

Information on Sales Arrangements No. 1
銷售安排資料第 1A 號

Name of the Development : 發展項目名稱：	22 SQUARE ("the Development") 原舍 (「發展項目」)
Date of the Sale : 出售日期：	From 27 June 2026 由 2026 年 6 月 27 日起
Time of the Sale : 出售時間：	<u>On 27 June 2026 ("First Date of Sale"):</u> From 2:30 p.m. to 7:00 p.m. <u>From 28 June 2026 to 16 July 2026:</u> From 11:00 a.m. to 7:00 p.m. <u>From 17 July 2026 and thereafter:</u> From 1:00 p.m. to 6:00 p.m. <u>2026 年 6 月 27 日 (「出售首日」):</u> 由下午 2 時半至晚上 7 時正 <u>2026 年 6 月 28 日至 7 月 16 日:</u> 由上午 11 時正至晚上 7 時正 <u>2026 年 7 月 17 日起:</u> 由下午 1 時正至晚上 6 時正
Place where the sale will take place : 出售地點：	<u>Sales Office</u> Shop 3 & 4, G/F, Jubilee Centre, 42-46 Gloucester Road / 18 Fenwick Street, Wan Chai, Hong Kong ("Sales Office") <u>售樓處</u> 香港灣仔告士打道 42 號至 46 號/分域街 18 號捷利中心地下 3 及 4 號舖 (「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：	30
Description of the specified residential properties that will be offered to be sold : 將提供出售的指明住宅物業的描述：	The following units in the Development (Floor/Flat): 以下在發展項目的單位(樓層／單位)： 6A, 6D, 7A, 7B, 7C, 7D, 8A, 8C, 8D, 9A, 9C, 9D, 10A, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 15A, 16A, 16B, 16C, 16D, 17B, 18B
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： PART 1 – On the First Date of Sale The manner as described below will be used to determine the order of priority for selection of specified residential properties.	

(I) Abstract

General

1. Any person interested in purchasing any of the specified residential properties (the “**intended purchaser**”) must follow the procedures below.
2. The sale of the specified residential properties will be sold on a first come first served basis within the designated time slot on the First Date of Sale:

<i>Time Slot</i>	<i>Specified residential properties that will be offered to be sold</i>	<i>Rules for selecting and purchasing specified residential properties</i>
2:30 p.m. – 7:00 p.m.	The following units in the Development (Floor/Flat): 6A, 6D, 7A, 7B, 7C, 7D, 8A, 8C, 8D, 9A, 9C, 9D, 10A, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 15A, 16A, 16B, 16C, 16D, 17B, 18B	The specified residential properties will be sold on a first come first served basis.

(II) Procedure on the First Date of Sale

3. All intended purchasers (if the intended purchaser is a corporation, then **any one of its directors**) must attend the Sales Office **in person** during the designated time slot on the First Date of Sale. The order of priority of the intended purchasers will be determined on a first come first served basis. Any person who has queued up in the vicinity of the Sales Office the time of sale shall not be recognized for the purpose of determining the order of priority, and will only be eligible to participate if he/she attends the Sales Office during the designated time slot.
4. Each intended purchaser (if the intended purchaser is a company, then **any one of its directors**) must bringing along and present the following documents to Orion Estate Agency Limited (as agent for the Vendor) (the “**Vendor’s Agent**”):
 - (a) (if the intended purchaser is an individual) original of his/her/their identification document(s) (such as H.K.I.D. Card(s) or Passport(s)); or
 - (b) (if the intended purchaser is a corporation) original of his/her/their identification document(s) (such as H.K.I.D. Card(s) or Passport(s)), original of Business Registration Certificate(s), original of Certificate(s) of Incorporation, certified copy of the latest Annual Return, register of directors and company chop, together with original of board resolutions authorizing the purchase of specified residential property(ies) in the Development.
5. After the intended purchaser's identity has been verified by the Vendor’s Agent, the intended purchaser shall be eligible to select the specified residential properties which are still available at the time of selection on a first come first served basis. In case of any dispute, the decision of the Vendor shall be final and conclusive.

