

Information on Sales Arrangements (No.45)

銷售安排資料（第 45 號）

Name of the Phase of the Development (the “Phase”): 發展項目期數（「期數」）名稱：	KT Marina 1 啟德海灣 1		
Date of the Sale: 出售日期：	<u>Batch A 第 A 批次</u>		
	From 16 November 2025 由 2025 年 11 月 16 日起		
	<u>Batch B 第 B 批次</u>		
Time of the Sale: 出售時間：	Every Monday, Wednesday, Friday and Sunday from 16 November 2025 until 29 December 2025 (both days inclusive) 2025 年 11 月 16 日起至 2025 年 12 月 29 日的每個星期一、星期三、星期五及星期日（包括首尾兩天）		
	<u>Batch A 第 A 批次</u>		
	<u>On 16 November 2025 (the “First Date of Sale”) :</u> From 11:00 a.m. to 8:00 p.m. <u>2025 年 11 月 16 日（「出售首日」）:</u> 由上午 11 時至晚上 8 時		
	<u>From 17 November 2025</u> From 11:00 a.m. to 6:00 p.m. (Monday to Sunday and Public Holiday) <u>由 2025 年 11 月 17 日起</u> 由上午 11 時至下午 6 時（星期一至日及公眾假期）		
	<u>Batch B 第 B 批次</u>		
	Commencement date and time of the tender 招標開始日期及時間		Closing date and time of the tender 招標截止日期及時間
	For 16 November 2025, 8:00 a.m. on that Date of the Sale 就 2025 年 11 月 16 日而言，上午八時		For 16 November 2025, 9:00 a.m. on that Date of the Sale 就 2025 年 11 月 16 日而言，上午九時
	For each Date of the Sale (except 16 November 2025), 1:00 p.m. on that Date of the Sale 就每個出售日期（2025 年 11 月 16 日除外）而言，該出售日期的下午一時		For each Date of the Sale (except 16 November 2025), 6:00 p.m. on that Date of the Sale 就每個出售日期（2025 年 11 月 16 日除外）而言，該出售日期的下午六時

<p>Place where the sale will take place: 出售地點：</p>	<p><u>Batch A 第 A 批次</u> <u>On 16 November 2025</u> A portion of Ground Floor and a portion of 1st Floor, K. Wah Centre, 191 Java Road, North Point, Hong Kong <u>於 2025 年 11 月 16 日</u> 香港北角渣華道 191 號嘉華國際中心地下部份及一樓部份</p> <p><u>From 17 November 2025 and thereafter</u> Flat A, 29th Floor, Tower 2A, KT Marina 1, 15 Shing Fung Road, Kai Tak, Kowloon, Hong Kong (“Venue 1”) <u>由 2025 年 11 月 17 日起</u> 香港九龍啟德承豐道 15 號啟德海灣 1 第 2A 座 29 樓 A 室 (「地點一」)</p> <p><u>Every Monday, Wednesday and Friday (except Public Holiday) from 17 November 2025 and thereafter</u> A portion of 1st Floor, K. Wah Centre, 191 Java Road, North Point, Hong Kong (“Venue 2”) <u>由 2025 年 11 月 17 日起的星期一、星期三及星期五 (公眾假期除外)</u> 香港北角渣華道 191 號嘉華國際中心 1 樓部份 (「地點二」)</p> <p><u>Batch B 第 B 批次</u> <u>On 16 November 2025</u> A portion of Ground Floor, K. Wah Centre, 191 Java Road, North Point, Hong Kong <u>於 2025 年 11 月 16 日</u> 香港北角渣華道 191 號嘉華國際中心地下部份</p> <p><u>Every Sunday from 17 November 2025 to 29 December 2025 (both days inclusive)</u> Venue 1 <u>由 2025 年 11 月 17 日起至 2025 年 12 月 29 日的每個星期日 (包括首尾兩天)</u> 地點一</p> <p><u>Every Monday, Wednesday and Friday from 17 November 2025 to 29 December 2025 (both days inclusive)</u> Venue 2 <u>由 2025 年 11 月 17 日起至 2025 年 12 月 29 日的每個星期一、星期三及星期五 (包括首尾兩天)</u> 地點二</p>	
<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：</p>	<p>108</p>	<p><u>Batch A 第 A 批次</u> 78</p> <p><u>Batch B 第 B 批次</u> 30</p>
<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>Batch A 第 A 批次</u></p> <p>The following units in the Phase 期數以下單位：</p> <p>The following units in Tower 2C 以下在第 2C 座之單位：</p> <p>1G, 2G, 3G, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 1H, 2H, 3H, 5H, 6H, 7H, 8H, 9H, 10H, 11H, 12H, 15H, 16H, 17H, 18H, 19H, 20H, 21H, 22H, 23H, 25H, 1K, 2K, 3K, 5K, 6K, 7K, 8K, 9K, 10K, 11K, 12K, 15K, 16K, 17K, 18K, 2M, 3M, 5M, 6M,</p>		

