

Information on Sales Arrangements

Sales Arrangements No. 2
銷售安排第 2 號

銷售安排資料

Name of the Phase of the Development: 發展項目期數名稱：	THE STERLING I 觀璟 I	
Date of the Sale: 出售日期：	Batch A 第 A 批次 From 29 August 2026 由 2026 年 8 月 29 日起	Batch B 第 B 批次 Everyday from 29 August 2026 to 31 December 2026 (both dates inclusive) (each a “Date of Tender”) 每日由 2026 年 8 月 29 日起至 2026 年 12 月 31 日 (包括首尾兩日)(每一日為「招標日期」) (Note : Please refer to “Other matters” - Batch B below) (注意: 請參閱下文「其他事項」- 第 B 批次)
Time of the Sale: 出售時間：	<u>On 29 August 2026 (“the First Date of Sale”):</u> From 10:00 a.m. to 11:00 p.m. <u>2026 年 8 月 29 日 (「出售首日」):</u> 由上午 10 時正 至 晚上 11 時正 <u>On 30 August 2026 and thereafter :</u> From 11:00 a.m. to 8:00 p.m. <u>2026 年 8 月 30 日及之後 :</u> 由上午 11 時正 至 晚上 8 時正	Commencement time of the Tender: 招標開始時間： First Tender: 11:00 a.m. on 29 August 2026 Tenders thereafter: 2:00 p.m. on every Date of Tender 首輪招標：2026 年 8 月 29 日上午 11 時正 其後招標：每一招標日期下午 2 時 Closing time of the Tender: 招標截止時間： First Tender: 1:00 p.m. on 29 August 2026 Tenders thereafter: 5:00 p.m. on every Date of Tender 首輪招標：2026 年 8 月 29 日下午 1 時 其後招標：每一招標日期下午 5 時 (Note: Please refer to “Other matters” - Batch B below) (注意: 請參閱下文「其他事項」- 第 B 批次)

Place where the sale will take place: 出售地點：	Shop 41, 2/F, Silvercord, No. 30 Canton Road, Kowloon(“ Sales Venue ”) 九龍廣東道 30 號新港中心 2 樓 41 號鋪 (「 售樓處 」)	
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：	170	
	133 (Batch A, 第 A 批次)	37 (Batch B, 第 B 批次)
Description of the specified residential properties that will be offered to be sold: 提供出售的指明住宅物業的描述：		
Batch A 第 A 批次 The following units in Tower 3(3A): 以下在第 3 座(3A)的單位： 5B, 6B#, 7B, 8B, 9B, 10B#, 11B#, 12B, 15B, 16B, 17B, 18B, 19B, 20B, 21B*, 23B*, 25B*, 26B*, 27B#, 28B, 29B, 30B, 31B, 32B, 33B, 35B, 36B, 37B, 38B, 39B, 40B, 41B#, 42B#, 43B*, 45B*, 46B*, 47B* 46E*, 47E* The following units in Tower 3(3B): 以下在第 3 座(3B)的單位： 5A*, 6A*, 7A*, 8A, 9A, 10A, 11A*, 12A*, 15A, 16A, 17A*, 18A*, 19A*, 20A*, 21A#, 23A*, 25A, 26A, 27A*, 28A*, 29A*, 30A*, 31A*, 32A, 33A# 5B*#, 6B*#, 7B*#, 8B*#, 9B*#, 11B*#, 12B*#, 15B*#, 16B#, 17B#, 19B#, 20B#, 21B#, 23B#, 27B#, 29B#, 30B#, 31B#, 32B#, 33B#, 35B*#, 36B*#, 37B*#, 38B*#, 39B*#, 40B*#, 41B*#, 42B*#, 43B*#, 45B*#, 46B*#, 47B*# 8C#, 9C#, 10C#, 16C#, 17C#, 18C#, 23C#, 25C#, 26C#, 41C*#, 42C*#, 43C*#, 45C*#, 46C*#, 47C*# 46E, 47E 46F*, 47F* 27H, 29H, 30H, 31H, 32H, 33H, 35H, 36H, 37H, 38H#, 39H*, 40H, 41H, 42H#, 43H#, 45H*, 46H*, 47H*	Batch B 第 B 批次 The following units in Tower 3(3A): 以下在第 3 座(3A)的單位： 3B 3C, 18C, 19C, 20C, 21C, 23C 3D, 18D, 19D, 20D, 21D, 23D, 36D, 37D, 38D, 39D, 40D, 41D, 42D, 43D, 45D, 46D, 47D The following units in Tower 3(3B): 以下在第 3 座(3B)的單位： 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 45A, 46A, 47A 3H	
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：

1. General provisions:

一般規定：

1.1. 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。

1.2 Where it is required hereunder that one cashiers' order or cheque in a certain amount shall be submitted, the submission of more than one cashiers' orders or (as the case may be) cheques for that amount in aggregate is also acceptable.

