

**Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development**

101 Yip Wong Road

(Note: This provisional street number is subject to confirmation when the Development is completed)

**The Development consists of one multi-unit building****Total number of storeys of this multi-unit building**

24 storeys (excluding basement and roof)

**Floor numbering in this multi-unit building as provided in the approved building plans for the Development**

Basement, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 26/F and Roof

**Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order**

4/F, 14/F and 24/F

**Refuge floor (if any) of this multi-unit building**

Not Applicable

**The Development is an uncompleted development**

- (a) Estimated material date for the Development as provided by the Authorized Person for the Development is 31 July 2020.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) Under the Land Grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數業旺路101號

(備註：此臨時門牌號數有待發展項目建成時確認。)

發展項目包含一幢多單位建築物

每幢多單位建築物的樓層的總數

24層 (不包括地庫、天台)

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數地庫，地下，1樓至3樓，5樓至13樓，15樓至23樓，25樓至26樓及天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數4樓、14樓及24樓。

每幢多單位建築物內的庇護層(如有)

不適用

發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供該項目的預計關鍵日期為2020年7月31日。
- (b) 預計關鍵日期是受到買賣合約的所允許的任何延期所規限的。
- (c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成(視屬何情況而定)的確證。

# 3

## INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

### 賣方及有參與發展項目的其他人的資料

#### Vendor

China Cyberworld Limited

#### Holding companies of the Vendor

Chuang's China Investments Limited

Profit Stability Investments Limited

Chuang's Consortium International Limited

#### Authorized Person for the Development and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Ms. Chan Wan Ming of P&T Architects and Engineers Limited

#### Building Contractor for the Development

Treasure Construction Engineering Limited

#### The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Deacons

#### Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited

#### Any other person who has made a loan for the construction of the Development

Chuang's China Investments Limited

#### 賣方

中國數碼世界有限公司

#### 賣方的控權公司

莊士中國投資有限公司

Profit Stability Investments Limited

莊士機構國際有限公司

發展項目的認可人士及其專業身分擔任經營人、董事或僱員的商號或法團  
巴馬丹拿建築及工程師有限公司之陳韻明女士

#### 發展項目的承建商

海悅建築工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的  
近律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構  
香港上海匯豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人  
莊士中國投資有限公司

## 4

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

|      |   |                       |
|------|---|-----------------------|
| (a)  | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;<br>賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；   | Not Applicable<br>不適用 |
| (b)  | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;<br>賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；   | Not Applicable<br>不適用 |
| (c)  | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;<br>賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；  | Nil<br>沒有             |
| (d)  | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;<br>賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；   | Not Applicable<br>不適用 |
| (e)  | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;<br>賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；   | Not Applicable<br>不適用 |
| (f)  | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;<br>賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；  | Nil<br>沒有             |
| (g)  | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;<br>賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；  | Not Applicable<br>不適用 |
| (h)  | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;<br>賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；                          | Not Applicable<br>不適用 |
| (i)  | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;<br>賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；   | Nil<br>沒有             |
| (ii) | The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;<br>賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； | Nil<br>沒有             |

## 4

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

|     |  |                       |
|-----|--|-----------------------|
| (k) | The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;<br>賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；   | Nil<br>沒有             |
| (l) | The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;<br>賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；  | Nil<br>沒有             |
| (m) | The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;<br>賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；   | Not Applicable<br>不適用 |
| (n) | The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;<br>賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； | Nil<br>沒有             |
| (o) | The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;<br>賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；   | Nil<br>沒有             |
| (p) | The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;<br>賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；  | Nil<br>沒有             |
| (q) | The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;<br>賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；   | Not Applicable<br>不適用 |
| (r) | The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;<br>賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；  | Nil<br>沒有             |
| (s) | The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.<br>賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。  | Nil<br>沒有             |

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls is 150mm.

非結構的預製外牆的厚度為150毫米。

| Total Area of the non-structural prefabricated external walls of each residential property<br>每個住宅物業的非結構的預製外牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of non-structural prefabricated external walls (sq.m.)<br>非結構的預製外牆的總面積 (平方米) |
| 5/F<br>5樓   | A          | 0.734   |
|   | B          | 0.075   |
|   | C          | 0.075   |
|   | D          | 0.115   |
|   | E          | 1.074   |
|   | F          | 0.251   |
|   | G          | 0.060   |
|   | H          | 0.058   |
|   | J          | 0.058   |
|   | K          | 0.060   |
|   | L          | 0.259   |
|   | M          | 0.078   |
|   | N          | 1.058   |
|   | P          | 0.075   |
|   | Q          | 0.075   |
|   | R          | 0.531   |
|   | S          | 0.531   |
| T   | 0.075      |   |
| U   | 0.075      |   |

| Total Area of the non-structural prefabricated external walls of each residential property<br>每個住宅物業的非結構的預製外牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of non-structural prefabricated external walls (sq.m.)<br>非結構的預製外牆的總面積 (平方米) |
| 6/F - 10/F<br>6樓至10樓  | A          | 0.880   |
|   | B          | 0.259   |
|   | C          | 0.258   |
|   | D          | 0.420   |
|   | E          | 1.399   |
|   | F          | 0.399   |
|   | G          | 0.268   |
|   | H          | 0.235   |
|   | J          | 0.235   |
|   | K          | 0.268   |
|   | L          | 0.429   |
|   | M          | 0.313   |
|   | N          | 1.297   |
|   | P          | 0.259   |
|   | Q          | 0.258   |
|   | R          | 0.727   |
|   | S          | 0.727   |
| T   | 0.259      |   |
| U   | 0.258      |   |

