Information on Sales Arrangements
銷售安排資料

Sales Arrangement No.11
銷售安排第 11 號

Name of the Development: **發展項目名稱：**	The Met. Acappella 薈蕎
Date of the Sale: **出售日期：**	16 April 2018 and thereafter 2018 年 4 月 16 日及其後
Time of the Sale: **出售時間：**	From 12:00 noon to 8:00 p.m. 中午十二時至晚上八時
Place where the sale will take place: **出售地點：**	Shop 2B-Shop 2C and Portion of Corridor Area on 2/F, Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong ("Designated Venue") 香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B、2C 號舖及 2 樓部份走廊(「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：**	7

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：

The following units in Wing 2 (Unit/Floor):
Unit B01, C01 on 11th floor
Unit C01 on 9th Floor
Unit B01, C01 on 8th Floor
Unit B01, C01 on 6th Floor

以下在 2 翼的單位 (樓層/單位):
11 樓 B01, C01 單位
9 樓 C01 單位
8 樓 B01, C01 單位
6 樓 B01, C01 單位

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:

On 16 April 2018 ("the First Day of Sale"), the sale of the specified residential properties will be divided into two (2) sections.

Section 1 on the First Date of Sale

Registration

Registration of Intent (in the form prescribed by the Vendor) will be distributed at the Designated Venue before the Deadline of Submission (as defined hereunder).

Persons interested in purchasing one of the specified residential properties shall submit the following to the Designated Venue before 12:30 p.m. on the First Date of Sale ("Deadline of Submission"). A person(s) who has / have validity submitted a Registration of Intent shall hereinafter be referred as a "Registrant". Each Registrant will be allocated a Registration Number.

Registrants (Registrants interested in purchasing one (1) specified residential property)

- The Registration of Intent duly completed and signed by the Registrant;
- Copy of the Registrant(s)' Identity Card / Passport if the Registrant(s) is / are individual(s) or
- Copy of the Business Registration Certificate, document(s) filed at the Companies Registry showing the current list of director(s) of the Registrant and copy of identity Card / Passport of the director signing the Registration of Intent on behalf of the Registrant, if the Registrant is a limited company incorporated in Hong Kong;
- One (1) cashier order in the sum of HK$100,000 and made payable to 'BAKER & MCKENZIE'.

A Registrant can either be individual(s) or a limited company incorporated in Hong Kong.

Each Registrant can only submit one (1) Registration of Intent.

Registrant who arrives at the Designated Venue later than the Deadline of Submission shall not be eligible to participate in the ballot and selection of the specified residential properties in Section 1.

General Terms of Registration

The Registration of Intent does not constitute any specific expression of intent to purchase any particular specified residential property or the seeking of any such expression of intent. Any specific expression of intent to purchase a particular specified residential properties made in the Registration of Intent will be rejected by the Vendor.

The Registration of Intent is not transferrable.

The Registration of Intent will be verified by the Vendor and the Vendor shall have the absolute right to determine whether a Registration of Intent is validly submitted.

The order of submission of Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.

Ballot

After the Deadline of Submission, balloting will be used to determine the order of priority to select and purchase the specified residential properties.

The ballot results (that is, the Registration Number and its corresponding sequence in selecting the specified residential properties) ("Ballot Result Sequence") to select the specified residential properties will be posted at the Registration Office immediately after the ballot. The Registrants will not be notified of the ballot results separately.

The Vendor shall not be responsible to the Registrants for any error or omission in the Ballot.

Selection and Purchase

Each Registrant may select and purchase one (1) specified residential property in accordance with the Ballot Result Sequence and shall do so in an orderly manner and within reasonable time.

The Registrant who has selected one (1) specified residential property shall on spot enter into preliminary agreement for sale and purchase in respect of the selected specified residential property with the Vendor. Before signing a preliminary agreement for sale and purchase, that Registrant (excluding a Registrant which is a limited company) may notify the Vendor to add individual(s) to sign the preliminary agreement for sale and purchase in respect of the selected specified residential property provided that Registrant must sign the preliminary agreement for sale and purchase as purchaser(s) himself / themselves. The additional individual(s) must be either the parent, spouse, sibling or child of that Registrant (or the parent, spouse, sibling or child of any one of the Registrant if the Registrant in the Registration of Intent comprises two or more individuals) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose decision shall be final.