如本文件要求遞交一張若干金額的銀行本票或支票，遞交多於一張而合計金額為該金額的銀行本票或（視屬何情況而定）支票亦可接受。

1.3 **“Qualified Person”** means the current directors, regular employees and/or a spouse, parent, child of such directors and employees of the China Resources Company Limited or its wholly owned subsidiaries incorporated or holding companies PROVIDED THAT such person shall provide evidence to the satisfaction of the Vendor. The Vendor shall have the sole and absolute discretion to determine whether the purchaser(s) has satisfied all the conditions. In case of dispute, the Vendor has the final decision.

「合資格人士」指 中國華潤有限公司或其註冊成立之全資附屬公司或控權公司之現時董事、正式員工及/或其配偶、父母、子女，惟該人士須提供令賣方滿意的證據，賣方有唯一及絕對酌情權決定買方是否符合所有條件。若有爭議，賣方有最終決定權。

1.4 **“Group A Special Unit”** means any specified residential property marked “ * ” in “Description of the specified residential properties that will be offered to be sold” above.

「A 組精選單位」指上文「將提供出售的指明住宅物業的描述」中標有「*」號的任何指明住宅物業。

1.5 **“Group B1 Special Unit”** means any specified residential property marked “ # ” in “Description of the specified residential properties that will be offered to be sold” above.

「B1 組精選單位」指上文「將提供出售的指明住宅物業的描述」中標有「#」號的任何指明住宅物業。

Batch A

第 A 批次

2. First Date of Sale:

出售首日：

2.1 Subject to the terms below, the selection of specified residential properties will be divided into the following rounds (each round will be referred to as a **“Round of Selection”**) applicable to the following groups of persons who have already submitted Registrations of Intent (see below) (each a “registrant” and collectively, **“registrants”**) (each such group will be referred to as a **“Group”**):

受以下條款限制，揀選指明住宅物業將分以下輪次(每一該等輪次稱為「**揀樓輪次**」)進行，分別適用於以下各組已遞交購樓意向登記(見下文)的人士(統稱及各稱「**登記人**」)(每一該等組別稱為一「**組**」)：

Group 組	Applicable registrants 適用之登記人	Applicable Round of Selection 適用之揀樓輪次	Applicable requirements of selection 適用之揀樓規定
A	For Group A Registrants. A組登記人。	The First Round Selection 第一輪揀樓	(a) Number of specified residential property(ies) which shall be selected per one Registration of Intent: at least 2 but not more than 4 Group A Special Units. 就每份購樓意向登記須揀選之指明住宅物業數目：最少兩個但不多於四個A組精選單位。 (b) Must select at least and not more than one 3-bedroom unit. 必須揀選最少及不多於一個三房單位。 (c) Must select at least one 1-bedroom unit. 必須揀選最少一個一房單位。 (d) Once no registrant is able to make the selection as aforesaid (including but not limited to there is not sufficient number and/or type of specified residential properties available for selection), this round of selection shall end. 若已無登記人能夠(包括但不限於因沒有足夠數目及／或種類的指明住宅物業可供揀選)作出上文所述揀選，本揀樓輪次即告結束。 (e) The general provisions in paragraph 1 above. 上文第1段之一般規定。
B1	For Group B Registrants who are Qualified Persons. 屬於合資格人士的B組登記人。	The Second Round Selection 第二輪揀樓	(a) Number of specified residential property which shall be selected per one Registration of Intent: at least and not more than 1 Group B1 Special Unit. 就每份購樓意向登記須揀選之指明住宅物業數目：最少及不多於一個B1組精選單位。 (b) The total number of specified residential properties that may be selected in the Second Round Selection shall not exceed 15. 第二輪揀樓中被揀選之指明住宅物業總數目不得多於15個。 (c) Once no registrant is able to make the selection as aforesaid (including but not limited to there is not sufficient number and/or type of specified residential properties available for selection), this round of selection shall end. 若已無登記人能夠(包括但不限於因沒有足夠數目及／或種

