

Name of the Development: 發展項目名稱:	J Loft 喜•揚					
Name of the Vendor: 賣方名稱:	Ascend Speed Limited 喜雋發展有限公司					
Date of the Sale: 出售日期:	<table><tr><th>Tender Document No.招標文件號碼</th><th>Date of the Sale 出售日期</th></tr><tr><td>7</td><td>Every day from 03th September 2025 until 31th March 2026 (both days inclusive) (Public Holiday – By Appointment Only) 由 2025 年 09 月 03 日起至 2026 年 3 月 31 日 (包括首尾兩天)的每天 (公眾假期 – 僅限預約)</td></tr></table>		Tender Document No.招標文件號碼	Date of the Sale 出售日期	7	Every day from 03th September 2025 until 31th March 2026 (both days inclusive) (Public Holiday – By Appointment Only) 由 2025 年 09 月 03 日起至 2026 年 3 月 31 日 (包括首尾兩天)的每天 (公眾假期 – 僅限預約)
Tender Document No.招標文件號碼	Date of the Sale 出售日期					
7	Every day from 03th September 2025 until 31th March 2026 (both days inclusive) (Public Holiday – By Appointment Only) 由 2025 年 09 月 03 日起至 2026 年 3 月 31 日 (包括首尾兩天)的每天 (公眾假期 – 僅限預約)					
Time of the Sale: 出售時間:	Commencement date and time of the tender : 3:00 p.m. on 03rd September 2025 招標開始日期及時間為 2025 年 09 月 03 日下午 3 時正 Closing date and time of the tender : 6:00 p.m. on 31th March 2026 招標截止日期及時間為 2026 年 3 月 31 日下午 6 時正 (subject to the postponement mentioned below) (Note: see “Other matters” below) (受下述延期所限) (注意: 請參閱下文「其他事項」) Tenders must be submitted between the commencement date and time of the tender and the closing date and time of the tender (or, on the closing date of the tender, to the closing time of the tender) 標書須於招標開始日期及時間與招標截止日期及時間之間遞交 (招標截止日期當日則至招標截止時間)					
Place where the sale will take place: 出售地點:	G/F, 85 Apliu Street, Kowloon (referred to as the “Sales Office” below) 九龍鴨寮街 85 號地下 (下文稱作「銷售辦事處」)					
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:	1					
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:	<u>The following units in the Development:</u> <u>以下發展項目內的單位:</u> 25A					
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: 將會使用何種方法以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:						
General provisions: 一般規定: In case of any dispute, the Vendor reserves its right to allocate any 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) 自行分配任何住宅物業予任何有意欲購買的人士。						
Sale by Tender Please see details and particulars in the tender notice. The tender notice and other relevant tender documents will be made available for collection free of charge at the Sales Office from 30 August 2025 to 30 March 2026 (both days inclusive) from 3 p.m. to 6 p.m. daily and on 31 March 2026 from 3 p.m. to 4 p.m.. The Vendor has the absolute right to revise the tender notice, the tender documents and the annexes from time to time without informing tenderers individually. The Vendor advises tenderers to check and ensure before submission of tender that the latest version of the tender notice, tender documents and annexes has been used.						
以招標方式出售 請參閱招標公告的細節和詳情。招標公告及其他有關招標文件可於 2025 年 08 月 30 日起至 2026 年 3 月 30 日(包括首尾兩天) 每日下午 3 時正至下午 6 時及 2026 年 3 月 31 日下午 3 時正至下午 4 時於銷售辦事處免費領取。賣方有全權不時修改招標公告、招標文件及附件, 而不會個別通知投標者。賣方建議投標者在投標前應先檢查及確保已使用最新版本之招標公告、招標文件及附件。						
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 tender notice and other relevant tender documents. 請參照招標公告及其他相關招標文件。						

Other matters 其他事項:

