

Information on Sales Arrangements
銷售安排資料

Name of the Development: 發展項目名稱:	The Queens 尚璿
Date of the Sale: 出售日期:	From 10 April 2021 由 2021 年 4 月 10 日起
Time of the Sale: 出售時間:	<u>On 10 April 2021</u> From 10:00 a.m. to 7:00 p.m. <u>From 11 April 2021 and thereafter:</u> From 11:00 a.m. to 7:00 p.m. (daily) <u>2021 年 4 月 10 日</u> 上午 10 時至下午 7 時 <u>2021 年 4 月 11 日起</u> 每日上午 11 時至下午 7 時
Place where the sale will take place: 出售地點:	<u>On 10 April 2021:</u> <u>B/F, Regal Hongkong Hotel, 88 Yee Wo Street, Causeway Bay, Hong Kong</u> <u>("Sales Office 1")</u> <u>From 11 April 2021 and thereafter: :</u> <u>1st Floor, Ibis Hong Kong Central & Sheung Wan, 28 Des Voeux Road</u> <u>West, Sheung Wan, Hong Kong ("Sales Office 2")</u> <u>2021 年 4 月 10 日</u> 香港銅鑼灣怡和街 88 號香港富豪酒店地庫一樓(「售樓處 1」) <u>2021 年 4 月 11 日起</u> 香港上環德輔道西 28 號宜必思香港中上環酒店一樓(「售樓處 2」)
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:	30

Description of the specified residential properties that will be offered to be sold:

將提供出售的指明住宅物業的描述:

The following units in the Development 發展項目以下單位:

6A, 8A, 9A, 12A, 6B, 7B, 9B, 10B, 12B, 17B, 6C, 7C, 8C, 9C, 10C, 12C, 17C, 6D, 8D, 9D, 12D, 6E, 8E, 9E, 12E, 17E, 6F, 8F, 9F, 12F

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:

On 10 April 2021 (the “first date of sale”):

2021 年 4 月 10 日(下稱「出售首天」):

1. Balloting will be used to determine the order of priority and the balloting will be performed by computer.
以抽籤方式決定選擇住宅物業的次序，抽籤將以電腦操作。
2. Registrant(s)/Company(ies) interested in purchasing any of the specified residential properties (the “registrant”) must follow the procedures below.
有意購買任何指明住宅物業的登記人/公司(「登記人」)須遵從下列程序。
3. Not more than two Registrations of Intent can be submitted by the same Registrant or Company (whether in sole name or jointly with other). Submission exceeding two Registrations of Intent will NOT be accepted. Each Registration of Intent may be used for purchase of one residential property as set out in the “Information on Sales Arrangements” (the “Sales Arrangements”).

Each Registration of Intent shall be submitted together with one cashier order in the sum of HK\$100,000.00 made payable to “IU, LAI & LI SOLICITORS & NOTARIES”. Please return the completed and signed Registration(s) of Intent together with a copy of H.K.I.D. Card / passport or a copy of Business Registration Certificate and H.K.I.D. Card / passport of the director(s) and the aforesaid cashier order to the Sales Office of the Development at 1st Floor, Ibis Hong Kong Central & Sheung Wan, 28 Des Voeux Road West, Sheung Wan, Hong Kong (“Sales Office 2”).

同一登記人或公司(不論單獨或聯同他人)最多可遞交兩份「購樓意向登記表格」，多出的遞交將不被接受。每份「購樓意向登記表格」只可認購 1 個於「銷售安排資料」(下稱「銷售安排」)列出之住宅物業。

每份「購樓意向登記表格」須連同一張本票遞交，該本票金額為港幣\$100,000.00，抬頭人為「姚黎李律師行」。請將已填妥及簽署之「購樓意向登記表格」、登記人或公司之香港身份證/護照副本或商業登記證副本及董事的香港身份證/護照副本及上述銀行本票遞交至上環德輔道西 28 號宜必思香港中上環酒店售樓處一樓(下稱「售樓處 2」)。

The closing time for submission of Registration of Intent will be 5:00 p.m. on 9 April 2021 (the “closing time”).

