

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 號

銷售安排資料

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| <p>Name of the Development: 發展項目名稱：</p> | <p>THE VERTEX 恆大·睿峰</p> |
| <p>Date of the Sale: 出售日期：</p> | <p>From 17 December 2019 由 2019 年 12 月 17 日起</p> |
| <p>Time of the Sale: 出售時間：</p> | <p><u>On 17 December 2019 ("the First Date of Sale"):</u> From 2:30 p.m. to 8 p.m.</p> <p><u>On 18 December 2019 and thereafter (except the specific date(s)^):</u> From 11 a.m. to 8 p.m.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><u>^ Specific date(s):</u> On 22 December 2019, 24 December 2019 and 31 December 2019: From 11 a.m. to 5 p.m.</p> <p>On 24 January 2020: From 11 a.m. to 5 p.m.</p> <p>On 25 January 2020: No sale of specified residential properties on those dates</p> </div> <p><u>2019 年 12 月 17 日 (「出售首日」):</u> 由 下午 2 時 30 分 至 晚上 8 時</p> <p><u>2019 年 12 月 18 日及之後(特定日子^除外):</u> 由 上午 11 時 至 晚上 8 時</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><u>^ 特定日子:</u> 2019 年 12 月 22 日、2019 年 12 月 24 日及 2019 年 12 月 31 日: 由上午 11 時 至 下午 5 時</p> <p>2020 年 1 月 24 日: 由上午 11 時 至 下午 5 時</p> <p>2020 年 1 月 25 日:</p> </div> |

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| | 不於該等日期出售指明住宅物業 |
| Place where the sale will take place: 出售地點： | <p>Applicable to 18 December 2019 and thereafter: 16/F, Billion Plaza II, Cheung Yue Street, Cheung Sha Wan, Kowloon (referred to as “the Designated Venue” below)</p> <p>適用於 2019 年 12 月 18 日及之後: 九龍長沙灣長裕街 10 號億京廣場二期 16 樓(下文稱為「指定會場」)</p> <p>Applicable to the First Date of Sale : Shop C on G/F, Shop D on G/F, 2/F & Rooms 901-904 on 9/F, China Evergrande Centre, 38 Gloucester Road, Wan Chai, Hong Kong (referred to as “ the Additional Venue” below)</p> <p>只適用於出售首日: 香港灣仔告士打道 38 號中國恒大中心地下 C 舖、地下 D 舖、2 樓 及 9 樓 901-904 室(下文稱為「外加會場」)</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 | 128 99 |
| 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>The following flat(s) in East Wing 以下在東翼的單位：</p> <p>5G, 6G, 7G, 8G, 9G, 10G, 11G, 12G, 15G, 16G.</p> <p>The following flat(s) in West Wing 以下在西翼的單位：</p> <p>5C, 5D, 5E, 5F, 5G, 5H, 5J, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6J, 6K, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7J, 7K, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 8K, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9J, 9K, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10J, 10K, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11J, 11K, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12J, 12K, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15J, 15K, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16J, 16K, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 18D, 18E, 18F, 18G, 18H, 19D, 19E, 19F, 19G, 19H, 20D, 20E, 20F,</p> | |

20G, ~~20H~~, ~~21D~~, 21E, 21F, 21G, ~~21H~~, ~~22D~~, 22E, 22F.

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：

1. General provisions:

一般規定：

1.1. 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.

如同一份臨時買賣合約包括多於一個指明住宅物業，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。

1.2. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

2. Procedures on the First Date of Sale:

出售首日的程序：

2.1. The selection of specified residential properties will be applicable to the persons or corporations having already submitted their **Registration of Intent (Group B)** indicating an intention to purchase **one (1) or more** specified residential properties (each a "Registrant").

揀選指明住宅物業適用於已遞交**購樓意向登記(B組)**並表明意欲購買指明住宅物業數目為**1個或以上**的人士或公司（「登記人」）。

2.2. The maximum number of specified residential property that each submission of Registration of Intent (Group B) may purchase is **TWO (2)**.

