Information on Sales Arrangements
銷售安排資料

Sales Arrangements No. 2
銷售安排第 2 號

Name of the Phase : 期數名稱：	Phase 2C(2) (the "**Phase**") of Sai Sha Residences (the "**Development**")^ 西沙灣發展項目（「**發展項目**」）的第 2C(2)期（「**期數**」）^
Date of the Sale : 出售日期：	**Batch I** **第 I 批次** From 21 October 2026 由 2026 年 10 月 21 日起
	Batch II **第 II 批次** Everyday from 21 October 2026 until 31 March 2027 (both days inclusive) 每日由2026年10月21日起至2027年3月31日(包括首尾兩天)
Time of the Sale : 出售時間：	**Batch I** **第 I 批次** On 21 October 2026 (the "**First Day of Sale**"): From 2:00 p.m. – 10:00 p.m. From 22 October 2026 and thereafter: From 2:00 p.m. – 7:00 p.m. (Monday to Friday) From 12:00 noon – 7:00 p.m. (Saturday, Sunday and Public Holiday) 2026 年 10 月 21 日(下稱「**出售首天**」)： 下午 2 時至晚上 10 時 由 2026 年 10 月 22 日起： 由下午 2 時至晚上 7 時(星期一至五) 由中午 12 時至晚上 7 時(星期六、日及公眾假期)
	Batch II **第 II 批次** Commencement date and time of Tender: (i) 8:30 a.m. on 21 October 2026 (ii) 2:00 p.m. everyday from 22 October 2026 until 31 March 2027 (both days inclusive) Closing date and time of the Tender: (i) 9:00 a.m. on 21 October 2026 (ii) 5:00 p.m. everyday from 22 October 2026 until 31 March 2027 (both days inclusive) 招標開始日期及時間： (i) 2026 年 10 月 21 日上午 8 時 30 分 (ii) 由 2026 年 10 月 22 日起至 2027 年 3 月 31 日(包括首尾兩天)的每日下午 2 時 招標截止日期及時間： (i) 2026 年 10 月 21 日上午 9 時 (ii) 2026 年 10 月 22 日起至 2027 年 3 月 31 日(包括首尾兩天)的每日下午 5 時
Place where the sale will take place : 出售地點：	**Batch I** **第 I 批次** On First Day of Sale: 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong ("**ICC 11/F Venue**")

	From 22 October 2026 and thereafter: Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“**ICC 19/F Venue**”) 在出售首天： 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「**ICC 11 樓會場**」) 由 2026 年 10 月 22 日起： 香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室(下稱「**ICC 19 樓會場**」)	
	Batch II **第 II 批次** From 21 October 2026 and thereafter: ICC 19/F Venue 由 2026 年 10 月 21 日起： ICC 19 樓會場	
Number of specified residential properties that will be offered to be sold : 將提供出售的指明住宅物業的數目：	152	
	128 (Batch I, 第 I 批次)	24 (Batch II, 第 II 批次)

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：

Batch I
第 I 批次

The following units in Emerald Avenue Tower 1 (Floor/Flat):
以下在 Emerald Avenue 第 1 座的單位(樓層/單位)：
9A, 10A, 11A, 12A, 20B, 21B, 22B, 23B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 30C, 31C, 32C, 5D, 6D, 7D, 9D, 10D, 11D, 15D, 16D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D, 32D, 5E, 6E, 7E, 9E, 10E, 11E, 15E, 16E, 19E, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 30G, 31G, 32G, 33G, 20H, 21H, 22H, 23H, 25H, 26H, 27H, 28H, 29H, 30H, 31H, 32H, 33H

The following units in Emerald Avenue Tower 2 (Floor/Flat):
以下在 Emerald Avenue 第 2 座的單位(樓層/單位)：
11B, 12B, 19B, 20B, 21B, 22B, 23B, 26B, 27B, 28B, 29B, 33B, 30C, 31C, 32C, 2D, 3D, 5D, 6D, 7D, 2G, 3G, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 2H, 3H, 5H, 3J, 6J, 8J, 10J, 12J, 16J, 19J, 21J, 23J, 26J, 28J, 30J, 32J

Batch II
第 II 批次

The following units in Emerald Avenue Tower 1 (Floor/Flat):
以下在 Emerald Avenue 第 1 座的單位(樓層/單位)：
8F, 9F, 10F, 11F, 12F, 15F, 16F, 30F, 32F

The following units in Emerald Avenue Tower 2 (Floor/Flat):
以下在 Emerald Avenue 第 2 座的單位(樓層/單位)：
18F, 19F, 20F, 21F, 22F, 23F, 25F, 26F, 27F, 28F, 29F, 30F, 31F, 32F, 33F

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：

Batch I

On the First Day of Sale

Section (I) - Abstract

1. The sale of the specified residential properties will be divided into the following 2 sessions (namely Session A and Session B). Any person interested in purchasing any of the specified residential properties (the "**registrant**") must follow the procedures below.

Session	***Specified residential properties that will be offered to be sold in that Session***	***Rules for selecting and purchasing specified residential properties (In case of dispute, the Vendor reserves its right to determine the number of bedrooms or size of the units purchased by the registrants)***	
A (divided into Part 1, Part 2, Part 3 and Part 4)	Specified residential properties which are available for sale in Part 1 of Session A ("**Session A1 Units**"): • <u>The following units in Emerald Avenue Tower 1 (Floor/Flat):</u> 9A, 10A, 11A, 12A, 22B, 25B, 28B, 30B, 32B, 31C, 9D, 15D, 20D, 23D, 27D, 29D, 31D, 32D, 9E, 15E, 20E, 23E, 27E, 29E, 31E, 32E, 33E, 31G, 33G, 21H, 22H, 23H, 25H, 26H, 27H, 29H, 30H, 31H, 32H, 33H • <u>The following units in Emerald Avenue Tower 2 (Floor/Flat):</u> 11B, 12B, 19B, 21B, 22B, 23B, 26B, 27B, 29B, 33B, 30C, 32C, 2D, 3D, 5G, 7G, 10G, 12G, 2H, 3H, 8J, 16J, 23J, 30J	In Part 1 of Session A	Must purchase **four (4)** Session A1 Units and comply with the following rules :- o Must purchase **two (2)** 3-bedroom units and **two (2)** 2-bedroom units.
	Specified residential properties which are available for sale in Part 2 of Session A ("**Session A2 Units**"): • Session A1 Units remaining unsold and available	In Part 2 of Session A	Must purchase **three (3)** Session A2 Units and comply with the following rules :- o Must purchase **one (1)** 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.) and **two (2)** 2-bedroom units; or o Must purchase **two (2)** 3-bedroom units and **one (1)** 2-bedroom unit.
	Specified residential properties which are available for sale in Part 3 of Session A ("**Session A3 Units**"): • Session A2 Units remaining unsold and available	In Part 3 of Session A	Must purchase **two (2)** Session A3 Units and comply with the following rules :- o Must purchase **one (1)** 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.) and **one (1)** 2-bedroom unit; or o Must purchase **two (2)** 3-bedroom units.
	Specified residential properties which are available for sale in Part 4 of Session A ("**Session A4 Units**"):	In Part 4 of Session A	Must purchase at least **two (2)** but not more than **four (4)** specified residential properties and comply with the following rules:

	• Session A3 Units remaining unsold and available		• If the registrant purchases **four (4)** specified residential properties:- o Must purchase **two (2)** 3-bedroom units and **two (2)** 2-bedroom units. • If the registrant purchases **three (3)** specified residential properties:- o Must purchase **one (1)** 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.) and **two (2)** 2-bedroom units; or o Must purchase **two (2)** 3-bedroom units and **one (1)** 2-bedroom unit. • If the registrant purchases **two (2)** specified residential properties:- o Must purchase **one (1)** 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.) and **one (1)** 2-bedroom unit; or o Must purchase **two (2)** 3-bedroom units.
B	All specified residential properties including Session A4 Units remaining unsold and available.	Must purchase at least **one (1)** but not more than **two (2)** specified residential properties.	