			類的指明住宅物業可供揀選)作出上文所述揀選,本揀樓輪次即告結束。 (d) The general provisions in paragraph 1 above. 上文第1段之一般規定。
B2	For Group B Registrants who are not Qualified Persons. 不屬於合資格人士的B組登記人。	The Third Round Selection 第三輪揀樓	(a) Number of specified residential property which shall be selected per one Registration of Intent: at least 1 but not more than 2 specified residential property (including any Group A Special Unit and Group B1 Special Unit still available for selection). 就每份購樓意向登記須揀選之指明住宅物業數目:最少一個但不多於兩個指明住宅物業(包括任何仍可供選擇的A組精選單位及B1組精選單位)。 (b) The general provisions in paragraph 1 above. 上文第1段之一般規定。

2.2 Balloting will be used to determine the order of priority in selection of the specified residential properties within each Round of Selection. Details are as follows.

每一揀樓輪次內之揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。

2.3 Submission of Registration of Intent

遞交購樓意向登記

To participate in the balloting, interested persons must first submit a Registration of Intent. 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。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) To participate in the balloting, interested persons must submit the following documents to the Sales Venue during the period from 24 August 2026 to 27 August 2026 (every day from 11:00 a.m. to 8:00 p.m., save for 27 August 2026 from 11:00 a.m. to 1:00 p.m.) (the “**Submission Period**”), notwithstanding anything as may be specified in the Registration of Intent. A receipt for Registration of Intent and/or registration number for Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent. The Vendor reserves the right at any time to adjust the Submission Period. Any changes to the Submission Period will be announced at the Sales Venue and on the website of the Phase of the Development (<https://www.thesterling.hk>). Any person will not be notified separately of any such changes.

有意參與抽籤的人士須於2026年8月24日至2026年8月27日(每日由上午11時至晚上8時,除2026年8月27日則由上午11時至下午1時)(「**遞交時間**」)到售樓處遞交下述文件(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及/或購樓意向登記號碼。賣方保留權利在任何時間調整遞交時間。遞交時間如有修改,將會於售樓處及發展項目期數網站(<https://www.thesterling.hk>)公布。任何人

士將不獲另行通知任何該等修改。

- (i) the Registration of Intent duly completed and signed by the registrant(s) (the relevant forms are available for collection at the Sales Venue);
已填妥及由登記人簽署的購樓意向登記（有關表格可於售樓處領取）；
- (ii) relevant number(s) of cashiers' order(s) or cheque(s): a cashiers' order or (if the Vendor agrees) cheque in the amount of HK\$100,000 and made payable to 'GRANDALL ZIMMERN LAW FIRM'; and
相關數目的本票或支票：一張本票或（如獲賣方同意）支票，金額須為港幣\$100,000，抬頭人須為「國浩律師（香港）事務所」；及
- (iii) (in the case of individual registrant(s)) copy(ies) of the Identity Card(s) or Passport(s) OR (in the case of company registrant(s)) a copy of Certificate of Incorporation, a copy of Business Registration Certificate, a copy of the most updated annual return of the company, copy of documents filed with the Companies Registry showing its current director(s), copy(ies) of the Identity Card(s) or Passport(s) of the director(s) and a certified true copy of resolutions of the board of directors (in form and substance satisfactory to the Vendor) approving the purchase of the specified residential property(ies) and authorizing the director(s) to sign and submit all required documents for the purpose of such purchase OR (for attorney) the original Power of Attorney (in the Vendor's prescribed form of Power of Attorney) duly executed by the registrant, the original identity document of such attorney and the copy of identity card/passport of the relevant registrant or its director(s).
（如為個人登記人）身份證或護照副本，或（如為公司登記人）公司註冊證書副本、商業登記證書副本、公司最近的周年申報表副本、已於公司註冊處登記之文件以顯示現任董事名單的副本、董事的身份證或護照副本及董事會決議（其形式及內容須令賣方滿意）的經認證的真實副本，當中批准買指明住宅物業，並授權董事就購買該物業事宜簽署及遞交一切所須文件，或（如由受權人代表）已簽妥的授權書正本（按賣方指定的授權書格式）、受權人的身份證明文件正本及相關登記人或其董事的身份證或護照副本。
- (iv) (in the case that the registrant is a Qualified Person) a copy of Certificate of Employment issued by the Human Resources Department of the relevant company, screenshot of "Run Work", a copy of staff card, duly executed application form (in form prescribed by the Vendor), a copy of the marriage certificate (if applicable) and a copy of the birth certificate (if applicable).
（如登記人為合資格人士）由相關公司人力資源部門簽發的在職證明副本、「潤工作」的截圖、員工證副本、已簽妥的申請表（按賣方指定的格式）、結婚證書副本（如適用）及出生證明書副本（如適用）。
- (v) (in the case that the registrant is a registered owner of "Pano Harbour" (or any one of such owners)) a copy of the assignment and land register of the relevant property in "Pano Harbour".
（如登記人為「滙環」的註冊業主（或其中一位註冊業主））「滙環」相關物業的轉讓契副本及土地登記冊。
- (vi) (in the case that the registrant is a first-hand purchaser of "Pano Harbour" (meaning a purchaser who has signed the preliminary agreement for sale and purchase of a residential property in Pano Harbour with the developer but the