- A. The sale of the specified residential properties is subject to availability. Please note that the vendor does not guarantee that that tenderer / person will be able to purchase any residential property.
將提供出售的指明住宅物業售完即止。賣方均不保證投標者 / 人士能購得任何住宅物業, 敬希注意。
- B. 1. 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 the 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 the Sales Arrangements.
2. Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity at any time from 11:00 a.m. to 3:00 p.m. on the day on which the closing time of the tender falls, the closing time of the tender will automatically be postponed to 6:00 p.m. on the next succeeding working day. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.
1. 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招標截止日期及/或時間及/或出售地點。
2. 即使本銷售安排資料另有規定, 如在招標截止時間當日上午 11 時至下午 3 時內的任何時間, 8 號或以上颱風信號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響銷售辦事處及/或其附近之安全、秩序、或公共衛生情況之事件或情況, 招標截止時間將自動順延至隨後的下一個工作日的下午 6 時。賣方保留權利拒絕任何人士進入銷售辦事處。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。
- C. The Vendor has the absolute right to sell or dispose of any or all of the specified residential properties (herein offered to be sold) to any person by any method from time to time by amending this Sales Arrangements or any other appropriate means.
賣方有絕對權利不時透過更改本銷售安排或其他合適的方式以任何方法向任何人士出售或處置任何或所有(在此銷售安排供出售的)指明住宅物業。
- D. Persons interested in submitting tenders of the specified residential properties are reminded to (i) enquire with the Vendor; and/or (ii) read the latest register of transactions of the Phase 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 within 5 working days after the close of the previous tender exercise. ("Working day" is as defined in section 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621)).
有意遞交指明住宅物業的投標書的人士敬請 (i) 向賣方查詢; 及 / 或 (ii) 檢視期數最新的成交紀錄冊, 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 5 個工作日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。(「工作日」的定義如《一手住宅物業銷售條例》(第 621 章)第 2 條所界定。)
- E. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the Sales Office, safety of the visitors and/or smooth operation of the sales procedures and/or (b) due to disrupted access to Sales Office and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or (d) for the purpose of protecting the health of the visitors and other participants in the Sales Office, to amend this Sales Arrangements and/or suspend the sale of all the remaining unsold specified residential properties ("remaining units") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the Sales Office and/or on the Designated Website. Visitors will not be notified separately of the arrangement The Vendor's decision in this regard shall be final and binding on all persons..
賣方保留權利隨時 (a)因維持銷售辦事處的安全及秩序、訪客的安全和/或銷售程序的順利運作及/或(b)因銷售辦事處的進出受到阻撓及/或 (c)有任何事件或情況影響或可能影響銷售辦事處的安全、秩序或公共衛生及/或(d)為了保護銷售辦事處的訪客或其他參與者的健康的目的而更改此銷售安排及 / 或 暫停出售所有剩餘未售出的指明住宅物業 (「剩餘單位」) 或延遲出售剩餘單位至賣方認為合適的其他日期及 / 或時間。賣方會將安排的詳情於銷售辦事處及/或指定網站公布。訪客將不獲另行通知。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。
- F. For the safety of visitors and maintenance of order at the Sales Office, if: 為保障訪客安全及維持售樓處秩序, 如:
Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time during the Time of the Sale on the Date of the Sale, the sale shall be postponed to the immediately following day on which no Typhoon Signal No. 8 or above and Black Rainstorm Warning Signal is in effect in Hong Kong at any time during the Time of the Sale (and the time of sale shall be the same as the time of sale of the original Date of the Sale); and there will be no separate notification of the same.
於出售日期出售時間內任何時間八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效, 出售日期首日將順延至下一個緊接該日並在出售時間內任何時間皆無八號或更高熱帶氣旋警告信號及黑色暴雨警告信號在香港生效之日 (出售時間與原本出售日期之出售時間相同; 及 賣方將不作另行通知。
- G. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.
如本銷售安排的中、英文兩個版本有任何不相符之處, 應以英文版本為準。

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:

The Sales Office
銷售辦事處

Date of Issue (發出日期):

30/08/2025