7M, 8M, 9M, 10M, 11M, 12M, 15M, 16M, 17M, 18M, 19M, 20M, 21M, 22M, 23M, 25M, 26M

Batch B 第 B 批次

The following units in the Phase 期數以下單位：

The following units in Tower 2C 以下在第 2C 座之單位：

12A, 2B, 3B, 5B, 15B, 20B, 12C, 2F, 3F, 5F, 6F, 7F, 12F, 15F, 16F, 17F, 18F, 19F, 5L, 6L, 7L, 8L, 9L, 10L, 11L, 12L, 15L, 16L, 17L, 18L

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：

Batch A 第 A 批次

Note: In this Information on Sales Arrangements:

註： 在本銷售安排資料中：

- (a) **“Unit Combination”** means any two specified residential properties, of which the total of their Relevant Value is not less than HK\$10,800,000.00
「單位組合」指任何兩個指明住宅物業，而該兩個指明住宅物業的相關價值之總和不得少於港幣1,080萬元；
- (b) **“Price”** means the price of the specified residential property set out in Part 2 of the relevant price list of the Phase from time to time issued or revised by the Vendor;
「售價」指於賣方不時發出或修改的期數價單第二部份中所列之指明住宅物業售價；
- (c) **“Relevant Value”** means the price obtained after applying the following maximum possible discount from the Price of a specified residential property (rounding up to the nearest thousand). In calculating the Relevant Value, it is assumed that the purchaser selects Terms of Payment (E3) Best Timing 120-day Cash Payment Plan and receives the following discounts: (1) Discount under the Terms of Payment: 7% discount from the Price; (2) Move-in Furniture Subsidy Discount: 3% discount from the Price; (3) Real Estate Investment Reward Discount: 3% discount from the Price; (4) Kai Tak Sports Park Drive Value Growth Discount: 2% discount from the Price; (5) Stamp Duty Discount: 3% discount from the Price; (6) All Star Developer FANS Discount: 1% discount from the Price; (7) Best Timing Limited Discount: 6% discount from the Price (Total 25% discount from the Price).
「相關價值」指指明住宅物業的售價扣減下述最高可能適用折扣後並進位至最接近千位數後得出之價目。在計算相關價值時將假設買方選用支付條款(E3) 置佳時機 120 天即供付款計劃，並獲得以下所有折扣：(1) 支付條款折扣：照售價減 7%；(2) 入伙傢俱津貼折扣：照售價減 3%；(3) 投資磚頭獎賞折扣：照售價減 3%；(4) 啟德體育園帶動升值折扣：照售價減 2%；(5) 印花稅折扣：照售價減 3%；(6) 星級發展商 FANS 折扣：照售價減 1%；及 (7) 置佳時機限定折扣：照售價減 6%（共 25% 折扣）。

For the avoidance of doubt, the purchaser can freely choose any applicable Terms of Payment in the relevant Price List and the transaction price (i.e. the actual price to be set out in the preliminary agreement for sale and purchase) shall be calculated based on the Terms of Payment selected and other applicable discounts and may be different from the Relevant Value. Please refer to the relevant Price List for details and conditions of the Terms of Payment and discounts.

為免生疑問，買方可自由選擇相關價單中的任何一個適用的支付條款，成交金額（即臨時買賣合約中訂明的實際售價）將根據所選的支付條款及其他適用折扣計算得出，並可能與相關價值

有所不同。有關支付條款及折扣之詳情及條件，請參閱相關價單。

1. General provisions:

一般規定：

1.1 On the First Date of Sale, Registrant(s) interested in purchasing the specified residential properties will be divided into 2 groups:-

