

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.4
銷售安排第 4 號

Name of the Phase of the Development : 發展項目的期數的名稱 :	Phase IVA (“the Phase”) of LOHAS Park * 日出康城的第 IVA 期 (「期數」) *
Date of the Sale : 出售日期 :	From 12 October 2017 由 2017 年 10 月 12 日起
Time of Sale : 出售時間 :	<p><u>On 12 October 2017: (“the first date of the sale”)</u> From 7:00 p.m. to 11:00 p.m.</p> <p><u>From 13 October 2017 and thereafter:</u> From 2:30 p.m. to 8:00 p.m. (Monday to Friday) From 11:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holiday)</p> <p><u>2017 年 10 月 12 日 : (「出售首天」)</u> 由晚上 7 時至晚上 11 時</p> <p><u>由 2017 年 10 月 13 日及之後 :</u> 由下午 2 時 30 分至晚上 8 時 (星期一至五) 由上午 11 時至晚上 8 時 (星期六、日及公眾假期)</p>
Place where the sale will take place : 出售地點 :	<p><u>On 12 October 2017:</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC 11/F Venue”)</p> <p><u>From 13 October 2017 and thereafter:</u> 12/F, BEA Tower, Millennium City 5, 418 Kwun Tong Road, Kwun Tong, Kowloon (“MC5 Venue”)</p> <p><u>2017 年 10 月 12 日 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「ICC 11 樓會場」)</p> <p><u>由 2017 年 10 月 13 日及之後 :</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」)</p>
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 :	10
<p>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 :</p> <p><u>The following units in Tower 1(1A): 以下在第 1 座(1A)的單位 :</u> 39A, 38A, 31A, 30A, 19A, 18A</p> <p><u>The following units in Tower 1(1B): 以下在第 1 座(1B)的單位 :</u> 52A, 51A</p> <p><u>The following unit in Tower 2(2A): 以下在第 2 座(2A)的單位 :</u> 52A</p> <p><u>The following unit in Tower 2(2B): 以下在第 2 座(2B)的單位 :</u> 52A</p>	
<p>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 :</p> <p><u>On 12 October 2017 (“the first date of the sale”)</u></p> <p>1. Balloting will be used to determine the order of priority.</p>	

2. Persons interested in purchasing **not more than two (2)** specified residential properties (the “**Registrant**”) must follow the procedures below.

3. A Registrant must submit the following:-

- (a) **only one** Registration of Intent (Form S) duly completed and signed by the Registrant;
- (b) Registration of Intent (Form S) shall be accompanied with cashier order(s). If the number of specified residential properties the Registrant purchases exceeds the number of cashier order(s) submitted with the Registration of Intent (Form S), the Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Deacons”; and
- (c) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to MC5 Venue after relevant price lists of the specified residential properties are made available till 3:30 p.m. on 12 October 2017 during office hours (i.e. from 11:00 a.m. to 10:00 p.m. on 8 October 2017, from 2:30 p.m. to 10:00 p.m. from 9 October 2017 to 10 October 2017 and from 2:30 p.m. to 8:00 p.m. from 11 October 2017 to 12 October 2017). The closing time for submission of Registration of Intent (Form S) will be 3:30 p.m. on 12 October 2017. Late submission or submission outside the office hours will not be accepted.

4. (a) On the first date of sale, Registrant who holds a valid Registration of Intent (Form S) (if the Registrant comprises corporation, then **all directors** of that corporation) shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC 11/F Venue between 7:00 p.m. and 7:30 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 the lobby on 8/F and/or the lobby on 9/F and/or 10/F and/or 16/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 and making announcement and/or posting notice(s) at the ICC 11/F Venue and the Additional ICC Venues. The Registrants who arrive at the ICC 11/F Venue or (if directed by the Vendor) the Additional ICC Venues beyond 7:30 p.m. on the first date of sale shall not be eligible to participate in the balloting.

(b) For the purpose of verification of identity, the Registrants must bring along the original receipt of the valid Registration of Intent (Form S) and his/her/its/their original H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and the original H.K.I.D. Card(s)/Passport(s) of all of the director(s).

(c) (If the Registrant comprises corporation) If after the submission of Registration of Intent (Form S) there is any change in the directorship of the corporation, the Registration of Intent (Form S) shall become invalid immediately and such Registrant shall not be eligible to participate in the balloting.

(d) For the purpose of the balloting, every Registration of Intent (Form S) shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC 11/F Venue and the Additional ICC Venues (if applicable). The Registrants will not be separately notified of the ballot results.

(e) The Registrant who leaves the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) while it is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.

5. (a) Immediately after the balloting, the Registrants shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) 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 **one (1) or two (2)** specified residential property(ies), otherwise his/her/its/their order of priority shall lapse automatically and he/she/it/they will no longer be eligible to select and purchase specified residential property(ies).