assignment of which has not yet been executed, or any one of such purchasers)) a copy of the subsisting preliminary agreement of sale and purchase or formal agreement for sale and purchase of the relevant property in “Pano Harbour”.

(如登記人為「濠璟」的一手買方(指已跟發展商簽署「濠璟」住宅物業的臨時買賣合約但尚未辦理轉讓契之買方,或該買方其中任何一位))「濠璟」相關物業仍然存續的臨時買賣合約或正式買賣合約副本。

- (b) Each Registration of Intent successfully submitted in accordance with the Information on Sales Arrangements No. 1 issued by the Vendor on 18 August 2026 inclusive of revisions thereto from time to time (“SA1”) (a) in respect of which no selection of property has been made in SA1; (b) in respect of which the cashiers’ order(s) / cheque(s) submitted therewith has/have not been collected by the Registrant concerned; and (c) which has not been declared by the Vendor to be invalid, that Registration of Intent will be deemed to have been submitted under the foregoing of this paragraph 2.3 for the corresponding group (i.e. such a Registration of Intent for Group A applicable to SA1 will be deemed to have been submitted for Group A hereunder, such a Registration of Intent for Group B1 applicable to SA1 will be deemed to have been submitted for Group B1 hereunder and such a Registration of Intent for Group B2 applicable to SA1 will be deemed to have been submitted for Group B2 hereunder) (a “**Deemed Submission**”). The registrant holding that Registration of Intent is not required to complete registration again under the foregoing of this paragraph 2.3. For the avoidance of doubt, paragraphs 2.3(c) below shall also apply to a Deemed Submission, and a Deemed Submission is also subject to the restrictions under paragraphs 2.3(c) below.

每一按由賣方在 2026 年 8 月 18 日發出並連同其不時修改的銷售安排資料第 1 號(「**第 1 號銷售安排**」))成功遞交的購樓意向登記,而(a)該購樓意向登記未按第 1 號銷售安排揀選物業;(b)與該購樓意向登記遞交的未使用的本票/支票沒有被登記人領取;及(c)該購樓意向登記並無被賣方宣佈為無效的購樓意向登記,該購樓意向登記將被視作已按上文第 2.3 段就相對應之組別遞交(即:屬第 1 號銷售安排之 A 組的購樓意向登記將被視作已就本文件下 A 組遞交、屬第 1 號銷售安排之 B1 組的購樓意向登記將被視作已就本文件下 B1 組遞交及屬第 1 號銷售安排之 B2 組的購樓意向登記將被視作已就本文件下 B2 組遞交)(「**被視作已作出之遞交**」)。持有該購樓意向登記的登記人無須按照上文第 2.3 段再進行登記。為免生疑,下文第 2.3(c)段亦適用於被視作已作出之遞交,而被視作已作出之遞交亦受下文第 2.3(c)段之規定限制。

- (c) Number of Registrations of Intent that may be submitted:
可遞交購樓意向登記之數目:
- (i) Not more than two Registrations of Intent can be submitted by the same registrant (whether alone or with others) in Group A.
同一登記人(不論單獨或連同他人)可於 A 組內遞交不多於兩份購樓意向登記。
 - (ii) Not more than four Registrations of Intent can be submitted by the same registrant (whether alone or with others) in Group B.
同一登記人(不論單獨或連同他人)可於 B 組內遞交不多於四份購樓意向登記。
 - (iii) Extra submission of Registration of Intent shall be considered invalid in which respect the Vendor shall have the final decision and such decision shall be binding on the registrants.