If for any reason that Registrant fails to enter into a preliminary agreement for sale and purchase for the selected specified residential property, the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase and that Registrant will not be eligible to select any of the specified residential properties again in Section 1.

After the signing of the preliminary agreement for sale and purchase, the cashier order submitted by that Registrant will be used to settle part of the preliminary deposit payable by that Registrant pursuant to the preliminary agreement for sale and purchase. That Registrant shall on spot pay the balance of the preliminary deposit by cashier order or cheque. Failure to pay the balance of the preliminary deposit by that Registrant in respect of the preliminary agreement for sale and purchase shall be deemed as that Registrant failing to enter into a preliminary agreement for sale and purchase for the selected specified residential property, the Vendor shall have no obligation to enter into any

preliminary agreement for sale and purchase and that Registrant will not be eligible to select any other specified residential properties again in Section 1.

In case of any dispute, the Vendor shall have the right to allocate any specified residential property to any person interested in purchasing by any method.

Section 1 will end when all the specified residential properties have been selected, or if there is no or no further Registrant selecting the specified residential properties after a reasonable time as determined by the Vendor at its discretion, whichever is the earlier.

Matters pertaining to Selection and Purchase

The Vendor reserves the right to adjust the time of selection of specified residential properties in accordance with the progress of selection and purchase or the carrying out of other procedures.

The Vendor reserves the right to close the Designated Venue at any time if all specified residential properties have been sold out.

If a Registrant has not purchased any specified residential property, he shall bring along the original Receipt of Registration of Intent, copy of the Registrant's Identity Card / Passport (if the Registrant is an individual) or copy of the Registrant's Business Registration Certificate and company chop (if the Registrant is a limited company) to the Designated Venue to collect the unused cashier order during such period of time to be announced by the Vendor. If the Registrant shall authorize another person to collect the cashier order, the authorized person shall bring along the original Receipt of Registration of Intent, copy of the Registrant's Identity Card / Passport (if the Registrant is an individual) or copy of the Registrant's Business Registration Certificate and company chop (if the Registrant is a limited company) together with the original Letter of Authorisation for Collection of Unused Cashier Order duly signed by the Registrant in the form prescribed by the Vendor and a copy of the authorized person's Identity Card / Passport to the Designated Venue to collect the unused cashier order during such period of time to be announced by the Vendor.

Section 2 on the First Date of Sale and thereafter

All remaining specified residential properties will be available for selection and purchase at the Designated Venue on a first come, first served basis to any person interested in purchasing. In case of any dispute, the Vendor shall have the right to allocate any specified residential property to any person interested in purchasing by any method. There is no restriction on the number of specified residential properties that a purchaser may purchase on a first come first served basis.

In case of any dispute, the Vendor shall have the right to allocate any specified residential property to any person interested in purchasing by any method.

Section 2 will not take place if all the specified residential properties have been selected and sold in Section 1.

If the No. 8 or higher Tropical Cyclone Warning Signal is hoisted, or the Black Rainstorm Warning Signal is issued, by the Hong Kong Observatory at any time prior to the Deadline of Submission on the First Date of Sale, then, for the safety of the Registrants and the maintenance of order at the Designated Venue, the Vendor reserves its absolute right to postpone, extend or change the date or time for the Deadline of Submission, the First Date of Sale, or the place of the Designated Venue. Details of the arrangement will be announced by the Vendor on the website (http://www.themet.com.hk/acappella) designated by the Vendor for the Development. The Registrants will not be notified separately of the arrangement.

In this Information on Sales Arrangements, the masculine gender shall include the feminine and neuter and the singular number shall include the plural and vice versa.

