

# INFORMATION ON THE PHASE

## 期數的資料

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

Phase 5 of Cullinan West Development (Cullinan West III\*)

### 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

No. 28 Sham Mong Road

### Total number of storeys of each multi-unit building

Tower 6: 45 storeys (excluding B2/F, B1/F, G/F, 1/F, 2/F, 3/F, refuge floor, roof, fan room and water tank room floor, lift machine room floor and top roof)

Tower 7 and Tower 8: 41 storeys (excluding B2/F, B1/F, G/F, 1/F, 2/F, 3/F, refuge floor, roof, fan room and water tank room floor, lift machine room floor and top roof)

Royal Sky Mansion and Aster Sky Mansion: 5 storeys (excluding Nam Cheong Station#, roof and top roof)

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

Tower 6: 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F

Tower 7 and Tower 8: 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F and 45/F - 51/F

Royal Sky Mansion and Aster Sky Mansion: 7/F - 11/F

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

Tower 6: 13/F, 14/F, 24/F, 34/F, 44/F and 54/F are omitted

Tower 7 and Tower 8: 13/F, 14/F, 24/F, 34/F, 44/F are omitted

Royal Sky Mansion and Aster Sky Mansion: Not applicable

### Refuge floors (if any) of each multi-unit building

Tower 6: 29/F

Tower 7 and Tower 8: 27/F

Royal Sky Mansion and Aster Sky Mansion: Not applicable

### This Phase is a complete development pending compliance

(a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 10 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) For the purpose of the Agreement for Sale and Purchase, where under the land grant, the consent of the Director of Lands is required to be given for the 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).

\* Cullinan West III comprises Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the Phase.

# Royal Sky Mansion and Aster Sky Mansion are erected above Nam Cheong Station.

### 發展項目的期數 (「期數」) 的名稱

匯璽發展項目的第5期(匯璽 III\*)

### 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

深旺道28號

### 每幢多單位建築物的樓層的總數

第6座：45層(不包括地庫2層、地庫1層、地下、1樓、2樓、3樓、庇護層、天台、通風機房及水缸房層、升降機機房層及頂層天台)

第7座及第8座：41層(不包括地庫2層、地庫1層、地下、1樓、2樓、3樓、庇護層、天台、通風機房及水缸房層、升降機機房層及頂層天台)

皇鑽匯及彗鑽匯：5層(不包括南昌站#、天台及頂層天台)

### 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6座：5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓

第7座及第8座：5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓

皇鑽匯及彗鑽匯：7樓至11樓

### 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6座：不設13樓、14樓、24樓、34樓、44樓及54樓

第7座及第8座：不設13樓、14樓、24樓、34樓及44樓

皇鑽匯及彗鑽匯：不適用

### 每幢多單位建築物內的庇護層(如有的話)

第6座：29樓

第7座及第8座：27樓

皇鑽匯及彗鑽匯：不適用

### 本期數屬尚待符合條件的已落成發展項目

(a) 由本期數的認可人士提供的本期數的預計關鍵日期為2020年7月10日。

(b) 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。

(c) 為買賣合約的目的，根據批地文件，進行該項買賣，需獲地政總署署長同意，在不局限任何其他可用以證明本期數落成的其他方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為本期數已落成或當作已落成(視屬何情況而定)的確證。

\* 匯璽 III 包括期數的第6座、第7座、第8座、皇鑽匯及彗鑽匯。

# 皇鑽匯及彗鑽匯建於南昌站之上。

# 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

Nam Cheong Property Development Limited (as “Owner”) <sup>1</sup>  
Joinyfield Limited (as “Person so engaged”) <sup>2</sup>

### Holding company of the Owner (Nam Cheong Property Development Limited)

West Rail Property Development Limited

### Holding companies of the Person so engaged (Joinyfield Limited)

Leola Holdings Limited  
Wisdom Mount Limited  
Data Giant Limited  
Sun Hung Kai Properties Limited

### Authorized Person for the Phase

Chan Wan Ming

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

P & T Architects & Engineers Limited

### Building contractor for the Phase

Sanfield Building Contractors Limited

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

Deacons  
Slaughter and May  
Mayer Brown JSM  
Woo Kwan Lee & Lo  
Wong & Poon

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

The Hongkong and Shanghai Banking Corporation Limited

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

Sun Hung Kai Properties Holding Investment Limited

### Notes:

- <sup>1</sup> “Owner” means the legal or beneficial owner of the Phase.
- <sup>2</sup> “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.

### 賣方

南昌物業發展有限公司 (作為 “擁有人”) <sup>1</sup>  
仲益有限公司 (作為 “如此聘用的人”) <sup>2</sup>

### 擁有人 (南昌物業發展有限公司) 的控權公司

西鐵物業發展有限公司

### 如此聘用的人 (仲益有限公司) 的控權公司

Leola Holdings Limited  
Wisdom Mount Limited  
Data Giant Limited  
新鴻基地產發展有限公司

### 期數的認可人士

陳韻明

### 期數的認可人士以其專業身份擔任經營人、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

新輝建築有限公司

### 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  
司力達律師樓  
孖士打律師行  
胡關李羅律師行  
王潘律師行

### 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

香港上海滙豐銀行有限公司

### 已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

### 備註:

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

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

## 有參與期數的各方的關係

(a) The vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that vendor <sup>#</sup> or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that vendor <sup>#</sup> or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of such an authorized person.	No
(d) The vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor <sup>#</sup> or a building contractor for the Phase is an individual, and that vendor <sup>#</sup> 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.	Not Applicable
(h) The vendor <sup>#</sup> or a building contractor for the Phase is a partnership, and a partner of that vendor <sup>#</sup> 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.	Not Applicable
(i) The vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor.	No
(k) The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor.	No
(l) The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> .	No