每一份已遞交的購樓意向登記(B組)可購買之指明住宅物業數目上限為**兩個**。

2.3. Balloting will be used to determine the order of priority in selection of the specified residential properties. Details are as follows:-

揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下:-

- (a) Registrants (if the Registrant comprises a corporation, then at least one (1) individual duly authorized by the board of directors of that corporation (the “Authorized Representative(s)”) shall **personally** attend the venue(s), according to the date(s) and timeslot as follows:

登記人(如登記人由公司組成，則該公司的最少一位獲董事會妥為授權的個人(下稱「獲授權代表」))須根據下列日期及時段親身到達下列會場：

On the First Date of Sale:

於出售首日：

| Check-in timeslot and venue for balloting and selection of specified residential properties 報到時段及地點以進行抽籤及揀樓 | Time and venue for ballot 抽籤時間及地點 | Time and venue for selection of specified residential properties 揀選指明住宅物業時間及地點 |
|--|---|--|
| 2:30 p.m. to 3:15 p.m. at the Additional Venue 下午 2 時 30 分至下午 3 時 15 分於「外加會場」 | 3:30 p.m. at the Additional Venue on spot 中午 3 時 30 正於「外加會場」即場進行抽籤。 | Immediately after completion of balloting at the Additional Venue 完成抽籤後緊接於「外加會場」 |

- (b) The Vendor reserves the right at any time, for the purposes of maintaining order at the Additional Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the Additional Venue. Registrants will not be notified separately of such changes.

為了維持外加會場秩序及／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外加會場。登記人將不獲另行通知該等修改。

- (c) For the purpose of verification of identity, Registrants must bring along the receipt of the Registration of Intent (Group B) and his/her/their original H.K.I.D. Card(s)/Passport(s) or

(if applicable) a copy of Business Registration Certificate, copy of Certificate of Incorporation, original board resolutions authorizing the Authorized Representative(s) to act and the original H.K.I.D. Card(s)/Passport(s) of the Authorized Representative(s). Registrants who arrive at the **Additional Venue** beyond their “check-in timeslot” on the First Date of Sale shall not be eligible to participate in the subsequent selection of specified residential properties.

為核實身份，登記人須攜同購樓意向登記(B 組)收據及其香港身份證/護照正本或(如適用)商業登記證書副本、公司註冊證書副本、授權「獲授權代表」行事的董事會決議正本及「獲授權代表」的香港身份證/護照正本。於相關「報到時段」以外的時間才到達**外加會場**的登記人將不享有參與之後的揀選指明住宅物業的資格。

2.4 After verification of the identities of Registrants by the Vendor, the selection of specified residential properties will be proceeded in the following manner:

賣方核實登記人身份後，揀選指明住宅物業的先后次序將以下列形式進行：

- (a) Registrants shall **personally** 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.

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**揀選於當時仍可供揀選的指明住宅物業。

- (b) Registrants shall comply with the rules set out herein in the selection and purchase of the specified residential properties; otherwise his/her/its/their order of priority shall lapse automatically and he/she/it/they will no longer be eligible to participate in the selection of specified residential properties.

登記人須遵守本文列出的條款規則選購指明住宅物業，否則其優先次序將自動終止，登記人將不再享有參與揀選指明住宅物業的資格。

- (c) If the Registrant has successfully selected any of the specified residential properties, the Registrant shall personally enter into a Preliminary Agreement for Sale and Purchase to purchase the selected specified residential property.

成功揀選指明住宅物業的登記人須親身簽署臨時買賣合約購買其揀選的指明住宅物業。

2.5 Registrants who leave the Additional Venue before successfully purchasing the specified residential properties shall be disqualified from participating in the selection and purchase of the specified residential properties and his/her/its/their order of priority shall lapse immediately.

在其成功購買指明住宅物業之前離開外加會場之登記人須被取消參與選購指明住宅物業及其優先次序將立即失效。

2.6 The following terms apply to the selection of specified residential properties under the procedures above:

以下條款適用於上述程序中之指明住宅物業之揀樓：

- (a) The applicable number of cashiers' order(s) submitted with the Registration of Intent (Group B) will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s)) if the Registrant shall successfully purchase one or more specified residential properties. One cashiers' order will be encashed to settle part of the preliminary deposit of one specified residential property. If the number of specified residential properties a Registrant purchases is more than the number of cashiers' order(s) submitted, the Registrant shall submit on spot the number of cashiers' order(s) (of the same payee and amount as a cashiers' order(s) submitted with the Registration of Intent (Group B)) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid by cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記(B組)附上適用數量的銀行本票將兌現以支付所購入的指明住宅物業的部份臨時訂金（餘款以支票支付）。一張銀行本票將兌現作支付購入一個指明住宅物業的部份臨時訂金。倘若登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業數目即場補交相應數目之銀行本票（抬頭人及金額與隨購樓意向登記(B組)附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付）。