於出售首日，有意購買指明住宅物業之登記人將會分成2個組別：—

Group 組別	Eligible registrant(s) 合資格登記人	Specified residential properties that will be offered to be sold in that Group 將在該組別提供出 售的指明住宅物業	Rules for selecting specified residential properties 揀選指明住宅物業的規則	
A (divided into Group AA, Group AB and Group AC) (分為第AA 組、AB組 及AC組)	Registrant(s) submitted Registration(s) of Intent and indicated the intention to purchase more than one specified residential property 於已遞交購樓意向登記表 明有意向認購多於1個指 明住宅物業的登記人 (each such Registration of Intent is referred to as “ Group A Registration of Intent ” and each such registrant is referred to as “ Group A Registrant(s) ” (該購樓意向登記稱為「 A組購樓意向登記 」，而 該登記人稱為「 A組登記 人 」)	All specified residential properties 所有指明住宅物業	Group AA AA組	Registrant must purchase at least 5 Unit Combinations 登記人必須選擇最少5 個單位組合
			Group AB AB組	Registrant must purchase at least 2 Unit Combinations 登記人必須選擇最少2 個單位組合
			Group AC AC組	Registrant must purchase at least 1 Unit Combinations 登記人必須選擇最少1 個單位組合
B	Registrant(s) submitted Registration(s) of Intent and indicated the intention to purchase one specified residential property 於已遞交購樓意向登記表 明有意向認購1個指明住 宅物業的登記人 (each such Registration of Intent is referred to as “ Group B Registration of Intent ” and each such registrant is referred to as “ Group B Registrant(s) ” (該購樓意向登記稱為「 B組購樓意向登記 」，而該	Specified residential properties which are remaining available for sale after the selection by Group A Registrants 於A組登記人揀選 後尚餘可供出售的 指明住宅物業	Registrant must purchase at least 1 but not more than 2 specified residential properties 登記人必須購買最少1個但不多 於2個指明住宅物業	

1.2 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同1份臨時買賣合約包括多於1個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.3 In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留分配任何指明住宅物業予任何有意欲購買的人士之最終決定權。

2. Submission of Registration of Intent:

遞交購樓意向登記：

2.1 Balloting will be used to determine the order of priority for selection of the specified residential properties on the First Date of Sale. To participate in the balloting, interested persons must first submit a duly completed and signed Registration of Intent to Venue 1 during the following opening hours on or before 15 November 2025, i.e. between 11:00 a.m. and 6:00 p.m.; or Ground Floor of K. Wah Centre, 191 Java Road, North Point during the following opening hours on the First Date of Sale, i.e. between 9:00 a.m. to 10:00 a.m..

出售首日揀選指明住宅物業的優先次序將以抽籤方式決定。有意參與抽籤的人士須將已填妥及已簽署之購樓意向登記於2025年11月15日當日或之前於下述開放時間，即上午11時至下午6時遞交至地點一；或於出售首日於下述開放時間，即上午9時至上午10時遞交至北角渣華道191號嘉華國際中心地下。

2.2 Registrant interested in participating in Group A shall submit Group A Registration(s) of Intent. Registrant interested in participating in Group B shall submit Group B Registration(s) of Intent. Company registrant shall comprise not more than 1 company, and a registrant shall not comprise both company(ies) and individual(s).

有意參與A組的登記人需遞交A組購樓意向登記。有意參與B組的登記人需遞交B組購樓意向登記。公司登記人只可由1家公司組成，登記人不可同時由公司及個人組成。

2.3 Each Registration of Intent shall be submitted together with 1 cashiers' order in the sum of HK\$100,000 made payable to "Baker & McKenzie".

每份購樓意向登記須連同1張本票遞交，每張本票金額為港幣\$100,000，抬頭人為「貝克·麥堅時律師事務所」或 "Baker & McKenzie"。

2.4 The order of priority for selection of the specified residential properties in Group AA, Group AB, Group AC and Group B will be determined by separate balloting. Group AA has a higher priority than Group AB; Group AB has a higher priority than Group AC; and Group AC has a higher priority than Group B.

AA組、AB組、AC組及B組揀選指明住宅物業的次序會分別以獨立抽籤方式決定。揀選次序：AA組會優先於AB組；AB組會優先於AC組；而AC組會優先於B組。

3. Applicable to Group A Registrants:

適用於A組登記人：

3.1 Group A Registrant interested in participating Group AA, Group AB or Group AC shall personally (if the Registrant is a company, then any one of its directors) attend Venue 1 during the period between 11:00 a.m. and 6:00 p.m. from 13 November 2025 to 15 November 2025; or attend Ground Floor of K. Wah Centre, 191 Java Road, North Point during the period between 9:00 a.m. and 10:00

a.m. ("**Pre-registration Period**") and bring along (if the Registrant is individual) his/her/their H.K.I.D. Card(s)/Passport(s) or (if the Registrant is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation and documents filed with the Companies Registry showing the current list of director(s) and secretary of the Registrant and the H.K.I.D. Card(s)/Passport(s) of the relevant director and the original receipt of the valid Group A Registration of Intent for pre-registration to participate in Group AA, Group AB or Group AC ("**Pre-registration**"). Group A Registrants who fail to complete the Pre-registration during the Pre-registration Period shall not be eligible to participate in Group AA, Group AB or Group AC. Upon completion of the Pre-registration, the original receipt of the Registration of Intent will be chopped with one chop ("Group AA Chop", "Group AB Chop" or "Group AC Chop", as the case may be), to signify such Group A Registrant has completed the Pre-registration for Group AA, Group AB or Group AC.

