

1 INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

The Vertex

Name of the street and the street number

29 Tonkin Street

*The provisional street number is subject to confirmation when the Development is completed.

The Development consists of a multi-unit building

Total number of storeys of the multi-unit building

33 storeys (divided into East Wing and West Wing)

The above numbers of storeys include B/F and G/F but exclude transfer plate, main roof, lift machine level, water tank level and top roof.

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

B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F

The above floor numberings do not include transfer plate, main roof, lift machine level, water tank level and top roof.

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

4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge floor of the multi-unit building

Main roof

The Development is an uncompleted development

- The estimated material date for the Development as provided by the Authorized Person for the Development is 31 October 2021.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of 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, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development 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 Development.

發展項目名稱

恆大·睿峰

街道名稱及門牌號數

東京街29號

*此臨時門牌號數有待發展項目建成時確認。

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

33層（分為東翼及西翼）

上述樓層數目包括地庫及地下，但不包括轉換層、主天台、電梯機電層、水缸層及上層天台。

發展項目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

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓

以上樓層號數不包括轉換層、主天台、電梯機電層、水缸層及上層天台。

該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

不設4樓、13樓、14樓、24樓及34樓

該幢多單位建築物內的庇護層

主天台

發展項目屬未落成發展項目

- 由發展項目的認可人士提供該發展項目的預計關鍵日期為2021年10月31日。
- 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。
- 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該發展項目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，即為該發展項目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發展項目而獲符合的日期。

2 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料

Vendor

TWIN CITY HOLDINGS LIMITED (as “Owner”),
Tianji Holding Limited (as “Person so engaged”)

Note:

“Owner” means the legal or beneficial owner of the residential properties in the Development.

“Person so engaged” means the person engaged by the Owner to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing of the Development.

Holding companies of the Vendor

Holding companies of the Owner (TWIN CITY HOLDINGS LIMITED)

TITLE GOLD LIMITED
EVER LEADER INDUSTRIAL LIMITED
LOFTY PROFICIENT HOLDINGS LIMITED
VMS CSW 1 Land Holdings Limited
VMS Real Estate Fund SPC - VMS CSW 1 Fund SP
VMS Real Estate Investment Management Limited
VMS Investment Management Group Limited
VMS Financial Services Group Limited
VMS Holdings Limited

Holding companies of the Person so engaged (Tianji Holding Limited)

恒大地产集团有限公司
广州市凯隆置业有限公司
广州市超丰置业有限公司
ANJI (BVI) Limited
China Evergrande Group

Authorized person for the Development

Mr. Ronald P. C. Liang

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

LWK & PARTNERS (HK) LIMITED

Building contractor for the Development

China Overseas Building Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Mayer Brown

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

CHINA CITIC BANK INTERNATIONAL LIMITED

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

Tianji Holding Limited

賣方

TWIN CITY HOLDINGS LIMITED (作為「擁有人」)、
天基控股有限公司 (作為「如此聘用的人」)

備註：

「擁有人」指發展項目住宅物業的法律上的擁有人或實益擁有人。

「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方的控權公司

擁有人 (TWIN CITY HOLDINGS LIMITED) 的控權公司

TITLE GOLD LIMITED
恒領實業有限公司
崇通控股有限公司
VMS CSW 1 Land Holdings Limited
VMS Real Estate Fund SPC - VMS CSW 1 Fund SP
VMS Real Estate Investment Management Limited
VMS Investment Management Group Limited
鼎珮金融集團有限公司
鼎珮控股有限公司

如此聘用的人 (天基控股有限公司) 的控權公司

恒大地产集团有限公司
广州市凯隆置业有限公司
广州市超丰置业有限公司
安基 (BVI) 有限公司
中國恒大集團

發展項目的認可人士

梁鵬程先生

發展項目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

梁黃顧建築師(香港)事務所有限公司

發展項目的承建商

中國海外房屋工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目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