(b) If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in sub-paragraph (a), the Registrant shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).

(c) If a registrant has selected **one (1)** specified residential property, prior to the signing of the Preliminary

Agreement for Sale and Purchase to purchase such specified residential property, the Registrant may notify the Vendor on spot to **add** individual(s) to sign the Preliminary Agreement for Sale and Purchase, provided that the additional individual(s) must be the **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of **ALL** the individual(s) comprised in the Registrant and subject to the provision of adequate proof of such relationship(s) 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** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant's request to add any individual(s).

(d) If a registrant has selected **two (2)** specified residential properties, prior to the signing of one or more Preliminary Agreement(s) for Sale and Purchase to purchase such specified residential properties, the Registrant may notify the Vendor on spot to **add and/or delete** individual(s) signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:

(i) a registrant will not be allowed to first delete and then add individual(s) signing the Preliminary Agreement for Sale and Purchase;

(ii) if a registrant wishes to add any individual(s), then prior to adding of any 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 Registration of Intent (Form S) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final;

(iii) if a registrant wishes to delete any individual(s), then prior to deletion of any individual(s) all the individual(s) comprised in the registrant must be the **close family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) of each other and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.

6. Each individual or corporation (whether alone or jointly with others) shall only be registered under **one** valid Registration of Intent (Form S). Duplicated registration will not be accepted. The Registration of Intent (Form S) is personal to the registrant and shall not be transferable. The order of submission of the Registration of Intent (Form S) 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 (Form S) is valid and should be included in balloting.

7. If a registrant purchases any specified residential property(ies), the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).

8. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

9. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number indicated in his/her/its/their Registration of Intent, his/her/its/their unused cashier order(s) will be available for collection by the registrant (or his/her/its/their authorized person) at the MC5 Venue on 13 October 2017 during office hours (i.e. from 2:30 p.m. to 8:00 p.m.). The registrant must bring along his/her/its/their 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), (if applicable) copy of Business Registration Certificate, the original receipt of valid Registration of Intent (Form S), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

10. 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).

11. The Vendor reserves the right to close the ICC 11/F Venue and the Additional ICC Venues (if applicable) 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 9 above.

12. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 6:00 a.m. and 11:55 p.m. on the date on which Registration of Intent (Form S) may be submitted and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the MC5 Venue and/or the ICC 11/F 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 (Form S) 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 and/or the ICC 11/F Venue and/or the Additional ICC Venues (if

applicable). Details of the arrangement will be posted by the Vendor on the website (www.wingsatsea.com.hk) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.

On 13 October 2017 and thereafter:

13. 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 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).
14. 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 9 above.
15. 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.
16. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 6:00 a.m. and 11:55 p.m. on any date of sale (other than the first date of the sale), for the safety of the registrants 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 (www.wingsatsea.com.hk) designated by the Vendor for the Phase of the Development.
17. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2017年10月12日(下稱「出售首天」):

1. 以抽籤方式決定選擇住宅物業的次序。
2. 有意購買不多於 2 個指明住宅物業的人士(下稱「登記人」)須遵從下述的程序。
3. 登記人須從指明住宅物業的相關價單提供後至 2017 年 10 月 12 日下午 3 時 30 分於辦公時間內(即 2017 年 10 月 8 日上午 11 時至晚上 10 時、2017 年 10 月 9 日至 2017 年 10 月 10 日下午 2 時 30 分至晚上 10 時及 2017 年 10 月 11 日至 2017 年 10 月 12 日下午 2 時 30 分至晚上 8 時)到 MC5 會場：
 - (a) 遞交一份已填妥及由登記人簽署的購樓意向登記(表格 S)；
 - (b) 購樓意向登記(表格 S)須附有本票，如果登記人選購的指明住宅物業數目多於其遞交購樓意向登記(表格 S)時附有本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張本票金額為港幣\$100,000 及抬頭人須為「的近律師行」；及
 - (c) 遞交登記人的香港身份證/護照或(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證/護照副本。遞交購樓意向登記(表格 S)截止時間為 2017 年 10 月 12 日下午 3 時 30 分。逾期遞交或在辦公時間以外遞交的恕不受理。
4.
 - (a) 持有有效的購樓意向登記(表格 S)之登記人(如登記人由公司組成，則該公司的**所有董事**)須於出售首天晚上 7 時至晚上 7 時 30 分內**親身**(或由授權人按賣方所規定的樣本並有效地簽署的授權書)到達 ICC 11 樓會場。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 8 樓大堂及/或 9 樓大堂及/或 10 樓及/或 16 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 11 樓會場及外加 ICC 會場作出公布及/或貼出告示。於出售首天晚上 7 時 30 分以外的時間才到達 ICC 11 樓會場或(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。
 - (b) 為讓賣方核實登記人身份，登記人須攜同有效的購樓意向登記(表格 S)收據正本及其香港身份證/護照正本或(如適用)商業登記證書副本及所有董事的香港身份證/護照正本。
 - (c) (如登記人由公司組成)如果在遞交購樓意向登記(表格 S)後，公司有任何董事會成員的變更，其相關的購樓意向登記(表格 S)將立即變成無效，登記人將不享有參與抽籤的資格。
 - (d) 為抽籤的目的，每一份購樓意向登記(表格 S)可獲分配 1 個籌。賣方會將抽籤結果，包括「登記號

