

Name of the Development : 發展項目的名稱 :	Downtown 38
Date of the Sale : 出售日期 :	From 26 January 2019 由 2019 年 1 月 26 日起
Time of Sale : 出售時間 :	<u>On 26 January 2019: (“the first date of the sale”)</u> From 12:00 noon to 7:00 p.m. <u>From 27 January 2019 and thereafter:</u> From 2:30 p.m. to 8:00 p.m. (Monday to Sunday and Public Holiday) <u>2019 年 1 月 26 日 : (「出售首天」)</u> 由中午 12 時至晚上 7 時 <u>由 2019 年 1 月 27 日及之後 :</u> 由下午 2 時 30 分至晚上 8 時 (星期一至日及公眾假期)
Place where the sale will take place : 出售地點 :	<u>26 January 2019: (“the first date of the sale”)</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC Venue ”) <u>From 27 January 2019 and thereafter:</u> 12/F, BEA Tower, Millennium City 5, 418 Kwun Tong Road, Kwun Tong, Kowloon (“ MC5 Venue ”) <u>2019 年 1 月 26 日 : (「出售首天」)</u> 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 會場 」) <u>由 2019 年 1 月 27 日起 :</u> 九龍觀塘觀塘道 418 號創紀之城 5 期東亞銀行中心 12 樓(下稱「 MC5 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 :	66
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 :	5H, 5J, 5K, 6H, 6J, 6K, 7H, 7J, 7K, 8H, 8J, 8K, 9H, 9J, 9K, 10H, 10J, 10K, 11H, 11J, 11K, 12H, 12J, 12K, 15H, 15J, 15K, 16H, 16J, 16K, 17H, 17J, 17K, 18H, 18J, 18K, 19H, 19J, 19K, 20H, 20J, 20K, 21H, 21J, 21K, 21L, 22H, 22J, 22K, 22L, 23H, 23J, 23K, 23L, 25H, 25J, 25K, 25L, 26H, 26J, 26K, 26L, 27H, 27J, 27K, 27L
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 :	<u>On 26 January 2019 (“the first date of the sale”)</u> <u>(I) General Provisions (the following restrictions apply to each date of sales)</u> 1) Corporate purchaser(s) shall not be entitled to purchase any of the specified residential properties listed in Price List No. 3. The total number of residential properties in the Development that will be sold to corporate purchasers will not be more than 22. 2) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in this Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the same purchaser for the purpose of this paragraph 2. <u>(II) Procedures</u> 3) Eligible persons (“Registrants”) interested in purchasing any of the specified residential properties that will be offered to be

sold must follow the procedures specified in Sections (II) and (III) of this Sales Arrangements.

Registrant must submit the following:-

- (a) only one Registration of Intent duly completed and signed by the Registrant;
- (b) Registration of Intent shall be accompanied with **at least one (1) but no more than two (2) cashier order(s)**. Each cashier order shall be in the sum of HK\$100,000 and made payable to “**KAO, LEE & YIP SOLICITORS**”;
- (c) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s); and
- (d) (if applicable) one duly completed “Letter of Authorization for submission of the Registration of Intent” duly signed by the Registrant and the authorized person

to the **MC5 Venue** after relevant price lists of the specified residential properties are made available till 9:00 p.m. on 24 January 2019 during the office hours (from 2:30 p.m. to 9:00 p.m. (Monday to Friday) and from 11:00 a.m. to 9:00 p.m. (Saturday, Sunday and Public Holiday)). The closing time for submission of Registration of Intent will be 9:00 p.m. on 24 January 2019. Late submission or submission outside the office hours will not be accepted.

4) **On the first date of the sale:**

- (a) Registrant who holds a valid Registration of Intent shall **personally** attend the **ICC Venue** between 12:00 noon to 12:30 p.m. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the lobby on 3/F and/or 10/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional ICC Venues**”) to accommodate some of the Registrants by making announcement at the ICC Venue and the Additional ICC Venues.
 - (b) For the purpose of verification of identity, Registrant must bring along the original receipt of the valid Registration of Intent and his/her original H.K.I.D. Card(s)/Passport(s). The Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional ICC Venues beyond 12:30 p.m. on the first date of sale shall not be eligible to participate in the balloting.
 - (c) After verification of the identity of Registrants by the Vendor, the order of priority for selection of the specified residential properties will be determined by balloting which will take place at the **ICC Venue**. Every Registration of Intent shall be allotted one lot. The Vendor reserves the right at any time, for the purposes of maintaining order at the **ICC Venue** and the Additional ICC Venues (if applicable) and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the **ICC Venue** and the Additional ICC Venues (if applicable). Registrants will not be notified separately of such changes. The results of the balloting, including “registration number” and “ballot result sequence”, will be announced and/or posted at the **ICC Venue** and the Additional ICC Venues (if applicable). Registrants will not be separately notified of the ballot results.
- 5) Immediately after the balloting, Registrants 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. The Registrants shall select and purchase specified residential properties, otherwise his/her order of priority shall lapse automatically and he/she will no longer be eligible to participate in the selection of specified residential properties. The number of specified residential properties that a Registrant may select in respect of the relevant Registration of Intent shall not exceed the number of cashier order(s) submitted together with the Registration of Intent and in any event shall not exceed two (2) specified residential properties insofar as the relevant Registration of Intent is concerned.
- 6) Registrant who leaves the ICC Venue and/or the Additional ICC Venues (if applicable) while selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her order of priority shall lapse immediately.
- 7) If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in this Sales Arrangements, the Registrant shall personally enter into one or two Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Registrant may notify the Vendor on spot to add name(s) of individual(s) subject to the following:
- (a) if a Registrant wishes to add any name(s) of individual(s), then prior to adding of any name(s) of individual(s) all the individual(s) comprised in the Registrant must be **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of each other and the additional individual(s) must be the **close relative(s)** of **ALL** the individual(s) comprised in the Registrant and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final.