有意參與AA組、AB組或AC組的A組登記人須於2025年11月13日至2025年11月15日上午11時至下午6時期間到達地點一；或2025年11月16日上午9時至上午10時期間到達北角渣華道191號嘉華國際中心地下（「預先登記時段」）親身（如登記人為公司，則該公司任何一位董事）攜同其（如登記人為個人）香港身份證／護照或（如登記人為公司）有效的商業登記證書、公司註冊證書及已於公司註冊處登記並顯示當時的董事及秘書名單之文件副本及相關董事的香港身份證／護照及有效的A組購樓意向登記收據正本到達預先登記參與AA組、AB組或AC組（「預先登記」）。未有於預先登記時段完成預先登記的A組登記人將不享有參與AA組、AB組或AC組的資格。在完成預先登記後，其購樓意向登記收據正本上將會被蓋上一個印（「AA組蓋印」、「AB組蓋印」或「AC組蓋印」，視乎情況而定），以證明該A組登記人已完成AA組、AB組或AC組的預先登記。

- 3.2 Only Group A Registrants who have completed the Pre-registration for Group AA are eligible to participate in the balloting procedures of Group AA. Only Group A Registrants who have completed the Pre-registration for Group AB are eligible to participate the balloting procedures of Group AB. Only Group A Registrants who have completed the Pre-registration for Group AC are eligible to participate in the balloting procedures of Group AC. For the avoidance of doubt, in respect of each Group A Registration of Intent submitted, a Group A Registrant may only participate in either Group AA, Group AB or Group AC.

只有已完成AA組的預先登記的A組登記人才可以參與AA組的抽籤程序。只有已完成AB組的預先登記的A組登記人才可以參與AB組的抽籤程序。只有已完成AC組的預先登記的A組登記人才可以參與AC組的抽籤程序。為免疑問，就每張遞交的A組購樓意向登記，A組登記人只可參與AA組、AB組或AC組其中一組。

- 3.3 The balloting to determine the priority of Group A Registration of Intent for the selection of specified residential properties will take place on the First Date of Sale at Ground Floor of K. Wah Centre, 191 Java Road, North Point, and will be proceeded in 3 separate sub-groups according to the descriptions in paragraph 1.1 above (namely Group AA, Group AB and Group AC) one after one.

決定A組購樓意向登記揀選指明住宅物業之優先次序的抽籤程序將於出售首日於北角渣華道191號嘉華國際中心地下進行，並將根據上文第1.1段所述分為3個獨立次組別（即AA組、AB組及AC組）一個接著一個進行。

- 3.4 Each Group A Registration of Intent in respect of which Pre-registration has been completed will be allotted with only one lot in the relevant sub-group of Group A. The results of the balloting, including "registration number" and "ballot result sequence" of each Group A Registration of Intent will be announced by the Vendor not earlier than 11:00 a.m. on the First Date of Sale at the designated waiting areas on Ground Floor of K. Wah Centre, 191 Java Road, North Point. Group A Registrants will not be separately notified of the results of balloting.

每份完成預先登記的A組購樓意向登記可於相關A組次組別中獲分配1個籌。賣方會在出售首日不早於上午11時將抽籤結果，包括每份A組購樓意向的「登記號碼」及「抽籤結果順序」

於北角渣華道191號嘉華國際中心地下的指定等候區公布。A組登記人將不獲另外通知抽籤結果。

- 3.5 On the First Date of Sale, Group A Registrants who have completed the Pre-registration shall personally (if the Registrant is a company, then any one of its directors) attend Ground Floor of K. Wah Centre, 191 Java Road, North Point. Registrants must bring along (if the Registrant is individual) his/her/their H.K.I.D. Card(s)/Passport(s) or (if the Registrant is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation and documents filed with the Companies Registry showing the current list of director(s) and secretary of the Registrant and the H.K.I.D. Card(s)/Passport(s) of the relevant director and the original receipt of the valid Group A Registration of Intent.

於出售首日，已完成預先登記的A組登記人須親身（如登記人為公司，則該公司任何一位董事）攜同其（如登記人為個人）香港身份證／護照或（如登記人為公司）有效的商業登記證書、公司註冊證書及已於公司註冊處登記並顯示當時的董事及秘書名單之文件副本及相關董事的香港身份證／護照及有效的A組購樓意向登記收據正本，到達北角渣華道191號嘉華國際中心地下。

- 3.6 Group A Registrants shall comply with the rules set out in paragraph 1.1 above applicable to the relevant sub-group of Group A and personally select and purchase specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence”, otherwise his/her/its order of priority in the relevant sub-group of Group A shall lapse automatically and he/she/it will no longer be eligible to participate in the relevant sub-group of Group A; and Group A Registrants shall select and purchase specified residential properties which are still available at the time of selection within a reasonable time but in any event no more than 30 minutes, otherwise the Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth sale of the specified residential properties, to cease his/her/its eligibility for selection of specified residential properties in any sub-group of Group A.

