

Information on Sales Arrangements No. 11

銷售安排資料第 11 號

<p>Name of the Development : 發展項目名稱 :</p>	<p>283 King's Road (Name of the residential accommodation: STATE PAVILIA) (“the Development”) 283 King's Road (住宅部分名稱: 皇都) (「發展項目」)</p>
<p>Date of the Sale : 出售日期 :</p>	<p>From 19 February 2025 由 2025 年 2 月 19 日起</p>
<p>Time of the Sale : 出售時間 :</p>	<p><u>On 19 February 2025 (“First Date of Sale”):</u> From 2:00 p.m. to 11:00 p.m.</p> <p><u>From 20 February 2025 and thereafter:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2025 年 2 月 19 日 (「出售首日」):</u> 由下午 2 時正至晚上 11 時正</p> <p><u>2025 年 2 月 20 日起:</u> 由上午 11 時正至晚上 8 時正</p>
<p>Place where the sale will take place : 出售地點 :</p>	<p><u>Sales Office 售樓處</u> Units 605-613, 6/F, K11 ATELIER King's Road, 728 King's Road, Quarry Bay, Hong Kong (“Sales Office 1”) 香港鰂魚涌英皇道728號 K11 ATELIER King's Road 6 樓 605 - 613室 (「售樓處 1」)</p> <p><u>Additional Designated Venue 額外指定會場</u> Units 601 - 604, 6/F, K11 ATELIER King's Road, 728 King's Road, Quarry Bay, Hong Kong (“Additional Designated Venue”) 香港鰂魚涌英皇道728號 K11 ATELIER King's Road 6 樓 601 - 604 室 (「額外指定會場」)</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 align="center">88</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>21A1, 22A1, 23A1, 6A2, 7A2, 8A2, 9A2, 10A2, 11A2, 12A2, 15A2, 16A2, 17A2, 18A2, 19A2, 20A2, 21A2, 22A2, 23A2, 25A2, 26A2, 22A3, 23A3, 21A5, 22A5, 23A5, 11A6, 12A6, 15A6, 16A6, 17A6, 18A6, 19A6, 20A6, 21A6, 22A6, 27A6, 23B2, 25B2, 26B2, 6B5, 7B5, 8B5, 9B5, 10B5, 11B5, 12B5, 15B5, 16B5, 17B5, 18B5, 19B5, 20B5, 21B5, 22B5, 23B5, 25B5, 26B5, 27B5, 15B6, 16B6, 17B6, 18B6, 19B6, 20B6, 7B7, 8B7, 9B7, 10B7, 11B7, 12B7, 15B7, 16B7, 17B7, 18B7, 19B7, 20B7, 18B8, 21B8, 22B8, 23B8, 25B8, 26B8, 21B9, 22B9, 23B9, 25B9, 26B9</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：

PART 1 第 1 部分 –

On the First Date of Sale 於出售首日

Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties.

揀選指明住宅物業的優先次序將以下列抽籤方式決定。

(I) Abstract 摘要

The sale of the specified residential properties will be divided into 4 sessions and will be proceeded in the following order, namely Session X, followed by Session S, and then followed by Session A and lastly followed by Session B:

指明住宅物業將會分 4 節出售，並按以下順序進行：第 X 節，然後第 S 節，再後第 A 節，最後第 B 節：

<i>Session 節</i>	<i>Date 日期</i>	<i>Specified residential properties that will be offered to be sold in the Session 將在該節提供出售的 指明住宅物業</i>	<i>Rules for selecting specified residential properties applicable to the Session 適用於該節的揀選 指明住宅物業的規則</i>	<i>Additional Rules 額外規則</i>
X	19 February 2025 2025 年 2 月 19 日	The following specified residential properties only: 只限以下指明住宅物業： 23A1, 23A2, 25A2, 26A2, 22A3, 23A3, 22A5, 23A5, 16A6, 17A6, 22A6, 27A6, 26B2, 15B5, 16B5, 23B5, 25B5, 26B5, 27B5, 11B7, 12B7, 18B7, 19B7, 20B7, 23B8, 25B8, 26B8, 23B9, 25B9, 26B9 (The above units as “ Session X Units ”) (以上單位稱為「 第 X 節單位 」)	Only individuals or company(ies) who meet all the criteria set out in Specific Provisions under this (I) Abstract are entitled to participate in Session X. 只有符合所有載於本 (I) 摘要具體條款的條件之個人或公司才合資格登記參與第X節。 Each Session X Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase at least ONE (1) Session X Unit. 每名 X 節登記人及其外加登記人(見下文定義)(如有)必須購買 最少 1 個 第 X 節單位。	1. Any Session X Units not purchased in Session X (if any) will be made available for sale in Session S. 2. If the number of Session X Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session X cannot be satisfied, then Session X will end immediately. 1. 任何於第 X 節未被購買的第 X 節單位(如有)將會於第 S 節以供出售。 2. 如在第 X 節餘下可供選購的第 X 節單位數目不能滿足適用於第 X 節的"揀選指明住宅物業的規則"，則第 X 節將會立即完結。

