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| Name of the Phase of the Development : 發展項目的期數的名稱 : | Phase 1 (the “Phase”) of Regency Bay Development * 御海灣發展項目的第 1 期 (「期數」) * |
| Date of the Sale : 出售日期 : | From 27 April 2024 由 2024 年 4 月 27 日起 |
| Time of the Sale : 出售時間 : | <p><u>On 27 April 2024: (“the first date of the sale”)</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>From 28 April 2024 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. (Friday, Saturday, Sunday and Public Holiday) From 2:00 p.m. to 8:00 p.m. (Monday to Thursday)</p> <p><u>2024 年 4 月 27 日 : (「出售首天」)</u> 由上午 11 時至晚上 8 時</p> <p><u>由 2024 年 4 月 28 日及之後 :</u> 由上午 11 時至晚上 8 時 (星期五、六、日及公眾假期) 由下午 2 時至晚上 8 時 (星期一至四)</p> |
| Place where the sale will take place : 出售地點 : | 62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC 62/F Venue”) 香港九龍柯士甸道西 1 號環球貿易廣場 62 樓(下稱「ICC 62 樓會場」) |
| 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 : | 3 |
| 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><u>The following units in Tower 2: 以下在第 2 座的單位 :</u> 21E, 22E, 27E</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 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 :</p> | <p>1. First come first served. Any person interested in purchasing any of the specified residential properties (“Prospective Purchaser”) (if the Prospective Purchaser is a company, then any one of its directors) must:-</p> <p>(a) personally attend ICC 62/F Venue; and</p> <p>(b) bring along his/her H.K.I.D. Card(s)/Passport(s) and cashier order(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary. The number of cashier order(s) shall be equal to the number of specified residential property(ies) to be purchased by the Prospective Purchaser. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Mayer Brown”;</p> <p>2. For the purpose of determining the order of priority, the Vendor does not accept any person having queued up at ICC 62/F Venue before the commencement time of sale.</p> <p>3. In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting).</p> <p>4. The Prospective Purchaser (if the Prospective Purchaser is a company, then any one of its directors) shall personally (or (if the Prospective Purchaser is an individual) his/her/its/their attorney duly appointed pursuant to a validly executed power of attorney in a form prescribed by the Vendor (a “duly appointed attorney”)) select the specified residential properties which</p> |

are still available at the time of selection in the order of priority as determined above and in an orderly manner and within reasonable time. If the Prospective Purchaser has successfully selected any of the specified residential properties, the Prospective Purchaser (if the Prospective Purchaser is a company, then any one of its directors) shall personally (or (if an individual) by a duly appointed attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the specified residential property(ies) successfully selected by him/her/it. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).

5. The Vendor reserves the right to close ICC 62/F Venue at any time if all the specified residential properties have been sold out.
6. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 8:00 p.m. on any date of the sale, for the safety of the Prospective Purchasers and the maintenance of order at ICC 62/F Venue, the Vendor reserves its absolute right to close ICC 62/F Venue. Details of the arrangement will be posted by the Vendor on the website (www.regencybay.com.hk) designated by the Vendor for the Development. Prospective Purchasers will not be notified separately of the arrangement.
7. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 62/F Venue, and/or (b) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 62/F Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.
8. All Prospective Purchasers shall comply with the prescribed procedures as may be required by the Vendor before entering into ICC 62/F Venue and/or (if applicable) any other location(s) of the sale for the purpose of maintaining public health. If Prospective Purchaser shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to immediately disqualify such Prospective Purchaser from participating in any selection and/or purchase activities. In case of any dispute, the decision of the Vendor shall be final and conclusive.
9. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) of the sale pursuant to this Sales Arrangements shall be final and binding on all Prospective Purchasers, and no Prospective Purchasers shall have any claim against the Vendor in respect thereof.
10. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

1. 先到先得。任何有意購買指明住宅物業的人士（下稱「準買方」）（如準買方是公司，則其任何一位董事）須遵從下列程序：
 - (a) 親臨 ICC 62 樓會場；及
 - (b) 攜同其香港身份證/護照正本及本票及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。本票的數目需與準買方將購買的指明住宅物業的數目相同。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。
2. 為決定優先次序的目的，賣方不接受出售時間開始前於 ICC 62 樓會場排隊輪候的人士。
3. 如有任何爭議，賣方保留絕對權力以任何方法（包括抽籤）分配該等指明住宅物業予任何有意購買的人士。
4. 準買方（如準買方是公司，則其任何一位董事）須根據上述優先次序有秩序地及於合理時間內親身(或(如登記人為個人)其按賣方所規定的格式並有效地簽署的授權書所委任的授權人(下稱「妥為委任之授權人」)) 揀選於當時仍可供揀選的指明住宅物業。成功選擇指明住宅物業的準買方（如準買方是公司，則其任何一位董事）須親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書所委任的妥為委任之授權人)簽署一份或多份臨時買賣合約購買其成功選擇的指明住宅物業。本票將會用作支付購買指明住宅物業的部份臨時訂金。
5. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉 ICC 62 樓會場。

6. 如在任何出售日期的上午 9 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障準買方的安全及維持 ICC 62 樓會場的秩序，賣方保留絕對權力關閉 ICC 62 樓會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址（www.regencybay.com.hk）公布。準買方將不獲另行通知。
7. 賣方保留權利隨時(a)因維持 ICC 62 樓會場及/或(b)有任何事件或情況影響或可能影響 ICC 62 樓會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認為合適的其他日期及/或時間及/或地點。
8. 為了維護公共衛生的目的，所有準買方在進入 ICC 62 樓會場及/或(如適用)任何其他會場之前須遵守賣方可能要求的規定程序。如準買方不遵守該等規定程序，賣方保留絕對權力取消該準買方參與指明住宅物業的銷售之任何揀選活動。如有爭議，賣方所作的決定為最終及不可推翻。
9. 賣方根據本銷售安排更改出售日的日期及/或時間及/或地點所作的決定為最終決定，對準買方具有約束力。準買方不得就此向賣方提出任何索賠。
10. 倘若本銷售安排中英文文本有異，以英文文本為準。

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

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下列地點可供公眾免費領取：

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

62/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62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:

23 April 2024

發出日期：

2024 年 4 月 23 日

*Remarks: Tower 2 of Phase 1 of Regency Bay Development is called "Regency Bay"

*備註：御海灣發展項目的第 1 期中的第 2 座稱為「御海灣」