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser. The

Vendor reserves its absolute discretion to allow or reject the Registrant's request to add the name(s) of any individual(s).

(III) General Procedures

- 8) Each individual (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration in a Session will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable. Each Registrant will be entitled to purchase a maximum of two specified residential properties which are still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase two specified residential properties and has submitted two cashiers' orders) or a maximum of one specified residential property which is still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase one specified residential property and has submitted one cashiers' order). The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
- 9) The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
- 10) The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.
- 11) If a Registrant has not purchased any specified residential property or if the number of specified residential property purchased is less than the number of cashier order(s) submitted together with the Registration of Intent, his/her unused cashier order(s) will be available for collection by the Registrant (or his/her authorized representative) at the MC5 Venue from 27 January 2019 to 28 January 2019 during office hours (i.e. from 2:30 p.m. to 8:00 p.m. (Monday to Sunday and Public Holiday)). The Registrant must bring along his/her H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by authorized person), the original receipt of the valid Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
- 12) 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 sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).
- 13) The Vendor reserves the right to close the ICC Venue and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out.
- 14) If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on the date on which Registration of Intent may be submitted and/or at any time between the hours of 7:00 a.m. and 7:00 p.m. on the first date of the sale, for the safety of the Registrants and the maintenance of order at the MC5 Venue, the ICC Venue and/or the Additional ICC Venues (if applicable), the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the MC5 Venue, the ICC Venue and/or the Additional ICC Venues (if applicable). Details of the arrangement will be posted by the Vendor on the website (<http://www.downtown38.com/>) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

On 27 January 2019 and thereafter:

- 15) 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 sold at the MC5 Venue 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).
- 16) The Vendor reserves the right to close the MC5 Venue at any time if all the specified residential properties have been sold out, provided that the MC5 Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 11 above.
- 17) If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
- 18) If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the prospective purchasers and the maintenance of order at the MC5 Venue, the Vendor reserves its absolute right to close the MC5 Venue. Details of the arrangement will be posted by the Vendor on the website (<http://www.downtown38.com/>) designated by the Vendor for the

Development.

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

2019年1月26日(下稱「出售首天」):

(I) 一般條款(以下限制適用於每個出售日)

- 1) 以公司名義登記之買方不可購買價單第 3 號所列之任何指明住宅物業。整個發展項目出售予公司買家的住宅物業數目將不會多於 22 個。
- 2) 每位買方只可購買發展項目內的不多於兩個住宅物業（不論購買的住宅物業是否列於本銷售安排資料內）。為本第 2 段的目的，由不同組合的個人組成的買方不視為同一買方。

(II) 程序

- 3) 有意購買任何出售的指明住宅物業的合資格人士(下稱「登記人」)須遵從本銷售安排第 (II)及(III)部份指定的程序。

登記人須從指明住宅物業的相關價單提供後至 2019 年 1 月 24 日晚上 9 時為止於辦公時間內(下午 2 時 30 分至晚上 9 時(星期一至五)或上午 11 時至晚上 9 時(星期六、日及公眾假期))到 MC5 會場，遞交以下文件：

- (a) 一份已填妥及由登記人簽署的購樓意向登記；
- (b) 購樓意向登記須附有最少一張但不多於兩張本票。每張本票金額為港幣\$100,000 及抬頭人須為「高李葉律師行」；
- (c) 登記人的香港身份證/護照副本；及
- (d) (如適用)一份已填妥及由登記人及獲授權人簽署的「遞交購樓意向登記的授權書」。

