

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

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| 發展項目名稱 Name of Development | Jessville | 期數(如有) Phase No. (if any) | -- |
| 發展項目位置 Location of Development | 薄扶林道 128 號 128 Pok Fu Lam Road | | |

重要告示：

閱讀該些只顯示臨時買賣合約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出現變化。

Important Note:

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.

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

| (A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY) | (B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY) | (C) 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) | (D) 住宅物業的描述 (如包括停車位, 請一併提供有關停車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space) | | | | (E) 成交金額 Transaction Price | (F) 售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price | (G) 支付條款 Terms of Payment | (H) 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) | | | | |
| | | | 屋號 House Number | | | | | | | |
| 03-01-2024 | 10-01-2024 | | Jessville Tower | 11 | A | LG2-6 | \$ 35,600,000 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日 (即接納書的日期) 繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> | |
| 30-01-2024 | 06-02-2024 | | Jessville Tower | 12 | A | LG2-13 | \$ 35,880,000 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日 (即接納書的日期) 繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 90 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後90天內繳付樓價90%作為樓價餘款。</p> | |

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| 15-03-2024 | 22-03-2024 | | Jessville Manor | G/F G/F 1/F 1/F | A B A B | LG2-8 LG2-9 LG2-3 LG2-19, LG2-20 LG3-26, LG3-34 (as amended by a supplemental agreement dated 12 April 2024 根據2024年4月12日之補充協議修訂) | \$ 207,000,000 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲買方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 14 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後14天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 30 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後30天內繳付樓價90%作為樓價餘款。</p> |
| 24-02-2025 | 03-03-2025 | | Jessville Tower | 4 | A | LG2-19 | \$ 25,000,000 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲買方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 180 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後180天內繳付樓價90%作為樓價餘款。</p> |
| 05-03-2025 | | | Jessville Tower | 8 | A | LG3-28 | \$ 26,902,800 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲買方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 180 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後180天內繳付樓價90%作為樓價餘款。</p> |

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| 06-03-2025 | | | Jessville Tower | 10 | A | LG3-29 | \$ 27,480,000 | | <p><i>Payment Plan AA of Tender Document</i> 招標文件付款計劃AA</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 180 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後180天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 10 | B | LG2-18 | \$ 25,802,000 | | <p><i>Payment Plan BB of Tender Document</i> 招標文件付款計劃BB</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 8 | B | LG3-27 | \$ 23,980,000 | | <p><i>Payment Plan BB of Tender Document</i> 招標文件付款計劃BB</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |

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| 10-03-2025 | | | Jessville Tower | 1 | A | LG2-10 | \$ 24,327,000 | | <p><i>Payment Plan BB of Tender Document</i> 招標文件付款計劃BB</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 6 | A | LG3-25 | \$ 26,187,300 | | <p><i>Payment Plan CC of Tender Document</i> 招標文件付款計劃CC</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 180 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後180天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 13 | B | LG2-7 | \$ 27,160,000 | | <p><i>Payment Plan BB of Tender Document</i> 招標文件付款計劃BB</p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |

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| 10-03-2025 | | | Jessville Tower | 7 | A | LG2-5 | \$ 27,189,000 | | <p><i>Payment Plan BB of Tender Document</i> <i>招標文件付款計劃BB</i></p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 9 | B | LG2-1 | \$ 24,800,000 | | <p><i>Payment Plan AA of Tender Document</i> <i>招標文件付款計劃AA</i></p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 90 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後90天內繳付樓價90%作為樓價餘款。</p> |
| 10-03-2025 | | | Jessville Tower | 13 | A | LG2-20 | \$ 30,051,000 | | <p><i>Payment Plan BB of Tender Document</i> <i>招標文件付款計劃BB</i></p> <p><i>A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</i> 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。</p> <p><i>A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</i> 相等於樓價5%之加付訂金於接納書的日期後30天內繳付。</p> <p><i>90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser within 120 days after the date of the Letter of Acceptance.</i> 買方須於接納書的日期後120天內繳付樓價90%作為樓價餘款。</p> |

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，賣方須在此記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 on which the 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 PSAP 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，直至發售項目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 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 -
 - a. 該賣方屬法團，而該人是 -
 - i) 該賣方的董事，或該董事的父母、配偶或子女；
 - ii) 該賣方的經理；
 - 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；
 - iv) 該賣方的有關聯法團或控股公司；
 - v) 上述有關聯法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - vi) 上述有關聯法團或控股公司的經理；
 - b. 該賣方屬個人，而該人是 -
 - i) 該賣方的父母、配偶或子女；或
 - ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - c. 該賣方屬合夥，而該人是 -
 - i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - 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。