遞交購樓意向登記截止時間為 2021 年 4 月 9 日下午 5 時(「截止時間」)。

4. Late submission or submission outside office hours will not be accepted. The order of the submission of a Registration of Intent will not have any impact on the order of priority in selecting the specified residential properties.
逾期遞交或在辦公時間以外遞交的恕不受理。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。
5. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
本票將會用作支付購買指明住宅物業的部份臨時訂金。
6. All valid Registrations of Intent submitted before the closing time for submission will be included automatically in the balloting as detailed below. In case of dispute, the Vendor reserves its absolute right to determine whether a Registration of Intent is valid and should be included in the balloting.
所有於截止時間之前遞交的有效的購樓意向登記會被自動納入下述的抽籤程序。如有爭議，賣方保留絕對權利決定購樓意向登記是否有效及是否應被納入抽籤。
7. Balloting will take place according to the following procedures:
抽籤將會按照以下程序進行:
- (i) The balloting will take place on 10 April 2021 not earlier than 10:30 a.m. at Sales Office 1. The Vendor reserves the right at any time, for the purposes of maintaining order at Sales Office 1 and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at Sales office 1 and Sales Office 2. Registrants will not be notified separately of such changes.
抽籤程序將於 2021 年 4 月 10 日不早於上午 10 時 30 分於售樓處 1 進行。為了維持售樓處 1 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售樓處 1 及售樓處 2。登記人將不獲另行通知該等修改。
- (ii) For the purpose of verification of identity, each registrant (if the Registrant is a company, then any one of its directors) must bring along his/her original H.K.I.D. Card(s)/Passport(s) and the original receipt of the Registration of Intent and personally attend the lobby on the G/F of Regal Hongkong Hotel, 88 Yee Wo Street, Causeway Bay, Hong Kong (the “**check-in counter**”) from 10:00 a.m. to 10:30 a.m. on 10 April 2021 (‘**check-in timeslot**’). Company Registrants must also bring along a copy of Business Registration Certificate and Registers of Directors and the company chop. Registrants shall only be eligible for the balloting after the verification of identity. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the basement, G/F and 1/F of Regal Hongkong Hotel, 88 Yee Wo Street, Causeway Bay, Hong Kong (collectively the “**Additional Venues**”) to accommodate some of the registrants by making appropriate announcement(s) at Sales Office 1 and the Additional Venues to direct registrants to the Additional Venues. Registrants who have not arrived at the check-in counter at the check-in timeslot or arrive at the check-in counter beyond the check-in timeslot shall not be eligible to participate in the balloting.
為讓賣方核實登記人身份，登記人(如登記人為公司，則任何一位董事)須於 2021 年 4 月 10 日上午 10 時至上午 10 時 30 分(下稱「**報到時段**」)親身攜同其香港身份證/護照正本及購樓意向登記收據正本到達香

港銅鑼灣怡和街 88 號香港富豪酒店地下大堂(「報到登記處」)報到。如登記人屬公司,則另需攜同其商業登記證副本、董事名冊副本及公司印章。登記人經賣方核實身份後方可享有抽籤資格。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銅鑼灣怡和街 88 號香港富豪酒店地庫、地下及 1 樓(以下統稱「外加會場」)以容納部份登記人,並於售樓處 1 及外加會場作出適當的公布,指示登記人前往外加會場。未有於報到時段到達報到登記處的登記人或於報到時段以外的時間才到達報到登記處的登記人將不享有參與抽籤的資格。

- (iii) For the purpose of balloting, each Registration of Intent will be allotted one lot. If the registrant who has submitted two Registrations of Intent has elected to purchase more than one specified residential properties, he/she may on the spot request to bring forward the ballot result priority of the other Receipt(s) for Registration of Intent to the same as the one allotted with a higher priority and select up to a total maximum of two specified residential properties at the same time. In case of dispute, the Vendor has the absolute discretion to decide and the Vendor's decision shall be final and binding on the registrants. The results of the balloting, including "registration number" and "ballot result sequence", will be posted by the Vendor at Sales Office 1 and the Additional Venues (if applicable) after completion of the balloting. Registrants will not be separately notified of the ballot results.

為抽籤的目的,每張購樓意向登記會獲分配一個籌號。遞交兩張購樓意向登記的登記人,如選擇購買多於壹(1)個指明住宅物業,他/她可即場要求把其餘購樓意向登記收據的抽籤結果次序提前至與得到較優先次序的購樓意向登記收據相同之次序,並同時選擇共不多於兩(2)個指明住宅物業。如有爭議,賣方有絕對酌情權決定,賣方之決定對登記人為最終及具有約束力。賣方會將抽籤結果,包括「註冊編號」及「抽籤結果順序」於抽籤完成後於售樓處 1 及外加會場(如適用)公布。登記人將不獲另行通知抽籤結果。

- (iv) The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

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。

8. After the balloting, the registrants shall personally select and purchase 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 at Sales Office 1. The number of specified residential property(ies) that a registrant is entitled to purchase shall not exceed the number of Registration(s) of Intent submitted by that registrant. 抽籤後,登記人須根據「抽籤結果順序」於售樓處 1 有秩序地及於合理時間內親身選購於當時仍可供選擇的指明住宅物業。每名登記人可購買的指明住宅物業的數目不得多於該名登記人遞交的購樓意向登記的數目。
9. If a registrant has successfully selected any of the specified residential properties, the registrant shall forthwith personally or by attorney (pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies). If the registrant shall fail to enter into a Preliminary Agreement for Sale and Purchase for any of the selected specified residential property(ies), the registrant shall be immediately disqualified from selecting and purchasing any of the specified residential property(ies) and all selections of specified residential property(ies) made by the registrant (if any) shall be cancelled.