<p>S</p>	<p>19 February 2025</p> <p>2025年2月19日</p>	<p>All remaining Session X Unit(s) (if any) which are still available for sale after completion of Session X. 在第 X 節完結後，所有剩餘仍可出售的第 X 節單位(如有的話)。</p> <p>The following units : 以下單位: 22A1, 8A2, 9A2, 15A2, 16A2, 17A2, 21A2, 22A2, 20A6, 21A6, 25B2, 21B5, 22B5, 18B6, 19B6, 20B6, 15B7, 16B7, 17B7</p> <p>(The above units as “Session S Units”) (以上單位稱為「第 S 節單位」)</p>	<p>Each Session S Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase at least THREE (3) and at most NINE (9) Session S Units.</p> <p>每名 S 節登記人及其外加登記人 (見下文定義)(如有)必須購買最少 3 個及最多 9 個 第 S 節單位。</p>	<ol style="list-style-type: none"> Any Session S Units not purchased in Session S (if any) will be made available for sale in Session A. If the number of Session S Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session S cannot be satisfied, then Session S will end immediately. <ol style="list-style-type: none"> 任何於第 S 節未被購買的第 S 節單位 (如有)將會於第 A 節以供出售。 如在第 S 節餘下可供選購的第 S 節單位數目不能滿足適用於第 S 節的"揀選指明住宅物業的規則"，則第 S 節將會立即完結。
<p>A</p>	<p>19 February 2025</p> <p>2025年2月19日</p>	<p>All remaining Session S Unit(s) (if any) which are still available for sale after completion of Session S. 在第 S 節完結後，所有剩餘仍可出售的第 S 節單位(如有的話)。</p> <p>The following units : 以下單位: 21A1, 23B2, 6B5, 7B5, 8B5, 9B5, 10B5, 11B5, 12B5, 17B5, 18B5, 19B5, 20B5</p> <p>(The above units as “Session A Units”) (以上單位稱為「第 A 節單位」)</p>	<p>Each Session A Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase EITHER :-</p> <ul style="list-style-type: none"> at least ONE (1) Specified Unit (as defined below) included in Session A Units; OR at least TWO (2) Session A Units <p>provided that at most THREE (3) Session A Units can be purchased.</p> <p>For the avoidance of doubt,</p> <ul style="list-style-type: none"> Specified Units included in Session A Units as referred to above include 21A1, 22A1, 23A1, 23B2, 25B2, 26B2, 6B5, 7B5, 8B5, 9B5, 10B5, 11B5, 12B5, 15B5, 16B5, 17B5, 18B5, 19B5, 20B5, 21B5, 22B5, 23B5, 25B5, 26B5, 27B5, 27A6. <p>For the purpose of the above arrangement :-</p> <ul style="list-style-type: none"> If none of the Specified Units included in Session A Units is available for selection and purchase, then at least any TWO (2) Session A Units must 	<ol style="list-style-type: none"> Any Session A Units not purchased in Session A (if any) will be made available for sale in Session B. If the number of Session A Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session A cannot be satisfied, then Session A will end immediately. <ol style="list-style-type: none"> 任何於第 A 節未被購買的第 A 節單位 (如有)將會於第 B 節以供出售。 如在第 A 節餘下可供選購的第 A 節單位數目不能滿足適

			<p>be purchased; provided that at most THREE (3) Session A Units can be purchased.</p> <p>每名 A 節登記人及其外加登記人(見下文定義)(如有)必須購買:-</p> <ul style="list-style-type: none"> • 最少 1 個屬第 A 節單位之「指定單位」(定義見下文); 或 • 最少 2 個第 A 節單位 <p>惟可購買最多 3 個第 A 節單位。</p> <p>為免生疑問，</p> <ul style="list-style-type: none"> • 上述所指之屬第A節之「指定單位」包括 21A1, 22A1, 23A1, 23B2, 25B2, 26B2, 6B5, 7B5, 8B5, 9B5, 10B5, 11B5, 12B5, 15B5, 16B5, 17B5, 18B5, 19B5, 20B5, 21B5, 22B5, 23B5, 25B5, 26B5, 27B5, 27A6。 <p>就以上安排之目的:-</p> <ul style="list-style-type: none"> • 如沒有屬第 A 節單位之「指定單位」可供選購，則必須選購最少任何 2 個第 A 節單位; <p>惟可購買最多 3 個第 A 節單位。</p>	<p>用於第 A 節的"揀選指明住宅物業的規則"，則第 A 節將會立即完結。</p>
B	<p>19 February 2025</p> <p>2025 年 2 月 19 日</p>	<p>All remaining Session A Unit(s) (if any) which are still available for sale after completion of Session A and the following specified residential properties: 在第 A 節完結後，所有剩餘仍可出售的第 A 節單位(如有的話)及以下指明住宅物業:</p> <p>6A2, 7A2, 10A2, 11A2, 12A2, 18A2, 19A2, 20A2, 21A5, 11A6, 12A6, 15A6, 18A6, 19A6, 15B6, 16B6, 17B6, 7B7, 8B7, 9B7, 10B7, 18B8, 21B8, 22B8, 21B9, 22B9</p> <p>(The above units as "Session B Units") (以上單位稱為「第 B 節單位」)</p>	<p>Each Session B Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase at least ONE (1) Session B Unit provided that at most THREE (3) Session B Units can be purchased.</p> <p>每名 B 節登記人及其外加登記人(見下文定義) (如有)必須購買最少 1 個第 B 節單位，惟可購買最多 3 個第 B 節單位。</p>	<p>If there is no Session B Unit available for selection and purchase, then Session B will end immediately.</p> <p>如沒有第 B 節單位可供選購，則第 B 節將會立即完結。</p>