6. The intended purchaser shall **in compliance with the rules set out in the Abstract in Part (I) (if any)** select and purchase specified residential properties, otherwise his/her/their/its order of priority shall lapse automatically.
7. If an intended purchaser has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Part (I), the intended purchaser (if the intended purchaser is a corporation, then **any one of its directors**) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the intended purchaser does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically.
8. Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the intended purchaser may request the Vendor on spot to add his/her relative(s) (as defined in paragraph 12 below) as joint purchaser(s) in accordance with the requirements under paragraph 12 below.

PART 2 – After the First Date of Sale

9. Any specified residential properties remaining available for sale (if any) after the First Date of Sale will be offered for sale to any person interested in purchasing the remaining specified residential properties on a first come first served basis. For the avoidance of doubt, there is no restriction on the number of specified residential properties that an intended purchaser (whether individual or corporation) may purchase on a first come first served basis.
10. Any person or corporation interested in purchasing such specified residential properties shall attend the Sales Office in person and present the required identification documents in paragraph 4 above.

PART 3 – Other Matters

11. (Applicable only if the Purchaser is a corporation) Except with the Vendor's prior written approval, there shall be no change to the director(s) (including any reduction, increase, substitution or replacement) of the Purchaser from (i) the date of the preliminary agreement for sale and purchase to (ii) the date of the assignment of the specified residential property.
12. (Applicable only if the intended purchaser is individual) Before signing the preliminary agreement for sale and purchase, an intended purchaser may on spot request the Vendor to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase, provided that the additional individual(s) must be relative(s) to the intended purchaser (and if there is more than one intended purchaser, **all** intended purchasers) and must on spot produce proof of such relationship to the satisfaction of the Vendor. The Vendor may accept or reject the intended purchaser's request and the Vendor's determination shall be final and conclusive. For the purpose of this paragraph 12, "relative(s)" of a person means a spouse, parent, child or sibling of that person.
13. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.

14. The Vendor reserves the right to close the Sales Office at any time.
15. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at or after 6:00 a.m. on the First Date of Sale and/or any other date of sale, the First Day of Sale and/or any other date of sale shall be postponed and the Vendor reserved the right to close the Sales Office. Details of the arrangement will be posted by the Vendor on the website (<https://www.22square.com.hk/>) designated by the Vendor for the Development. Intended purchasers will not be notified separately of the arrangement.
16. In case of discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

第 1 部分 – 於出售首日

揀選指明住宅物業的優先次序將以下列方式決定。

(I) 摘要

一般事項

1. 任何有意購買任何指明住宅物業之人士（「準買方」）均須遵從下文所載程序。
2. 指明住宅物業將會於出售首日指定時段內以先到先得方式出售：

時段	將於該時段可供出售的指明住宅物業	選購指明住宅物業的規則
下午 2 時半至晚上 7 時正	發展項目內以下單位（樓層／單位）： 6A, 6D, 7A, 7B, 7C, 7D, 8A, 8C, 8D, 9A, 9C, 9D, 10A, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 15A, 16A, 16B, 16C, 16D, 17B, 18B	指明住宅物業將以先到先得方式發售。

(II) 出售首日之程序

3. 所有準買方（如準買方為公司，則其任何一名董事）均須於首個出售日期之指定時間內親身出席售樓處。準買方的優先次序將以先到先得方式決定。任何人士如於出售時間前已在售樓處附近排隊，就釐定優先次序而言，將不獲承認；並僅可於指定時間內親身到達售樓處時，方符合資格參與。
4. 每名準買方（如準買方為公司，則其任何一名董事）須攜同以下文件向東立地產代理有限公司（作為賣方的代理人）（「賣方代理人」）出示：
 - (a) （如準買方為個人）其本人之身分證明文件正本（如香港身份證或護照）；或