(m) The vendor <sup>#</sup> 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 <sup>#</sup> or contractor.	Not Applicable
(n) The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor.	No
(o) The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor.	No
(p) The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> .	A Proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor <sup>#</sup> is a director of a holding company of the Person so engaged
(q) The vendor <sup>#</sup> 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 <sup>#</sup> or contractor.	Not Applicable
(r) The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> .	No
(s) The vendor <sup>#</sup> or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor <sup>#</sup> or of a holding company of that vendor <sup>#</sup> .	The Building Contractor of the Phase, Sanfield Building Contractors Limited, is an associate corporation of the Person so engaged and of the holding companies of the Person so engaged

Remarks:

# A reference to “vendor” here is a reference to either Nam Cheong Property Development Limited (as “Owner”) or Joinyield Limited (as “Person so engaged”)

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

## 有參與期數的各方的關係

(a) 賣方 <sup>#</sup> 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。	不適用
(b) 賣方 <sup>#</sup> 或該期數的承建商屬合夥，而該賣方 <sup>#</sup> 或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方 <sup>#</sup> 或該期數的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方 <sup>#</sup> 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。	不適用
(e) 賣方 <sup>#</sup> 或該期數的承建商屬合夥，而該賣方 <sup>#</sup> 或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方 <sup>#</sup> 或該期數的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 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。	否
(g) 賣方 <sup>#</sup> 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。	不適用
(h) 賣方 <sup>#</sup> 或該期數的承建商屬合夥，而該賣方 <sup>#</sup> 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。	不適用
(i) 賣方 <sup>#</sup> 或該期數的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 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。	否
(j) 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方 <sup>#</sup> 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 <sup>#</sup> 、承建商或該賣方 <sup>#</sup> 的控權公司的僱員、董事或秘書。	否

(m) 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商的僱員。	不適用
(n) 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商或該賣方 <sup>#</sup> 的控權公司的僱員、董事或秘書。	賣方 <sup>#</sup> 代表律師胡關李羅律師行的一位經營人屬如此聘用的人的控權公司的董事。
(q) 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商的僱員。	不適用
(r) 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商或該賣方 <sup>#</sup> 的控權公司的有聯繫法團。	否
(s) 賣方 <sup>#</sup> 或該期數的承建商屬法團，而該承建商屬該賣方 <sup>#</sup> 或該賣方 <sup>#</sup> 的控權公司的有聯繫法團。	期數承建商新輝建築有限公司屬如此聘用的人及如此聘用的人的控權公司的有聯繫法團。

備註：

# 提述「賣方」在此即提述南昌物業發展有限公司(作為「擁有人」)或仲益有限公司(作為「如此聘用的人」)兩者其中一人。

# INFORMATION ON DESIGN OF THE PHASE

## 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

期數有構成圍封牆的一部份的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each building:

每幢建築物的非結構的預製外牆的厚度範圍：

Tower 6, Tower 7 and Tower 8: 150mm

第6座、第7座及第8座：150毫米

Royal Sky Mansion and Aster Sky Mansion: Not Applicable

皇鑽匯及彗鑽匯：不適用

There are curtain walls forming part of the enclosing walls of the Phase.

期數有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each building:

每幢建築物的幕牆的厚度範圍：

Tower 6, Tower 7 and Tower 8: 300mm

第6座、第7座及第8座：300毫米

Royal Sky Mansion and Aster Sky Mansion: 300mm

皇鑽匯及彗鑽匯：300毫米

### SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的非結構的預製外牆及幕牆總面積表

Tower Number 座號	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)	Total area of the 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 6 第6座	6/F-12/F, 15/F-23/F, 25/F-28/F, 30/F-33/F, 35/F-43/F, 45/F-53/F and 55/F-56/F 6樓至12樓、15樓至23樓、25樓至28樓、 30樓至33樓、35樓至43樓、45樓至53樓及 55樓至56樓	A	1.472	2.300
		B	0.415	2.506
		C	0.355	-
		D	0.612	0.844
		E	0.612	0.858
		F	0.356	-
		G	0.356	-
		H	0.424	0.495
		J	0.477	0.640

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### SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的非結構的預製外牆及幕牆總面積表

Tower Number 座號	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)	Total area of the 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 7 第 7 座	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、 28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓	A	0.766	3.927
		B	0.627	-
		C	0.627	-
		D	1.264	-
		E	0.869	-
		F	0.627	-
		G	0.627	-
		H	0.627	-
		J	0.627	-
		K	0.612	0.893
		L	0.248	1.004
Tower 8 第 8 座	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、 28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓	A	0.353	4.953
		B	0.627	-
		C	0.709	-
		D	0.356	-
		E	0.356	-
		F	0.627	-
		G	0.627	-
		H	0.612	0.626

# INFORMATION ON DESIGN OF THE PHASE

## 期數的設計的資料

### SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Royal Sky Mansion 皇鑽匯	8/F-11/F 8 樓至 11 樓	A	9.766
		B	5.276
Aster Sky Mansion 彗鑽匯	8/F-11/F 8 樓至 11 樓	A	5.238
		B	7.209

# INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

**The Manager appointed under the executed deed of mutual covenant**  
MTR Corporation Limited

**根據已簽立的公契獲委任的管理人**  
香港鐵路有限公司