General Provisions

1. Any individual or company (whether in his own name or in joint names with any other person(s)) interested in purchasing any of the specified residential properties may only submit a minimum of **One (1)** set of Registration of Intent respectively for **Session X**, a minimum of **THREE (3)** and a maximum of **NINE (9)** sets of Registration of Intent respectively for **Session S**, a maximum of **THREE (3)** sets of Registration of Intent for **Session A** and a maximum of **THREE (3)** sets of Registration of Intent for **Session B** respectively. Registrations of Intent (whether in his own name or in joint names with any other person(s)) submitted by the same Registrant exceeding such maximum number will not be accepted. Registrants **cannot** include both company(ies) and individual(s).

2. For the avoidance of doubt, individual or company (whether in his own name or in joint names with any other person(s)) shall submit **ONE (1)** set of Registration of Intent for **each** specified residential property that he/she/they is/are interested in purchasing.
3. Companies not incorporated in Hong Kong are **not** eligible to purchase any of the specified residential properties in the Development, whether or not the specified residential properties are included in this Information on Sales Arrangements.
4. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office 1 and / or Additional Designated Venue (if applicable). Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office 1 and / or Additional Designated Venue (if applicable).

Specific Provisions

1. Only those individual(s) or company(ies) who satisfy all the criteria under (a), (b), (c) and (d) below are entitled to participate in Session X (“**Session X Registrants**”):-
 - (a) The Purchaser (“**Nominee**”) has been nominated by another purchaser (“**Eligible Nominator**”), who has purchased residential property(ies) of the Development (**the “Eligible Nominator's Property(ies)”**) pursuant to the relevant tender document of the Development, to purchase the relevant residential property(ies) of the Development as per the terms under the said tender document of the Development.
 - (b) For the avoidance of doubt, there is no limitation on the number of nomination for the Nomination Privilege to be enjoyed by the Nominee, provided that (i) each Nomination Privilege shall only be applied for the purchase of **ONE (1)** residential property by the Nominee (whether in his/her/its sole name or jointly with other) and (ii) for each residential property purchased by the Nominee (whether in his/her/its sole name or jointly with other), the Nomination Privilege shall apply once only irrespective of the number of nomination.
 - (c) The Purchaser (as Nominee) shall, before selecting and purchasing residential property(ies) of the Development, complete an application form for the Nomination Privilege (in the form specified by the Vendor) together with the Eligible Nominator and submit the nomination form to Vendor when selecting and purchasing residential property(ies).
 - (d) If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it/them, the Vendor shall have the right to revoke and recover the Nomination Privilege provided to the Nominee(s).

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Privilege and such decision shall be binding on the Purchaser (as Nominee) and the Eligible Nominator.

一般條款

1. 有意購買任何指明住宅物業的任何個人或公司(不論以個人名義或聯同他人)可遞交最少一份**第X節**購樓意向登記、最少三份及最多九份**第S節**購樓意向登記、最多三份**第A節**購樓意向登記及最多三份**第B節**購樓意向登記。賣方不接受同一登記人(無論以其個人名義或聯同他人)遞交多於上述限定數目的購樓意向登記。登記人**不得**同時由公司及個人組成。
2. 為免生疑問,有意購買任何指明住宅物業的任何個人或公司(不論以個人名義或聯同他人)須就**每個**有意購買的住宅物業提交一份購樓意向登記。
3. **不接受**任何在香港以外註冊成立的公司購買發展項目的任何指明住宅物業(不論是否本銷售安排資料所列之指明住宅物業)。
4. 賣方可能不時於售樓處 1及/或額外指定會場(如適用)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,可能會被拒絕進入售樓處 1及/或額外指定會場(如適用)。

具體條款

1. 只有符合以下(a), (b), (c) 及(d)所有條件的個人或公司才合資格登記參與第X節(「**X組登記人**」):
 - (a) 買方(「**被提名人**」)根據發展項目相關招標文件條款獲已根據該招標文件購買發展項目住宅物業(「**合資格提名人的物業**」)的另一位買方(「**合資格提名人**」)提名購買發展項目相關住宅物業。
 - (b) 為免生疑問,被提名人可享受之提名優惠之被提名次數不限,惟 (i)每個提名優惠只適用於被提名人(不論單獨或聯名與其他人)購買的**一個**住宅物業及 (ii)就每個被提名人所購買的住宅物業,不論被提名次數只可享用提名

優惠一次。

- (c) 買方(作為被提名人)須在選購發展項目住宅物業之前與合資格提名人一同填妥由賣方指定的提名優惠申請表格，並於選購住宅物業時提交予賣方。
- (d) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名優惠。

如有爭議，賣方有權就提名優惠引起的所有事宜作最後決定，該決定對買方(作為被提名人)及合資格提名人均有約束力。提名優惠受其他條款及細則所約束。

(II) Procedure of submission of Registration of Intent for Session X, Session S, Session A and Session B