多出的購樓意向登記將被視為無效，賣方對此有最終決定權，該等決定對登記人有約束力。

- (iv) If after the submission of Registration of Intent by a company, there is any change in its directorship, that Registration of Intent shall become invalid immediately and such registrant shall be disqualified from participating in the balloting and selecting any specified residential property in respect of that Registration of Intent. 如果公司在提交購樓意向登記之後其董事有任何變更，則該購樓意向登記將立即無效，且該登記人將就該份購樓意向失去參加抽籤或揀選指明住宅物業的資格。

2.4 Balloting 抽籤

- (a) Balloting for each Group will take place on 28 August 2026 at about or after 6:00 p.m. The ballot results, including the applicable attendance registration periods and the priority in selection of specified residential properties will be announced at the Sales Venue and on the website of the Phase of the Development (<https://www.thesterling.hk>). Registrant(s) will not be separately notified of the ballot results.

各組的抽籤程序將於 2026 年 8 月 28 日大約下午 6 時或之後進行。抽籤結果，包括適用報到時段及揀選指明住宅物業次序將於同日抽籤程序完成後於售樓處及發展項日期數網站（<https://www.thesterling.hk>）公布。登記人將不獲另行通知抽籤結果。

- (b) For the purposes of balloting in a Group, each Registration of Intent of that Group will be allotted only one lot. Where the same registrant submits more than one valid Registrations of Intent in the same Group, the Registration(s) of Intent among those Registrations of Intent which has/have lower priority(ies) of selection of specified residential properties according to the balloting result will be placed into a class with lower priority in selection of specified residential properties in that Group (the “**Lower Priority Class**”). The priority for selection of the specified residential properties for the Registration(s) of Intent in the Lower Priority Class in a Group will follow the priority allocated to the Registration of Intent of the registrant of the Registration(s) of Intent in the Lower Priority Class having the highest priority in that Group.

就每組的抽籤程序而言，每一該組的購樓意向登記可獲分配一個籌。當同一登記人於一組中遞交多於一份有效的購樓意向登記，該等購樓意向登記中按抽籤結果揀選指明住宅物業之優先次序較後者，將被歸入該組中較低優先次序之揀選級別（下稱「**較低優先級別**」）。一組中的較低優先級別中之購樓意向登記揀選指明住宅物業之優先次序，將遵循該購樓意向登記的登記人在該組中獲最高優先次序的購樓意向登記所分配的優先順序。

- (c) The Vendor shall not be responsible to any registrant or any person for any error or omission contained in the ballot procedure and/or results.

如抽籤過程及/或結果有任何錯誤或遺漏，賣方無須向任何登記人或任何人士承擔任何責任。

2.5 First Date of Sale 出售首日

- (a) On the First Date of Sale, a registrant (if the registrant is a company, then any one of

its directors or its authorized person(s)) shall attend the Sales Venue in person or by attorney pursuant to a validly executed power of attorney during the attendance registration period applicable to a particular Registration of Intent according to the result of balloting.

登記人(如登記人為公司,則該公司任何一位董事或該公司的獲授權人)須於出售首日按抽籤結果就個別購樓意向登記的適用報到時段親臨或由其以有效地簽署的授權書所委任之受權人到臨售樓處。

(b) A registrant must bring along:-

登記人須攜同：

- (i) (in the case of individual registrant(s)) copy(ies) of the Identity Card(s) or Passport(s) OR (in the case of company registrant(s)) a copy of Certificate of Incorporation, a copy of Business Registration Certificate, a copy of the most updated annual return of the company, copy of documents filed with the Companies Registry showing its current director(s), copy(ies) of the Identity Card(s) or Passport(s) of the director(s) and a certified true copy of resolutions of the board of directors (in form and substance satisfactory to the Vendor) approving the purchase of the specified residential property(ies) and authorizing the director(s) to sign and submit all required documents for the purpose of such purchase OR (for attorney) the original Power of Attorney (in the Vendor's prescribed form of Power of Attorney) duly executed by the registrant, the original identity document of such attorney and the copy of identity card/passport of the relevant registrant or its director(s);

(如為個人登記人)身份證或護照副本,或(如為公司登記人)公司註冊證書副本、商業登記證書副本、公司最近的周年申報表副本、已於公司註冊處登記之文件以顯示現任董事名單的副本、董事的身份證或護照副本及董事會決議(其形式及內容須令賣方滿意)的經認證的真實副本,當中批准買指明住宅物業,並授權董事就購買該物業事宜簽署及遞交一切所須文件,或(如由受權人代表)已簽妥的授權書正本(按賣方指定的授權書格式)、受權人的身份證明文件正本及相關登記人或其董事的身份證或護照副本;

