

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

Name of the Phase of the Development : 發展項目的期數的名稱 :	Phase IVB (“the Phase”) of LOHAS Park * 日出康城的第 IVB 期 (「期數」) *
Date of the Sale : 出售日期 :	From 22 October 2017 由 2017 年 10 月 22 日起
Time of Sale : 出售時間 :	<p><u>On 22 October 2017: (“the first date of the sale”)</u> From 8:00 a.m. to 11:55 p.m.</p> <p><u>From 23 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 22 日 : (「出售首天」)</u> 由上午 8 時至晚上 11 時 55 分</p> <p><u>由 2017 年 10 月 23 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 22 October 2017:</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC 11/F Venue”)</p> <p><u>From 23 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 22 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 23 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 :	227
<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 5(5A): 以下在第 5 座(5A)的單位 :</u> 55E, 53E, 52E, 51E, 50E, 48E, 47E, 46E, 45E, 43E, 42E, 41E, 40E, 39E, 38E, 37E, 36E, 35E, 33E, 32E, 31E, 30E, 28E, 27E, 26E, 25E, 23E, 22E, 21E, 20E, 19E, 18E, 16E, 12E, 10E, 8E, 6E, 3E</p> <p><u>The following units in Tower 5(5B): 以下在第 5 座(5B)的單位 :</u> 55A, 53A, 52A, 51A, 50A, 48A, 47A, 46A, 45A, 43A, 42A, 41A, 40A, 39A, 38A, 37A, 36A, 35A, 33A, 32A, 31A, 30A, 28A, 27A, 26A, 25A, 23A, 22A, 21A, 20A, 19A, 18A, 16A, 12A, 10A, 8A, 6A, 3A, 55B, 53B, 52B, 51B, 50B, 48B, 47B, 46B, 45B, 43B, 42B, 41B, 40B, 39B, 38B, 37B, 36B, 35B, 33B, 32B, 31B, 30B, 28B, 27B, 26B, 25B, 23B, 22B, 21B, 20B, 19B, 18B, 16B, 12B, 10B, 8B, 6B, 3B, 55C, 53C, 52C, 51C, 50C, 48C, 47C, 46C, 45C, 43C, 42C, 41C, 40C, 39C, 38C, 37C, 36C, 35C, 33C, 32C, 31C, 30C, 28C, 27C, 26C, 25C, 23C, 22C, 21C, 20C, 19C, 18C, 16C, 12C, 10C, 8C, 6C, 3C, 55D, 53D, 52D, 51D, 50D, 48D, 47D, 46D, 45D, 43D, 42D, 41D, 40D, 39D, 38D, 37D, 36D, 35D, 33D, 32D, 31D, 30D, 28D, 27D, 26D, 25D, 23D, 22D, 21D, 20D, 19D, 18D, 16D, 12D, 10D, 8D, 6D, 3D, 55F, 53F, 52F, 51F, 50F, 48F, 47F, 46F, 45F, 43F, 42F, 41F, 40F, 39F, 38F, 37F, 36F, 35F, 33F, 32F, 31F, 28F, 27F, 26F, 25F, 23F, 22F, 21F, 20F, 19F, 18F, 16F, 12F, 10F, 8F, 6F, 3F</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 22 October 2017 (“the first date of the sale”)</u></p>	

(I) Abstract

The sale of the specified residential properties will be divided into 2 sessions, and shall be proceeded in the following order, namely, Session F followed by Session B:-