(II) 第 X 節、第 S 節、第 A 節及第 B 節遞交購樓意向登記程序

Any person or company who is interested to participate in Session X and/or Session S and/or Session A and/or Session B to purchase any specified residential property (“**Session X Registrant**” (for Session X) or “**Session S Registrant**” (for Session S) or “**Session A Registrant**” (for Session A) or “**Session B Registrant**” (for Session B), collectively “**registrants**”) shall follow the following procedure:-

Submission of online Registration of Intent

- All Session X Registrants, Session S Registrants, Session A Registrants and Session B Registrants must submit online Registration of Intent via <https://reg.nwd.com.hk> (the “Registration Website”) and follow the procedures specified therein.** The closing time for submission of online Registration of Intent will be 4:00 p.m. on 18 February 2025 (“**Deadline of Submission**”). A registrant must successfully submit the online Registration of Intent and obtain the official receipt of Registration of Intent before the Deadline of Submission. Late submission will not be accepted. The Vendor shall not be responsible to any registrant if the registrant cannot successfully complete the registration at the Registration Website for whatever reason (including downtime of the server or network congestion).
- The registrant (for himself/herself/themselves and on behalf of the credit card(s) holder(s)) will have to irrevocably authorize New World Real Estate Agency Limited to hold HK\$20,000 credit limit as deposit (“**Registration Deposit**”) from the credit card(s) designated by the registrant for each Registration of Intent. If the registrant has successfully selected specified residential property(ies), the Registration Deposit for that relevant Registration of Intent will be transferred to the Vendor’s solicitors and applied towards part payment of the preliminary deposit of one of the specified residential properties selected by the registrant upon signing of the Preliminary Agreement for Sale and Purchase. A cashier’s order for the sum of HK\$50,000 shall be provided upon signing the Preliminary Agreement for Sale and Purchase of each specified residential property selected and the balance of the preliminary deposit shall be paid by cheque(s). Please bring along blank cheque(s) for payment of balance of preliminary deposits. If the registrant is not the credit card(s) holder(s), the registrant warrants to the Vendor and New World Real Estate Agency Limited that the registrant has been duly authorized by the credit card(s) holder(s) to use his/her/their credit card(s) for the above purposes.
- After the submission of online Registration of Intent, the registrant will receive a Registration of Intent QR code in an email issued by New World Real Estate Agency Limited (as agent for the Vendor). Each registrant (if the registrant is a company, then at least one of its directors) shall in person show (for individual registrant) original of the identification document (such as H.K.I.D. Card(s) or Passport(s)) or (for corporate registrant) original of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate registrant(s) who attends the verification and Business Registration Certificate(s) or Certificate(s) of Incorporation of the corporate registrant(s), together with the Registration of Intent QR code in the email to New World Real Estate Agency Limited as agent for the Vendor for verification at the Sales Office 1 at or before 4:00 p.m. on 18 February 2025. After successful verification, the registrant will receive an official receipt for the Registration of Intent via the system in an email issued by New World Real Estate Agency Limited as agent for the Vendor.
- The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.
- Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
- The Vendor has the absolute discretion to determine whether a Registration of Intent is valid pursuant to the terms and conditions set out in the Registration of Intent.

有意參與第 X 節及/或第 S 節及/或第 A 節及/或第 B 節以購買任何可供出售的指明住宅物業的人士或公司(即「X 節登記人」(對第 X 節而言)或「S 節登記人」(對第 S 節而言)或「A 節登記人」(對第 A 節而言)或「B 節登記人」(對第 B 節而言), 統稱「登記人」)須遵從下列程序:

透過網上登記系統遞交購樓意向登記

1. 所有第 X 節登記人、第 S 節登記人、第 A 節登記人及第 B 節登記人須透過 <https://reg.nwd.com.hk> (「登記網站」) 並依據登記網站內的步驟遞交網上購樓意向登記。截止遞交網上購樓意向登記的時間為 2025 年 2 月 18 日下午 4 時正(「遞交截止時間」)。登記人須於遞交截止時間前成功遞交網上購樓意向登記並獲得購樓意向登記正式收據。逾期申請將不獲受理。如因任何原因(包括伺服器問題或網絡擠塞)登記人未能於登記網站成功完成登記, 賣方無須對任何登記人負上任何責任。
2. 登記人(代表其本人及信用卡持有人) 須就其遞交之每份購樓意向不可撤回地授權新世界地產代理有限公司從登記人指定的信用卡中扣除港幣\$20,000信用額作為登記訂金(「登記訂金」)。如登記人成功揀選指明住宅物業, 就其相關購樓意向登記之登記訂金將會在簽署臨時買賣合約時轉交至賣方代表律師, 並用於支付登記人揀選的一個指明住宅物業的部份臨時訂金。就其揀選的每個指明住宅物業, 登記人須在簽署臨時買賣合約時提供一張港幣 50,000 元的銀行本票及另備支票以支付臨時訂金之餘額。請攜同空白支票以備支付臨時訂金餘額。如登記人非信用卡持有人本人, 登記人向賣方及新世界地產代理有限公司擔保登記人已獲信用卡持有人妥為授权使用其信用卡作前述用途。
3. 遞交網上購樓意向登記後, 每名登記人會經新世界地產代理有限公司(作為賣方代理人)發出的電郵收到一個購樓意向二維碼。每名登記人(如登記人為公司, 則其中任何一位董事)須於2025年2月18日下午4時正或之前親身到售樓處1向新世界地產代理有限公司(作為賣方代理人)提供(個人登記人)其身份證明文件正本(如香港身份證或護照)或(公司登記人)出席確認之公司登記人董事的身份證明文件正本(如香港身份證或護照)及公司登記人的商業登記證或公司註冊證書, 以及電郵內的購樓意向二維碼以作確認。成功確認後每名登記人會經新世界地產代理有限公司(作為賣方代理人)系統發出的電郵收到購樓意向登記正式收據。
4. 遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。
5. 逾期遞交之購樓意向登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
6. 賣方有絕對酌情權, 決定一個購樓意向登記是否根據購樓意向登記內列明的條款及條件為有效。