- (ii) cashiers' order(s) (if applicable) and blank cheque(s) (please see paragraph 2.7(a) below);

銀行本票(如適用)及空白支票(請參閱下文第 2.7(a)段);

- (iii) receipt for Registration of Intent and/or registration number of the Registration of Intent;

購樓意向登記表格收據及/或購樓意向登記號碼;

- (iv) (in the case that the registrant is a Qualified Person) a copy of Certificate of Employment issued by the Human Resources Department of the relevant company, screenshot of "Run Work", the original staff card, duly executed application form (in form prescribed by the Vendor), the original marriage certificate (if applicable) and the original birth certificate (if applicable);

(如登記人為合資格人士)由相關公司人力資源部門簽發的在職證明副本、「潤工作」的截圖、員工證正本、已簽妥的申請表(按賣方指定的格式)、結婚證書正本(如適用)及出生證明書正本(如適用);

- (v) (in the case that the registrant is a registered owner of "Pano Harbour" (or any one of such owners)) a copy of the assignment and land register of the relevant

property in “Pano Harbour”; and

(如登記人為「溼璟」的註冊業主(或其中一位註冊業主))「溼璟」相關物業的轉讓契副本及土地登記冊;及

- (vi) (in the case that the registrant is a first-hand purchaser of “Pano Harbour” (meaning a purchaser who has signed the preliminary agreement for sale and purchase of a residential property in Pano Harbour with the developer but the assignment of which has not yet been executed, or any one of such purchasers)) a copy of the subsisting preliminary agreement of sale and purchase or formal agreement for sale and purchase of the relevant property in “Pano Harbour”.
(如登記人為「溼璟」的一手買方(指已跟發展商簽署「溼璟」住宅物業的臨時買賣合約但尚未辦理轉讓契之買方,或該買方其中任何一位))「溼璟」相關物業仍然存續的臨時買賣合約或正式買賣合約副本。

- (c) Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for selecting the specified residential properties in accordance with the ballot result sequence applicable to a particular Registration of Intent according to the result of balloting.

登記人經賣方確認並核實身份後方可按抽籤結果就個別購樓意向登記的抽籤結果順序揀選指明住宅物業。

- (d) Registrants who arrive at the Sales Venue at any time after the attendance registration period applicable to a particular Registration of Intent according to the result of balloting shall not be eligible for selecting the specified residential properties.

於按抽籤結果就個別購樓意向登記的適用報到時段屆滿後才到達售樓處的登記人將不可揀選指明住宅物業。

- (e) Selection of specified residential properties will commence after the applicable check-in timeslot at the Sales Venue.

揀選指明住宅物業程序將於適用的報到時段屆滿後在售樓處進行。

2.6 Selection of properties

揀樓

The First Round Selection will take place first, followed by the Second Round Selection and then the Third Round Selection. In any round of selection, the registrants under the applicable Group shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority allocated to the Registrations of Intent of that Group according to the result of the balloting and according to applicable requirements of selection of that Group as set out in paragraph 2.1 above, subject to the following terms:

首先進行第一輪揀樓,之後第二輪揀樓,之後第三輪揀樓。在每一輪次中,適用組別的登記人根據抽籤結果分配予各該組購樓意向登記之順序及於上文第 2.1 段所列之該組適用之揀樓規定揀選當時仍可供選擇的指明住宅物業,惟受以下條款限制:

- (a) If a registrant has successfully selected any specified residential property, such registrant shall sign and/or procure the person so added/named according to paragraph 2.7 below to sign the preliminary agreement for sale and purchase in respect of each specified residential property so selected. Otherwise, it will be deemed that such registrant has given up his/her/its right and will not be eligible to select and purchase any specified residential property in the round of selection concerned.

如登記人成功揀選任何指明住宅物業，該登記人須簽署及/或促成根據下述第2.7 段增加/指定的人士簽署每一個該等已揀選的指明住宅物業的臨時買賣合約，否則該登記人將被視作放棄其權利並不能繼續在相關輪次揀樓揀選及購買任何指明住宅物業。

- (b) When a registrant is, for whatever reason, not able to make the selection as aforesaid, that registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent.