中信銀行(國際)有限公司

已為發展項目的建造提供貸款的任何其他人

天基控股有限公司

3 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該項目的承建商屬合夥，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 Development 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. 賣方或該項目的承建商屬法團，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 Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬個人，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 Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬合夥，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 Development 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. 賣方或該項目的承建商屬法團，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 Development 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 Development. 賣方或該項目的承建商屬個人，並屬就該項目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 Development 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 Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目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 Development 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. 賣方或該項目的承建商屬法團，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 Development, is a private company, and an authorized person for the Development, 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發展項目的承建商屬私人公司，而該項目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

Note: A reference to the vendor herein is a reference to either TWIN CITY HOLDINGS LIMITED (as "Owner") or Tianji Holding Limited (as "Person so engaged").
備註：在此節提述賣方即提述TWIN CITY HOLDINGS LIMITED (作為「擁有人」)或天基控股有限公司 (作為「如此聘用的人」)。

3 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, 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項目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 Development 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. 賣方或該項目的承建商屬法團，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 Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，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 Development, 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 development 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項目的承建商屬私人公司，而就該項目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 Development, 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項目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 Development 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. 賣方或該項目的承建商屬法團，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 Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，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 Development is a corporation, and the corporation of which an authorized person for the development 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. 賣方或該項目的承建商屬法團，而該項目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 Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，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 herein is a reference to either TWIN CITY HOLDINGS LIMITED (as "Owner") or Tianji Holding Limited (as "Person so engaged").
備註：在此節提述賣方即提述TWIN CITY HOLDINGS LIMITED (作為「擁有人」)或天基控股有限公司 (作為「如此聘用的人」)。

4 INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each building is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆的厚度範圍為200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的總面積表

East Wing 東翼

Floor 樓層	Flat 單位	The 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)	The 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)
5/F 5樓	A	-	1.802
	B	0.390	0.306
	C	0.113	0.557
	D	0.113	0.162
	E	0.529	1.402
	F	0.289	1.384
	G	-	1.174
6/F - 12/F, 15/F - 16/F 6樓至12樓、 15樓至16樓	A	-	1.802
	B	0.390	0.306
	C	0.113	0.557
	D	0.113	0.162
	E	0.529	1.402
	F	0.289	1.384
	G	-	1.174

Floor 樓層	Flat 單位	The 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)	The 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)
17/F - 23/F, 25/F - 33/F and 35/F 17樓至23樓、 25樓至33樓及 35樓	A	-	1.802
	B	0.390	0.306
	C	0.225	0.907
	D	0.529	1.402
	E	0.289	1.384
	F	-	1.174
36/F 36樓	A	-	1.802
	B	0.304	1.644
	C	0.225	0.907
	D	0.529	1.402
	E	0.289	1.384
	F	-	1.174

4 INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

West Wing 西翼

Floor 樓層	Flat 單位	The 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)	The 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)
5/F 5樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.225	0.471
	G	0.113	0.305
	H	0.112	0.300
	J	0.112	0.170
	K	0.113	0.305
6/F - 12/F, 15/F - 16/F 6樓至12樓、 15樓至16樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.225	0.471
	G	0.113	0.305
	H	0.112	0.300
	J	0.112	0.170
	K	0.113	0.305

Floor 樓層	Flat 單位	The 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)	The 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)
17/F 17樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.735	1.075
	G	0.112	0.798
	H	0.500	0.249
18/F - 23/F, 25/F - 33/F and 35/F 18樓至23樓、 25樓至33樓及 35樓	A	-	0.617
	B	0.113	0.336
	C	0.113	0.344
	D	0.203	-
	E	0.229	0.918
	F	0.735	1.075
	G	0.112	0.798
	H	0.500	0.249

5 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant
Fortune Ascent Property Management Limited

根據公契的最新擬稿，獲委任為發展項目的管理人的人
升裕物業管理有限公司