(III) Procedure of balloting and Procedure on the First Date of Sale (applicable to Session X, Session S, Session A and Session B, subject to and in compliance with the rules set out in the Abstract in Section (I))

(III) 抽籤及於出售首日的程序 (適用於第 X 節、第 S 節、第 A 節及第 B 節, 惟受限於及須遵守第(I)部分摘要的規則)

The order of priority for selection of the specified residential properties will be determined by balloting. The registrants must comply with the procedures below :-

(III)(A) First Round Balloting for Session A and Session B (for dividing Registrants of Session A and Session B into session(s))

1. The First Round Balloting for Session A and Session B will take place at or after 5:00 p.m. on 18 February 2025 at the Sales Office 1 for the purpose of dividing the Registrants of Session A and Session B into one or more session(s). All valid Registrations of Intent for Session A and Session B submitted before the Deadline of Submission will be included automatically in the First Round Balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office 1 and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the First Round Balloting for Session A and Session B. Any changes to the time and date of the First Round Balloting for Session A and Session B will be posted at the Sales Office 1. Registrants will not be notified separately of such changes.
2. The results of the First Round Balloting for Session A and Session B, including “registration number”, “division of session”, “check-in timeslot for each session” will be posted by the Vendor at the Sales Office 1, after completion of the First Round Balloting for Session A and Session B. Registrants will not be separately notified of the First Round Balloting for Session A and Session B.

(III)(B) Procedure on the First Date of Sale, Procedure of Balloting of Session X and Session S, and Second Round Balloting of Session A and Session B

1. The “check-in timeslot for each session” in respect of Session X and Session S will be posted by the Vendor at the Sales Office 1 on 18 February 2025 at or before 8 p.m.. Registrants will not be separately notified of the said “check-in timeslot for each session” in respect of Session X and Session S.

2. The Balloting of Session X and Session S and the Second Round Balloting of Session A and Session B will take place on the First Date of Sale in batches at the Additional Designated Venue at the beginning of the relevant “check-in timeslot for each session” as posted by the Vendor pursuant to subparagraph (III)(A)(2) and (III)(B)(1) above. The Vendor reserves the right at any time, for the purposes of maintaining order at Additional Designated Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the Balloting of Session X and Session S and the Second Round Balloting of Session A and Session B. Any changes to the time and date of the Balloting of Session X and Session S and the Second Round Balloting of Session A and Session B will be posted at Additional Designated Venue. Registrants will not be notified separately of such changes.
3. There would be two rounds of balloting for Session X. The First Round Balloting will determine the order of priority of the Eligible Nominator's Property(ies) and the Second Round Balloting will determine the order of priority of each Nominee nominated by the same Eligible Nominator.
4. On the First Date of Sale, the registrants (if the registrant is a company, then at least one of its directors) who have submitted the Registration of Intent shall attend the Additional Designated Venue personally or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor according to the **check-in timeslot for each session**. The registrant(s) must bring along (for individual registrant) original of his/her/their identification documents (such as H.K.I.D. Card(s) or Passport(s)) or (for corporate registrant) original of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate registrant(s) who attends the balloting and Business Registration Certificate(s) or Certificate(s) of Incorporation of the corporate registrant(s) and its company chop, and the official receipt for Registration of Intent. The registrants whose identities have been verified by the agent appointed by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the balloting results. Any registrant who arrives at the Additional Designated Venue at any time other than at the check-in timeslot for the registrants shall not be eligible for any balloting and the registration of such registrant will be deemed invalid. In case of any dispute, the decision of the Vendor shall be final and conclusive.
5. After verification and confirmation of identity by the Vendor, balloting will be conducted to determine the order of priority in which the registrant(s) may select the specified residential properties.
6. The balloting will be effected via a computer network. Every valid Registration of Intent shall be allotted one (1) lot. The balloting results, including “registration number” and “balloting result priority”, will be posted by the Vendor at the Additional Designated Venue on the same date. Registrants will not be separately notified of the balloting results.
7. The balloting procedure will be monitored by an external auditor.
8. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot procedure and/or results.
9. Selection of units will take place at the Sales Office 1 after balloting ("**Unit Selection**"). The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office 1 and/or Additional Designated Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time of Unit Selection. Any changes to the time of Unit Selection will be announced at Sales Office 1. Registrants will not be notified separately of such changes.
10. For the purpose of verifying the identity, registrants shall bring along with them:
 - (a) valid official receipt of Registration of Intent; and
 - (b) original of the identification documents (such as H.K.I.D. Card or Passport); and
 - (c) Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant(s), original of the identification documents (such as H.K.I.D. Card or Passport) of director(s) who attends the balloting and company chop of the registrant(s) (if the registrant(s) is a company).
11. After verification and confirmation of the identity by the Vendor,
 - (a) Registrants shall, at the Sales Office 1 or Additional Designated Venue (if applicable), proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time.
 - (b) A registrant (the "**First Registrant**") may notify the Vendor on spot to select the specified residential properties which are still available together with **one or more registrant(s) who each holds a valid Registration of Intent for the same Session (Only applicable to Session S, Session A or Session B) but is allocated with a later order of priority** (the "**Additional Registrant**"), provided that each Additional Registrant:
 - (i) must be a registrant who has submitted a Registration of Intent for the same Session; and
 - (ii) must be a relative (as defined below) to the First Registrant or (if the First Registrant comprises more than one