A組登記人須遵守上文第1.1段列出適用於A組相關次組別的規則及根據「抽籤結果順序」的優先次序親身選購於當時仍可供揀選的指明住宅物業，否則其在A組相關次組別揀選指明住宅物業的優先次序將自動終止，而該A組登記人將不再享有參與A組相關次組別的資格；及A組登記人須於合理時間內及無論如何不超過30分鐘選購於當時仍可供揀選的指明住宅物業，否則為了維持秩序及／或流暢地銷售指明住宅物業，賣方保留權利在任何時間終止其於A組任何次組別揀選指明住宅物業的資格。

- 3.7 If the remaining specified residential property(ies) available for selection and purchase in any sub-group of Group A cannot satisfy the rules for that sub-group set out in paragraph 1.1, then:

- (i) for Group AA, Group AA will end automatically and the remaining specified residential property(ies) will be offered for sale in Group AB;
- (ii) for Group AB, Group AB will end automatically and the remaining specified residential property(ies) will be offered for sale in Group AC; and
- (iii) for Group AC, Group AC will end automatically and the remaining specified residential property(ies) will be offered for sale in Group B.

如在A組任何一次組別可供選購的指明住宅物業不能滿足第1.1段所列出對該次組別的規則：

- (i) 就AA組而言，AA組將會自動完結，餘下的指明住宅物業將會在AB組出售；
- (ii) 就AB組而言，AB組將會自動完結，餘下的指明住宅物業將會在AC組出售；及
- (iii) 就AC組而言，AC組將會自動完結，餘下的指明住宅物業將會在B組出售。

- 3.8 The Vendor reserves the right to alter the time of balloting of Group A. Registrants will not be separately notified of such change.

賣方保留權利調整A組的抽籤時間。登記人將不獲另行通知該更改。

4. Applicable to Group B Registrants:

適用於B組登記人：

4.1 Balloting

抽籤

- (i) The balloting will take place on the First Date of Sale at Ground Floor of K. Wah Centre, 191 Java Road, North Point.
抽籤將於出售首日於北角渣華道191號嘉華國際中心地下進行。
- (ii) In the balloting, each Group B Registration of Intent will be allotted with one lot. The results of the balloting, including “registration number” and “ballot result sequence” of each Group B Registration of Intent will be announced by the Vendor not earlier than 11:00 a.m. on the First Date of Sale at the designated waiting areas on Ground Floor of K. Wah Centre, 191 Java Road, North Point. Group B Registrants will not be separately notified of the results of balloting.
於抽籤中，每份B組購樓意向登記可獲分配一個籌。賣方會在出售首日不早於上午11時將抽籤結果，包括每份B組購樓意向的「登記號碼」及「抽籤結果順序」於北角渣華道191號嘉華國際中心地下內的指定等候區公布。B組登記人將不獲另外通知抽籤結果。
- (iii) On the First Date of Sale, Group B Registrants (if the Registrant is a company, then any one of its directors) shall personally attend Ground Floor of K. Wah Centre, 191 Java Road, North Point. Registrants must bring along (if the Registrant is individual) his/her/their H.K.I.D. Card(s)/Passport(s) or (if the Registrant is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation and documents filed with the Companies Registry showing the current list of director(s) and secretary of the Registrant and the H.K.I.D. Card(s)/Passport(s) of the relevant director and the original receipt of the valid Group B Registration of Intent for registration.
於出售首日，B組登記人（如登記人為公司，則該公司任何一位董事）須親身攜同（如登記人為個人）其香港身份證／護照或（如登記人為公司）有效的商業登記證書、公司註冊證書及已於公司註冊處登記並顯示當時的董事及秘書名單之文件副本及相關董事的香港身份證／護照及有效的B組購樓意向登記收據正本，到達北角渣華道191號嘉華國際中心地下。
- (iv) Group B Registrants shall comply with the rules set out in paragraph 1.1 above applicable to Group B and personally select and purchase the specified residential properties which are still available at the time of selection in the order of priority allocated to the Group B Registrations of Intent according to the results of the balloting, otherwise his/her/its order of priority in Group B shall lapse automatically and he/she/it will no longer be eligible to participate in Group B; and Group B Registrants shall select and purchase specified residential properties which are still available at the time of selection within a reasonable time, otherwise the Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth sale of the specified residential properties, to cease his/her/its eligibility for selection of specified residential properties in Group B.
B組登記人須遵守上文第1.1段列出適用於B組的規則及根據抽籤結果分配予各B組購樓意向登記之優先次序親身選購當時仍可供選擇的指明住宅物業，否則其在B組揀選指明住宅物業的優先次序將自動終止，而該B組登記人將不再享有參與B組的資格；及B組登記人須於合理時間內選購於當時仍可供揀選的指明住宅物業，否則為了維持秩序及／或流暢地銷售指明住宅物業，賣方保留權利在任何時間終止其於B組揀選指明住宅物業的資格。
- (v) The Vendor reserves the right to postpone the time of selection of specified residential properties by Group B Registrants pending completion of Group A’s selection. Registrants will not be separately notified of such change.
賣方保留權利押後B組揀選指明住宅物業的時間直至A組揀選完畢為止。登記人將不獲另行通知該更改。