Section (II) - Submission of Registration of Intent for Session A and Session B before the First Day of Sale

2. A registrant who wishes to participate in Session A ("**Session A registrant**") shall submit Registration of Intent (Form A). A registrant who wishes to participate in Session B ("**Session B registrant**") shall submit Registration of Intent (Form B).

3. A registrant (if the registrant is a corporation, then **all of its directors**) must **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) submit the following:-

(a) only one Registration of Intent duly completed and signed by the registrant;

(b) the Registration of Intent shall be accompanied with cashier order(s)/cheque(s) (provided that at least one (1) cashier order shall be submitted with the Registration of Intent) each in the sum of HK$50,000 and made payable to "**JOHNSON STOKES & MASTER**". The number of cashier order(s)/cheque(s) shall be equal to the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent. The Vendor reserves its absolute discretion to accept or reject any cheque;

(c) a copy of the registrant's I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of the I.D. Card(s)/Passport(s) of the director(s)

to the ICC 11/F Venue after the relevant price list(s) of the specified residential properties are made available till 19 October 2026 (both dates inclusive) during office hours (i.e. from 2:00 p.m. to 7:00 p.m. on Monday to Friday and from 12:00 noon to 7:00 p.m. on Saturday, Sunday and Public Holiday (except 19 October 2026) and from 12:00 noon to 4:00 p.m on 19 October 2026) (the "**office hours**"). The closing time for submission of Registration of Intent will be 4:00 p.m. on 19 October 2026 (the "**deadline**"). Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

4. Notwithstanding paragraphs 2 and 3 above, all Valid Registration(s) of Intent (as defined below) submitted on or before 15 October 2026 (if any) will, subject to the provisions below, be included in the sales procedures under this Information on Sales Arrangements :-

(a) If a Session A registrant of a Valid Registration of Intent (Form A) has "renewed" such valid Registration of Intent (Form A) during the office hours and before the deadline set out in paragraph 3 above at ICC 11/F Venue in accordance with the procedures set out by the Vendor, such Session A registrant shall be entitled to participate in (subject to compliance with sales procedures in Section (III)) Part 1, Part 2 or Part 3 of Session A.

(b) All other Valid Registration(s) of Intent (Form A) will be included in Part 4 of Session A for the purpose of balloting and the order of priority of the Session A registrant(s) of such Valid Registration(s) of Intent (Form A) will be determined by balloting for Part 4 of Session A in accordance with paragraphs 9 and 11 below. For the avoidance of doubt, such Session A registrant(s) shall not be entitled to pre-register and participate in Part 1, Part 2 or Part 3 of Session A.

(c) If a Session B registrant of a Valid Registration of Intent (Form B) has "renewed" such valid Registration of Intent (Form B) during the office hours and before the deadline set out in paragraph 3 above at ICC 11/F Venue in accordance with the procedures set out by the Vendor, such Session B registrant will be included in the *first sub-group* or the *second sub-group* of Session B (as the case may be) for the purpose of balloting and the order of priority of such Session B registrant will be determined by a balloting for that sub-group in accordance with paragraphs 9 and 11 below.

(d) All other Valid Registration(s) of Intent (Form B) will be included in the *third sub-group* or the *fourth sub-group* of Session B (as the case may be) for the purpose of balloting and the order of priority of the Session B registrant(s) of such Valid Registration(s) of Intent (Form B) will be determined by a balloting for that sub-group in accordance with paragraphs 9 and 11 below.

"Valid Registration(s) of Intent" mean those Registration(s) of Intent (i) which has/have not been used to purchase any specified residential property(ies) in accordance with any previous Information on Sales Arrangements of the Phase; (ii) the registrant(s) has not collected the unused cashier order(s) in accordance with any Information on Sales Arrangements of the Phase; and (iii) which has/have not been declared by the Vendor to be invalid. The Vendor hereby declares that all Registrations of Intent which have been used to purchase specified residential property(ies) in accordance with any previous Information on Sales Arrangements of the Phase (whether they still have unused cashier order(s) submitted with them or not) to be invalid. In case of dispute, the Vendor has the absolute right to determine whether a Registration of Intent shall be included in the sales procedures under this Information on Sales Arrangements.

Section (III) – Pre-registration for Part 1, Part 2 and Part 3 of Session A before the First Day of Sale

5. (a) A Session A registrant may pre-register for any one or more parts of Part 1, Part 2 and Part 3 of Session A. However, a registrant who has already selected and purchased any specified residential property in a Part of Session A will not be allowed to participate in any other Parts of Session A.

(b) Only a Session A registrant who has completed pre-registration for Part 1 of Session A may participate in Part 1 of Session A.

(c) Only a Session A registrant who has completed pre-registration for Part 2 of Session A may participate in Part 2 of Session A.

(d) Only a Session A registrant who has completed pre-registration for Part 3 of Session A may participate in Part 3 of Session A.

(e) A Session A registrant who has not completed pre-registration for any part of Part 1, Part 2 and Part 3 of Session A may only participate in Part 4 of Session A.

6. Pre-registration for Part 1 of Session A before the First Day of Sale

(a) A Session A registrant interested in participating in Part 1 of Session A (if the Session A registrant is a corporation, then **all of its directors**) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC 11/F Venue or the lobby on 3/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong ("**ICC Lobby**"), to be decided in the Vendor's absolute discretion, on 20 October 2026 from 10:00 a.m. to 10:15 a.m. to register to participate in Part 1 of Session A. The closing time for registration to participate in Part 1 of Session A will be 10:15 a.m. on 20 October 2026. Late registration or

registration outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop ("**Session A1 Chop**"), to signify the completion of pre-registration of Part 1 of Session A by the Session A registrant.

(b) Only Session A registrants who have pre-registered to participate in Part 1 of Session A in accordance with paragraph 6 and who have obtained a Session A1 Chop on its original receipt of Registration of Intent may participate in Part 1 of Session A.

7. Pre-registration for Part 2 of Session A before the First Day of Sale

(a) A Session A registrant interested in participating in Part 2 of Session A (if the Session A registrant is a corporation, then **all of its directors**) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC 11/F Venue or the **ICC Lobby**, to be decided in the Vendor's absolute discretion, on 20 October 2026 from 10:00 a.m. to 10:15 a.m. to register to participate in Part 2 of Session A. The closing time for registration to participate in Part 2 of Session A will be 10:15 a.m. on 20 October 2026. Late registration or registration outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop ("**Session A2 Chop**"), to signify the completion of pre-registration of Part 2 of Session A by the Session A registrant.

(b) Only Session A registrants who have pre-registered to participate in Part 2 of Session A in accordance with paragraph 7 and who have obtained a Session A2 Chop on its original receipt of Registration of Intent may participate in Part 2 of Session A.

8. Pre-registration for Part 3 of Session A before the First Day of Sale

(a) A Session A registrant interested in participating in Part 3 of Session A (if the Session A registrant is a corporation, then **all of its directors**) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC 11/F Venue or the **ICC Lobby**, to be decided in the Vendor's absolute discretion, on 20 October 2026 from 10:00 a.m. to 10:15 a.m. to register to participate in Part 3 of Session A. The closing time for registration to participate in Part 3 of Session A will be 10:15 a.m. on 20 October 2026. Late registration or registration outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop ("**Session A3 Chop**"), to signify the completion of pre-registration of Part 3 of Session A by the Session A registrant.