<i>Session</i>	<i>Eligible registrants</i>	<i>Specified residential properties that will be offered to be sold in that Session</i>	<i>Rules for selecting specified residential properties</i>
F	“Wings at Sea FANs” (as defined in paragraph 2 of Section (II) below) who must be individuals. Corporations cannot participate in this Session F.	The following units (“ Session F Units ”):- <u>The following units in Tower 5(5A):</u> 55E, 53E, 52E, 50E, 47E, 45E, 42E, 40E, 38E, 36E, 33E, 31E, 27E, 25E, 22E, 20E, 18E, 12E, 8E, 3E <u>The following units in Tower 5(5B):</u> 55A, 53A, 52A, 50A, 47A, 45A, 42A, 40A, 38A, 36A, 33A, 31A, 27A, 25A, 22A, 20A, 18A, 12A, 8A, 3A, 55B, 53B, 52B, 50B, 47B, 45B, 42B, 40B, 38B, 36B, 33B, 31B, 27B, 25B, 22B, 20B, 18B, 12B, 8B, 3B, 55C, 53C, 52C, 50C, 47C, 45C, 42C, 40C, 38C, 36C, 33C, 31C, 27C, 25C, 22C, 20C, 18C, 12C, 8C, 3C, 55D, 53D, 52D, 50D, 47D, 45D, 42D, 40D, 38D, 36D, 33D, 31D, 27D, 25D, 22D, 20D, 18D, 12D, 8D, 3D, 55F, 53F, 52F, 50F, 47F, 45F, 42F, 40F, 38F, 36F, 33F, 31F, 27F, 25F, 22F, 20F, 18F, 12F, 8F, 3F	May purchase not more than two (2) specified residential properties.
B	Individuals or corporations	All specified residential properties including the remaining Session F Units.	May purchase not more than two (2) specified residential properties.

(II) Procedures for Session F

- Balloting will be used to determine the order of priority. Wings at Sea FANs interested in purchasing any of the specified residential properties that will be offered to be sold in Session F (“**Form F Registrant**”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (II) and (IV) of this Sales Arrangements.
- “**Wings at Sea FANs**” means the individual (or if the registrant is a group of individuals, any of the individuals) who has submitted a registration of intent (form A) or registration of intent (form B) or registration of intent (form S) or registration slip(s) applicable to Sales Arrangements No. 1, 2, 2A, 3, 4 and/or 5 of Phase IVA of LOHAS Park^ and yet has not successfully purchased (whether by such individual or any other person) any residential property of Phase IVA of LOHAS Park^ by virtue of any of such registration of intent (form A) or registration of intent (form B) or registration of intent (form S) or registration slip(s) (collectively the “**Phase IVA Registration of Intent**”):-
 - If the registrant of a Phase IVA Registration of Intent comprises more than one individuals, each of such individuals alone is a Wings at Sea FANs who can, whether alone or joining other Wings at Sea FANs, submit one Registration of Intent (Form F) for participation in this Session F.
 - A Form F Registrant can comprise more than one Wings at Sea FANs who are registered under the same or different Phase IVA Registration of Intent(s).
 - In case of dispute, the Vendor reserves its right to determine whether a registrant is a Wings at Sea FANs and/or a Form F Registrant whose determination shall be final.
- Form F Registrant must submit the following:-

- (a) **only one** Registration of Intent (Form F) duly completed and signed by the Form F Registrant;
- (b) Registration of Intent (Form F) shall be accompanied with cashier order(s). The number of cashier order(s) shall equal to the number of specified residential properties which Form F Registrant intends to purchase as indicated in the Registration of Intent (Form F), but in any event shall not exceed 2. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Deacons”; and
- (c) a copy of the Form F Registrant’s H.K.I.D. Card(s)/Passport(s)

to MC5 Venue after relevant price lists of the specified residential properties are made available till 3:30 p.m. on 21 October 2017 during office hours (i.e. from 2:30 p.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent (Form F) will be 3:30 p.m. on 21 October 2017. Late submission or submission outside the office hours will not be accepted.

4. Balloting will take place in batches:-

- (a) First round balloting for this Session (for dividing all Form F Registrants into one or more sub-group(s))
 - (i) The first round balloting for this Session will take place at or after 5:00 p.m. on 21 October 2017 at the MC5 Venue for the purposes of dividing the Form F Registrants into one or more sub-group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the MC5 Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the MC5 Venue. Form F Registrants will not be notified separately of such changes.
 - (ii) The results of the first round balloting, including “registration number”, “division of sub-group”, “check-in timeslot for each sub-group” will be posted by the Vendor at the MC5 Venue and 3/F, Lobby International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Form F Registrants will not be separately notified of the ballot results.
- (b) Second round balloting (for determining the order of priority of Form F Registrants in selecting and purchasing specified residential properties)
 - (i) The second round balloting for the sub-group(s) of Form F Registrants will take place on the first date of the sale in batches at the ICC 11/F Venue at the beginning of the relevant “check-in timeslot for each sub-group” as posted by the Vendor pursuant to sub-paragraph (a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 11/F Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the ICC 11/F Venue. Form F Registrants will not be notified separately of such changes.
 - (ii) For the purpose of verification of identity, Form F Registrants must bring along the original receipt of the valid Registration of Intent (Form F) and his/her/their original H.K.I.D. Card(s)/Passport(s) and **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 according to “check-in timeslot for each sub-group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round 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 Form F Registrants by making announcement and/or posting notice(s) at the ICC 11/F Venue and the Additional ICC Venues. Form F Registrants who arrive at the ICC 11/F Venue or (if directed by the Vendor) the Additional ICC Venues beyond their “check-in timeslot for each sub-group” shall not be eligible to participate in this Session.
 - (iii) For the purpose of the second round balloting, every Registration of Intent (Form F) shall be allotted one lot. The results of the second round 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). Form F Registrants will not be separately notified of the ballot results.
 - (iv) Form F Registrant who leaves the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) while his/her/their sub-group 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/their order of priority shall lapse immediately.