- (b) (如準買方為公司)其董事之身分證明文件正本(如香港身分證或護照)、商業登記證正本、公司註冊證書正本、最新周年申報表核證副本、董事登記冊及公司印章,連同董事會正式通過之決議案正本,授權購買發展項目內之指明住宅物業。
5. 賣方代理人核實準買方身份後,準買方即可以先到先得方式選購當時仍可供選購的指明住宅物業。如有任何爭議,賣方的決定為最終決定及具決定性的。
6. **準買方須遵從本文件第(I)部分「摘要」中之規則(如有)選購指明住宅物業**,否則其優先次序將自動失效。
7. 如準買方已按照本文件第(I)部分「摘要」所載規則成功揀選指明住宅物業,準買方(如準買方為公司,則其任何一名董事)須親自簽立一份或多份所選指明住宅物業之臨時買賣合約。如準買方未有就其所選之全部指明住宅物業簽立所有臨時買賣合約,則視為其已放棄該等指明住宅物業,其優先次序將自動失效,且將不再符合資格參與有關節。
8. 在就所選指明住宅物業簽立臨時買賣合約前,準買方可即場要求賣方根據下文第 12 段之規定,將其親屬(定義見下文第 12 段)加入為聯名買方。

第 2 部分 – 出售首日完結後

9. 出售首日完結後,任何尚餘可供出售之指明住宅物業(如有),將以先到先得方式向任何有意購買該等餘下指明住宅物業之人士發售。為免生疑問,在先到先得方式下,準買方(不論為個人或公司)可購買之指明住宅物業數目不設限制。
10. 任何有意購買該等指明住宅物業的個人或公司須親身前往售樓處並出示上文第 4 段所列的所需身份證明文件。

第 3 部分 – 其他事項

11. (僅適用於買方為公司之情況)如買方購入指明住宅物業,除非已取得賣方事先書面同意,否則自 (i) 臨時買賣合約之日期起至 (ii) 指明住宅物業之轉讓契約日期止,買方之董事不得有任何變更(包括任何減少、增加、更替或替代)。
12. (僅適用於準買方為個人之情況)在簽立臨時買賣合約前,準買方可即場要求賣方加入其他人士之姓名以共同簽立臨時買賣合約,惟該等新增人士須為準買方之親屬(如有多於一名準買方,則須為所有準買方之親屬),並須即場出示令賣方滿意之有關關係證明文件。賣方可接納或拒絕該要求,而賣方之決定為最終及具決定性的。就本第 12 段而言,一個人的「親屬」指其配偶、父母、子女或兄弟姐妹。
13. 賣方可不時於售樓處施加健康及保安相關的防範設施及人流管制。任何人士如未能遵守該等措施及賣方的指示,可能會被拒絕進入售樓處。
14. 賣方保留權利隨時關閉售樓處。

15.	如於出售首日及／或任何其他出售日期上午六時正或之後，香港天文台發出八號或以上熱帶氣旋警告信號或黑色暴雨警告，或香港政府作出「極端情況」之公布，則出售首日及／或該等其他出售日期將順延，而賣方保留權利關閉售樓處。相關安排之詳情將由賣方於其就發展項目指定之網站（ https://www.22square.com.hk/ ）公布，準買方將不會另獲個別通知。
16.	如本銷售安排資料的英文版本與中文版本有任何差異，概以英文版本為準。
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，決定每名該等人士可購買該物業的優先次序的方法： Please refer to the above method. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person. 請參照上述方法。如有任何爭議，賣方保留絕對權利分配任何指明住宅物業予任何有意購買的人士。	
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： On 24-hour basis: 全日 24 小時： 2506-10, Everbright Centre, 108 Gloucester Road, Wan Chai, Hong Kong 香港灣仔告士打道 108 號光大中心 25 樓 2506-10 室 <u>On 27 June 2026:</u> From 2:30 p.m. to 7:00 p.m. <u>From 28 June 2026 to 16 July 2026:</u> From 11:00 a.m. to 7:00 p.m. <u>From 17 July 2026 and thereafter:</u> From 1:00 p.m. to 6:00 p.m. <u>2026 年 6 月 27 日：</u> 由下午 2 時半至晚上 7 時正 <u>2026 年 6 月 28 日至 7 月 16 日：</u> 由上午 11 時正至晚上 7 時正 <u>2026 年 7 月 17 日起：</u> 由下午 1 時正至晚上 6 時正 Shop 3 & 4, G/F, Jubilee Centre, 42-46 Gloucester Road / 18 Fenwick Street, Wan Chai, Hong Kong 香港灣仔告士打道 42 號至 46 號/分域街 18 號捷利中心地下 3 及 4 號舖	
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Date of revision 修改日期：	17 July 2026 2026 年 7 月 17 日