(b) Only Session A registrants who have pre-registered to participate in Part 3 of Session A in accordance with paragraph 8 and who have obtained a Session A3 Chop on its original receipt of Registration of Intent may participate in Part 3 of Session A.

Section (IV) – Balloting for Session A and Session B before the First Day of Sale

9. Separate balloting will be used to determine the order of priority in selecting the specified residential properties in Part 1, Part 2, Part 3 and Part 4 of Session A and Session B respectively:-

(a) For each Part of Session A, the first round balloting will be carried out to divide the registrants into one or more group(s) and for the purposes of maintaining order at the ICC 11/F Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at the ICC 11/F Venue on the First Day of Sale or take place at the ICC 11/F Venue on 20 October 2026, to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC 11/F Venue and ICC Lobby and on the website (www.sierrasea2c.com.hk) designated by the Vendor for the Phase ("**Designated Website**") on 20 October 2026. Registrants will not be separately notified.

(b) For Session B, the first round balloting will be carried out to divide the registrants into one or more group(s) and for the purposes of maintaining order at the ICC 11/F Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at the ICC 11/F Venue on the First Day of Sale or take place at the ICC 11/F Venue on 20 October 2026, to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC 11/F Venue and ICC Lobby and on the Designated Website on 20 October 2026. Registrants will not be separately notified.

10. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 11/F Venue and/or facilitating smooth balloting and/or due to the reasons set out in paragraphs 36 and 37 below, to adjust the date, time and location

of the balloting. Any changes to the date, time and location of the balloting will be posted at the ICC 11/F Venue and at the ICC Lobby. Registrants will not be notified separately of such changes.

11. (a) Before the balloting for Part 1, Part 2, Part 3 and Part 4 of Session A takes place respectively, the registrants in each of Part 1, Part 2, Part 3 and Part 4 of Session A shall be further divided into two sub-groups: the first sub-group consists of registrants comprising individual(s) only; and the second sub-group consists of the remaining registrants. **Registrants in the first sub-group will have priority over the registrants in the second sub-group in the selection of the specified residential properties in each of Part 1, Part 2, Part 3 and Part 4 of Session A**. The Vendor shall carry out the balloting for each sub-group respectively.

(b) Before the balloting for Session B takes place, the registrants in Session B shall be further divided into four sub-groups: the first sub-group consists of registrants comprising individual(s) only and who have submitted Registration of Intent (Form B) in accordance with the procedures in Section (II) or who have "renewed" the Registration of Intent (Form B) in accordance with paragraph 4(c) above; the second sub-group consists of the remaining registrants who have submitted Registration of Intent (Form B) in accordance with the procedures in Section (II) or who have "renewed" the Registration of Intent (Form B) in accordance with paragraph 4(c) above; the third sub-group consists of the remaining registrants comprising individual(s) only; and the fourth sub-group consists of the remaining registrants. **Registrants in the first sub-group will have priority over the registrants in the second sub-group, registrants in the second sub-group will have priority over the registrants in the third sub-group, and registrants in the third sub-group will have priority over the registrants in the fourth sub-group in the selection of the specified residential properties in Session B**. The Vendor shall carry out the balloting for each sub-group respectively.

12. (a) In respect of Part 1 of Session A, every valid Registration of Intent shall be allotted one lot.

(b) In respect of Part 2 of Session A, every valid Registration of Intent shall be allotted one lot.

(c) In respect of Part 3 of Session A, every valid Registration of Intent shall be allotted one lot.

(d) In respect of Part 4 of Session A, every valid Registration of Intent shall be allotted one lot.

(e) In respect of Session B, every valid Registration of Intent shall be allotted one lot.

13. The results of the balloting, including "registration number", "ballot result sequence" (if applicable) and "check-in timeslot" for Part 1, Part 2, Part 3 and Part 4 of Session A and Session B will be announced and/or posted up at the ICC 11/F Venue and (if applicable) the ICC Lobby and on the Designated Website after 12:00 noon on 20 October 2026. Registrants will not be separately notified of the ballot results.

Section (V) - Procedures for Session A on the First Day of Sale

14. Registrants must follow the procedures specified in Sections (I), (II), (III) (if applicable), (IV), (V) and (VII).

(a) On the First Day of Sale, a registrant who pre-registered for Part 1 of Session A (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 13 above. Registrant who arrives at the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Part 1 of Session A.

(b) On the First Day of Sale, a registrant who pre-registered for Part 2 of Session A (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 13 above. Registrant who arrives at the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Part 2 of Session A.

(c) On the First Day of Sale, a registrant who pre-registered for Part 3 of Session A (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s)

pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 13 above. Registrant who arrives at the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Part 3 of Session A.

(d) On the First Day of Sale, a registrant who participates in Part 4 of Session A (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 13 above. Registrant who arrives at the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Part 4 of Session A.

(e) In case the ICC 11/F Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason direct the registrants to attend the ICC Lobby and/or the lobby on 8/F and/or the lobby on 9/F and/or 10/F and/or 16/F and/or Unit Nos. 1901A and 1908, 19/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the "**Additional Venues**") by making announcement at the ICC 11/F Venue and the Additional Venues.

15. After verification of the identity of registrants by the Vendor, Session A will proceed in four parts and, subject to paragraph 21 below, in the following order, namely, Part 1, Part 2, Part 3 and Part 4.

Part 1, Part 2, Part 3 and Part 4 of Session A

16. A registrant who has already selected and purchased any specified residential property in a Part of Session A will not be allowed to participate in any other Parts of Session A, and his/her/their/its order of priority in such other Parts of Session A shall lapse automatically. In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in a particular Part of Session A.

17. (a) The registrants' order of priority for selection of the specified residential properties in a Part of Session A will be determined by their "ballot result sequence".

(b) (If the Vendor has carried out the second round balloting of a Part of Session A before the First Day of Sale) The registrants' order of priority for selection of the specified residential properties in that part of Session A will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 13 above. (In other case) The registrants' order of priority for selection of the specified residential properties in that Part of Session A will be determined by balloting in batches on spot in accordance with paragraph 11(a) (as the case may be) and paragraph 12(a), 12(b), 12(c) or 12(d) above. The number of specified residential properties that a registrant must select and purchase must not be less than the number of specified residential properties that the registrant intends to purchase.

18. Registrants (if the registrant is a corporation, then **all of its directors** or, if a registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 13 above and in an orderly manner and within reasonable time.

19. The registrants shall **in compliance with the rules set out in the Abstract in Section (I) applicable to that Part of Session A (as the case may be)** select and purchase specified residential properties, otherwise his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in that Part of Session A.

20. For each specified residential property purchased by the registrant, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-

(a) HK$450,000 for each specified residential property which is a 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.);

(b) HK$300,000 for each specified residential property which is a 3-bedroom unit (the saleable area of which is less than 600 sq. ft.);

(c) HK$250,000 for each specified residential property which is a 2-bedroom unit.

In addition to using one cashier order submitted with the Registration of Intent for each specified residential property purchased by the registrant, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**JOHNSON STOKES & MASTER**" for payment of part of preliminary deposit of the specified residential property(ies) as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**JOHNSON STOKES & MASTER**" for payment of part of preliminary deposit of each extra specified residential property as stated above.

21. If the remaining specified residential properties available for selection and purchase in a Part of Session A are such that the rules for that Part of Session A as set out in the Abstract in Section (I) cannot be satisfied, then:-

(a) (in the case of Part 1 of Session A) Part 1 of Session A will end and the remaining Session A1 Units will be offered for sale in Part 2 of Session A;

(b) (in the case of Part 2 of Session A) Part 2 of Session A will end and the remaining Session A2 Units will be offered for sale in Part 3 of Session A;

(c) (in the case of Part 3 of Session A) Part 3 of Session A will end and the remaining Session A3 Units will be offered for sale in Part 4 of Session A; and

(d) (in the case of Part 4 of Session A) Part 4 of Session A will end and the remaining Session A4 Units will be offered for sale in Session B.

