2023年6月21日至2023年6月29日(每日上午11時至晚上8時,唯2023年6月21日則為下午3時至晚上8時)到售樓處地庫遞交(即使購樓意向登記內可能指定任何其他安排)。有效地遞交購樓意向登記後登記人將獲發購樓意向登記表格收據。

- (c) Each individual or company (whether alone or with others) can submit a maximum of two Registrations of Intent. No extra submission will be accepted.
每人或公司(不論單獨或連同他人)最多可遞交兩張購樓意向登記。多出的遞交將不被接受。

- 2.3 A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original authorization document and the original identification document of that attorney) carry out attendance registration at the G/F portion of the Sales Office (the "Attendance Registration Venue") between 6:30 p.m. to 7:00 p.m. on the First Date of Sale (the "Attendance Registration Period"). The following must be produced for attendance registration: (i) the Receipt for Registration of Intent of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Receipt for Registration of Intent of the Registration of Intent, a copy of Business Registration Certificate, a copy of the most updated annual return of the company and the company chop (for corporate registrant).

登記人須(親身或透過其妥為授權之受權人(該受權人須出示授權文件正本及該受權人之身份證明文件正本))於出售首日下午6時30分至晚上7時(「報到時段」)於售樓處地下部分(「報到處」)報到登記。進行報到登記需出示(i)購樓意向登記之購樓意向登記表格收據及登記人身份證明文件正本或副本(如登記人為個人)或(ii)購樓意向登記之購樓意向登記表格收據、商業登記證副本、公司最近的周年申報表副本及公司印章(如登記人為公司)。

- 2.4 Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for participating in the balloting and each Registration of Intent submitted by those registrants whose identities have been so verified shall be allotted with one lot. Registrants who arrive at the Attendance Registration Venue at any time after the expiry of the Attendance Registration Period shall not be eligible for participating in any balloting.

登記人經賣方確認並核實身份後方可享有參與抽籤的資格,而經如此核實身份的該等登記人已遞交的每份購樓意向登記可獲分配一個籌。於報到時段屆滿後才到達報到處的登記人將不獲任何參與抽籤的資格。

- 2.5 Registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent Provided That where the registrant under two Registrations of Intent are identical or any person comprising the registrant under a Registration of Intent is the registrant or any person comprising the registrant under another Registration of Intent, no specified residential properties may be selected in respect of the Registration of Intent having a lower priority according to the result of balloting. A registrant must in respect of a Registration of Intent select at least one and at most two specified residential properties. Where a registrant is, for whatever reason, not able to make such a selection, that registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent.

登記人根據抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業,唯如兩份購樓意向登記之登記人相同或組成一份購樓意向登記下之登記人之任何人士為另一購樓意向登記之登記人或組成該登記人之任何人士,不得就根據抽籤結果先後次序較低之購樓意向登記揀選任何指明住宅物業。一登記人於

揀樓時段必須就一份購樓意向登記揀選至少一個及最多兩個指明住宅物業。若一登記人因任何原因未能作如此揀選，該登記人即失去就該份購樓意向登記揀選任何指明住宅物業之資格。

2.6 The following provisions apply to the selection of specified residential properties:
以下條款適用於指明住宅物業揀選：

- (a) For each specified residential property selected in respect of a Registration of Intent purchased, part of the preliminary deposit for that specified residential property shall be paid by cashier's order(s) in the amount of HK\$50,000 (which could be the cashier's order submitted together with that Registration of Intent and could not be the cheque submitted together with that Registration of Intent), the balance to be paid by cheque(s). Please bring along cashier's order(s) (if applicable) and blank cheque(s). Each such cashiers' order and cheque shall be payable to "Grandall Zimmern Law Firm".