5. (a) Immediately after the second round balloting, Form F 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 Form F Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above applicable to Session F** select and purchase 1 or 2 specified residential property(ies), otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in this Session.

- (b) If the Form F Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form F 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) Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form F Registrant may notify the Vendor on spot to add individual(s), 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 Form F 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 Form F Registrant’s request to add any individual(s).

(III) Procedures for Session B

- 6. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold in Session B (“**Form B Registrant**”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (III) and (IV) of this Sales Arrangements.
- 7. The Vendor may postpone the commencement of Session B pending completion of Session F. Form B Registrants will not be separately notified of such change.
- 8. Form B Registrant must submit the following:-
 - (a) **only one** Registration of Intent (Form B) duly completed and signed by the Form B Registrant;
 - (b) Registration of Intent (Form B) shall be accompanied with cashier order(s). The number of cashier order(s) shall equal to the number of specified residential properties which Form B Registrant intends to purchase as indicated in the Registration of Intent (Form B), but in any event shall not exceed 2. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Deacons”; and
 - (c) a copy of the Form B 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 21 October 2017 during office hours (i.e. from 2:30 p.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent (Form B) will be 3:30 p.m. on 21 October 2017. Late submission or submission outside the office hours will not be accepted.

- 9. Balloting will take place in batches:-
 - (a) First round balloting for this Session (for dividing all Form B Registrants into one or more sub-group(s))
 - (i) The first round balloting for this Session will take place at or after 5:00 p.m. on 21 October 2017 at the MC5 Venue for the purposes of dividing the Form B Registrants into one or more sub-group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the MC5 Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the MC5 Venue. Form B Registrants will not be notified separately of such changes.
 - (ii) The results of the first round balloting, including “registration number”, “division of sub-group”, “check-in timeslot for each sub-group” will be posted by the Vendor at the MC5 Venue and 3/F, Lobby International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Form B Registrants will not be separately notified of the ballot results.
 - (b) Second round balloting (for determining the order of priority of Form B Registrants in selecting and purchasing specified residential properties)

- (i) The second round balloting for the sub-group(s) of Form B Registrants will take place on the first date of the sale in batches at the ICC 11/F Venue at the beginning of the relevant “check-in timeslot for each sub-group” as posted by the Vendor pursuant to sub-paragraph (a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 11/F Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the ICC 11/F Venue. Form B Registrants will not be notified separately of such changes.
- (ii) For the purpose of verification of identity, Form B Registrants must bring along the original receipt of the valid Registration of Intent (Form B) 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 the director(s) and (if the Form B Registrant comprises corporation, then **all of the directors** of that corporation) **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 according to “check-in timeslot for each sub-group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of the Additional ICC Venues to accommodate some of the Form B Registrants by making announcement and/or posting notice(s) at the ICC 11/F Venue and the Additional ICC Venues. Form B Registrants who arrive at the ICC 11/F Venue or (if directed by the Vendor) the Additional ICC Venues beyond their “check-in timeslot for each sub-group” shall not be eligible to participate in this Session.
- (iii) (If the Form B Registrant comprises corporation) If after the submission of Registration of Intent (Form B) there is any change in the directorship of the corporation, the Registration of Intent (Form B) shall become invalid immediately and such Form B Registrant shall not be eligible to participate in this Session.
- (iv) For the purpose of the second round balloting, every Registration of Intent (Form B) shall be allotted one lot. The results of the second round 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). Form B Registrants will not be separately notified of the ballot results.
- (v) Form B Registrant who leaves the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) while his/her/its/their sub-group 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.