若登記人因任何原因未能作出上文所述揀選，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格。

2.7 The following terms apply to the selection of specified residential properties under the procedures above:

以下條款適用於上述揀選指明住宅物業之程序：

- (a) For each specified residential property purchased by the registrant, part of the preliminary deposit in the sum of HK\$100,000 shall be paid by a cashiers' order. If the number of specified residential properties purchased exceeds the number of cashiers' order(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashiers' order(s) to comply with the aforesaid. The Registrant shall submit on spot to the Vendor sufficient cashiers' order(s)/cheque(s) for payment of the remaining amount of the preliminary deposit of each specified residential property purchased. Each such cashiers' order(s)/cheque(s) shall be made payable to "GRANDALL ZIMMERN LAW FIRM". Please bring along blank cheque(s).

就每一個所購買的指明住宅物業，臨時訂金的部份金額須以金額為港幣\$100,000 的本票支付。如果登記人選購的指明住宅物業數目多於其遞交購樓意向登記時附有的本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票以符合前文要求。登記人須即場向賣方補交足夠的本票／支票，以支付登記人所購買的每一指明住宅物業的臨時訂金的餘下金額。每一該等本票／支票的抬頭人須為「國浩律師(香港)事務所」。請備空白支票。

- (b) If a registrant is a natural person or comprises only natural persons, where that registrant selects any specified residential property(ies) in respect of a Registration of Intent:

如登記人為自然人或只由自然人組成，當該登記人就一份購樓意向登記揀選任何指明住宅物業：

- (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:

至少一個指明住宅物業之臨時買賣合約下之買方只可以是：

- (A) the registrant or any one or more persons that registrant comprises; or
該登記人或一位或多位組成該登記人之人士；或

- (B) the registrant (or any one or more persons that registrant comprises) together with one or more Relative of that registrant (or any person that registrant comprises) whom that registrant requests the Vendor on spot to add as joint purchaser(s).

該登記人(或一位或多位組成該登記人之人士)連同該登記人即場向賣方要求加入作為聯名買方之該登記人(或組成該登記人之任何人士)之一位或多位親屬。

- (ii) The purchaser under the preliminary agreement for sale and purchase of each of the other specified residential property(ies) shall only be:
每一其他指明住宅物業之臨時買賣合約下之買方只可以是：

(A) the registrant or any one or more persons that registrant comprises; or
該登記人或一位或多位組成該登記人之人士；或

(B) one or more Relative of the registrant (or any person that registrant comprises) whom that registrant requests the Vendor on spot to be purchaser(s) together with or without that registrant (or any one or more persons that registrant comprises).
登記人即場向賣方要求指定為買方之該登記人（或組成該登記人之任何人士）之一位或多位親屬連同或不連同該登記人（或一位或多位組成該登記人之人士）。

- (c) If a registrant is a company, where that registrant selects any specified residential property(ies) in respect of a Registration of Intent:

如登記人為公司，當該登記人就一份購樓意向登記揀選任何指明住宅物業：

- (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be the registrant.
至少一個指明住宅物業之臨時買賣合約下之買方只可以是該登記人。

- (ii) The purchaser under the preliminary agreement for sale and purchase of each of the other specified residential property(ies) shall only be:
每一其他指明住宅物業之臨時買賣合約下之買方只可以是：

(A) the registrant; or
該登記人；或

(B) director(s) of the registrant.
該登記人的董事。

- (d) In this paragraph 2.7, “Relative”, in relation to an individual, means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law, child-in-law, brother-in-law, sister-in-law, uncle, aunt, nephew or niece of the individual Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship. In case of dispute, the Vendor has the final decision.

在本第 2.7 段中，「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、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、姐夫、妹夫、嫂、弟婦、伯父、叔父、舅父、姑母、姨母、姪、甥、姪女或甥女、惟必須出示令賣方滿意之有效證明文件證明親屬關係。若有爭議，賣方有最終決定權。

2.8 After the completion of the selection of specified residential properties under the procedures above, 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 Time of the Sale on the date concerned.

完成上述程序中之指明住宅物業之揀選後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

2.9 The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time or venue for the selection. Any changes to the time or venue for the selection will be announced at the Sales Venue. Registrants will not be notified separately of any such changes.