| Total Area of the non-structural prefabricated external walls of each residential property<br>每個住宅物業的非結構的預製外牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of non-structural prefabricated external walls (sq.m.)<br>非結構的預製外牆的總面積 (平方米) |
| 11/F - 23/F<br>(14/F omitted)<br>11樓 - 23樓<br>(不設14樓)   | A          | 0.880   |
|   | B          | 0.259   |
|   | C          | 0.258   |
|   | D          | 0.420   |
|   | E          | 1.399   |
|   | F          | 0.399   |
|   | G          | 0.268   |
|   | H          | 0.236   |
|   | J          | 0.236   |
|   | K          | 0.268   |
|   | L          | 0.429   |
|   | M          | 0.313   |
|   | N          | 1.297   |
|   | P          | 0.259   |
|   | Q          | 0.258   |
|   | R          | 0.727   |
|   | S          | 0.727   |
| T   | 0.259      |   |
| U   | 0.258      |   |

| Total Area of the non-structural prefabricated external walls of each residential property<br>每個住宅物業的非結構的預製外牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of non-structural prefabricated external walls (sq.m.)<br>非結構的預製外牆的總面積 (平方米) |
| 25/F<br>25樓   | A          | 0.880   |
|   | B          | 0.259   |
|   | C          | 0.258   |
|   | D          | 0.420   |
|   | E          | 1.399   |
|   | F          | -   |
|   | G          | -   |
|   | H          | -   |
|   | J          | -   |
|   | K          | -   |
|   | L          | -   |
|   | M          | 0.313   |
|   | N          | 1.297   |
|   | P          | 0.259   |
|   | Q          | 0.258   |
|   | R          | 0.727   |
|   | S          | 0.727   |
| T   | 0.259      |   |
| U   | 0.258      |   |
| 26/F<br>26樓   | A          | 0.880   |
|   | B          | 0.259   |
|   | C          | 0.258   |
|   | D          | 0.420   |
|   | E          | 1.399   |
|   | F          | -   |
|   | G          | -   |
|   | H          | 0.727   |
|   | J          | 0.259   |
|   | K          | 0.258   |

There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的幕牆。

The thickness of curtain walls is 200mm.  
幕牆之厚度為200毫米。

| Total area of the curtain walls of each residential property<br>每個住宅物業的幕牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of curtain walls (sq.m.)<br>幕牆的總面積 (平方米) |
| 5/F<br>5樓   | A          | -   |
|   | B          | -   |
|   | C          | -   |
|   | D          | -   |
|   | E          | -   |
|   | F          | -   |
|   | G          | -   |
|   | H          | -   |
|   | J          | -   |
|   | K          | -   |
|   | L          | -   |
|   | M          | -   |
|   | N          | -   |
|   | P          | -   |
|   | Q          | -   |
|   | R          | -   |
|   | S          | -   |
| T   | -          |   |
| U   | -          |   |

| Total area of the curtain walls of each residential property<br>每個住宅物業的幕牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of curtain walls (sq.m.)<br>幕牆的總面積 (平方米) |
| 6/F - 10/F<br>6樓至10樓  | A          | -   |
|   | B          | -   |
|   | C          | -   |
|   | D          | -   |
|   | E          | -   |
|   | F          | -   |
|   | G          | -   |
|   | H          | -   |
|   | J          | -   |
|   | K          | -   |
|   | L          | -   |
|   | M          | -   |
|   | N          | -   |
|   | P          | -   |
|   | Q          | -   |
|   | R          | -   |
|   | S          | -   |
| T   | -          |   |
| U   | -          |   |

| Total area of the curtain walls of each residential property<br>每個住宅物業的幕牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of curtain walls (sq.m.)<br>幕牆的總面積 (平方米) |
| 11/F - 23/F<br>(14/F omitted)<br>11樓 - 23樓<br>(不設14樓)                         | A          | -   |
|   | B          | -   |
|   | C          | -   |
|   | D          | -   |
|   | E          | -   |
|   | F          | -   |
|   | G          | -   |
|   | H          | -   |
|   | J          | -   |
|   | K          | -   |
|   | L          | -   |
|   | M          | -   |
|   | N          | -   |
|   | P          | -   |
|   | Q          | -   |
|   | R          | -   |
|   | S          | -   |
| T   | -          |   |
| U   | -          |   |

| Total area of the curtain walls of each residential property<br>每個住宅物業的幕牆的總面積 |            |   |
|---|------------|---|
| Floor<br>樓層   | Unit<br>單位 | Total area of curtain walls (sq.m.)<br>幕牆的總面積 (平方米) |
| 25/F<br>25樓   | A          | -   |
|   | B          | -   |
|   | C          | -   |
|   | D          | -   |
|   | E          | -   |
|   | F          | 0.981   |
|   | G          | 0.596   |
|   | H          | 0.596   |
|   | J          | 0.596   |
|   | K          | 0.596   |
|   | L          | 1.021   |
|   | M          | -   |
|   | N          | -   |
|   | P          | -   |
|   | Q          | -   |
|   | R          | -   |
|   | S          | -   |
| T   | -          |   |
| U   | -          |   |
| 26/F<br>26樓   | A          | -   |
|   | B          | -   |
|   | C          | -   |
|   | D          | -   |
|   | E          | -   |
|   | F          | 3.166   |
|   | G          | -   |
|   | H          | -   |
|   | J          | -   |
|   | K          | -   |

The latest draft of the Deed of Mutual Covenant does not provide the name of the manager of the Development, and the Vendor intends to appoint Jones Lang LaSalle Management Services Limited as the manager of the Development upon the signing of the Deed of Mutual Covenant.

公契的最新擬稿未有提供發展項目管理人名稱，而賣方擬在公契簽立時委任仲量聯行物業管理有限公司為發展項目的管理人。