22. A registrant who leaves the ICC 11/F Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties in that Part of Session A and his/her/their/its order of priority in that Part of Session A shall lapse immediately.

23. If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant 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/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in that Part of Session A.

24. Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 33(a) below) as joint purchasers and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 33 below.

Section (VI) - Procedures for Session B on the First Day of Sale

25. Registrants interested in purchasing any of the specified residential properties in Session B in the manner prescribed in Section (I) must follow the procedures specified in Sections (I), (II), (IV), (VI) and (VII).

26. (If the Vendor has carried out the second round balloting for Session B before First Day of Sale) The registrants' order of priority for selection of the specified residential properties in Session B will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 13 above. (In other case) The registrants' order of priority for selection of the specified residential properties in Session B will be determined by balloting in batches on spot in accordance with paragraphs 11(b) and 12(e) above.

27. (a) On the First Day of Sale, the registrants (if the registrant is a corporation, then **all of its directors**) must bring along his/her/their original I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and the original receipt of Registration of Intent and **personally** (or, if the registrant is or comprise individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues according to "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 13 above. Registrants who arrive at

the ICC 11/F Venue or (if directed by the Vendor) the Additional Venues beyond their "check-in timeslot" shall not be eligible to participate in Session B.

(b) In case the ICC 11/F Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC 11/F Venue and the Additional Venues.

28. A registrant who leaves the ICC 11/F Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in Session B and his/her/their/its order of priority shall lapse immediately.

29. The selection and purchase of the specified residential properties in Session B shall only commence **after** Session A has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session A. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-

(a) Registrants (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the "ballot result sequence" and in an orderly manner and within reasonable time. Registrants shall select and purchase the specified residential properties **in compliance with the rules set out in Section (I) applicable to Session B**, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant's order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.

(b) For each specified residential property purchased by the registrant, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-

(i) HK$450,000 for each specified residential property which is a 3-bedroom unit (the saleable area of which is not less than 600 sq. ft.);

(ii) HK$300,000 for each specified residential property which is a 3-bedroom unit (the saleable area of which is less than 600 sq. ft.);

(iii) HK$250,000 for each specified residential property which is a 2-bedroom unit.

In addition to using one cashier order submitted with the Registration of Intent for each specified residential property purchased by the registrant, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**JOHNSON STOKES & MASTER**" for payment of part of preliminary deposit of the specified residential property(ies) as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "**JOHNSON STOKES & MASTER**" for payment of part of preliminary deposit of each extra specified residential property as stated above.

(c) If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant 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 and he/she/they/it will no longer be eligible to participate in Session B.

(d) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 33(a) below) as joint purchasers and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 33 below.

Section (VII) - General Provisions (applicable to both Session A and Session B)

30. The following apply to registration:-

(a) Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent (Form A) and one valid Registration of Intent (Form B). Duplicated registration will not be accepted.

(b) The Registration of Intent is personal to the registrant and shall not be transferable.

(c) The order of submission of the Registration of Intent and the order of pre-registration to participate in Part 1 and/or Part 2 and/or Part 3 of Session A will not have any impact on the order of priority for selecting the specified residential properties in any Part of Session A or Session B.

(d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in any Session**.

(e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in any Part of Session A and/or Session B and whether a Registration of Intent is valid and should be included in balloting.

31. Arrangements on cashier order(s)/cheque(s):-

(a) The cashier order(s)/cheque(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.

(b) If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, the unused cashier order(s)/cheque(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC 11/F Venue from 1 November 2026 to 7 November 2026 (both days inclusive) between 2:00 p.m. and 7:00 p.m.. The Vendor reserves the right to adjust from time to time the date, time and venue for collection of the unused cashier order(s)/cheque(s) without further notice to the registrant. The registrant must bring along his/her/their I.D. Card(s)/Passport(s) (or a copy of the I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s)/cheque(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the I.D. Card/Passport of the authorized person.

32. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

33. The following apply to addition of "close relative(s)" of the registrant(s) as purchaser and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase :-

(a) "**close relative(s)**" means spouse, parents (or spouse's parents), children (or children's spouse), brothers, sisters, grandparents and grandchildren of the registrant.

(b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-

(i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s)

to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-

(1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final; or

(2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) for sale and purchase, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete any individual(s).

34. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person 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 interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

35. The Vendor reserves the right to close the ICC 11/F Venue and/or (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.

36. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which the Registration of Intent may be submitted, or pre-registration shall be completed or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the ICC 11/F Venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the pre-registration and/or (iii) the balloting for any Part of Session A and/or Session B and/or (iv) the check-in timeslot for any Part of Session A and/or (v) the check-in timeslot for Session B and/or (vi) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the ICC 11/F Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be notified separately of the arrangement.

37. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC 11/F Venue and/or (if applicable) the Additional Venues, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC 11/F Venue and/or (if applicable) the Additional Venues and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 11/F Venue and/or (if applicable) the Additional Venues and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC 11/F Venue and/or (if applicable) the Additional Venues, to:-

(a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the pre-registration and/or (3) the balloting for any Part of Session A and/or Session B and/or (4) the check-in timeslot for any Part of Session A and/or (5) the check-in timeslot for Session B and/or (6) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC 11/F Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted up by the Vendor at the ICC 11/F Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and

(b) (during the sale of the specified residential properties on a day) 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 ICC 11/F Venue and/or (if applicable) the Additional Venues and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

38. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the pre-registration and/or the balloting for any Part of Session A and/or Session B and/or the check-in timeslot for any Part of Session A and/or the check-in timeslot for Session B and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 36 and 37 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.

39. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC 11/F Venue and/or (if applicable) the Additional Venues for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in any Part of Session A and/or Session B and his/her/their/its order of priority in any Part of Session A and/or Session B shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive. **See Note 1 under "Other Matters" below**.

On 22 October 2026 and thereafter:

40. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person 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 interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

41. The Vendor reserves the right to close the ICC 19/F Venue at any time if all the specified residential properties have been sold out.

42. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 36 and 37 above, the subsequent dates of sale will be postponed accordingly.

43. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC 19/F Venue, the Vendor reserves its absolute right to close the ICC 19/F Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.

44. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 19/F Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC 19/F Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 19/F Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.

Batch II

45. **Sale by Tender.** See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.

Specified residential properties that will be offered to be sold (**see Note 4 under "Other Matters**")	Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue		
	Date	Time	Venue
All the specified residential properties set out in Batch II of this Information on Sales Arrangements	18 October 2026 until 31 March 2027	18 October 2026 until 31 March 2027 (except 21 October 2026): From 2:00 p.m. to 5:00 p.m. (daily) On 21 October 2026: From 8:30 a.m. to 9:00 a.m	ICC 19/F Venue

46. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

第 I 批次

<u>於出售首天：</u>

<u>第(I)部分 - 摘要</u>

1. 指明住宅物業將會分以下兩節出售(即第 A 節及第 B 節)。有意購買任何指明住宅物業的人士(下稱「**登記人**」)須遵從下列程序。

節	*將在該節提供出售的指明住宅物業*	*選購指明住宅物業的規則* *（如有爭議，賣方保留權利決定登記人所購買單位的睡房數量或單位大小。）*	
A (分第 1 部份、第 2 部份、第 3 部份及第 4 部份)	以下指明住宅物業可供在第 A 節第 1 部份出售(下稱「**第 A1 節單位**」)： • <u>以下在 Emerald Avenue 第 1 座的單位(樓層/單位)：</u> 9A, 10A, 11A, 12A, 22B, 25B, 28B, 30B, 32B, 31C, 9D, 15D, 20D, 23D, 27D, 29D, 31D, 32D, 9E, 15E, 20E, 23E, 27E, 29E, 31E, 32E, 33E, 31G, 33G, 21H, 22H, 23H, 25H, 26H, 27H, 29H, 30H, 31H, 32H, 33H • <u>以下在 Emerald Avenue 第 2 座的單位(樓層/單位)：</u> 11B, 12B, 19B, 21B, 22B, 23B, 26B, 27B, 29B, 33B, 30C, 32C, 2D, 3D, 5G, 7G, 10G, 12G, 2H, 3H, 8J, 16J, 23J, 30J	在第 A 節第 1 部份：	必須購買 **4 個**第 A1 節單位及遵守以下規則： ○ 必須購買 **2 個**三房單位及 **2 個**兩房單位。
	以下指明住宅物業可供在第 A 節第 2 部份出售(下稱「**第 A2 節單位**」)： • 所有餘下及仍可供選購的第 A1 節單位	在第 A 節第 2 部份：	必須購買 **3 個**第 A2 節單位及遵守以下規則： ○ 必須購買 **1 個**三房單位 (其實用面積不少於 600 平方呎) 及 **2 個**兩房單位； 或 ○ 必須購買 **2 個**三房單位及購買 **1 個**兩房單位。
	以下指明住宅物業可供在第 A 節第 3 部份出售(下稱「**第 A3 節單位**」)： • 所有餘下及仍可供選購的第 A2 節單位	在第 A 節第 3 部份：	必須購買 **2 個**第 A3 節單位及遵守以下規則： ○ 必須購買 **1 個**三房單位(其實用面積不少於 600 平方呎) 及 **1 個**兩房單位； 或 ○ 必須購買 **2 個**三房單位。

	以下指明住宅物業可供在第 A 節第 4 部份出售(下稱「**第 A4 節單位**」)： • 所有餘下及仍可供選購的第 A3 節單位。	在第 A 節第 4 部份：	必須購買最少 **2 個**但不多於 **4 個**指明住宅物業，及須遵守以下規則： • 如登記人購買 **4 個**指明住宅物業： ○ 必須購買 **2 個**三房單位及 **2 個**兩房單位。 • 如登記人購買 **3 個**指明住宅物業： ○ 必須購買 **1 個**三房單位 (其實用面積不少於 600 平方呎) 及 **2 個**兩房單位； 或 ○ 必須購買 **2 個**三房單位及購買 **1 個**兩房單位。 • 如登記人購買 **2 個**指明住宅物業： ○ 必須購買 **1 個**三房單位(其實用面積不少於 600 平方呎) 及 **1 個**兩房單位； 或 ○ 必須購買 **2 個**三房單位。
B	所有餘下及仍可供選購的指明住宅物業，包括第 A4 節單位。	必須購買最少 **1 個**但不多於 **2 個**指明住宅物業。	

<u>第(II)部分 –於出售首天前遞交第 A 節及第 B 節的購樓意向登記</u>

2. 有意參與第 A 節的登記人(「**第 A 節登記人**」)需遞交購樓意向登記(表格 A)。有意參與第 B 節的登記人(「**第 B 節登記人**」)需遞交購樓意向登記(表格 B)。

3. 登記人(如登記人為公司，則該公司**所有董事**)從指明住宅物業的相關價單提供的日期起至 2026 年 10 月 19 日(包括首尾兩日)於辦公時間內(即星期一至五下午 2 時至晚上 7 時及星期六、日及公眾假期中午 12 時至晚上 7 時(2026 年 10 月 19 日除外) 及 2026 年 10 月 19 日中午 12 時至下午 4 時)(「**辦公時間**」)**親身**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到 ICC 11 樓會場遞交：

(a) 一份已填妥及登記人簽署的購樓意向登記；

(b) 購樓意向登記須附有本票／支票 (但前提是登記人須提交最少 1 張本票)，每張本票／支票金額為港幣 $50,000 及抬頭人須為「**孖士打律師行**」。本票／支票的數目須與登記人於購樓意向登記內填寫的意欲購買的指明住宅物業數目相同。賣方將擁有絕對酌情權批准或拒絕以支票支付；

(c) 登記人的身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證／護照副本。

遞交購樓意向登記截止時間為 2026 年 10 月 19 日下午 4 時(「**期限**」)。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

<u>購樓意向登記續期</u>

4. 儘管有上文第 2 及第 3 段的規定，所有於 2026 年 10 月 15 日或之前遞交的「有效的購樓意向登記」(定義見下文) (如有)，受限於以下條款，將會被納入本銷售安排資料下的銷售程序中：

(a) 如一份「有效的購樓意向登記」(表格 A)的第 A 節登記人根據賣方指定的程序於 ICC 11 樓會場於第 3 段的辦公時間及期限內為其有效的購樓意向登記(表格 A)「續期」，該第 A 節登記人可符合資格參與(前提是遵從第(III)部份的銷售程序)第 A 節第 1 部份、第 2 部份或第 3 部份。

(b) 所有其他「有效的購樓意向登記」(表格 A)，為抽籤的目的，將會被納入第 A 節第 4 部份，而該等「有效的購樓意向登記」(表格 A)的第 A 節登記人的優先次序以第 A 節第 4 部份的根據以下第 9 及 11 段進行的抽籤決定。為免疑問，該第 A 節登記人不可預先登記及參與第 A 節第 1 部份、第 2 部份或第 3 部份。

(c) 如一份「有效的購樓意向登記」(表格 B)的第 B 節登記人根據賣方指定的程序於 ICC 11 樓會場於第 3 段的辦公時間及期限內為其「有效的購樓意向登記」(表格 B)「續期」，該第 B 節登記人，為抽籤的目的，將會被納入第 B 節中第一小組或第二小組(視情況而定)，其優先次序以該小組的根據以下第 9 及 11 段進行的抽籤決定。

(d) 所有其他「有效的購樓意向登記」(表格 B)，為抽籤的目的，將會被納入第 B 節中第三小組或第四小組(視情況而定)，而該等「有效的購樓意向登記」(表格 B) 的第 B 節登記人的優先次序以該小組的根據以下第 9 及 11 段進行的抽籤決定。

「有效的購樓意向登記」指 (i) 該購樓意向登記未有根據期數的任何之前的銷售安排資料使用購買任何指明住宅物業；(ii) 登記人沒有根據期數的任何銷售安排資料領取未使用的本票；及(iii) 沒有被賣方宣告為無效的購樓意向登記。賣方現宣告所有已根據期數的任何之前的銷售安排資料使用購買任何指明住宅物業的購樓意向登記(不論是否仍有與之遞交的未使用的本票)無效。如有爭議，賣方有絕對權力決定購樓意向登記是否會被納入本銷售安排資料下的銷售程序中。

<u>第(III)部分 - 於出售首天前有關第 A 節第 1 部份、第 2 部份及第 3 部份的預先登記</u>

5. (a) 第 A 節登記人可為第 A 節第 1 部份、第 2 部份及第 3 部份的任何一個或多個部份作預先登記。然而，已在第 A 節的其中一個部份選購任何指明住宅物業的登記人將不得參與第 A 節的任何其他部份。