5. The following provisions apply to the selection of specified residential properties on the First Date of Sale:

以下條款適用於出售首日揀選指明住宅物業程序：

5.1 The Vendor shall not be responsible to any Registrant for any error or omission contained in any balloting or results of balloting announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

5.2 For each specified residential property purchased by the Registrant, in addition to cashing the cashier's order(s) / cheque(s) submitted with the Registration of Intent for settle part of the preliminary deposit, the balance of which shall be paid by cashier's order(s) and/or cheque(s) (provided that the aggregate sum of the cashier's order(s) submitted for each specified residential property purchased pursuant to a Group A Registration of Intent must not less than HK\$200,000 while the aggregate sum of the cashier's order(s) submitted for each specified residential property purchased pursuant to a Group B Registration of Intent must not less than HK\$100,000). If the number of specified residential properties purchased by the Registrant is greater than the number of cashier's order(s) / cheque(s) submitted with the Registration of Intent, for each additional specified residential property so purchased, the Registrant shall on spot submit to the Vendor additional cashier's order(s) and / or cheque(s) for payment of the preliminary deposit (provided that the aggregate sum of the cashier's order(s) submitted for each specified residential property purchased must not less than \$200,000 or \$100,000 (as the case may be)). All the cashier's orders and cheques shall made payable to "Baker & McKenzie".

就每一個登記人選購的指明住宅物業，除兌現隨購樓意向登記附上的本票／支票以支付所購入的指明住宅物業的部份臨時訂金外，臨時訂金餘款以本票及／或支票支付（惟就A組購樓意向登記所購的每個指明住宅物業所遞交的本票的總金額不得少於港幣\$200,000；而就B組購樓意向登記所購的每個指明住宅物業所遞交的本票的總金額不得少於港幣\$100,000）。如登記人購買的指明住宅物業的數目多於其遞交購樓意向登記時附上的本票／支票數目，就其每一個其額外所購買的指明住宅物業，登記人須即場向賣方遞交額外本票及／或支票以支付臨時訂金（惟就所購的每個指明住宅物業所遞交的本票的總金額不得少於港幣\$200,000或港幣\$100,000（視乎情況而定））。所有本票／支票的抬頭人為「貝克·麥堅時律師事務所」或“Baker & McKenzie”。

5.3 For any individual Group B Registrant who has purchased only one specified residential property, before entering into the preliminary agreement(s) for sale and purchase in respect of such specified residential property(ies) ("PASP"), such registrant may request the Vendor on spot to add one or more relative(s) of any individual comprising such registrant as joint purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s).

任何只選購1個指明住宅物業的個人B組登記人，於簽署該指明住宅物業的臨時買賣合約(下稱「臨時合約」)前，該登記人可即場要求賣方加入組成該登記人之任何個人之一位或多位親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係。

5.4 If an individual Group A Registrant or individual Group B Registrant purchases 2 or more specified residential properties:

- (i) the purchaser of at least one of such specified residential properties so purchased shall be that Group A Registrant or Group B Registrant who may request the Vendor on spot to add one or more relative(s) of any individual comprising such Group A Registrant or Group B registrant as joint purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s);
- (ii) in respect of each other specified residential property so purchased, such Group A Registrant or Group B Registrant may request the Vendor on spot to:
 - a. add one or more relative(s) of any individual comprising such Group A Registrant or

Group B Registrant as joint purchaser(s); or

- b. put one or more relative(s) of any individual comprising such Group A Registrant or Group B Registrant in the PASP(s) as purchaser(s), and omit the name(s) of any individual comprising such Group A Registrant or Group B Registrant from the PASP(s) as purchaser(s).

provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s).