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. *where that vendor is a corporation, the person is -*
 - i) *a director of that vendor, or a parent, spouse or child of such a director;*
 - ii) *a manager of that vendor;*
 - iii) *a private company of which such a director, parent, spouse, child or manager is a director or shareholder;*
 - iv) *an associate corporation or holding company of that vendor;*
 - v) *a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or*
 - vi) *a manager of such an associate corporation or holding company;*
- b. *where that vendor is an individual, the person is -*
 - i) *a parent, spouse or child of that vendor; or*
 - ii) *a private company of which such a parent, spouse or child is a director or shareholder; or*
- c. *where that vendor is a partnership, the person is -*
 - i) *a partner of that vendor, or a parent, spouse or child of such a partner; or*
 - ii) *a private company of which such a partner, parent, spouse, child is a director or shareholder.*

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，『售價』指相關價單第二部份中/相關投票要約所列之住宅物業的售價，而『相關價單』指有關住宅物業的價單。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價(即臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價及(E)欄所指的『成交金額』。
In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the price list concerned/tender offer concerned, and "price list concerned" means the price list in relation to the residential property concerned and "tender offer concerned" means the tender offer in relation to the residential property concerned. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Purchase Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase) and the "Transaction Price" as stated in column (E)).
- c. 相關價單或招標文件中可就購買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 under the price list or tender document concerned.
- i) (只適用於 Jessville 大廈9樓A單位) 買方將獲贈該物業內下列現有之傢俬及物件。
(only applicable to Unit A on 9th Floor of Jessville Tower) The Purchaser shall receive the following furniture and chattels currently displayed at the Property.

| Description 描述 | Quantity 數量 | Description 描述 | Quantity 數量 |
|-------------------------|----------------|--------------------|----------------|
| Dining Room 飯廳 | | | |
| Dining table 餐檯 | 1 | Curtain 窗簾 | 1 |
| Dining chair 餐椅 | 6 | Ceiling lamp 天花燈 | 2 |
| Rug 地毯 | 1 | | |
| Balcony 露台 | | | |
| Table 檯 | 1 | Foldable chair 摺疊椅 | 2 |
| Living Room 客廳 | | | |
| Sofa 梳化 | 1 | Chair 椅子 | 1 |
| Side table 角几 | 2 | Rug 地毯 | 1 |
| Coffee table 茶几 | 1 | Floor lamp 座地燈 | 1 |
| Curtain 窗簾 | 1 | TV cabinet 電視櫃 | 1 |
| Ceiling lamp 天花燈 | 1 | | |
| Corridor 走廊 | | | |
| Rug 地毯 | 1 | | |
| Study Room 書房 | | | |
| Curtain 窗簾 | 1 | Desk 書桌 | 1 |
| Chaise 躺椅 | 1 | Chair 椅子 | 1 |
| Ceiling lamp 天花燈 | 1 | Table lamp 座檯燈 | 1 |
| Open shelve bookcase 書架 | 1 | | |

| Kitchen 廚房 | | | |
|---|---|----------------------|---|
| High chair 高椅 | 2 | Refrigerator 雪櫃 | 1 |
| Built-In combination microwave, steam, fan & grill oven 嵌入式四合一燒烤微波蒸焗爐 | 1 | Washer 洗衣機 | 1 |
| Dryer 乾衣機 | 1 | | |
| Bedroom A2 睡房 A2 | | | |
| Mirror 鏡 | 1 | Bed Base 床架 | 1 |
| Table lamp 座檯燈 | 2 | Mattress 床褥 | 1 |
| Rug 地毯 | 1 | Side table 角几 | 2 |
| Ceiling lamp 天花燈 | 1 | Chest of drawers 抽屜櫃 | 1 |
| Bedroom A3 睡房 A3 | | | |
| Bed base 床架 | 2 | Chair 椅子 | 1 |
| Mattress 床褥 | 2 | Table lamp 座檯燈 | 2 |
| Shelf with canvas box 架子連帆布箱 | 1 | Rug 地毯 | 1 |
| Desk 書桌 | 1 | Ceiling lamp 天花燈 | 1 |
| Master Bedroom A1 主人睡房 A1 | | | |
| Bed Base 床架 | 1 | Mirror 鏡 | 1 |
| Mattress 床褥 | 1 | Rug 地毯 | 1 |
| Bedside table 床頭櫃 | 2 | Table lamp 座檯燈 | 2 |
| Ceiling lamp 天花燈 | 1 | | |

8 下述互聯網可連結到此發展項目的價單: www.jessville.com.hk
The price list(s) of the development can be found in the following website: www.jessville.com.hk

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