

Information on the Sales Arrangements
銷售安排資料

Sales Arrangements No. 31I
銷售安排第31I號

<p>Name of the Phase: 期數名稱:</p>	<p>Phase 2 of Ultima Development ^ 天鑄發展項目第二期 ^</p>																	
<p>Date of the Sale: 出售日期:</p>	<table border="1"> <thead> <tr> <th data-bbox="512 353 687 456">Tender Document No. 招標文件號碼</th> <th colspan="3" data-bbox="687 353 1485 456">Date of the Sale 出售日期</th> </tr> </thead> <tbody> <tr> <td data-bbox="512 456 687 801"> <p>31 (for tenders submitted on or before 31 December 2022 適用於2022年12月31日或之前遞交的投標書)</p> </td> <td colspan="3" data-bbox="687 456 1485 801" rowspan="3"> <p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31 December 2022 30 June 2023 (both days inclusive) 每日由2021年10月15日起至2021年12月31日(包括首尾兩天), 接著每日由2022年1月2日起至2022年6月30日2022年12月31日2023年6月30日(包括首尾兩天)</p> </td> </tr> <tr> <td data-bbox="512 801 687 1146"> <p>31.1 (for tenders submitted from 1 January 2023 until 13 February 2023 適用於由2023年1月1日起至2023年2月13日遞交的投標書)</p> </td> </tr> <tr> <td data-bbox="512 1146 687 1514"> <p>31.2 (for tenders submitted from 14 February 2023 適用於由2023年2月14日起遞交的投標書)</p> </td> </tr> </tbody> </table>				Tender Document No. 招標文件號碼	Date of the Sale 出售日期			<p>31 (for tenders submitted on or before 31 December 2022 適用於2022年12月31日或之前遞交的投標書)</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31 December 2022 30 June 2023 (both days inclusive) 每日由2021年10月15日起至2021年12月31日(包括首尾兩天), 接著每日由2022年1月2日起至2022年6月30日2022年12月31日2023年6月30日(包括首尾兩天)</p>			<p>31.1 (for tenders submitted from 1 January 2023 until 13 February 2023 適用於由2023年1月1日起至2023年2月13日遞交的投標書)</p>	<p>31.2 (for tenders submitted from 14 February 2023 適用於由2023年2月14日起遞交的投標書)</p>				
Tender Document No. 招標文件號碼	Date of the Sale 出售日期																	
<p>31 (for tenders submitted on or before 31 December 2022 適用於2022年12月31日或之前遞交的投標書)</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31 December 2022 30 June 2023 (both days inclusive) 每日由2021年10月15日起至2021年12月31日(包括首尾兩天), 接著每日由2022年1月2日起至2022年6月30日2022年12月31日2023年6月30日(包括首尾兩天)</p>																	
<p>31.1 (for tenders submitted from 1 January 2023 until 13 February 2023 適用於由2023年1月1日起至2023年2月13日遞交的投標書)</p>																		
<p>31.2 (for tenders submitted from 14 February 2023 適用於由2023年2月14日起遞交的投標書)</p>																		
<p>Time of the Sale: 出售時間:</p>	<table border="1"> <thead> <tr> <th data-bbox="499 1630 646 1845" rowspan="2">Tender Document No. 招標文件號碼</th> <th colspan="2" data-bbox="646 1630 1058 1742">Commencement date and time of tender 招標開始日期及時間</th> <th colspan="2" data-bbox="1058 1630 1485 1742">Closing date and time of tender 招標截止日期及時間</th> </tr> <tr> <th data-bbox="646 1742 922 1845">Date 日期</th> <th data-bbox="922 1742 1058 1845">Time 時間</th> <th data-bbox="1058 1742 1350 1845">Date 日期</th> <th data-bbox="1350 1742 1485 1845">Time 時間</th> </tr> </thead> <tbody> <tr> <td data-bbox="499 1845 646 2056"> <p>31 (for tenders submitted on or before 31 December</p> </td> <td data-bbox="646 1845 922 2056"> <p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-</p> </td> <td data-bbox="922 1845 1058 2056"> <p>4:00 p.m. 下午4時</p> </td> <td data-bbox="1058 1845 1350 2056"> <p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-December</p> </td> <td data-bbox="1350 1845 1485 2056"> <p>5:00 p.m. 下午5時</p> </td> </tr> </tbody> </table>				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 tender 招標截止日期及時間		Date 日期	Time 時間	Date 日期	Time 時間	<p>31 (for tenders submitted on or before 31 December</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-</p>	<p>4:00 p.m. 下午4時</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-December</p>	<p>5:00 p.m. 下午5時</p>
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 tender 招標截止日期及時間															
	Date 日期	Time 時間	Date 日期	Time 時間														
<p>31 (for tenders submitted on or before 31 December</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-</p>	<p>4:00 p.m. 下午4時</p>	<p>everyday from 15 October 2021 until 31 December 2021 (both days inclusive) and then everyday from 2 January 2022 until 30 June 2022 31-December</p>	<p>5:00 p.m. 下午5時</p>														