遞交購樓意向登記截止時間為 2019 年 1 月 24 日晚上 9 時。逾期遞交或在辦公時間以外遞交的恕不受理。

4) 於出售首天

- (a) 持有有效的購樓意向登記之登記人須於出售首天中午 12 時至下午 12 時 30 分內親身到達 ICC 會場。賣方可基於流程、效率、方便、安全及/或其他便利抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及/或 10 樓及/或 21 樓(以下統稱「外加 ICC 會場」)以容納部份登記人，並於 ICC 會場及外加 ICC 會場作出適當的公布。
 - (b) 為核實身份，登記人須攜同有效的購樓意向登記收據正本及其香港身份證/護照正本。於出售首天下午 12 時 30 分以外的時間才到達 ICC 會場或(如賣方指示)外加 ICC 會場的登記人將不享有參與抽籤的資格。
 - (c) 賣方核實登記人身份後，登記人揀選指明住宅物業的優先次序將以抽籤方式決定，抽籤將於 ICC 會場進行。每一份購樓意向登記可獲分配 1 個籌。為了維持 ICC 會場及外加 ICC 會場(如適用)的秩序及/或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 會場及外加 ICC 會場(如適用)。登記人將不獲另行通知該等修改。抽籤結果，包括「登記號碼」及「抽籤結果順序」將於 ICC 會場及外加 ICC 會場(如適用)作出公布及/或貼出告示。登記人將不獲另行通知抽籤結果。
- 5) 抽籤後，登記人須根據「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。否則其優先次序將自動終止，登記人將不再享有參與該部份揀選指明住宅物業的資格。登記人可就相關購樓意向登記揀選及購買的指明住宅物業的數目不多於連同購樓意向登記遞交的本票數目，但無論如何，就該相關購樓意向登記而言，不多於 2 個指明住宅物業。
 - 6) 在進行揀選指明住宅物業之時離開 ICC 會場及/或外加 ICC 會場(如適用)之登記人須被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
 - 7) 如果登記人遵從本銷售安排的規則成功揀選指明住宅物業，登記人須親身簽署一份或兩份臨時買賣合約購買其揀選的指明住宅物業。在簽署臨時買賣合約前，登記人可即時通知賣方增加簽署臨時買賣合約的個人的名字惟須受以下所限：

- (a) 如登記人希望加入任何個人的名字，則在加入任何個人的名字之前所有組成登記人的個人必須互相為對方的近親 (即配偶、父母、子女、兄弟及姊妹)及新加入之個人必須為所有組成登記人的個人的近親，登記人須提供令賣方滿意的該近親關係的證明，就此賣方的決定為最終。

所有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任何個人的名字的要求。

(III) 一般程序

- 8) 每人 (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，重複的登記將不會被接受。購樓意向登記只適用於登記人本人及不能轉讓。每個登記人可認購最多兩個當時仍可供該登記人揀選的指明住宅物業 (如登記人於其購樓意向登記表示意欲購買兩個指明住宅物業並已遞交兩張銀行本票) 或認購最多一個當時仍可供該登記人揀選的指明住宅物業 (如登記人於其購樓意向登記表示意欲購買一個指明住宅物業並已遞交一張銀行本票)。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。
- 9) 本票將會用作支付購買指明住宅物業的部份臨時訂金。
- 10) 如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
- 11) 如登記人並無購入任何指明住宅物業或購入之指明住宅物業之數目少於連同購樓意向登記遞交之本票數目，可於 2019 年 1 月 27 日至 2019 年 1 月 28 日辦公時間內(下午 2 時 30 分至晚上 8 時 (星期一至日及公眾假期))親臨 **MC5 會場**辦理取回未使用的本票。登記人必須攜同登記人香港身份證／護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證／護照副本)、有效的購樓意向登記收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證／護照副本。
- 12) 在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。
- 13) 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 會場及外加 ICC 會場(如適用)。
- 14) 如在可遞交購樓意向登記的任何一日上午 9 時至下午 7 時的任何時間內及／或出售首天上午 7 時至晚上 7 時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 MC5 會場、ICC 會場及／或外加 ICC 會場(如適用)的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及／或時間(包括截止日期及／或時間)及／或出售首天至賣方認為合適的其他日期及／或時間及／或關閉 MC5 會場、ICC 會場及／或外加 ICC 會場(如適用)。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(<http://www.downtown38.com/>)公布。登記人將不獲另行通知。

2019 年 1 月 27 日起：

- 15) 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)將以先到先得形式於 MC5 會場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)分配任何餘下的指明住宅物業予任何有意購買的人士。
- 16) 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 MC5 會場，惟 MC5 會場會於上述第 11 段指明的時間內開放以用作辦理取回未使用的本票。
- 17) 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
- 18) 如在任何出售日期(除出售首天)的上午 9 時至晚上 7 時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，為保障準買家的安全及維持 MC5 會場的秩序，賣方保留絕對權力關閉 MC5 會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(<http://www.downtown38.com/>)公布。
- 19) 倘若本銷售安排中英文版本有異，以英文版本為準。

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 2:30 p.m. to 8:00 p.m. (daily)

12/F, BEA Tower, Millennium City 5, 418 Kwun Tong Road, Kwun Tong, Kowloon

After 8:00 p.m. to 2:30 p.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong

由下午 2 時 30 分至晚上 8 時(每日)

九龍觀塘觀塘道 418 號創紀之城 5 期東亞銀行中心 12 樓

由晚上 8 時後至翌日下午 2 時 30 分 (每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

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