(b) 只有完成第 A 節第 1 部份的預先登記的第 A 節登記人方可參與第 A 節第 1 部份。

(c) 只有完成第 A 節第 2 部份的預先登記的第 A 節登記人方可參與第 A 節第 2 部份。

(d) 只有完成第 A 節第 3 部份的預先登記的第 A 節登記人方可參與第 A 節第 3 部份。

(e) 沒有為第 A 節第 1 部份、第 2 部份及第 3 部份<u>中任何部份</u>完成預先登記的第 A 節登記人只可參與第 A 節第 4 部份。

6. <u>於出售首天前有關第 A 節第 1 部份的預先登記</u>

(a) 有意參與第 A 節第 1 部份的第 A 節登記人(如第 A 節登記人為公司，則該公司**所有董事**)須於 2026 年 10 月 20 日上午 10 時至上午 10 時 15 分**親自**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂(下稱「**ICC 大堂**」)，由賣方按其絕對酌情權決定，登記參與第 A 節第 1 部份。登記參與第 A 節第 1 部份的截止時間為 2026 年 10 月 20 日上午 10 時 15 分。逾期登記或在辦公時間以外的登記的恕不受理。登記人在完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第 A1 節蓋印**」)，以證明第 A 節登記人已完成第 A 節第 1 部份的預先登記。

(b) 只有根據第 6 段預先登記參與第 A 節第 1 部份並於購樓意向登記的收據正本獲得第 A1 節蓋印的第 A 節登記人，方可參與第 A 節第 1 部份。

7. <u>於出售首天前有關第 A 節第 2 部份的預先登記</u>

(a) 有意參與第 A 節第 2 部份的第 A 節登記人(如第 A 節登記人為公司，則該公司**所有董事**)須於 2026 年 10 月 20 日上午 10 時至上午 10 時 15 分**親自**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及

視乎每個個案而定所作的批准))攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或 ICC 大堂，由賣方按其絕對酌情權決定，登記參與第 A 節第 2 部份。登記參與第 A 節第 2 部份的截止時間為 2026 年 10 月 20 日上午 10 時 15 分。逾期登記或在辦公時間以外的登記的恕不受理。登記人在完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第 A2 節蓋印**」)，以證明第 A 節登記人已完成第 A 節第 2 部份的預先登記。

(b) 只有根據第 7 段預先登記參與第 A 節第 2 部份並於購樓意向登記的收據正本獲得第 A2 節蓋印的第 A 節登記人，方可參與第 A 節第 2 部份。

8. 於出售首天前有關第 A 節第 3 部份的預先登記

(a) 有意參與第 A 節第 3 部份的第 A 節登記人(如第 A 節登記人為公司，則該公司**所有董事**)須於 2026 年 10 月 20 日上午 10 時至上午 10 時 15 分**親自**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或 ICC 大堂，由賣方按其絕對酌情權決定，登記參與第 A 節第 3 部份。登記參與第 A 節第 3 部份的截止時間為 2026 年 10 月 20 日上午 10 時 15 分。逾期登記或在辦公時間以外的登記的恕不受理。登記人在完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第 A3 節蓋印**」)，以證明第 A 節登記人已完成第 A 節第 3 部份的預先登記。

(b) 只有根據第 8 段預先登記參與第 A 節第 3 部份並於購樓意向登記的收據正本獲得第 A3 節蓋印的第 A 節登記人，方可參與第 A 節第 3 部份。

第(IV)部分 -於出售首天前有關第 A 節及第 B 節的抽籤

9. 揀選第 A 節第 1 部份、第 2 部份、第 3 部份及第 4 部份及第 B 節的指明住宅物業的優先次序會分別以獨立抽籤方式決定：

(a) 就第 A 節每一部份而言，將進行第一輪抽籤以將登記人分為一個或多個小組，及為維持 ICC 11 樓會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天於 ICC 11 樓會場分批進行或於 2026 年 10 月 20 日於 ICC 11 樓會場進行，由賣方按其絕對酌情權決定。該決定會於 2026 年 10 月 20 日於 ICC 11 樓會場及 ICC 大堂公布及/或貼出告示及於賣方為期數指定的互聯網網站的網址(www.sierrasea2c.com.hk)(下稱「指定網站」)公布。登記人將不獲另行通知。

(b) 就第 B 節而言，將於進行第一輪抽籤以將登記人分為一個或多個小組，及為維持 ICC 11 樓會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天於 ICC 11 樓會場分批進行或於 2026 年 10 月 20 日於 ICC 11 樓會場進行，由賣方按其絕對酌情權決定。該決定會於 2026 年 10 月 20 日於 ICC 11 樓會場及 ICC 大堂公布及/或貼出告示及於指定網站公布。登記人將不獲另行通知。

10. 為了維持 ICC 11 樓會場秩序及／或流暢地進行抽籤的目的，及/或基於在下述第 36 段及第 37 段所述的原因，賣方保留權利在任何時間調整抽籤程序的時間、日期和地點。任何抽籤程序的時間、日期和地點的修改會張貼於 ICC 11 樓會場及 ICC 大堂。登記人將不獲另行通知該等修改。

11. (a) 在第 A 節第 1 部份、第 2 部份、第 3 部份及第 4 部份的抽籤程序分別進行之前，在第 A 節第 1 部份、第 2 部份、第 3 部份及第 4 部份的登記人將再被分成兩個小組：第一小組包括僅由個人組成的登記人；及第二小組包括餘下的登記人。**第 A 節第 1 部份、第 2 部份、第 3 部份及第 4 部份中第一小組的登記人將會優先於第二小組的登記人揀選指明住宅物業。**賣方將會分別為每個小組進行抽籤。

(b) 在第 B 節的抽籤程序分別進行之前，在第 B 節中的登記人將再被分成四個小組：第一小組包括僅由個人組成的及已根據第(II)部分的程序遞交購樓意向登記(表格 B)或根據第 4(c)段為購樓意向登記(表格 B)「續期」的登記人；第二小組包括餘下的及已根據第(II)部分的程序遞交購樓意向登記(表格 B)或根據第 4(c)段為購樓意向登記(表格 B)「續期」的登記人；第三小組包括餘下的僅由個人組成的登記人及第四小組包括餘下的登記人。**第 B 節中 第一小組的登記人將會優先於第二小組的登記人揀選指明住宅物業、第二小組的登記人將會優先於第三小組的登記人揀選指明住宅物業、及第三小組的登記人將會優先於第四小組的登記人揀選指明住宅物業。**賣方將會分別為每個小組進行抽籤。

12. (a) 就第 A 節第 1 部份而言，每一份有效的購樓意向登記可獲分配 1 個籌。

(b) 就第 A 節第 2 部份而言，每一份有效的購樓意向登記可獲分配 1 個籌。

(c) 就第 A 節第 3 部份而言，每一份有效的購樓意向登記可獲分配 1 個籌。

(d) 就第 A 節第 4 部份而言，每一份有效的購樓意向登記可獲分配 1 個籌。

(e) 就第 B 節而言，每一份有效的購樓意向登記可獲分配 1 個籌。

13. 抽籤結果，包括第 A 節第 1 部分、第 2 部分、第 3 部分及第 4 部分及第 B 節的「登記號碼」、「抽籤結果順序」(如適用) 及「報到時段」將於 2026 年 10 月 20 日中午 12 時或之後於 ICC 11 樓會場及(如適用)ICC 大堂公布及/或貼出告示及於指定網站。登記人將不獲另行通知抽籤結果。

<u>第(V)部分 - 出售首天第 A 節的程序</u>

14. 登記人須遵從本銷售安排第(I) 、(II) 、(III) (如適用) 、(IV) 、(V)及(VII)部分的指定程序。

(a) 於出售首天，已為第 A 節第 1 部分預先登記的登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據賣方於第 13 段公布及/或貼出的「報到時段」**親自**攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或(如賣方指示)外加會場。於「報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加會場的登記人將不享有參與第 A 節第 1 部分的資格。