	<p>2022 適用於2022年12月31日或之前遞交的投標書)</p> <p>31.1 (for tenders submitted from 1 January 2023 until 13 February 2023 適用於由2023年1月1日起至2023年2月13日遞交的投標書)</p> <p>31.2 (for tenders submitted from 14 February 2023 適用於由2023年2月14日起遞交的投標書)</p>	<p>December 2022 30 June 2023 (both days inclusive)</p> <p>每日由2021年10月15日起至2021年12月31日(包括首尾兩天), 接著每日由2022年1月2日起至2022年6月30日2022年12月31日2023年6月30日(包括首尾兩天)</p>		<p>2022 30 June 2023 (both days inclusive)</p> <p>每日由2021年10月15日起至2021年12月31日(包括首尾兩天), 接著每日由2022年1月2日起至2022年6月30日2022年12月31日2023年6月30日(包括首尾兩天)</p>	
<p>Place where the sale will take place: 出售地點:</p>	<p>11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓</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>3 2 1 0</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><u>The following units in Tower 1 (Floor/Flat):</u> <u>以下在第1座的單位(樓層/單位):</u> 16/F-A#, 12/F-B</p>					

The following unit in Tower 2 (Floor/Flat):

以下在第2座的單位(樓層/單位)：

Flat A on 22nd & 23rd Floor (Duplex) 22及23樓A室(複式單位)®

Sale of this unit has been withdrawn as from 31 January 2023.

由2023年1月31日此物業已被撤回。

@ Sale of this unit has been withdrawn as from 11 April 2023.

@ 由2023年4月11日此物業已被撤回。

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：

Sale by Tender – see details and particulars in the tender notice. During the following periods, the tender notice and other relevant tender documents will be made available for collection free of charge at 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong:-

以招標方式出售 – 請參閱招標公告的細節和詳情。招標公告及其他招標文件可於以下時段於香港九龍柯士甸道西 1 號環球貿易廣場 11 樓免費領取:-

Tender Document No. 招標文件號碼	Specified residential properties that will be offered to be sold (see Note (4) under "Other Matters") 將提供出售的指明住宅物業(見「其他事項」第(4)項)	Tender notice and other relevant tender documents will be made available for collection during the following periods 於以下時段，招標公告及其他相關招標文件可供領取	
		Date 日期 (Day 日/Month 月/Year 年)	Time 時間
31	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指明住宅物業	11/10/2021	from 7:00 p.m. to 8:00 p.m. 晚上7時至晚上8時
31	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指明住宅物業	12/10/2021 – 15/10/2021	from 3:00 p.m. to 5:00 p.m. (daily) 下午3時至下午5時(每日)
31 (for tenders submitted on or before 31 December 2022 適用於2022年12月31日或之前遞交的投標書)	All the available and remaining specified properties 所有可供出售及餘下的指明住宅物業	16/10/2021 – 31/12/2021 30/06/2022 31/12/2022- 30/06/2023	from 3:00 p.m. to 5:00 p.m. (daily) 下午3時至下午5時(每日)
31.1 (for tenders			

<p>submitted from 1 January 2023 until 13 February 2023 適用於由2023年1月1日起至2023年2月13日遞交的投標書)</p> <p>31.2 (for tenders submitted from 14 February 2023 適用於由2023年2月14日起遞交的投標書)</p>			
--	--	--	--

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 tender notices and other relevant tender documents.

請參照招標公告及其他相關招標文件。

Other matters:

其他事項：

- (1) 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 accept any offer at or before the closing time of the tender.

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。賣方有絕對權利於招標截止時間或之前接受任何要約。

- (2) The specified residential properties are available for viewing by prospective tenderers by prior appointment and submission of cashier order(s) in the amount as specified by the Vendor. Prospective tenderers are invited and advised to view the specified residential properties before submission of tender offer. For details of the viewing arrangements, please refer to the "Arrangements for Viewing

of Specified Residential Property(ies) or Comparable Property(ies)" applicable for this Sales Arrangements issued by the Vendor (as may be amended by the Vendor from time to time). Notwithstanding the aforesaid, the Vendor reserves the absolute right and discretion to adjust the arrangements applicable to any prospective tenderer for viewing the specified residential properties. 指明住宅物業現正開放予已預約及遞交賣方指明的金額的本票的準投標者參觀，特此邀請並建議準投標者在入標前參觀指明住宅物業。有關參觀指明住宅物業的安排的詳情，敬請參閱賣方發出的適用於本銷售安排的「參觀指明住宅物業或相若住宅物業的安排」（經賣方不時修改）。儘管前述所言，賣方保留絕對權利及酌情權去調整適用於任何準投標者的參觀指明住宅物業的安排。

- (3) In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 4:00 p.m. on the closing date of the tender, the closing date of the tender will be extended to the next day (4:00 p.m. to 5:00 p.m.) and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

若在招標截止日期下午4時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，截標日期將延至下一日(下午4時至下午5時)(而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出)。

- (4) 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 that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.

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變為不再可供出售。

- (5) The Vendor may from time to time impose health and security related precautionary measures and crowd control at the International Commerce Centre Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the International Commerce Centre Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the International Commerce Centre Venue.

賣方可能不時於環球貿易廣場會場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，可能會被拒絕進入環球貿易廣場會場。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入環球貿易廣場會場。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the following venue:

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:

From 11:00 a.m. to 8:00 p.m. (daily)

11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午11時至晚上8時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

由晚上8時後至翌日上午11時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Date of Issue Revision:

發出修改日期

~~11 October 2021 11 October 2021 18 October 2021 29 December 2021~~
~~27 June 2022 21 December 2022 28 December 2022 31 January 2023 10-~~
~~February 2023 11 April 2023~~
2021年10月11日2021年10月11日2021年10月18日2021年12月29日
2022年6月27日2022年12月21日2022年12月28日2023年1月31日2023年2
月10日2023年4月11日

^ Remarks: Towers 1, 2, 3 and 5 (with Tower 4 omitted) of the residential development in the Phase are called "Ultima".

^ 備註：期數中住宅發展項目的第一、二、三及五座(不設第四座)稱為「天鑄」。