為了維持售樓處秩序及／或流暢地銷售指明住宅物業，賣方保留權利在任何時間調整揀選程序的時間或地點。揀選程序的時間或地點如有修改，將會於售樓處公布。登記人將不獲另行通知任何該等修改。

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 basis. 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。

Batch B

第 B 批次

Sale by Tender

Subject to “Other matters” - Batch B below, sale by Tender - see details and particulars in the tender notice. From 26 August 2026 the latest to the last Date of Tender (both dates inclusive) (11:00a.m. to 5:00p.m. each day), the tender notice and other relevant tender documents will be made available for collection free of charge at Sales Venue.

以招標方式出售

受制於下文「其他事項」- 第B批次，以招標方式出售 - 請參閱招標公告的細節和詳情。由最遲2026年8月26日起至最後一個招標日期（包括首尾兩日）（每日上午11時至下午5時），招標公告及其他相關招標文件可於售樓處免費領取。

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 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 Sales Venue or the waiting queue thereof, 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售樓處或獲賣方接受輪候，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 concerned will be available for collection at the Sales Venue during the period of 11:00 a.m. to 8:00 p.m. daily from 21 September 2026 to 2 October 2026. The registrant shall bring along:

本票/支票取回辦法 – 任何未使用之本票/支票，登記人可於 2026 年 9 月 21 日至 2026 年 10 月 2 日上午 11 時至晚上 8 時期間來臨售樓處取回。登記人須攜同：

- (i) (for individual registrant) identity card/passport OR (for company registrant) a copy of Business Registration Certificate OR (for attorney) the original power of attorney and identity card/passport of the attorney.

(如登記人為個人) 身份證或護照，或 (如登記人為公司) 商業登記證副本，或 (如由受權人代表) 授權書正本及受權人的身份證或護照。

- (ii) receipt for Registration of Intent and/or registration number of the Registration of Intent.

購樓意向登記表格收據及/或購樓意向登記號碼。

- (c) For the safety and the maintenance of order at the Sales Venue, 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 any event or circumstances affecting or which may affect the safety, order or public health in the Sales Venue and/or the vicinity of any of foregoing, 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, sale or selection of specified residential properties or other procedure to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development (<https://www.thesterling.hk>) and registrants and interested persons will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person (whether such person is a registrant or not) into the Sales Venue. The Vendor's decision in this regard shall be final and binding on all persons.

為保障安全及維持售樓處秩序，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出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動遞交購樓意向登記或任何抽籤、報到時段或發售或揀選指明住宅物業或其他程序之日期、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，詳情於發展項日期數網站 (<https://www.thesterling.hk>) 公布，登記人及有意購買之人士將不獲另行通知。賣方保留權利拒絕任何人士 (不論其是否登記人) 進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

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 accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender and/or the place where the sale will take place in respect of all or any of the specified residential properties from time to time by amending and/or issuing 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。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及／或發出銷售安排不時更改全部或任何指明住宅物業的截止招標日期及／或時間及／或出售地點。
- (b) In case a black rainstorm warning signal or a typhoon signal no. 8 or above is announced between 2:00 p.m. and 5:00 p.m. on a Date of Tender (except for 29 August 2026, between 11:00 a.m. to 1:00 p.m.), the closing date of the tender will be automatically postponed to 5:00 pm (except for 29 August 2026 1:00 p.m.) on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is in effect in Hong Kong at any time from 2:00 p.m. to 5:00 p.m. (except for 29 August 2026, from 11:00 a.m. to 1:00 p.m.).
如於某一招標日期下午 2 時至下午 5 時之間（2026 年 8 月 29 日則為上午 11 時至下午 1 時之間）懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號，招標的截止日期將自動順延至翌日下午 5 時（2026 年 8 月 29 日則為下午 1 時），且在香港於下午 2 時至下午 5 時期間（2026 年 8 月 29 日則為上午 11 時至下午 1 時期間）的任何時間均沒有黑色暴雨警告信號生效，亦沒有八號或以上之熱帶氣旋警告信號生效。
- (c) Persons interested in submitting tenders of the specified residential properties are reminded to read the latest Register of Transactions of the specified residential properties 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 after the close of that previous tender exercise. Please note also that the Register of Transactions of the Phase 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書的人士敬請檢視指明住宅物業的成交紀錄冊，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。另請亦注意發展項目期數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：

1. Sales Venue - Every day from 11:00 a.m. to 8:00 p.m.
售樓處 - 每日上午 11 時至晚上 8 時
2. G/F, China Resources Building, 26 Harbour Road, Wan Chai, Hong Kong - 24 hours (daily)
香港灣仔港灣道 26 號華潤大廈地下 - 每日 24 小時

Date of Issue (發出日期): 25/8/2026