

Name of the Development: 發展項目名稱：	The ARLES 星凱•堤岸
Date of the Sale: 出售日期：	From 1 April 2025 由 2025 年 4 月 1 日起
Time of the Sale: 出售時間：	<u>On 1 April 2025 and thereafter :</u> From 11 a.m. to 7 p.m. <u>2025 年 4 月 1 日及之後 :</u> 由上午 11 時至晚上 7 時
Place where the sale will take place: 出售地點：	Shop 220, 2/F, Arles Place, 1 Au Pui Wan Street, Fo Tan, New Territories (referred to as the “ designated venue ” below) 新界沙田火炭坳背灣街 1 號星•岸 2 樓 220 號舖 (下文稱作「 指定會場 」)
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：	1
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：	
The following unit(s) in Tower 2: 以下在第 2 座的單位： 38C	
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：	
General provisions: 一般規定：	
<ol style="list-style-type: none"> Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons. 如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting). 如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。 First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned. 以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。 	

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

1. The sale of the specified residential properties is subject to availability. Please note that any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that person will be able to purchase any specified residential property.
將提供出售的指明住宅物業售完即止。任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

2. If (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or its vicinity on any day on a Date of Sale, then, for the safety of persons and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time and/or place of sale to such other date, time or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website of the Development: <www.thearles.com.hk>. The Vendor reserves the right to reject the entry of any person into the designated venue. The Vendor's decision in this regard shall be final and binding on all persons.

如在任何出售日期：(i)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或(ii)賣方認為發生影響指定會場及/或其附近之安全、秩序或公共衛生之事件時，為保障人身安全及維持指定會場秩序，賣方保留絕對權力改變、延後、延長或改動出售日期、時間及/或地點至賣方認為合適的日期、時間或地點。賣方會將安排的詳情於發展項目網站<www.thearles.com.hk>公布。賣方保留權利拒絕任何人士進入指定會場。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。

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 designated venue.

指定會場。

Date of Issue (發出日期): 28 March 2025

2025年3月28日