individual) mutual relative(s) to all individuals listed as the First Registrant under the relevant Registration of Intent and **subject to** the provision of adequate proof of such relationship by the First Registrant to the Vendor's satisfaction. The Vendor may accept or reject the request regarding the Additional Registrant and the Vendor's determination shall be final and conclusive.

- (c) The First Registrant and the Additional Registrant shall select and purchase specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), otherwise the order of priority of the First Registrant and the Additional Registrant shall lapse automatically and he/she/they will no longer be eligible to select and/or purchase any specified residential property under the relevant Registrations of Intent.
12. If the First Registrant and the Additional Registrant(s) has/have successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the First Registrant and/or the Additional Registrant(s) shall enter into Preliminary Agreement(s) for Sale and Purchase of all of the selected specified residential property(ies). In respect of each Registration of Intent, subject to the rules set out in the Abstract in Section (I), the purchaser(s) of at least 1 of the specified residential property(ies) selected and purchased must be the First Registrant and (if any) any individual(s) added pursuant to paragraph below, and the purchaser(s) of the remaining specified residential property(ies) selected and purchased may be the First Registrant and/or the Additional Registrant and (if any) any individual(s) added pursuant to paragraph below.
13. (Applicable only if the registrant is individual) Prior to the signing of the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot 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 registrant or (if the registrant comprises more than one individual) mutual relative(s) to all individuals listed as the registrant under the relevant Registration of Intent (**the registrant must on spot produce proof of relative relationship to the satisfaction of the Vendor**). The Vendor may accept or reject the request to add the name and the Vendor's determination shall be final and conclusive. For the purpose of this Information on Sales Arrangements, "**relative(s)**" means a spouse, parents, children, parents-in-law, children-in-law, children-in-law's parents, siblings, siblings-in-law, grandparents, grandchildren, grandchildren-in-law, great-grandparents, great-grandchildren, parent's siblings, cousins, nephews or nieces.
14. Subject to paragraph below, any unused Registration Deposit will be available for release/refund from the 30th day after the First Day of Sale (subject to postponement of the First Day of Sale allowed by this sales arrangement).
15. Subject to the terms of the sales arrangements of the Development to be issued by the Vendor from time to time, for any valid Registration of Intent submitted in compliance with this sales arrangement, if (a) such valid Registration of Intent has not been used to select and/or purchase any specified residential property(ies) under this sales arrangements, and (b) at the time when his/her submits the Registration of Intent, the registrant has agreed and confirmed that, if the event in paragraph (a) above happens, such Registration of Intent should be included in the balloting under subsequent sales arrangement(s) of the Development issued or to be issued by the Vendor from time to time, then such valid Registration of Intent may be included in the balloting under the subsequent sales arrangement(s) of the Development issued or to be issued by the Vendor from time to time, and the registrant(s) do not need to complete registration or paying the Registration Deposit or other documents in respect of Registration of Intent again.
16. Subject to the completion of the selection and purchase of the specified residential properties in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis in accordance with the procedures set out in Part 2 below to any person who is interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person by any method (including balloting).

揀選指明住宅物業的優先次序將以抽籤方式決定。登記人須遵從下列程序:-

(III)(A) 第 A 節及第 B 節第一輪抽籤 (將第 A 節及第 B 節登記人分組)

1. 第 A 節及第 B 節第一輪抽籤程序將於 2025 年 2 月 18 日下午 5 時或之後於售樓處 1 進行，以將第 A 節及第 B 節登記人分為一個或多個組別。所有於遞交截止時間前遞交的第 A 節及第 B 節購樓意向登記將會自動納入抽籤。為了維持售樓處 1 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第 A 節及第 B 節第一輪抽籤程序的時間和日期。任何第 A 節及第 B 節第一輪抽籤程序的時間和日期的修改會張貼於售樓處 1。登記人將不獲另行通知該等修改。
2. 第 A 節及第 B 節第一輪抽籤完成之後，賣方會將第 A 節及第 B 節第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於售樓處 1。登記人將不獲另行通知第 A 節及第 B 節第一輪抽籤結果。