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：

指明住宅物業於 2018 年 4 月 16 日(下稱"出售首日")將會分兩節出售。

出售首日(第一節)

登記

「購樓意向登記」 (根據賣方擬定的表格) 於最後登記期限 (其定義見下文)前於指定會場派發。

欲購買一個指明住宅物業的人士須於出售首日中午 12 時 30 分前 ("最後登記期限") 將下述文件交回指定會場。每位提交有效的「購樓意向登記」的人士 ("登記人") 將獲編派一個登記號碼。

登記人士 (即欲購買一個指明住宅物業的登記人)

- 已填妥及由登記人簽署之「購樓意向登記」
- 登記人之身份證 / 護照副本，如登記人為個人
- 商業登記證書副本，已於公司註冊處登記之文件以顯示當時的董事名單，及代表登記人簽署「購樓意向登記」的董事的身份證 / 護照副本，如登記人為香港註冊成立的有限公司
- 一張本票。本票面額須為港幣 100,000 及抬頭人須為「貝克・麥堅時律師事務所」

登記人士可為個人或在香港註冊成立的有限公司。

每位登記人士只可提交一份「購樓意向登記」。

登記人如於最後登記期限過後才到達指定會場，將不能參加於第一節進行的抽籤及揀選指明住宅物業。

關於登記的一般條款

「購樓意向登記」並不構成對任何個別指明住宅物業的明確選擇購樓意向，亦不構成探求任何該等購樓意向。任何在「購樓意向登記」內作出明確選擇購買某指明住宅物業的購樓意向將被賣方拒絕。

「購樓意向登記」不可轉讓。

賣方將核實「購樓意向登記」並有絕對權利決定提交的「購樓意向登記」是否有效。

登記人遞交「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。

抽籤

最後登記期限過後，揀選及購買指明住宅物業的優先次序將以抽籤方式決定。

抽籤結果 (即登記號碼及相關的揀選指明住宅物業的次序) (「抽籤結果順序」)將於抽籤後即時張貼於指定會場。登記人不會獲另行通知抽籤結果。

抽籤結果如有任何錯誤或遺漏，賣方均無須向登記人承擔責任。

揀選及購買

每位登記人可根據抽籤結果順序，在有秩序及使用合理的時間的情況下，揀選及購買一個指明住宅物業。

登記人揀選了一個指明住宅物業後，須即場與賣方就揀選的指明住宅物業簽署臨時買賣合約。簽署臨時買賣合約前，該登記人 (登記人為有限公司者除外) 可通知賣方，指明加入其他人士就揀選的指明住宅物業簽署臨時買賣合約，惟該登記人必須就揀選的住宅物業以買方的身份簽署臨時買賣合約。該指明的其他人士須為該登記人的父母，配偶，兄弟姊妹或子女 (或其中一位登記人的父母，配偶，兄弟姊妹或子女，如該購樓意向登記內的登記人多於一人)，該登記人並須出具文件充分證明該等關係，賣方是否接納該等證明的決定為最終決定。

如因任何理由該登記人未能就揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任簽署臨時買賣合約而該登記人將不能於第一節再揀選其他指明住宅物業。

簽署臨時買賣合約後，該登記人提交的本票將用作該登記人根據臨時買賣合約應支付的部份臨時訂金。該登記人須即場以本票或支票支付臨時訂金的餘額。如該登記人未能支付臨時訂金的餘額，將視為該登記人未能簽署臨時買賣合約，賣方將沒有責任簽署臨時買賣合約而該登記人

將不能於第一節再揀選其他指明住宅物業。

如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士。

當所有指明住宅物業被揀選，或於賣方酌情決定的合理時間內沒有登記人士揀選指明住宅物業，以較早發生者為準，第一節將會終止。

關於揀選及購買的事項

賣方保留因應揀選及購買之進度和進行其他程序所需之時間調整揀選指明物業之時間。

賣方保留權利在售出所有指明住宅物業後任何時間關閉指定會場。

如登記人無購入任何指明住宅物業，登記人可於賣方公佈的時間內帶同「購樓意向登記收據」正本、登記人之身份證 / 護照副本 (如登記人為個人)，或公司商業登記證副本及公司印章 (如登記人為有限公司) 到指定會場取回未使用的本票。如登記人授權他人取回本票，獲授權人士須帶同「購樓意向登記收據」正本、登記人之身份證 / 護照副本 (如登記人為個人)，或公司商業登記證副本及公司印章 (如登記人為有限公司)、由賣方擬定及登記人簽署的「取回未使用的本票的授權書」正本及獲授權人士之身份證 / 護照副本，於賣方公佈的時間內到指定會場取回本票。

出售首日(第二節)及其後

所有餘下的指明住宅物業於指定會場以先到先得形式供任何有意欲購買的人士揀選及購買。如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士。以先到先得形式購買的買方，其所能購買的指明住宅物業的數目沒有限制。