如一A組個人登記人或個人B組登記人購買2個或以上指明住宅物業:

- (i) 最少一個所購買的指明住宅物業之買方須為該A組登記人或B組登記人，而該A組登記人或B組登記人可即場要求賣方加入組成該A組登記人或B組登記人之任何個人之一位或多位親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係；
- (ii) 就其他所購買的指明住宅物業，該A組登記人或B組登記人可即場要求賣方：
 - a. 加入組成該A組登記人或B組登記人之任何個人之一位或多位親屬作為聯名買方；或
 - b. 以組成該A組登記人或B組登記人之任何個人之一位或多位親屬作為臨時合約的買方，並且不將組成該A組登記人或B組登記人之任何個人作為臨時合約的買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係。

5.5 If a company Group A Registrant or company Group B Registrant purchases 2 or more specified residential properties:

- (i) the purchaser of at least one of such specified residential properties so purchased shall be that Group A Registrant or Group B Registrant;
- (ii) in respect of each other specified residential property so purchased, such Group A Registrant or Group B Registrant may request the Vendor on spot to add a company who has the same shareholder as such Group A Registrant or Group B Registrant in the PASP(s) as purchaser(s) and delete the name of such Group A Registrant or Group B Registrant from the PASP(s) as purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) between such company(ies) and the Registrant.

如一A組公司登記人或公司B組登記人購買2個或以上指明住宅物業:

- (i) 最少一個所購買的指明住宅物業之買方須為該A組登記人或B組登記人；
- (ii) 就其他所購買的指明住宅物業，該A組登記人或B組登記人可即場要求賣方加入另一間與該A組登記人或B組登記人股東成員相同之公司作為臨時合約的買方，並且不將該A組登記人或B組登記人作為臨時合約的買方；惟必須出示令賣方滿意之有效證明文件證明該公司與登記人之關係。

5.6 “Relative” means a spouse, parent, child, child-in-law, brother, sister, grandparent, grandchild, parent of spouse, uncle, aunt, nephew, niece or cousin, of the Registrant or the individual comprising that Registrant.

「親屬」一詞是指登記人或組成該登記人的個人登記者之配偶、父母、子女、媳婦、女婿、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫、外孫女、配偶之父或母、伯父母、叔父母、舅父母、姑丈、姑母、姨丈、姨母、姪、姪女、姨甥、姨甥女、堂兄弟姊妹、表兄弟姊妹。

- 6. After the completion of the selection of the specified residential properties by all Registrants, the sale of any remaining specified residential properties (if any) will be on a first come first served basis during the remaining Time of the Sale on the First Date of Sale and from the day following the First Date of Sale. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

在所有登記人完成揀選住宅物業後，尚餘之指明住宅物業（如有）將在出售首日餘下之出售時間及在出售首日翌日起以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之任何有意

認購的人士。

7. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person (including balloting).
如有任何爭議，賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權（包括抽籤）。

Batch B 第 B 批次

Sale by Tender **以招標方式出售**

- (a) Please refer to the tender notice and other relevant tender documents (“**Tender Documents**”) for details and particulars of tender (including, without limitation, the specified terms of payment). The Tender Documents will be made available for collection free of charge at Venue 2 during the following periods (Note:- Copies of the Tender Documents will be made available on the website designated for the Phase (www.ktmarina.com.hk) for reference only from 13 November 2025):-
招標細節和詳情(包括但不限於指定的支付條款)請參閱招標公告及其他相關招標文件（下稱「**招標文件**」）。招標文件可於以下時段於地點二免費領取（註：招標文件副本將於 2025 年 11 月 13 日起於期數的指定的網站(www.ktmarina.com.hk)中提供，僅供參考。）:-

Tender Document Number 招標文件號碼	Collection Periods 領取時段
45	Everyday 1:00 p.m. to 6:00 p.m. during the period from 13 November to 29 December 2025 2025年11月13日至2025年12月29日期間天下午1時至下午6時

- (b) If a tenderer is a corporation, the tenderer must be a limited company incorporated under the laws of Hong Kong.
如投標人屬法團，該投標人必須為根據香港法律註冊成立的有限公司。

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。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.
如有任何爭議，賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權。

Other matters for Batch A: **第A批次其他事項：**

- (a) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a Registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the place where the sale will take place or the waiting queue thereof does not guarantee that such Registrant / person will be able to purchase any specified residential property.
將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、任何揀選指明住宅物業的優先

次序或任何人士獲賣方批准進入出售地點或接受輪候均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

- (b) Collection of cashier's order(s) / cheques(s) – If a Registrant has not purchased any specified residential property in respect of a Registration of Intent, the unused cashier's order(s) / cheque(s) concerned will be available for collection on First Floor of K. Wah Centre, 191 Java Road, North Point during the period of 1:00 p.m. to 6:00 p.m. from 17 November 2025 to 20 November 2025. The Registrant shall bring along the original receipt of the valid Registration of Intent, (if the Registrant is individual) his/her/its H.K.I.D. Card(s)/Passport(s) or (if the Registrant is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation and documents filed with the Companies Registry showing the current list of director(s) and secretary of the Registrant and the H.K.I.D. Card(s)/Passport(s) of the relevant director for the collection procedures. The Vendor reserves the right to return any unused cashier's order(s) / cheque(s) in such other manner as the Vendor considers appropriate.