碼」及「抽籤結果順序」於 ICC 11 樓會場及外加 ICC 會場(如適用)公布及/或貼出告示。登記人將不獲另行通知抽籤結果。

- (e) 在進行選購指明住宅物業之時離開 ICC 11 樓會場及/或外加 ICC 會場(如適用)之登記人將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。
5. (a) 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**(或由授權人按賣方所規定的樣本並有效地簽署的授權書)揀選於當時仍可供揀選的指明住宅物業。登記人須選購 **1 個或 2 個**指明住宅物業，否則其優先次序將自動失效，登記人將不再享有選購指明住宅物業的資格。
- (b) 如果登記人遵從第(a)分段的規則成功揀選指明住宅物業，登記人須**親身**(或由授權人按賣方所規定的樣本並有效地簽署的授權書)簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
- (c) 若登記人揀選了 **1 個**指明住宅物業，在簽署臨時買賣合約購買該指明住宅物業前，登記人可即時通知賣方**增加**簽署臨時買賣合約的個人，惟新加入之個人必須為**所有**組成登記人的個人的**近親**(即配偶、父母、子女、兄弟及姊妹)及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**(或由授權人按賣方所規定的樣本並有效地簽署的授權書)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要求。
- (d) 若登記人揀選了 **2 個**指明住宅物業，在簽署一份或多份臨時買賣合約購買該等指明住宅物業前，登記人可即時通知賣方**增加及/或刪除**簽署臨時買賣合約的個人，惟須受以下所限：-
- (i) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人；
- (ii) 如登記人希望加入任何個人，則在加入任何個人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**組成購樓意向登記(表格 S)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；
- (iii) 如登記人希望刪除任何個人，則在刪除任何個人之前**所有**組成登記人的個人必須互相為對方的**近親家庭成員**(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女)及登記人須提供令賣方滿意的該**近親家庭成員**關係的證明，就此賣方的決定為最終。
6. 每人或公司(不論單獨或與他方聯名)只可登記**一份**有效的購樓意向登記(表格 S)，重複的登記將不會被接受。購樓意向登記(表格 S)只適用於登記人本人及不能轉讓。遞交購樓意向登記(表格 S)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(表格 S)是否有效及是否應被納入抽籤。
7. 如登記人成功購入任何指明住宅物業，本票將會用作支付購買指明住宅物業的部份臨時訂金。
8. 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。
9. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目少於其於相關購樓意向登記述明者，可於 2017 年 10 月 13 日辦公時間內(即下午 2 時 30 分至晚上 8 時)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)、(如適用)商業登記證書副本、有效的購樓意向登記(表格 S)收據正本、及(如適用)有效的授權信及獲授權人士之香港身份證 / 護照副本。
10. 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，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
11. 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 11 樓會場及外加 ICC 會場(如適用)，惟 MC5 會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
12. 如在可遞交購樓意向登記(表格 S)的任何一天及/或出售首天上午 6 時至晚上 11 時 55 分的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 MC5 會場及/或 ICC 11 樓會場及/或外加 ICC 會場(如適用)的秩序，賣方保留絕對權利更改遞交購樓意向登記(表格 S)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 會場及/或 ICC 11 樓會場及/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的期數指定的互聯網網站的網址(www.wingsatsea.com.hk)公布。登記人將不獲另行通知。

2017年10月13日及之後：

13. 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，賣方保留絕對權利以任何方式(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。
14. 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 9 段指明的時間內開放以用作辦理取回未使用的本票。
15. 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。
16. 如在任何出售日期(除出售首天)的上午 6 時至晚上 11 時 55 分的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 MC5 會場的秩序，賣方保留絕對權利關閉 MC5 會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址(www.wingsatsea.com.hk) 公布。
17. 倘若本銷售安排中英文文本有異，以英文文本為準。

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：

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

九龍觀塘觀塘道 418 號創紀之城 5 期東亞銀行中心 12 樓

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

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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***Remarks:**

Tower 1 (1A & 1B) and Tower 2 (2A & 2B) of and in Phase IVA of LOHAS Park are called “Wings at Sea”.

***備註：**

日出康城的第 IVA 期中第 1 座 (1A 及 1B) 及第 2 座 (2A 及 2B) 稱為「晉海」。