成功選擇指明住宅物業的登記人須即時親身或由其獲授權人(授權書須按賣方規定的格式並具有效簽署)簽署臨時買賣合約購買其選擇的指明住宅物業。如登記人未能成功為其選擇的任何一個指明住宅物業簽署臨時買賣合約，該名登記人即失去資格選購任何指明住宅物業，而其所作出的任何指明住宅物業選擇(如有)即會被取消。

10. Before signing the Preliminary Agreement for Sale and Purchase, the Registrant may on spot in person request the Vendor to allow him/her to nominate another person(s) (“Nominated Person(s)”) to select and purchase the specified residential property(ies) which are still available (and to enter into the relevant Preliminary Agreement(s) for Sale and Purchase), subject to the following terms :

- (i) Such Nominated Person(s) must be individual (whether alone or jointly with others) who has submitted a valid Registration of Intent; and
- (ii) Such Nominated Person(s) must be the immediate family member(s) (i.e. spouse, parents, children only) of the Registrant; and
- (iii) The Registrant shall provide adequate proof of the aforementioned relationship(s) to the Vendor’s satisfaction (including but not limited to the production of the originals of the relevant birth certificate(s) and/or marriage certificate(s)), and the Vendor may in its sole and absolute discretion determine whether such relationship(s) is/are proven to the Vendor’s satisfaction, and the Vendor’s determination on whether to accept or reject requests in relation to nomination of immediate family member(s) shall be final.

The Registrant may also request the Vendor on spot to add any one or more immediate family member(s) (i.e. spouse, parents, children only) of the registrant as joint purchaser(s) (if there is more than one (1) individual comprised in the registrant, then such additional purchaser(s) must be the immediate family member(s) of ALL the individuals comprised in the registrant) provided that the registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s) and all the aforesaid persons shall sign the Preliminary Agreement for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) to sign the Preliminary Agreement for Sale and Purchase.

登記人可即場要求賣方准許其提名另一位人士代替該登記人(「被提名人」)選購任何指明住宅物業(及簽署相關臨時買賣合約)，惟須受以下條款所限：

- (i) 該被提名人必須為個人並已遞交一份有效的購樓意向登記表格(不論單獨或與其他人聯名)；及
- (ii) 該被提名人必須為登記人之直系親屬(祇限配偶、父母、子女)；及
- (iii) 登記人應提供有關上述關係的充分證據及達至賣方滿意(包括但不限於出示相關出生證明書和/或結婚證明書的正本)，並且賣方有唯一及絕對酌情決定權決定該等關係是否經證明並達至賣方滿意，及就接納或拒絕提名直系親屬的要求，賣方的決定為最終。

登記人亦可即場要求賣方加入登記人之一位或多位直系親屬(祇限配偶、父母、子女)作為聯名買方(如登記人由多於一位個人組成，則新加入之買方必須為所有組成登記人的個人的直系親屬)，惟必須出示令賣方滿意之有效證明文件證明相關親屬關係，及所有前述人士須以買方身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加簽署臨時買賣合約的人數。

11. 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 of Registrations of Intent submitted by the registrant, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at Sales Office 2 during 13 April 2021 to 17 April 2021 (from 11:00 a.m. to 7:00 p.m.). The registrant shall bring along the original receipt(s) of the Registration(s) of Intent and his/her original H.K.I.D. Card(s)/Passport(s)/a copy of Business Registration Certificate and H.K.I.D. Card / passport of the director(s) to Sales Office 2 for collection of the unused cashier order(s). If the registrant authorizes another person to collect the said cashier order(s), the authorized person must bring a valid authorization letter, the original receipt of Registration of Intent, copy of the registrant's H.K.I.D. Card(s)/Passport(s) and the authorized person's original H.K.I.D. Card/Passport to Sales Office 2 for collection of the unused cashier order(s).