(b) 於出售首天，已為第 A 節第 2 部分預先登記的登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據賣方於第 13 段公布及/或貼出的「報到時段」**親自**攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或(如賣方指示)外加會場。於「報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加會場的登記人將不享有參與第 A 節第 2 部分的資格。

(c) 於出售首天，已為第 A 節第 3 部分預先登記的登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據賣方於第 13 段公布及/或貼出的「報到時段」**親自**攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或(如賣方指示)外加會場。於「報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加會場的登記人將不享有參與第 A 節第 3 部分的資格。

(d) 於出售首天，參與第 A 節第 4 部分的登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據賣方於第 13 段公布及/或貼出的「報到時段」**親自**攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 11 樓會場或(如賣方指示)外加會場。於「報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加會場的登記人將不享有參與第 A 節第 4 部分的資格。

(e) 如 ICC 11 樓會場不足以容納所有登記人，賣方可基於安全理由在 ICC 11 樓會場及 ICC 大堂及／或香港九龍柯士甸道西 1 號環球貿易廣場 8 樓大堂及／或 9 樓大堂及／或 10 樓及／或 16 樓及／或 19 樓 1901A 及 1908 室及／或 21 樓(以下統稱「**外加會場**」)作出公布，指示登記人前往外加會場。

15. 賣方核實登記人身份後，第 A 節將分為四個部份及，受限於下述第 21 段，順序以第 1 部份、第 2 部份、第 3 部份及第 4 部份進行。

<u>第 A 節第 1 部份、第 2 部份、第 3 部份及第 4 部份</u>

16. 已在第 A 節的其一部份選購任何指明住宅物業的登記人將不得參與第 A 節的任何其他部份，及其於第 A 節其他部份中的優先次序將自動失效。如有爭議，賣方保留權利決定登記人是否有資格參與第 A 節任何特定部份的資格。

17. (a) 第 A 節其一部份中的登記人的揀選指明住宅物業的優先次序會根據登記人的「抽籤結果順序」決定。

(b) (如賣方於出售首天之前已進行第 A 節其一部份的第二輪抽籤) 第 A 節該部份中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 13 段公布及/或貼出的「抽籤結果順序」決定。(如屬其他情況)

第 A 節該部份中的登記人的揀選指明住宅物業的優先次序會根據上文第 11(a)段(視情況而定)及第 12(a)段、第 12(b)段、第 12(c) 段或第 12(d) 段即場分批抽籤結果決定。登記人選購的指明住宅物業的數量不得少於該登記人意向認購的指明住宅物業數量。

18. 登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據賣方於第 13 段公布及/或貼出的「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。

19. 登記人須**遵守第(I)部分的摘要列出適用於第 A 節該部份的規則(視情況而定)**選購指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與第 A 節該部份的資格。

20. 就每一間登記人選購的指明住宅物業，指明住宅物業的臨時訂金的以下部份金額須以本票支付：

(a) 就每個三房(其實用面積不少於 600 平方呎)指明住宅物業，HK$450,000；

(b) 就每個三房(其實用面積少於 600 平方呎)指明住宅物業，HK$300,000；及

(c) 就每個兩房指明住宅物業，HK$250,000。

除就每個登記人所購的指明住宅物業使用一張隨購樓意向登記時附帶的本票外，登記人須即場額外向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付以上訂明之指明住宅物業的臨時訂金的部份金額。

如果登記人選購的指明住宅物業數目多於其為遞交購樓意向登記時附有本票的數目，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，抬頭人須為「**孖士打律師行**」，以支付以上訂明之每一額外指明住宅物業的臨時訂金的部份金額。

21. 如在第 A 節其一部份餘下可供選購的指明住宅物業數目不能滿足第(I)部分的摘要列出對第 A 節該部份的規則，則：

(a) (就第 A 節第 1 部份而言)第 A 節第 1 部份將會完結及餘下的第 A1 節單位將會在第 A 節第 2 部份出售；

(b) (就第 A 節第 2 部份而言)第 A 節第 2 部份將會完結及餘下的第 A2 節單位將會在第 A 節第 3 部份出售；

(c) (就第 A 節第 3 部份而言)第 A 節第 3 部份將會完結及餘下的第 A3 節單位將會在第 A 節第 4 部份出售；及

(d) (就第 A 節第 4 部份而言)第 A 節第 4 部份將會完結及餘下的第 A4 節單位將會在第 B 節出售。

22. 在其組別進行選購指明住宅物業之時離開 ICC 11 樓會場及/或(如適用)外加會場之登記人將被取消參與在第 A 節該部份選購指明住宅物業的資格及其在第 A 節該部份的優先次序將立即失效。

23. 登記人根據第(I)部分列出的準則成功選擇指明住宅物業後，登記人(如登記人為公司， 則該公司**所有董事**或如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 A 節該部份的資格。

24. 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 33 段的規定即時向賣方要求加入其**近親**(按下述第 33(a)段之定義)以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

第(VI)部分 - 出售首天第 B 節的程序

25. 有意根據第(I)部分摘要訂明的方式參與第 B 節的登記人須遵從本銷售安排第(I) 、(II) 、 (IV)、(VI)及(VII)部分指定的程序。

26. (如賣方於出售首天之前已進行第 B 節的第二輪抽籤) 第 B 節中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 13 段公布及/或貼出的「抽籤結果順序」決定。(如屬其他情況) 第 B 節中的登記人的揀選指明住宅物業的優先次序會根據上文第 11(b)段及第 12(e) 段即場分批抽籤結果決定。

27. (a) 於出售首天，登記人(如登記人為公司，則該公司的**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須按賣方於第 13 段公布及/或貼出的「報到時段」**親身**攜同其身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到達 ICC 11 樓會場或(如賣方指示)外加會場。於其「報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加會場的登記人將不享有參與第 B 節的資格。

(b) 如 ICC 11 樓會場不足以容納所有登記人，賣方可基於安全理由，使用外加會場以容納部份登記人，並於 ICC 11 樓會場及外加會場作出公布及／或貼出告示。

28. 在其組別進行揀選指明住宅物業之時離開 ICC 11 樓會場及/或(如適用)外加會場之登記人將被取消參與第 B 節的資格及其優先次序將立即失效。

29. 第 B 節的揀選指明住宅物業的時間會於第 A 節完結**之後**才開始。如第 A 節尚未完結，賣方可延遲第 B 節的揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：

(a) 登記人(如登記人為公司， 則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。登記人須**遵守第(I)部分的摘要列出的適用於第 B 節的規則**選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與第 B 節的資格。

(b) 就每一間登記人選購的指明住宅物業，指明住宅物業的臨時訂金的以下部份金額須以本票支付：

(i) 就每個三房(其實用面積不少於 600 平方呎)指明住宅物業，HK$450,000；

(ii) 就每個三房(其實用面積少於 600 平方呎)指明住宅物業，HK$300,000；及

(iii) 就每個兩房指明住宅物業，HK$250,000。

除就每個登記人所購的指明住宅物業使用一張隨購樓意向登記時附帶的本票外，登記人須即場額外向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付以上訂明之指明住宅物業的臨時訂金的部份金額。

如果登記人選購的指明住宅物業數目多於其為遞交購樓意向登記時附有本票的數目，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，抬頭人須為「**孖士打律師行**」，以支付以上訂明之每一額外指明住宅物業的臨時訂金的部份金額。

(c) 登記人根據第(I)部分摘要列出的規則成功選擇指明住宅物業後，登記人(如登記人為公司， 則該公司**所有董事**或如登記人為個人或由個人組成，則該個人按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 B 節的資格。

(d) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 33 段的規定即時向賣方要求加入其**近親**(按下述第 33(a)段之定義)以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

第(VII)部分 - 一般程序(適用於第 A 節及第 B 節)