2.7 Where a Registrant selects a specified residential property, the purchaser of that specified residential property shall only be that Registrant **save and except** that for cases where the Registrant comprises one and only individual, the Registrant may make request on spot to the Vendor as follows:

當登記人揀選任何指明住宅物業，該指明住宅物業之買方只可以是該登記人。惟如登記人由及僅由個人組成，該登記人可以即場根據下表向賣方要求：

(1) The purchaser(s) under the preliminary agreement for sale and purchase of *at least one* specified residential property shall only be:

*至少一個*指明住宅物業之臨時買賣合約之買方只可以是：

(a) the Registrant or any one or more persons comprising that Registrant; *or*

該登記人或一位或多位組成該登記人之人士；*或*

(b) the Registrant together with one or more “Close relative” (as defined below) of that Registrant as joint purchaser(s); *and*
該登記人連同該登記人之一位或多位「近親」(定義如下) 作為聯名買方；
及

(2) The purchaser(s) under the preliminary agreement for sale and purchase of *the other* specified residential property shall only be:

另一個指明住宅物業之臨時買賣合約之買方只可以是：

(a) the Registrant or any one or more persons comprising that Registrant; *or*
該登記人或一位或多位組成該登記人之人士；*或*

(b) One or more “Close relative” (as defined below) of that Registrant; *or*
該登記人之一位或多位「近親」(定義如下)；*或*

(c) the Registrant together with one or more “Close relative” (as defined below) of that Registrant as joint purchaser(s).
該登記人連同該登記人之一位或多位「近親」(定義如下) 作為聯名買方。

2.8 “Close relative” of an individual means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild and sibling of that individual **subject to the production on spot** of relevant supporting documents to the satisfaction of the Vendor to prove the such relationship. The Vendor reserves its right to accept or reject the request made by the Registrant and the Vendor's determination shall be final.

「近親」即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女及兄弟姊妹，惟必須**即場**出示令賣方滿意之有效證明文件證明關係。賣方保留權利接受或拒絕該登記人之要求。賣方之決定將為最終決定。

3. General Procedures

一般程序

3.1 Interested persons may call 3705-9999 (hotline for the Development) for details of obtaining the form of Registration of Intent (Group B). The manner for the submission of the Registration of Intent (Group B) and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent (Group B) for details. The order of the submission of a Registration of Intent (Group B) will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意認購的人士可致電發展項目熱線 3705-9999 查詢索取購樓意向登記(B組)表格之詳情。遞交購樓意向登記(B組)之方式及所需文件及材料等於該表格中有所說明。

詳情請參閱購樓意向登記(B組)表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

(a) In addition to copies of specified identification documents, each Registration of Intent (Group B) shall be submitted together with cashiers' order(s). The number of cashiers' order(s) to be submitted shall be the same as the number of specified residential property(ies) the Registrant intended to purchase as stated in that Registration of Intent(Group B). The amount of each cashiers' order shall be HK\$50,000. Each cashiers' order shall be payable to "Mayer Brown" or 「孖士打律師行」。

除指明的身份證明文件副本外，遞交購樓意向登記(B組)時必須同時遞交銀行本票。須遞交之銀行本票數目等於登記人於該購樓意向登記(B組)表明意欲購買的指明住宅物業數目。每張本票金額為港幣\$50,000。每張本票抬頭人為「孖士打律師行」或「Mayer Brown」。

(b) A completed Registration of Intent (Group B) shall be submitted in person at 16/F, Billion Plaza II, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, during the period from 2 p.m. to 8 p.m. on 6 December 2019, and from between 11 a.m. to 8 p.m. 7 December 2019 to 15 December 2019, notwithstanding anything as may be specified in the Registration of Intent (Group B).

填妥之購樓意向登記(B組)須於 2019年12月6日下午2時至晚上8時及2019年12月7日至2019年12月15日上午11時至下午8時期間親身遞交至九龍長沙灣長裕街億京廣場二期16樓(即使購樓意向登記內可能指定任何其他安排)。

(c) No more than two Registration of Intent (Group B) applicable to these Sales Arrangements can be submitted by the same Registrant (a Registrant here means an individual, a company or a combination of individual(s) and/or company(ies)). For the purpose of illustration, (1) a person A; and (2) that person A together with another person B will be taken as the same Registrant).

