

Name of the Phase of the Development (the “Phase”):

Phase VIIA of LOHAS Park (MONTARA*)

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

1 Lohas Park Road

Total number of storeys of each multi-unit building:

Tower 2 (2A & 2B) – 64 storeys

Note:

- The above number of storeys includes podium floors (G/F, 1/F, 2/F, 3/F, 4/F and 5/F) and refuge floors
- The above number of storeys does not include transfer plate, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase:

Tower 2 (2A & 2B) - G/F, 1/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F, 55/F - 63/F, 65/F - 70/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order:

Tower 2 (2A & 2B)- 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F

Refuge floors of each multi-unit building:

Tower 2 (2A & 2B) - 25/F and 48/F

Estimated material date for the Phase as provided by the Authorized Person for the Phase:

15 October 2021

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

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 Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

Note: “material date” means the date on which the conditions of the land grant are complied with in respect of the Phase.

* Tower 2 (2A & 2B) of and in the residential portion of Phase VIIA of LOHAS Park is called “MONTARA”

發展項目的期數 (「期數」) 的名稱 :

日出康城發展項目第 VIIA 期 (MONTARA*)

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數 :

康城路1號

每幢多單位建築物的樓層的總數 :

第2座 (2A 及2B) – 64層

備註 :

- 上述樓層數目包括平台樓層 (地下、1樓、2樓、3樓、4樓及5樓) 及庇護層
- 上述樓層數目不包括轉換層、天台、上層天台1、上層天台2及頂層天台

期數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 :

第2座 (2A 及2B) - 地下、1樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至53樓、55樓至63樓、65樓至70樓、天台、上層天台1、上層天台2及頂層天台

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 :

第2座 (2A 及2B) - 13樓、14樓、24樓、34樓、44樓、54樓及64樓

每幢多單位建築物內的庇護層 :

第2座 (2A 及2B) - 25樓及48樓

由期數的認可人士提供的期數的預計關鍵日期 :

2021年10月15日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

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期數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，即為期數已落成或當作已落成 (視屬何情況而定) 的確證。

備註 : 「關鍵日期」指期數的批地文件的條件而獲符合的日期。

* 日出康城的第 VIIA 期中住宅部分第2座 (2A 及2B) 稱為「MONTARA」

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INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

Vendor

MTR Corporation Limited (as “Owner”)¹

Ventures Smart Limited (as “Person so engaged”)²

Holding Companies of the Vendor

Holding companies of the Owner:

Not applicable

Holding companies of the Person so engaged:

- (1) Ultimate Direct Limited
- (2) Ironhead Holdings Limited
- (3) Dannette Holdings Limited
- (4) Realty Development Corporation Limited
- (5) Wheelock Properties Limited
- (6) Myers Investments Limited
- (7) Wheelock Investments Limited
- (8) Wheelock and Company Limited

Authorized Person for the Phase

Chan Kam Tong Angus

The firms or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity

P&T Architects and Engineers Limited

Building contractor for the Phase

China Overseas Building Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase

Deacons

Baker & McKenzie

賣方

香港鐵路有限公司 (作為“擁有人”)¹

Ventures Smart Limited (作為“如此聘用的人”)²

賣方的控權公司

擁有人的控權公司：

不適用

如此聘用的人的控權公司：

- (1) Ultimate Direct Limited
- (2) Ironhead Holdings Limited
- (3) Dannette Holdings Limited
- (4) 聯邦地產有限公司
- (5) 會德豐地產有限公司
- (6) Myers Investments Limited
- (7) Wheelock Investments Limited
- (8) 會德豐有限公司

期數的認可人士

陳錦棠

期數的認可人士以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

期數的承建商

中國海外房屋工程有限公司

就期數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

的

貝克•麥堅時律師事務所

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INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Bank of China (Hong Kong) Limited
BNP Paribas
DBS Bank Ltd., Hong Kong Branch
Oversea-Chinese Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited
Sumitomo Mitsui Banking Corporation

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

NART Finance Limited

Notes:

1. “Owner” means the legal or beneficial owner of the Phase.
2. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

已為期數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

中國銀行(香港)有限公司
BNP Paribas
DBS Bank Ltd., Hong Kong Branch
Oversea-Chinese Banking Corporation Limited
渣打銀行(香港)有限公司
Sumitomo Mitsui Banking Corporation

已為期數的建造提供貸款的任何其他人

NART Finance Limited

備註：

1. “擁有人”指期數的法律上的擁有人或實益擁有人
2. “如此聘用的人”指擁有人聘用以統籌和監督期數的設計、規劃、建造、裝置、完成及銷售的過程的人士

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RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Phase; 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Phase 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; 賣方或該期數的承建商屬法團，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；	No 否
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬合夥，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 不適用
(f)	The Vendor or a building contractor for the Phase 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; 賣方或該期數的承建商屬法團，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；	No 否
(g)	The Vendor or a building contractor for the Phase 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 Phase; 賣方或該期數的承建商屬個人，並屬就該期數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 不適用
(h)	The Vendor or a building contractor for the Phase 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 Phase; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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 不適用
(i)	The Vendor or a building contractor for the Phase 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; 賣方或該期數的承建商屬法團，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；	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數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；	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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; 賣方、賣方的控權公司或該期數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；	No 否