30. 以下條款適用於登記：

(a) 每一個人或每一間公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記(表格 A)及一份有效的購樓意向登記(表格 B)。重複的登記將不會被接受。

(b) 購樓意向登記只適用於登記人本人及不能轉讓。

(c) 遞交購樓意向登記的次序及預先登記參與第 A 節第 1 部份及／或第 2 部份及／或第 3 部份的次序不會影響於第 A 節任何部分或第 B 節揀選指明住宅物業的優先次序。

(d) (如登記人為公司)如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人**將不享有參與任何節的資格**。

(e) 如有爭議，賣方保留權利決定登記人是否有資格參與第 A 節任何部份及／或第 B 節及購樓意向登記是否有效及是否應被納入抽籤。

31. 關於本票／支票的安排：

(a) 遞交的本票／支票將會用作支付購買指明住宅物業的部份臨時訂金。除非本銷售安排另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。

(b) 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，可於 2026 年 11 月 1 日至 2026 年 11 月 7 日 (包括首尾兩日)下午 2 時至晚上 7 時親臨 ICC 11 樓會場辦理取回未使用的本票／支票。賣方保留權不時更改取回未使用的本票／支票的日期、時間及地點而不向登記人作另行通知。登記人必須攜同登記人身份證／護照正本(如以獲授權人士取回未使用的本票／支票，則須攜同登記人身份證／護照副本)、(如適用)商業登記證書副本、購樓意向登記的收據正本及(如適用)有效的授權書及獲授權人士之身份證／護照副本。

32. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

33. 以下條款適用於增加登記人的近親作爲買方及／或從臨時買賣合約刪除登記人的名字：

(a) 「**近親**」指登記人的配偶、父母(或配偶的父母)、子女(或子女的配偶)、兄弟、姊妹、祖父母、外祖父母、孫兒女或外孫兒女。

(b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：

(i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：

(1) 增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定；或

(2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(e) 所有人(或登記人的按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加及／或刪除任何人的名字的要求。

34. 當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

35. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉 ICC 11 樓會場及／或(如適用)外加會場。

36. 如在可遞交購樓意向登記或完成預先登記或進行抽籤的任何一天及／或出售首天及／或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持 ICC 11 樓會場及／或(如適用)外加會場的秩序，賣方保留絕對權力 (a) 更改 (i) 遞交購樓意向登記及／或 (ii) 預先登記及／或 (iii) 第 A 節任何部分及／或第 B 節的抽籤的日期及／或 (iv) 第 A 節任何部分的報到時段及／或 (v) 第 B 節報到時段及／或 (vi) 出售首天及／或其他出售日期至賣方認爲合適的日期及／或時間及／或地點，及／或 (b) 關閉 ICC 11 樓會場及／或(如適用)外加會場。賣方會將安排的詳情於指定網站公布。登記人將不獲另行通知。

37. 賣方保留權利隨時 (I) 因維持 ICC 11 樓會場及／或(如適用)外加會場的安全及秩序、登記人的安全和／或銷售程序的順利運作及／或 (II) 因 ICC 11 樓會場及／或(如適用)外加會場的進出受到阻撓及／或 (III) 有任何事件或情況影響或可能影響 ICC 11 樓會場及／或(如適用)外加會場的安全、秩序或公共衛生及／或 (IV) 爲了保護 ICC 11 樓會場及／或(如適用)外加會場的登記人及其他參與者的健康的目的而作出以下行爲：

(a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i) 更改 (1) 遞交購樓意向登記及／或 (2) 預先登記及／或 (3) 第 A 節任何部分及／或第 B 節的抽籤及／或 (4) 第 A 節任何部分的報到時段及／或 (5) 第 B 節報到時段及／或 (6) 出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認爲合適的日期及／或時間及／或地點，及／或 (ii) 關閉 ICC 11 樓會場及／或(如適用)外加會場。賣方會將安排的詳情於 ICC 11 樓會場及/或於指定網站公布。登記人將不獲另行通知；及

(b) (在出售日期當天出售指明住宅物業期間)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 ICC 11 樓會場及／或(如適用)外加會場及/或指定網站公布。登記人將不獲另行通知。

38. 賣方根據上述第 36 段及第 37 段就更改遞交購樓意向登記及／或預先登記及／或第 A 節任何部分及／或第 B 節的抽籤及／或第 A 節任何部分的報到時段及／或第 B 節報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。

39. 爲了維護公共衛生的目的，所有登記人在進入 ICC 11 樓會場及／或(如適用)外加會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與第 A 節任何部分及／或第 B 節的指明住宅物業的銷售，其於第 A 節任何部分及／或第 B 節的優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。**請參閱以下「其他事項」的第 1 點。**

2026 年 10 月 22 日起：

40. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

41. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉 ICC 19 樓會場。

42. 如賣方根據上述第 36 段及第 37 段延遲出售首天至其他日期，其後的出售日期將會順延。

43. 如在任何出售日期(除出售首天)的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持 ICC 19 樓會場的秩序，賣方保留絕對權力關閉 ICC 19 樓會場。賣方會將安排的詳情於指定網站公布。

44. 賣方保留權利隨時 (a) 因維持 ICC 19 樓會場的安全及秩序、登記人的安全和／或銷售程序的順利運作及／或 (b) 因 ICC 19 樓會場的進出受到阻撓及／或 (c) 有任何事件或情況影響或可能影響 ICC 19 樓會場的安全、秩序或公共衛生而更改銷售的日期及／或時間及／或地點至賣方認爲合適的其他日期及／或時間及／或地點。

第 II 批次

45. **以招標方式出售**。請參閱招標公告的細節和詳情。招標公告及其他相關文件可於以下時段及地點免費領取：

將提供出售的指明住宅物業	於以下時段及地點，招標公告及其他相關招標文件可供領取

(見「其他事項」第 4 項)	日期	時間	地點
所有於本銷售安排資料中列出的第 II 批次的指明住宅物業	2026年10月18日起至2027年3月31日	2026年10月18日起至2027 年 3 月 31 日(2026 年 10 月 21 日除外)： 下午 2 時至下午 5 時 (每日) 2026 年 10 月 21 日： 上午 8 時 30 分至上午 9 時	ICC 19樓會場

46. 倘若本銷售安排中英文文本有異，以英文文本為準。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase :
在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method
請參照上述方法

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:
載有上述銷售安排的資料的文件印本於下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)
11/F and Unit Nos. 1901A and 1908 on 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)
3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 11 樓及 19 樓 1901A 和 1908 室

由晚上 8 時後至翌日上午 11 時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Other Matters: 其他事項：	**Batch I and Batch II** **第 I 批次及第 II 批次** 1. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC 11/F Venue and/or the ICC 19/F Venue and/or the Additional Venues. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC 11/F Venue and/or the ICC 19/F Venue and/or the Additional Venues. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of public interest may also be rejected from admitting to the ICC 11/F Venue and/or the ICC 19/F Venue and/or the Additional Venues. 賣方可能不時於 ICC 11 樓會場及／或 ICC 19 樓會場及／或外加會場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 ICC 11 樓會場及／或 ICC 19 樓會場及／或外加會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求， 亦可能會被拒絕進入 ICC 11 樓會場及／或 ICC 19 樓會場及／或外加會場。 **Batch II** **第 II 批次**

	2. 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 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招標截止日期及/或時間。 3. The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time on any date of sale. 即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況的公布，指明住宅物業的招標會繼續按銷售安排進行。 4. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for sale on a date of sale. Although a specified residential property may be available for sale on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise. 有意遞交指明住宅物業的投標書的人士敬請檢視期數的最新成交紀錄冊，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的承約期間內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。
Date of Issue: 發出日期：	17 October 2026 2026 年 10 月 17 日

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".

^ 期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。