

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

Phase IXA of LOHAS Park (MARINI*)

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 3(3A) & Tower 3(3B) – 61 storeys

Note:

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

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

Tower 3(3A) & Tower 3(3B) – G/F, 1/F - 3/F, 5/F, 6/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-68/F, Roof, Lift Machine Room Level, Upper Roof and Top Roof

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

Tower 3(3A) & Tower 3(3B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F

Refuge floors of each multi-unit building:

Tower 3(3A) & Tower 3(3B) – 16/F and 43/F

Estimated material date for the Phase as provided by the authorized person for the Phase :

30 November 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 3(3A) & Tower 3(3B) of and in the residential portion of Phase IXA of LOHAS PARK is called “MARINI”

發展項目的期數(「期數」)* 的名稱:

日出康城發展項目第IXA期 (MARINI*)

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3座(3A)及第3座(3B) — 61層

備註:

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

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3座(3A)及第3座(3B) — 地下、1樓至3樓、5樓、6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68樓、天台、升降機機房樓層、上層天台及頂層天台

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3座(3A)及第3座(3B) — 4樓、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3座(3A)及第3座(3B) — 16樓及43樓

由期數的認可人士提供的期數的預計關鍵日期:

2021年11月30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」指批地文件的條件就期數而獲符合的日期。

* 日出康城的第IXA期中住宅部分第3座(3A)及第3座(3B)稱為「MARINI」

Vendor

MTR Corporation Limited (as “Owner”) ¹

Ever Merits Investments 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) Seareef Holdings Limited
- (2) Wheelock Properties Limited
- (3) Myers Investments Limited
- (4) Wheelock Investments Limited
- (5) Wheelock and Company Limited

Authorized Person for the Phase

Ip Kar Wai Kelvin

The firm or corporation of which an authorized person for the Phase is proprietor, director or employee in his or her professional capacity

Ronald Lu & Partners (Hong Kong) Limited

Building contractors for the Phase

Gammon Engineering & Construction Company Limited

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

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

Bank of China (Hong Kong) Limited

China Construction Bank Corporation, Hong Kong Branch

Standard Chartered Bank (Hong Kong) Limited

Sumitomo Mitsui Banking Corporation

The Bank of East Asia, Limited

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.

賣方

香港鐵路有限公司 (作為”擁有人”) ¹

Ever Merits Investments Limited (作為”如此聘用的人”) ²

擁有人的控權公司：

擁有人的控權公司：

不適用

如此聘用的人的控權公司：

- (1) Seareef Holdings Limited
- (2) 會德豐地產有限公司
- (3) Myers Investments Limited
- (4) Wheelock Investments Limited
- (5) 會德豐有限公司

期數的認可人士

葉嘉偉

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

呂元祥建築師事務所(香港)有限公司

期數的承建商

Gammon Engineering & Construction Company Limited

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

貝克•麥堅時律師事務所

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

中國建設銀行股份有限公司香港分行

渣打銀行(香港)有限公司

Sumitomo Mitsui Banking Corporation

東亞銀行有限公司

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管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

(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 Ever Merits Investments 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 Ever Merits Investments Limited(作為“如此聘用的人”)。

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 3(3A) 第3座(3A)	6/F 6樓	A	1.075
		B	1.075
		C	0.710
		D	1.574
		E	1.578
		F	1.115
	7/F-12/F, 15/F, 17/F-23/F, 25/F-26/F 7樓至12樓， 15樓， 17樓至23樓， 25樓至26樓	A	1.075
		B	1.075
		C	0.710
		D	1.574
		E	1.578
		F	1.115
	27/F-33/F, 35/F-42/F, 45/F-47/F 27樓至33樓， 35樓至42樓， 45樓至47樓	A	1.075
		B	1.075
		C	0.710
		D	1.574
		E	1.578
		F	1.115
	48/F-53/F, 55/F-63/F, 65/F-67/F 48樓至53樓， 55樓至63樓， 65樓至67樓	A	1.075
		B	1.075
		C	0.710
		D	1.574
		E	1.578
		F	1.115
68/F 68樓	B	1.075	
	C	0.710	
	D	1.574	
	E	1.578	
	F	1.115	

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 3(3B) 第3座(3B)	6/F 6樓	A	1.768
		B	0.670
		C	1.060
		D	1.655
		E	0.725
		F	0.680
	7/F-12/F, 15/F, 17/F-23/F, 25/F-26/F 7樓至12樓， 15樓， 17樓至23樓， 25樓至26樓	A	1.768
		B	0.670
		C	1.060
		D	1.655
		E	0.725
		F	0.680
	27/F-33/F, 35/F-42/F, 45/F-47/F 27樓至33樓， 35樓至42樓， 45樓至47樓	A	1.768
		B	0.670
		C	1.060
		D	1.655
		E	0.725
		F	0.680
	48/F-53/F, 55/F-63/F, 65/F-67/F 48樓至53樓， 55樓至63樓， 65樓至67樓	A	1.768
		B	0.670
		C	1.060
		D	1.655
		E	0.725
		F	0.680
68/F 68樓	A	3.288	
	B	0.670	
	C	1.060	
	D	1.655	
	E	0.725	
	F	0.680	

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 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 3(3A) 第3座(3A)	6/F 6樓	A	0.240
		B	0.240
		C	N/A
		D	N/A
		E	N/A
		F	N/A
	7/F-12/F, 15/F, 17/F-23/F, 25/F-26/F 7樓至12樓, 15樓, 17樓至23樓, 25樓至26樓	A	0.240
		B	0.240
		C	N/A
		D	N/A
		E	N/A
		F	N/A
	27/F-33/F, 35/F-42/F, 45/F-47/F 27樓至33樓, 35樓至42樓, 45樓至47樓	A	0.240
		B	0.240
		C	N/A
		D	N/A
		E	N/A
		F	N/A
	48/F-53/F, 55/F-63/F, 65/F-67/F 48樓至53樓, 55樓至63樓, 65樓至67樓	A	0.240
		B	0.240
		C	N/A
		D	N/A
		E	N/A
		F	N/A
68/F 68樓	B	0.240	
	C	N/A	
	D	N/A	
	E	N/A	
	F	N/A	

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of 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 3(3B) 第3座(3B)	6/F 6樓	A	0.240
		B	N/A
		C	N/A
		D	0.210
		E	N/A
		F	N/A
	7/F-12/F, 15/F, 17/F-23/F, 25/F-26/F 7樓至12樓, 15樓, 17樓至23樓, 25樓至26樓	A	0.240
		B	N/A
		C	N/A
		D	0.210
		E	N/A
		F	N/A
	27/F-33/F, 35/F-42/F, 45/F-47/F 27樓至33樓, 35樓至42樓, 45樓至47樓	A	0.240
		B	N/A
		C	N/A
		D	0.210
		E	N/A
		F	N/A
	48/F-53/F, 55/F-63/F, 65/F-67/F 48樓至53樓, 55樓至63樓, 65樓至67樓	A	0.240
		B	N/A
		C	N/A
		D	0.210
		E	N/A
		F	N/A
68/F 68樓	A	0.240	
	B	N/A	
	C	N/A	
	D	0.210	
	E	N/A	
	F	N/A	

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