10. (a) Immediately after the second round balloting, Form B 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 Form B Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above applicable to Session B** select and purchase 1 or 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 participate in this Session.
- (b) If the Form B Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form B 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) Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form B Registrant may notify the Vendor on spot to add individual(s), 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 Form B 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 Form B Registrant’s request to add any individual(s).

(IV) General Procedures

11. (a) Each Wings at Sea FAN (whether alone or jointly with other Wings at Sea FANs) shall only be registered under one valid Registration of Intent (Form F). Each individual (including Wings at Sea FANs) or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent (Form B). Duplicated registration in a Session will not be accepted.
- (b) The Registration of Intent (Form F) / Registration of Intent (Form B) is personal to the registrant and shall

not be transferable. The order of submission of the Registration of Intent (Form F) / Registration of Intent (Form B) will not have any impact on the order of priority for selecting the specified residential properties.

- (c) In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent (Form F) / Registration of Intent (Form B) is valid and should be included in balloting.
12. 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).
13. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
14. 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(s) 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 from 23 October 2017 to 24 October 2017 during office hours (i.e. from 2:30 p.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). 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 F) / Registration of Intent (Form B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
15. 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).
16. 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 14 above.
17. 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 F) / Registration of Intent (Form B) 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 F) / Registration of Intent (Form B) 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.wingsatsea2.com.hk) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.

On 23 October 2017 and thereafter:

18. 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).
19. 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 14 above.
20. 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.
21. 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.wingsatsea2.com.hk) designated by the Vendor for the Phase of the Development.
22. 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22日(下稱「出售首天」):

(I) 摘要

指明住宅物業將會分兩節出售及順序以第 F 節然後第 B 節進行：

節	合資格登記人	將在該節提供出售的指明住宅物業	揀選指明住宅物業的規則
F	"晉海 FANs" (定義見下述第(II)部份第 2 段)，必須是個人。公司名義不可參與此第 F 節。	以下單位(「第 F 節單位」): <u>以下在第 5 座(5A)的單位:</u> 55E, 53E, 52E, 50E, 47E, 45E, 42E, 40E, 38E, 36E, 33E, 31E, 27E, 25E, 22E, 20E, 18E, 12E, 8E, 3E <u>以下在第 5 座(5B)的單位:</u> 55A, 53A, 52A, 50A, 47A, 45A, 42A, 40A, 38A, 36A, 33A, 31A, 27A, 25A, 22A, 20A, 18A, 12A, 8A, 3A, 55B, 53B, 52B, 50B, 47B, 45B, 42B, 40B, 38B, 36B, 33B, 31B, 27B, 25B, 22B, 20B, 18B, 12B, 8B, 3B, 55C, 53C, 52C, 50C, 47C, 45C, 42C, 40C, 38C, 36C, 33C, 31C, 27C, 25C, 22C, 20C, 18C, 12C, 8C, 3C, 55D, 53D, 52D, 50D, 47D, 45D, 42D, 40D, 38D, 36D, 33D, 31D, 27D, 25D, 22D, 20D, 18D, 12D, 8D, 3D, 55F, 53F, 52F, 50F, 47F, 45F, 42F, 40F, 38F, 36F, 33F, 31F, 27F, 25F, 22F, 20F, 18F, 12F, 8F, 3F	可購買不多於 2 個 指明住宅物業。
B	個人或公司名義	所有剩餘仍可出售的指明住宅物業，包括餘下的第 F 節單位。	可購買不多於 2 個 指明住宅物業。