如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士。

如所有指明住宅物業在第一節已被揀選及售出，第二節將不會進行。

出售首日的最後登記期限前，如香港天文台發出八號或以上熱帶氣旋警告信號，或黑色暴雨警告信號，為保障登記人安全及維持指定會場秩序，賣方有絕對權利延後、延長或改動最後登記期限、出售首日及 / 或指定會場的地點，詳情將於發展項目的網站 (http://www.themet.com.hk/acappella) 公佈，登記人將不獲另行通知有關安排。

本銷售安排資料中，用詞如指男性，包括女性在內，用詞如屬單數字眼，包括複數在內，反之亦然。

Arrangements relating to Vendor's temporary suspension of the sales of first-hand residential properties due to the No.8 or higher Tropical Cyclone Warning Signal and / or the Black Rainstorm Warning Signal after the Deadline of Submission on 16 April 2018 and thereafter

Tropical Cyclone Warning Signal

When the No. 8 or higher Tropical Cyclone Warning Signal is hoisted by the Hong Kong Observatory during the Time of the Sale after the Deadline of Submission, the Vendor will temporarily suspend the offer to sell the residential properties in the Development and close the Place where the sale will take place during the period when that No. 8 or higher Tropical Cyclone Warning Signal is hoisted (and if it is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below less than four (4) hours before the end of the Time of the Sale). The Vendor will resume to offer to sell the residential properties in the Development at the Place where the sale will take place as soon as practical on the same day when, or on the following day after, the No.8 or higher Tropical Cyclone Warning Signal is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below.

Black Rainstorm Warning Signal

After the First Date of Sale, if the Black Rainstorm Warning Signal is issued by the Hong Kong Observatory before the Time of the Sale, the Vendor will temporarily suspend the offer to sell the residential properties in the Development and close the Place where the sale will take place during the period when that Black Rainstorm Warning Signal is issued (and if it is cancelled or replaced by a lower level alert less than four (4) hours before the end of the Time of the Sale). The Vendor will resume to offer to sell the residential properties in the Development at the Place where the sale will take place as soon as practical on the same day when, or on the following day after, the Black Rainstorm Warning Signal is cancelled or replaced by a lower level alert. If the Black Rainstorm Warning Signal is issued during the Time of the Sale, the Vendor will continue to offer to sell the residential properties in the Development at the Place where the sale will take place.

2018 年 4 月 16 日的最後登記期限及其後，賣方由於八號或以上熱帶氣旋警告信號及/或黑色暴雨警告信號而暫停一手住宅物業銷售的相關安排

熱帶氣旋警告信號

最後登記期限後的出售時間期間，如香港天文台發出八號或以上熱帶氣旋警告信號，賣方於該次八號或以上熱帶氣旋警告信號期間 (及如該次熱帶氣旋警告信號取消或改為三號或較低的警告信號時距出售時間終止不足四 (4) 小時的) ， 會暫停要約出售發展項目的一手住宅物業及關閉出售地點。賣方會在該次八號或以上熱帶氣旋警告信號取消或改為三號或較低的警告信號後的當天或之後一天根據實際情況在出售地點盡快恢復要約出售發展項目的一手住宅物業。

黑色暴雨警告信號

出售首日後，如在出售時間開始前，香港天文台發出黑色暴雨警告信號，賣方於該次黑色暴雨警告信號期間 (及如該次黑色暴雨警告信號取消或改為較低級別的暴雨警告信號時距出售時間終止不足四 (4) 小時的) ， 會暫停要約出售發展項目的一手住宅物業及關閉出售地點。賣方會在該次黑色暴雨警告信號取消或改為較低級別的暴雨警告信號後的當天或之後一天根據實際情況在出售地點盡快恢復要約出售發展項目的一手住宅物業。如黑色暴雨警告信號於出售時間期間發出，賣方將繼續於出售地點要約出售發展項目的一手住宅物業。

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:

Please refer to the above method.

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：

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址可供公眾免費領取:

Shop 2B-Shop 2C and Portion of Corridor Area on 2/F, Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong

香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B、2C 號舖及 2 樓部份走廊

Date of issue (發出日期): 12 - 4 - 2018