本票／支票取回辦法－如登記人並無就一份購樓意向登記購入任何指明住宅物業，可於2025年11月17日至2025年11月20日下午1時至下午6時期間來臨北角渣華道191號嘉華國際中心1樓取回相關未使用之本票／支票。登記人須攜同有效的購樓意向登記收據正本、（如登記人為個人）其香港身份證／護照或（如登記人為公司）有效的商業登記證書、公司註冊證書及已於公司註冊處登記並顯示當時的董事及秘書名單之文件副本及相關董事的香港身份證／護照辦理取票程序。賣方保留權力以其認為合適之其他方式退回任何未使用之本票／支票。

- (c) For the safety of the Registrants and the maintenance of order at the place where the sale will take place, the Vendor reserves its absolute right to, in the case (i) where a Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning or Extreme Conditions Warning is issued; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the place where the sale will take place and/or the vicinity, postpone or extend the date, time, period or deadline of the submission of Registrations of Intent, Pre-registration or of any balloting, Attendance Registration Period or selection of specified residential properties to such other date, time, period or deadline as the Vendor may consider appropriate. Details will be announced on the Designated Website and Registrants will not be separately notified of the same.

為保障登記人安全及維持出售地點秩序，賣方保留絕對權力當 (i) 發出八號或更高熱帶氣旋警告信號、黑色暴雨警告或極端情況警告時；或 (ii) 賣方認為發生影響出售地點及/或其附近之安全、秩序或公共衛生之事件時，延後或延長遞交購樓意向登記、預先登記、任何抽籤、報到時段或揀選指明住宅物業之日期、時間、期間或期限至賣方認為合適的其他日期、時間、期間或期限，詳情於指定網站公布，登記人將不獲另行通知。

- (d) The Vendor shall not be responsible to any Registrant for any error or omission in any balloting or results of balloting announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

Other matters for Batch B:

第B批次其他事項：

- (a) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of the specified residential properties. The Vendor has the absolute right to withdraw from the sale of the specified residential properties at any time before the acceptance of an offer to purchase the same. The Vendor has the absolute right to change the closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements.

賣方並不承諾亦無責任閱覽、考慮或接受任何認購指明住宅物業出價最高之要約或任何要約。賣方有全權於接受購買指明住宅物業要約前任何時間撤回出售該等指明住宅物業。賣方有全權透過修改銷售安排資料不時更改招標截止日期及/或時間。

- (b) Any tender submitted which is qualified by other terms, conditional or is not in conformity with the forms contained or enclosed in the tender notice may not be considered by the Vendor.

如任何已提交的標書是帶有其他條件或前提或與招標公告所載或附有的表格不符，賣方有權不予考慮。

- (c) In the case where a Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued or Extreme Conditions Warning is issued (“**Warning Signal**”) at any time on any Date of the Sale under this Information on Sales Arrangements, the tender procedure of that Date of the Sale will be cancelled. The Vendor will return to the Purchaser(s) all tender, cashier’s order(s) and/or cheque(s) submitted on that date of sale (if any) in such manner as the Vendor considers appropriate on the following day after the Warning Signal is cancelled.

凡於本銷售安排資料的任何出售日中的任何時間內發出八號或更高熱帶氣旋警告信號、黑色暴雨警告或極端情況警告（「**警告信號**」）時，於該出售日期指明住宅物業的招標程序會取消，所有於該出售日期已提交的標書、本票及/或支票（如有），賣方將於警告信號除下後的第二天以賣方認為合適之方式退回予買方。

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以下地點可供公眾免費領取：

- (1) Ground Floor and 1st Floor, K.Wah Centre, 191 Java Road, North Point, Hong Kong
香港北角渣華道 191 號嘉華國際中心地下及 1 樓
- (2) Flat A, 29th Floor, Tower 2A, KT Marina 1, 15 Shing Fung Road, Kai Tak, Kowloon, Hong Kong
香港九龍啟德承豐道 15 號啟德海灣 1 第 2A 座 29 樓 A 室

Date of Issue (發出日期): 12/11/2025