(II) 第 F 節的程序

- 以抽籤方式決定選擇住宅物業的次序。有意購買任何在第 F 節出售的指明住宅物業的晉海 FANs (下稱「**表格 F 登記人**」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(II)及(IV)部份指定的程序。
- "晉海 FANs"，指曾經遞交了適用於日出康城的第 IVA 期[^] 的銷售安排第 1 號、2 號、2A 號、3 號、4 號及/或 5 號的購樓意向登記 (表格 A) 或購樓意向登記 (表格 B) 或購樓意向登記 (表格 S) 或登記表格的個人(如登記人為一組個人組成，任何一名個人)，但從未透過該等購樓意向登記或登記表格購入 (無論是由此個人或任何其他個人購入) 任何日出康城的第 IVA 期[^]的指明住宅物業 (該等購樓意向登記 (表格 A) 或購樓意向登記 (表格 B) 或購樓意向登記 (表格 S) 或登記表格下文統稱「**第 IVA 期購樓意向登記**」)：
 - 如第 IVA 期購樓意向登記的登記人由多於一名個人組成，則每名個人各自都是晉海 FANs，可以(不論單獨或與其他晉海 FANs 聯名)遞交一份購樓意向登記 (表格 F) 參與此第 F 節。
 - 表格 F 登記人可由多於一名晉海 FANs 組成，其於同一份或不同的第 IVA 期購樓意向登記內登記。
 - 如有爭議，賣方保留權利決定登記人是否晉海 FANs 及/或表格 F 登記人，就此賣方的決定為最終。
- 表格 F 登記人須從指明住宅物業的相關價單提供後至 2017 年 10 月 21 日下午 3 時 30 分於辦公時間內(即星期一至五下午 2 時 30 分至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)到 MC5 會場：
 - 遞交一份已填妥及由表格 F 登記人簽署的購樓意向登記(表格 F)；
 - 購樓意向登記(表格 F)須附有本票，本票的數目須與表格 F 登記人於購樓意向登記(表格 F)內填寫的意欲購買的指明住宅物業數目相同，惟不能多於 2 個。每張本票金額為港幣\$100,000 及抬頭人須為「的近律師行」；及

(c) 遞交表格 F 登記人的香港身份證/護照

遞交購樓意向登記(表格 F)截止時間為 2017 年 10 月 21 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. 抽籤將分階段進行：

(a) 本節的第一輪抽籤(將所有表格 F 登記人分為一個或多個組別)

(i) 本節的第一輪抽籤程序將於 2017 年 10 月 21 日下午 5 時或之後於 MC5 會場進行，以將表格 F 登記人分為一個或多個組別。為了維持 MC5 會場秩序及/或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 MC5 會場。表格 F 登記人將不獲另行通知該等修改。

(ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 MC5 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。表格 F 登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤(決定表格 F 登記人的選購指明住宅物業的優先次序)

(i) 已被分組的表格 F 登記人的第二輪抽籤程序將於出售首天於賣方根據上述第(a)(ii)分段公布之相關「每組別報到時段」開始時於 ICC 11 樓會場分階段進行。為了維持 ICC 11 樓會場秩序及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 11 樓會場。表格 F 登記人將不獲另行通知該等修改。

(ii) 為讓賣方核實登記人身份，表格 F 登記人須按賣方公布的「每組別報到時段」親身(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)攜同有效的購樓意向登記(表格 F)收據正本及其香港身份證/護照正本，到達 ICC 11 樓會場。賣方可基於流程、效率、方便、安全及/或其他便利第二輪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」)以容納部份表格 F 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。於其「每組別報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加 ICC 會場的表格 F 登記人將不享有參與本節的資格。

(iii) 為第二輪抽籤的目的，每一份購樓意向登記(表格 F)可獲分配 1 個籌。賣方會將第二輪抽籤結果，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。表格 F 登記人將不獲另行通知抽籤結果。

(iv) 在其組別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)之表格 F 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) 第二輪抽籤後，表格 F 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(或由獲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。表格 F 登記人須遵守上述第(I)部份的摘要列出適用於第 F 節的規則選購 1 個或 2 個指明住宅物業，否則其優先次序將自動失效，表格 F 登記人將不再享有參與本節的資格。

(b) 如果表格 F 登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業，表格 F 登記人須親身(或由獲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) 在簽署臨時買賣合約前，表格 F 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表格 F 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(或由獲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名字的要求。

(III) 第 B 節的程序

6. 以抽籤方式決定選擇住宅物業的次序。有意購買任何在第 B 節出售的指明住宅物業的合資格人士(下稱「表格 B 登記人」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(III)及(IV)部份指定的程序。

7. 賣方有權利押後第 B 節開始的時間直至第 F 節完畢為止。表格 B 登記人將不獲另行通知該更改。
8. 表格 B 登記人須從指明住宅物業的相關價單提供後至 2017 年 10 月 21 日下午 3 時 30 分於辦公時間內(即星期一至五下午 2 時 30 分至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)到 MC5 會場：
- (a) 遞交一份已填妥及由表格 B 登記人簽署的購樓意向登記(表格 B)；
 - (b) 購樓意向登記(表格 B)須附有本票，本票的數目須與表格 B 登記人於購樓意向登記(表格 B)內填寫的意欲購買的指明住宅物業數目相同，惟不能多於 2 個。每張本票金額為港幣\$100,000 及抬頭人須為「的近律師行」；及
 - (c) 遞交表格 B 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 B)截止時間為 2017 年 10 月 21 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。