(III)(B) 出售首日的程序、第 X 節及第 S 節抽籤及第 A 節及第 B 節第二輪抽籤

1. 賣方會將於 2025 年 2 月 18 日晚上 8 時或之前將第 X 節及第 S 節之「每組別報到時段」張貼於售樓處 1。登記人將不獲另行通知第 X 節及第 S 節之「每組別報到時段」。
2. 第 X 節及第 S 節抽籤及第 A 節及第 B 節第二輪抽籤將於出售首日於賣方根據上述第(III)(A)(2)分段及第(III)(B)(1)分段公布之「每組別報到時段」的開始時間於額外指定會場分階段進行。為了維持額外指定會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第 X 節及第 S 節抽籤及第 A 節及第 B 節第二輪抽籤程序的時間和日期。任何第 X 節及第 S 節抽籤及第 A 節及第 B 節第二輪抽籤程序的時間和日期的修改會張貼於額外指定會場。登記人將不獲另行通知該等修改。
3. 第 X 節抽籤將分為兩輪進行，第一輪抽籤將決定合資格提名人的物業的優先次序，而第二輪抽籤將決定獲同一合資格提名人所提名的每位被提名人的優先次序。
4. 登記人（如登記人為公司，則其中任何一位董事）須於出售首日根據每組別報到時段攜同（個人登記人）其身份證明文件正本（如香港身份證或護照）或（公司登記人）出席抽籤之公司登記人董事的身份證明文件正本（如香港身份證或護照）及公司登記人的商業登記證或公司註冊證書及公司印章，以及購樓意向登記正式收據親臨或由其按賣方規定的格式並有效地簽署的授權書所委任的授權人到臨額外指定會場，經賣方委託的代理確認並核實身份後方可有資格根據抽籤結果次序揀選於當時仍可供揀選的指明住宅物業。於登記人報到時段以外到達額外指定會場的登記人將被取消抽籤資格，其登記將被視作無效。如有爭議，賣方所作的決定為最終及不可推翻。
5. 經賣方核實並確認身份後，將會進行抽籤以決定登記人可揀選指明住宅物業的優先順序。
6. 抽籤以電腦操作。就每一份有效的購樓意向登記表可獲分配 1 個籌號。賣方會將抽籤結果（包括「登記號碼」及「抽籤結果次序」）在當日於額外指定會場公布。登記人將不獲另行通知抽籤結果。
7. 抽籤程序將由第三方核數師監督。
8. 如抽籤過程及／或結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
9. 抽籤完成後將於售樓處 1 進行揀樓（「揀樓」）。為了維持售樓處 1 及／或額外指定會場秩序及／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樓的時間。任何揀樓的時間修改會於售樓處 1 公布。登記人將不獲另行通知該等修改。
10. 為核實身份的目的，登記人必須攜同其：
 - (a) 有效的購樓意向登記正式收據；及
 - (b) 身份證明文件（如香港身份證或護照）正本；及
 - (c) 登記人的商業登記證或公司註冊證書、出席抽籤之登記人董事的身份證明文件（如香港身份證或護照）正本和登記人之公司印章（如登記人為公司）。
11. 經賣方核實並確認身份後，
 - (a) 登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於售樓處 1 或額外指定會場（如適用）揀選於當時仍可供揀選的指明住宅物業。
 - (b) 登記人（「首名登記人」）可即時通知賣方與一名或多於一名於同一節（只適用於第 S 節、第 A 節或第 B 節）持有較後的優先次序之有效購樓意向登記的登記人（「外加登記人」）一同揀選於當時仍可供揀選的指明住宅物業，惟每名外加登記人：
 - (i) 必須為已經遞交有效及同一節的購樓意向登記的登記人；及
 - (ii) 必須為首名登記人的親屬（定義見下文）或（如首名登記人含有多於一個個人）於有關購樓意向登記上登記為首名登記人的所有個人的共同親屬，首名登記人須提供令賣方滿意的該親屬關係的證明。賣方有權接納或拒絕有關外加登記人的要求，就此賣方的決定為最終及不可推翻。
 - (c) 首名登記人及外加登記人須遵從第(D)部分摘要的規則選購指明住宅物業，否則首名登記人及外加登記人之優先次序將自動失效，首名登記人及外加登記人將不再享有相關購樓意向登記下選購指明住宅物業的資格。

12. 如果首名登記人及外加登記人遵從第(I)部分摘要的規則成功揀選指明住宅物業，首名登記人及/或外加登記人須簽署臨時買賣合約購買其揀選的所有指明住宅物業。就每份購樓意向登記而言，受限於第(I)部分摘要的規則，最少1個獲選購的指明住宅物業之買方必須為首名登記人及(如有)按照下述段落規定增加的個人，其餘獲選購的指明住宅物業之買方則可以為首名登記人及/或外加登記人及(如有)按照下述段落規定增加的個人。
13. (只適用於登記人為個人) 在簽署臨時買賣合約購買指明住宅物業前，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須為於登記人的親屬或(如登記人含有多於一個人)於有關購樓意向登記上登記為登記人的所有個人的共同親屬(登記人須即場出示令賣方滿意的該親屬關係的證明)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定及不可推翻。就此銷售安排資料而言，「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、親家翁、親家母、兄弟姊妹、姐夫、妹夫、兄嫂、弟媳、大舅、小舅、大姨、小姨、大伯、小叔、大姑、小姑、祖父母、外祖父母、孫子女、外孫子女、孫女婿、孫媳婦、曾祖父母、曾孫子女、外曾祖父母、外曾孫子女、伯叔父、舅父、姑母、姑姐、姨母、姨姨、表兄弟姊妹、堂兄弟姊妹、姪或姪女、甥或甥女。
14. 受限於下述段落，登記人未使用之登記訂金將根據出售首日起計第30天起(出售首日受本銷售安排允許的延期所限)釋放/退回。
15. 受限於賣方不時發出發展項目的最新銷售安排之條款，任何遵守本銷售安排指明提交的有效購樓意向登記，如(a)該有效購樓意向登記未有被用於揀選及/或購入本銷售安排下出售的任何指明住宅物業，而且(b)登記人於遞交購樓意向登記時，已同意並確認在上述(a)段所述的情況出現時將其購樓意向登記納入賣方就發展項目已發出或不時發出的銷售安排下的抽籤程序，則該有效購樓意向登記可被納入賣方就發展項目已發出或不時發出的銷售安排下的抽籤程序，而該登記人無須重新登記或支付有關購樓意向登記之登記訂金或其他文件。
16. 受限於以上程序完成選購指明住宅物業後，餘下仍可供出售之指明住宅物業(如有)將按以下第2部分之程序以先得形式出售予任何有意購買餘下指明住宅物業的人士。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何人士。