同一登記人(登記人此處指個人、公司或任何個人及/或公司之組合，舉例說明：(1) A君與(2)該A君連同B君將被視作同一登記人)最多可遞交2份適用於本銷售安排之購樓意向登記(B組)。

3.2 After the completion of the selection of specified residential properties under the procedures above, the sale of any remaining specified residential properties will be on a first come first served basis. Persons interested in purchasing must **personally** attend the Additional Venue. The Vendor does not accept any person interested in purchasing having queued up before the time of the sale on the date concerned.

完成上述程序中之指明住宅物業之揀樓後，尚餘之指明住宅物業將以先到先得形式

發售。有意認購的人士須親臨外加會場揀選其意欲購買的指明住宅物業。賣方不接受相關日期出售時間前在場輪候之人士。

- 3.3 The Vendor reserves its right to adjust the time of any balloting and/or selection of specified residential properties depending on the progress of confirmation and verification of identities of Registrants or carrying out other procedures.

賣方保留最終決定權因應確認及核實登記人身份和其他程序之進度而調整任何抽籤及/或指明住宅物業之揀樓時間。

- 3.4 If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 a.m. and 8:00 p.m. on the date on which a Registration of Intent (Group B) may be submitted and/or at any time between the hours of 7:00 a.m. and 8:00 p.m. on the First Date of Sale, then, for the safety of the Registrants and the maintenance of order at the Designated Venue/Additional Venue, 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 (Group B) and/or the First Date of Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Designated Venue/Additional Venue. Details of the arrangement will be posted by the Vendor on the website (www.thevertex.com.hk) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

如在可遞交購樓意向登記(B組)的任何一天上午 7 時至下午 8 時的任何時間內及/或出售首日上午 7 時至晚上 8 時的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持指定會場/外加會場的秩序，賣方保留絕對權力更改遞交購樓意向登記(B組)及/或出售首日的日期及/或時間(包括截止日期及/或時間)至賣方認為合適的其他日期及/或時間及/或關閉指定會場/外加會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址 (www.thevertex.com.hk) 公布。登記人將不獲另行通知。

4 On the day following the First Date of Sale and thereafter:

出售首日翌日及之後：

First come first served. Persons interested in purchasing must personally attend the Designated Venue. The Vendor does not accept any person interested in purchasing having queued up before the time of the sale on the date concerned.

以先到先得形式發售。有意認購的人士必須親臨指定會場揀選其意欲購買的住宅物業。賣方不接受相關日期出售時間前在場輪候之人士。

If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 a.m. and 8:00 p.m. on any date of sale (other than the First Date of Sale), for the safety of the Registrants and the maintenance of order at the Designated

Venue, the Vendor reserves its absolute right to close the Designated Venue. Details of the arrangement will be posted by the Vendor on the website (www.thevertex.com.hk) designated by the Vendor for the Development.

如在任何出售日期 (除出售首日外) 的上午7時至晚上8時的任何時間內,天文台發出八號或更高風球信號或黑色暴雨警告,為保障登記人的安全及維持指定會場的秩序,賣方保留絕對權力關閉指定會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址 (www.thevertex.com.hk) 公布。

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 by any method (including balloting).

如有任何爭議,賣方保留最終決定權以任何方式(包括抽籤)自行分配任何指明住宅物業予任何有意欲購買之人士。

Other matters:

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 Designated Venue/Additional Venue or the waiting queue thereof, does not guarantee that that 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。登記人獲確認及核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場/外加會場或獲賣方接受輪候,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 cashiers' order(s): Any unused cashiers' order(s) concerned will be available for collection at 16/F, Billion Plaza II, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon during the period of 11 a.m. to 8 p.m. from 30 December 2019 to 15 January 2019. The Registrant shall bring along the receipt of that Registration of Intent (Group B), his/her/its H.K.I.D. / passport or the copy of Business Registration Certificate and the company chop

for the collection procedures.

本票取回辦法: 任何未使用之本票, 登記人可於2019年12月30日至2020年1月15日11時至晚上8時期間前往九龍長沙灣長裕街10號億京廣場二期16樓取回。登記人須攜同該購樓意向登記(B組)收據、其香港身份證/護照或公司商業登記證副本及公司印章以領取本票。

- c) In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

倘若本銷售安排中英文文本有異, 以英文文本為準。

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:

16/F, Billion Plaza II, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon

九龍長沙灣長裕街10號億京廣場二期16樓

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