(l)	The Vendor or a building contractor for the Phase 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; 賣方或該期數的承建商屬法團，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；	No 否
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor; 賣方或該期數的承建商屬合夥，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 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數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；	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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; 賣方、賣方的控權公司或該期數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；	No 否
(p)	The Vendor or a building contractor for the Phase 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; 賣方或該期數的承建商屬法團，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；	No 否
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該期數的承建商屬合夥，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 不適用
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase 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; 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分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；	No 否
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

Note:

A reference to the Vendor here is a reference to either MTR Corporation Limited (as "Owner") or Ventures Smart Limited (as "Person so engaged").

備註:

在此提述賣方即提述香港鐵路有限公司 (作為“擁有人”) 或 Ventures Smart Limited (作為“如此聘用的人”)。

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be curtain walls forming part of the enclosing walls in the Phase.
期數將會有幕牆構成圍封牆的一部份。

The thickness of the curtain walls of each tower is 200mm.
每幢建築物的幕牆之厚度為200毫米。

Total Area Schedule of Curtain Walls 幕牆總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2 (2A) 第二座 (2A)	6/F 6樓	A	1.420
		B	1.655
		C	1.055
		D	-
		E	1.080
	7/F-12/F, 15/F-23/F 7樓至12樓, 15樓至23樓	A	1.420
		B	1.655
		C	1.055
		D	-
		E	1.080
	26/F-33/F, 35/F-43/F, 45/F-47/F 26樓至33樓, 35樓至43樓, 45樓至47樓	A	1.420
		B	1.655
		C	1.055
		D	-
		E	1.080
	49/F-53/F, 55/F-63/F, 65/F-70/F 49樓至53樓, 55樓至63樓, 65樓至70樓	A	1.420
		B	1.655
		C	1.055
		D	-
		E	1.080

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2 (2B) 第二座 (2B)	6/F 6樓	A	1.105
		B	1.085
		C	1.020
		D	1.115
		E	0.630
		F	1.050
	7/F-12/F, 15/F-23/F 7樓至12樓, 15樓至23樓	A	1.105
		B	1.085
		C	1.020
		D	1.115
		E	0.630
		F	1.050
	26/F-33/F, 35/F-43/F, 45/F-47/F 26樓至33樓, 35樓至43樓, 45樓至47樓	A	1.105
		B	1.085
		C	1.020
		D	1.115
		E	0.630
		F	1.050
	49/F-53/F, 55/F-63/F, 65/F-70/F 49樓至53樓, 55樓至63樓, 65樓至70樓	A	1.105
		B	1.085
		C	1.020
D		1.115	
E		0.630	
F		1.050	

Notes 備註:

- 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F are omitted.
不設 13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
- 25/F and 48/F are refuge floors.
25 樓及 48 樓為庇護層。

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls in the Phase.
期數將會有非結構的預製外牆構成圍封牆的一部份。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆之厚度為150毫米。

Total Area Schedule of Non-structural Prefabricated External Walls 非結構的預製外牆總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 2 (2A) 第二座 (2A)	6/F 6樓	A	–
		B	–
		C	0.240
		D	0.581
		E	0.240
	7/F-12/F, 15/F-23/F 7樓至12樓, 15樓至23樓	A	–
		B	–
		C	0.240
		D	0.581
		E	0.240
	26/F-33/F, 35/F-43/F, 45/F-47/F 26樓至33樓, 35樓至43樓, 45樓至47樓	A	–
		B	–
		C	0.240
		D	0.581
		E	0.240
	49/F-53/F, 55/F-63/F, 65/F-70/F 49樓至53樓, 55樓至63樓, 65樓至70樓	A	–
		B	–
		C	0.240
		D	0.581
		E	0.240

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 2 (2B) 第二座 (2B)	6/F 6樓	A	0.240
		B	0.240
		C	–
		D	–
		E	–
		F	–
	7/F-12/F, 15/F-23/F 7樓至12樓, 15樓至23樓	A	0.240
		B	0.240
		C	–
		D	–
		E	–
		F	–
	26/F-33/F, 35/F-43/F, 45/F-47/F 26樓至33樓, 35樓至43樓, 45樓至47樓	A	0.240
		B	0.240
		C	–
		D	–
		E	–
		F	–
49/F-53/F, 55/F-63/F, 65/F-70/F 49樓至53樓, 55樓至63樓, 65樓至70樓	A	0.240	
	B	0.240	
	C	–	
	D	–	
	E	–	
	F	–	

Notes 備註：

- 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F are omitted.
不設 13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
- 25/F and 48/F are refuge floors.
25 樓及 48 樓為庇護層。

**Person appointed as the Manager of the Phase
under the latest draft Deed of Mutual Covenant:**

MTR Corporation Limited

根據有關公契的最新擬稿，獲委任為期數的管理人的人：

香港鐵路有限公司