就一份購樓意向登記揀選的所購得的每一指明住宅物業，皆須以港幣\$50,000銀行本票（可以是連同該購樓意向登記遞交的銀行本票，而不可以是連同該購樓意向登記遞交的支票）用作支付該指明住宅物業的部份臨時訂金，餘款以支票支付。請備銀行本票（如適用）和空白支票。上述所有銀行本票和支票抬頭人為「國浩律師（香港）事務所」或「Grandall Zimmern Law Firm」。

- (b) Where a registrant selects one or more specified residential properties in respect of a Registration of Intent:

登記人就購樓意向登記揀選一個或多於一個指明住宅物業：

- (i) the purchaser of at least one such selected specified residential property shall be:
最少一個揀選之指明住宅物業之買方須為：

(1) that registrant; or
該登記人；或

(2) that registrant together with one or more Immediate Family Members of that registrant (or any individual comprising that registrant) whom that registrant requests the Vendor on spot to add as joint purchaser(s); and
該登記人連同該登記人即場向賣方要求加入作為聯名買方之登記人（或組成該登記人之任何個人）之一位或多位直系親屬；及

- (ii) the purchaser of any other such selected specified residential property shall be:
任何一個揀選之其他指明住宅物業之買方須為：

(1) if that registrant comprises one person:
如登記人由一名人士組成：

(A) that person, together with or without one or more Immediate Family Members of that registrant; or
該名人士，連同或不連同該登記人之一位或多位直系親屬；或

(B) one or more Immediate Family Members of that registrant; or
該登記人之一位或多位直系親屬；或

(2) if that registrant comprises more than one person:
如登記人由多於一名人士組成：

(A) any or all such persons, together with or without one or more Immediate Family Members of any individual comprising that registrant; or

任何或所有該等人士，連同或不連同組成該登記人之任何個人之一位或多位直系親屬；或

(B) one or more Immediate Family Members of any individual comprising that registrant.

組成該登記人之任何個人之一位或多位直系親屬。

(c) In this paragraph 2.6, “Immediate Family Member”, in relation to an individual, means a spouse, parent, child, sibling, grand parent or grandchild of that individual Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship.

在本第2.6段中，「直系親屬」就任何個人而言，指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女或外孫或外孫女，惟必須出示令賣方滿意之相關證明文件證明親屬關係。

2.7 After the completion of the aforesaid selection of specified residential properties, 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 commencement of such sale.

完成上述揀選指明住宅物業後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

2.8 The Vendor also reserves its right to adjust the time of any balloting or selection of residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整任何抽籤或揀選住宅物業時間。

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.

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。

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) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the Attendance Registration Venue (or any part thereof) or Sales Office (or any part thereof) or a waiting queue does not guarantee that that registrant / 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。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入報到處（或其任何部分）或售樓處（或其任何部分）或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

- (b) Collection of cashiers' order / cheque – any unused cashiers' order / cheque submitted with a Registration of Intent will be available for collection at the Basement of the Sales Office during the period from 3 July 2023 to 9 July 2023 between the hours of 11:00 a.m. and 8:00 p.m.. The registrant shall bring along the Receipt for Registration of Intent and (i) original / copy of identification document of the registrant (for individual registrant) or (ii) a copy of Business Registration Certificate and the company chop (for corporate registrant) for the collection procedures.

銀行本票／支票取回辦法 – 任何連同購樓意向登記遞交的未使用之銀行本票／支票，登記人可於2023年7月3日至2023年7月9日上午11時至晚上8時於售樓處地庫取回。登記人須攜同購樓意向登記表格收據及 (i) 登記人身份證明文件正本或副本（如登記人為個人）或 (ii) 商業登記證副本及公司印章（如登記人為公司）。

- (c) For the safety of the registrants and the 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 of the submission of Registrations of Intent or of any balloting, any attendance registration period or selection of specified residential properties to such other 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 registrants will not be separately notified of the same.

為保障登記人安全及維持售樓處（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、延長或改動遞交購樓意向登記或任何抽籤、報到時段或揀選指明住宅物業之日期、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，登記人將不獲另行通知。

- (d) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

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：

Up to and inclusive of 9 March 2024: Basement of the Sales Office
直至及包括 2024 年 3 月 9 日：售樓處地庫

From and inclusive of 10 March 2024: the Sales Office
由及包括 2024 年 3 月 10 日：售樓處

Date of Issue (發出日期): 26/06/2023
Date of Revision (修改日期): 06/03/2024