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遞交的購樓意向登記之數目，登記人可於 2021 年 4 月 13 日至 2021 年 4 月 17 日(上午 11 時至晚上 7 時內)於售樓處 2 辦理取回未使用的本票。登記人須帶同購樓意向登記表格收據正本及其本人之香港身份證／護照正本 / 商業登記證副本及董事的香港身份證／護照副本到售樓處 2 取回未使用之本票。如登記人授權他人取回本票，則獲授權人須帶同有效的授權書、購樓意向登記表格收據正本、登記人之香港身份證／護照副本及被授權人本人之身份證／護照正本到售樓處 2 取回未使用之本票。

12. After the completion of the balloting and the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties that are available to be offered to be sold (if any) will be sold on a first come first served basis to any person interested in purchasing the 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).

當抽籤及合資格人士按上述程序選購指明住宅物業完畢後，餘下可提供出售的指明住宅物業(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，賣方保留絕對權力以任何方式(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。

13. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 8:00 a.m. and 7:00 p.m. on the first date of sale, then, for the safety of the registrants and the maintenance of order at Sales Office 1 and/or the Additional Venues (if applicable), the Vendor reserves its absolute right to postpone the date(s) and/or time for the balloting and/or the first date of sale (as the case may be) to such other date(s) and/or time as the Vendor may consider appropriate and/or to close Sales Office 1 and/or the Additional Venues (if applicable). Details of the arrangements will be posted by the Vendor on the website (www.thequeens.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangements.

如在上述出售首天上午 8 時至晚上 7 時的任何時間內天文台發出八號或更高之颱風警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處 1 及／或外加會場(如適用)的秩序，賣方保留絕對權力延遲抽籤的日期及／或時間及／或出售首天(視情況而定)至賣方認為合適的其他日期及／或時間及／或關閉售樓處 1 及／或外加會場(如適用)。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.thequeens.hk) 公布。登記人將不獲另行通知。

On 11 April 2021 and thereafter:

2021 年 4 月 11 日起：

14. The remaining specified residential properties that are available to be offered to be sold (if any) will be sold on a first come first served basis at Sales Office 2 to any person interested in purchasing the specified residential properties. 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).

餘下可提供出售的指明住宅物業(如有)將以先到先得方式於售樓處 2 向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。

15. If the Vendor postpones the first date of sale to such other date due to the reason mentioned in paragraphs 13 above, the subsequent dates of sale will be postponed accordingly.

如賣方因上述第 13 段之原因延遲出售首天至其他日期，其後的出售日期將會順延。

16. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 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 Sales Office 2, the Vendor reserves its absolute right to close Sales Office 2. Details of the arrangements will be posted by the Vendor on the website (www.thequeens.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangements.

如在任何出售日期(除出售首天)的上午 9 時至晚上 7 時的任何時間內天文台發出八號或更高颱風警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處 2 的秩序，賣方保留絕對權力關閉售樓處 2。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.thequeens.hk) 公布。登記人將不獲另行通知。

Other matters:

其他事項:

1. Health and safety precautions and measures:

健康及安全防護措施:

Registrants should note that entry of everyone into Sales Office 1, Additional Venues and Sales Office 2 (collectively “The Queens Sales Office”) will be subject to satisfactory check of normal body temperature on-site. Everyone who enters the The Queens Sales Office is required to wear a self-provided satisfactory surgical face mask at all times while at the The Queens Sales Office. No face mask will be provided by the Vendor on-site. The Vendor reserves the absolute right and discretion to determine whether a person’s body temperature is “normal” or “satisfactory” and whether a person’s surgical face mask is of “satisfactory” standard, and to deny entry of anyone who fails to meet the aforesaid requirements, which may render in a loss of that person’s right to select any specified residential property.

登記人應注意所有進入售樓處 1，外加會場(如適用)及售樓處 2 (統稱(「尚瓏售樓處」))的人士均須在現場接受並通過令人滿意的正常體溫測試。所有進入尚瓏售樓處的人士均須時刻於尚瓏售樓處內配戴自備和令人滿意的外科手術口罩。賣方將不會在現場提供任何口罩。賣方保留權利及酌情權決定該人士的體溫是否「正常」或「令人滿意」以及該人士所配戴的外科手術口罩是否達到「令人滿意」的規格，並拒絕讓任何未能達到上述要求的人士進入尚瓏售樓處，而該人士可能因此失去揀選任何指明住宅物業的權利。

2. In the event of any discrepancy between the English and Chinese versions of the 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。

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 20/F, 68 Yee Wo Street, Causeway Bay, Hong Kong.

載有上述銷售安排的資料的文件印本於香港銅鑼灣怡和街 68 號 20 樓供公眾免費領取。

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