根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 **Part 1: Basic Information**

發展項目名稱 Name of Development	逸瑾 Monti	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	西灣河街 9 號 9 Sai Wan Ho Street		

重要告示: 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

Important Note: Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP)stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 **Part 2: Information on Transactions**

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking Space (if any)				
1-9-2018	7-9-2018		逸瑆 Monti	11	B		$6,575,300		- 價單第 1A 號(A)付款辦法 Payment Plan (A) of Price List No.1A - 8% 折扣優惠 8% Discount on Price	
1-9-2018	7-9-2018		逸瑆 Monti	8	C		$6,462,100		- 價單第 2 號(A)付款辦法 Payment Plan (A) of Price List No.2 - 8% 折扣優惠 8% Discount on Price	
1-9-2018	7-9-2018		逸瑆 Monti	3	D		$6,610,500		- 價單第 1A 號(B)付款辦法 Payment Plan (B) of Price List No.1A - 照售價 The Price	
1-9-2018	7-9-2018		逸瑆 Monti	7	F		$8,658,200		- 價單第 1A 號(A)付款辦法 Payment Plan (A) of Price List No.1A - 8% 折扣優惠 8% Discount on Price	
1-9-2018	7-9-2018		逸瑆 Monti	9	F		$8,747,400		- 價單第 1A 號(A)付款辦法 Payment Plan (A) of Price List No.1A - 8% 折扣優惠 8% Discount on Price	
7-10-2018	12-10-2018		逸瑆 Monti	5	B		$5,444,600		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」	

									(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
7-10-2018	12-10-2018		逸瑆 Monti	5	C		$5,469,600		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
7-10-2018	簽訂臨時買賣合約後交易再未有進展 The PASP has not proceeded further.		逸瑆 Monti	5	E		$5,433,000		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after	

									deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
7-10-2018	12-10-2018		逸瑆 Monti	12	A		$7,705,000		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$110,000「逸瑆傢俬折扣」 HK$110,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% “Ad Valorem Stamp Duty” Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
7-10-2018	12-10-2018		逸瑆 Monti	12	E		$5,732,800		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% “Ad Valorem Stamp Duty” Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	

8-10-2018	15-10-2018		逸瑆 Monti	12	B		$5,732,800		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
7-11-2018	14-11-2018		逸瑆 Monti	5	E		$5,433,000		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	

13-11-2018	20-11-2018		逸瑆 Monti	5	D		$5,433,000		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
17-11-2018	23-11-2018		逸瑆 Monti	12	D		$5,982,100		- 價單第 2A 號(B)付款辦法 Payment Plan (B) of Price List No.2A - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 4%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 4% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	

17-11-2018	23-11-2018		逸瑆 Monti	12	F		$7,705,000		- 價單第 2A 號(A)付款辦法 Payment Plan (A) of Price List No.2A - 港幣$110,000「逸瑆傢俬折扣」 HK$110,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	
25-11-2018			逸瑆 Monti	15	B		$5,773,900		- 價單第 1C 號(A)付款辦法 Payment Plan (A) of Price List No.1C` - 港幣$55,000「逸瑆傢俬折扣」 HK$55,000 Monti Furniture Discount on the Price - 8%「付款計劃折扣」(本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後之金額作為基礎) 8% Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable)) - 3%「從價印花稅」津貼優惠 (本折扣的計算是以售價扣減「逸瑆傢俬折扣」(如適用)後及再扣減「付款計劃折扣」(如適用)後之金額作為基礎) 3% "Ad Valorem Stamp Duty" Discount (the calculation of this discount will be based on the amount of the Price after deducting the Monti Furniture Discount (if applicable) and after further deducting the Payment Plan Discount (if applicable))	

第三部份：備註　　Part 3: Remarks

1. 關於臨時買賣合約的資料(即(A), (D) , (E) ,(G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
   Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).

2. 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此記錄冊(C)欄記入該日期。
   If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.

3. 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c)條的要求。
   If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.

4. 在住宅物業的售價根據一手住宅物業銷售條例第 35(2)條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
   Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.

5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
   The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.

6. 本記錄冊會在(H)欄以“✓”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
   The transactions in which the purchaser is a related party to the vendor will be marked with “✓” in column (H) in this register. A person is a related party to a vendor if -
   (a) 該賣方屬法團，而該人是-
   where that vendor is a corporation, the person is -
   (i) 該賣方的董事，或該董事的父母、配偶或子女；
   a director of that vendor, or a parent, spouse or child of such a director;
   (ii) 該賣方的經理；
   a manager of that vendor;
   (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
   a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
   (iv) 該賣方的有聯繫法團或控權公司；
   an associate corporation or holding company of that vendor;
   (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
   a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
   (vi) 上述有聯繫法團或控權公司的經理；
   a manager of such an associate corporation or holding company;
   (b) 該賣方屬個人，而該人是-
   where that vendor is an individual, the person is -
   (i) 該賣方的父母、配偶或子女；或
   a parent, spouse or child of that vendor; or
   (ii) 上述父母、配偶或子女屬其董事或股東的私人公司; 或
   a private company of which such a parent, spouse or child is a director or shareholder; or

(c) 該賣方屬合夥，而該人是-
where that vendor is a partnership, the person is -

(i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
a partner of that vendor, or a parent, spouse or child of such a partner; or

(ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。
a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

8. 下述互聯網可連結到此發展項目的價單: www.monti.com.hk
The price list(s) of the development can be found in the following website: www.monti.com.hk

更新日期及時間： 04:00PM 26-11-2018
(日-月-年)

Date & Time of Update: 04:00PM 26-11-2018
(DD-MM-YYYY)