PART 2 第2部分 –

Procedure after Session B is ended

於第B節完結後的程序

1. After Session B is ended, all the remaining specified residential properties (if any) will be offered for sale on a first come first served basis. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of Sale on the date concerned. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person (including balloting).
2. Each of those person(s) and any one of the directors of each of the corporate purchaser(s) of which the company is incorporated in Hong Kong must submit the following to the Sales Office 1 after the end of Session B until 11:00 p.m. on 19 February 2025 or from 11:00 a.m. to 8:00 p.m. on a day of sale on or after 20 February 2025 in order to register for eligibility to the selection of the specified residential properties remaining to be sold (if any):
 - (a) the Registration of Intent duly completed and signed by the registrant; and
 - (b) cashier order(s) in the amount of HK\$50,000 each (the number of cashier orders shall be same as the number of specified residential properties the registrant intends to purchase) made payable to “何韋律師行” or “HOWSE WILLIAMS” which shall be used for part payment of the preliminary deposit when purchasing a specified residential property. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s); and
 - (c) (for individual) original of his/her/their identification documents (such as H.K.I.D. Card(s) or Passport(s)) or (for corporate purchaser) original of identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate purchaser who attends the registration and Business Registration Certificate(s) or Certificate(s) of Incorporation of the corporate purchaser and its company chop.
3. Any company which is not incorporated in Hong Kong is not eligible to purchase any of the specified residential properties of the Development, regardless of whether the specified residential properties are included in this Information on Sales Arrangements or not.

1. 在第B節完結之後，所有餘下的指明住宅物業(如有)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意欲購買指明住宅物業之人士。如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意購買的人士(包括抽籤)。
2. 每位人士及每個香港註冊成立的公司買家之任何一位董事須於2025年2月19日第B節完結後至晚上11時期間或於2025年2月20日及其後的出售日上午 11 時至晚上 8 時期間到售樓處1遞交以下文件進行登記以取得參加揀選餘下仍有可銷售之指明住宅物業(如有)的資格：
 - (a) 已填妥及由每個登記人簽署的購樓意向登記；及
 - (b) 一張或多張 (每張)港幣 \$50,000 本票 (本票數目須與登記人有意認購的指明住宅物業數目相同)，抬頭人為「何韋律師行」或「HOWSE WILLIAMS」。已繳交之本票將會作為購買指明住宅物業的部份臨時訂金，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付；及
 - (c) (個人買家)其身份證明文件正本(如香港身份證或護照)或 (公司買家) 出席登記之公司買家董事的身份證明文件正本(如香港身份證或護照)及公司買家的商業登記證或公司註冊證書及公司印章。
3. 賣方不接受任何不在香港註冊成立的公司購買發展項目的任何指明住宅物業 (不論是否本銷售安排資料所列之指明住宅物業)。

PART 3 第3部分 –

Other matters:

其他事項:

1. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
 2. 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.
 3. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or extreme conditions announcement is made at any time between the hours of 7:00 a.m. and 8:00 p.m. on any of the dates of sale, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in Sales Office and/or its vicinity, for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to postpone the first day of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office or any part thereof. Details of the arrangement will be posted by the Vendor on the website (www.statepavilia.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.
 4. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.
1. 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售樓處。
 2. 賣方可能不時於售樓處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，可能會被拒絕進入售樓處。
 3. 如在出售日期的任何一天上午 7 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號或極端情況的公布在香港生效，或賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序或公共衛生之事件或情況時，為保障登記人的安全及維持售樓處的秩序，賣方保留絕對權利延遲出售日期的首天至賣方認為合適的其他日期及/或時間及/或關閉售樓處 或其任何部分。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.statepavilia.com.hk) 公布。登記人將不獲另行通知。
 4. 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：

1/F, Tower A, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
香港九龍長沙灣瓊林街83號A座1樓

Units 605-613, 6/F, K11 ATELIER King's Road, 728 King's Road, Quarry Bay, Hong Kong
香港鰂魚涌英皇道728號 K11 ATELIER King's Road 6 樓 605 - 613室

Date of Issue:

15 February 2025

發出日期：

2025年2月15日