9. 抽籤將分階段進行：

(a) 本節的第一輪抽籤(將所有表格 B 登記人分為一個或多個組別)

- (i) 本節的第一輪抽籤程序將於 2017 年 10 月 21 日下午 5 時或之後於 MC5 會場進行，以將表格 B 登記人分為一個或多個組別。為了維持 MC5 會場秩序及/或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 MC5 會場。表格 B 登記人將不獲另行通知該等修改。
- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 MC5 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。表格 B 登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤(決定表格 B 登記人的選購指明住宅物業的優先次序)

- (i) 已被分組的表格 B 登記人的第二輪抽籤程序將於出售首天於賣方根據上述第(a)(ii)分段公布之相關「每組別報到時段」開始時於 ICC 11 樓會場分階段進行。為了維持 ICC 11 樓會場秩序及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 11 樓會場。表格 B 登記人將不獲另行通知該等修改。
- (ii) 為讓賣方核實登記人身份，表格 B 登記人(如表格 B 登記人由公司組成，則該公司的**所有董事**)須按賣方公布的「每組別報到時段」**親身**(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)攜同有效的購樓意向登記(表格 B)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，到達 ICC 11 樓會場。賣方可基於流程、效率、方便、安全及/或其他便利第二輪抽籤程序的原因使用外加 ICC 會場以容納部份表格 B 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。於其「每組別報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示)外加 ICC 會場的表格 B 登記人將不享有參與本節的資格。
- (iii) (如表格 B 登記人由公司組成)如果在遞交購樓意向登記(表格 B)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 B)將立即變成無效，表格 B 登記人將不享有參與本節的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記(表格 B)可獲分配 1 個籌。賣方會將第二輪抽籤結果，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。表格 B 登記人將不獲另行通知抽籤結果。
- (v) 在其組別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)之表格 B 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。

10. (a) 第二輪抽籤後，表格 B 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**(或由獲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。表格 B 登記人須**遵守上述第(D)部份的摘要列出適用於第 B 節的規則**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，表格 B 登記人將不再享有參與本節的資格。

- (b) 如果表格 B 登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業，表格 B 登記人須親身(或由獲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) 在簽署臨時買賣合約前，表格 B 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表格 B 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(或由獲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名字的要求。

(IV) 一般程序

- 11. (a) 每名晉海 FAN(不論單獨或與其他晉海 FANs 聯名)只可登記一份有效的購樓意向登記(表格 F)。每人(包括晉海 FANs)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 B)。在一節中的重複的登記將不會被接受。
 - (b) 購樓意向登記(表格 F) / 購樓意向登記(表格 B)只適用於登記人本人及不能轉讓。遞交購樓意向登記(表格 F) / 購樓意向登記(表格 B)次序不會影響揀選指明住宅物業的優先次序。
 - (c) 如有爭議，賣方保留權利決定購樓意向登記(表格 F) / 購樓意向登記(表格 B)是否有效及是否應被納入抽籤。
- 12. 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。
- 13. 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。
- 14. 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 23 日至 2017 年 10 月 24 日辦公時間內(即星期一至五下午 2 時 30 分至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 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 F) / 購樓意向登記(表格 B)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。
- 15. 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。
- 16. 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 14 段指明的時間內開放以用作辦理取回未使用的本票。
- 17. 如在可遞交購樓意向登記(表格 F) / 購樓意向登記(表格 B)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 F) / 購樓意向登記(表格 B)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.wingsatsea2.com.hk)公布。登記人將不獲另行通知。

2017 年 10 月 23 日及之後：

- 18. 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。
- 19. 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 14 段指明的時間內開放以用作辦理取回未使用的本票。
- 20. 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。
- 21. 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.wingsatsea2.com.hk)公布。

22. 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 3 (3A & 3B) and Tower 5 (5A & 5B) of and in Phase IVB of LOHAS Park are called “Wings at Sea II”.

^ 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 IVB 期中第 3 座 (3A 及 3B) 及第 5 座 (5A 及 5B) 稱為「晉海 II」。

^ 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」。