

| Name of the Phase of the Development : 發展項目的期數的名稱 : | Phase 1 (the “Phase”) of Regency Bay Development * 御海灣發展項目的第 1 期 (「期數」) * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---------------------|--------------------------------------|---------------------|-------------------------------|---------------------------------------|--|----------------------------------|--|--------------------------------------|------------|--------------------------------------|------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|---|------------|---------------------|------------|---------------------|
| Date of the Sale : 出售日期 : | <p>Batch A 第 A 批次 From 14 August 2020 由 2020 年 8 月 14 日起</p> <p>Batch B 第 B 批次 Tender Period from 14 August 2020 to 31 August 2020 (both days inclusive) 招標期由 2020 年 8 月 14 日起至 2020 年 8 月 31 日(包括首尾兩天)</p> <p>Tender Period from 1 September 2020 to 31 October 2020 (both days inclusive) 招標期由 2020 年 9 月 1 日起至 2020 年 10 月 31 日(包括首尾兩天)</p> <p>Tender Period from 1 November 2020 to 31 December 2020 (both days inclusive) 招標期由 2020 年 11 月 1 日起至 2020 年 12 月 31 日(包括首尾兩天)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Time of the Sale : 出售時間 : | <p>Batch A 第 A 批次</p> <p>On 14 August 2020: (“the first date of the sale”) From 7:30 p.m. to 10:00 p.m.</p> <p>From 15 August 2020 and thereafter: From 11:00 a.m. to 8:00 p.m. (Friday, Saturday, Sunday and Public Holiday) From 2:00 p.m. to 8:00 p.m. (Monday to Thursday)</p> <p>2020 年 8 月 14 日 : (「出售首天」) 由晚上 7 時 30 分至晚上 10 時</p> <p>由 2020 年 8 月 15 日及之後 : 由上午 11 時至晚上 8 時(星期五、六、日及公眾假期) 由下午 2 時至晚上 8 時(星期一至四)</p> <p>Batch B 第 B 批次</p> <table border="1" data-bbox="491 1422 1479 2110"> <thead> <tr> <th rowspan="2">Tender Document No. 招標文件號碼</th> <th colspan="2">Commencement date of tender 招標開始日期</th> <th colspan="2">Closing date of tender 招標截止日期</th> </tr> <tr> <th>Date 日期 (Day-日/Month-月/Year-年)</th> <th>Time 時間</th> <th>Date 日期 (Day-日/Month-月/Year-年)</th> <th>Time 時間</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>14/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>14/08/2020</td> <td>6:00 p.m. 晚上 6 時</td> </tr> <tr> <td>2</td> <td>15/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>15/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>16/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>16/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>17/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>17/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>18/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>18/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>19/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>19/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>20/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>20/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> <tr> <td>2</td> <td>21/08/2020</td> <td>2:00 p.m. 下午 2 時</td> <td>21/08/2020</td> <td>7:00 p.m. 晚上 7 時</td> </tr> </tbody> </table> | | | | Tender Document No. 招標文件號碼 | Commencement date of tender 招標開始日期 | | Closing date of tender 招標截止日期 | | Date 日期 (Day-日/Month-月/Year-年) | Time 時間 | Date 日期 (Day-日/Month-月/Year-年) | Time 時間 | 2 | 14/08/2020 | 2:00 p.m. 下午 2 時 | 14/08/2020 | 6:00 p.m. 晚上 6 時 | 2 | 15/08/2020 | 2:00 p.m. 下午 2 時 | 15/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 16/08/2020 | 2:00 p.m. 下午 2 時 | 16/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 17/08/2020 | 2:00 p.m. 下午 2 時 | 17/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 18/08/2020 | 2:00 p.m. 下午 2 時 | 18/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 19/08/2020 | 2:00 p.m. 下午 2 時 | 19/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 20/08/2020 | 2:00 p.m. 下午 2 時 | 20/08/2020 | 7:00 p.m. 晚上 7 時 | 2 | 21/08/2020 | 2:00 p.m. 下午 2 時 | 21/08/2020 | 7:00 p.m. 晚上 7 時 |
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| 2 | 14/08/2020 | 2:00 p.m. 下午 2 時 | 14/08/2020 | 6:00 p.m. 晚上 6 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 15/08/2020 | 2:00 p.m. 下午 2 時 | 15/08/2020 | 7:00 p.m. 晚上 7 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 16/08/2020 | 2:00 p.m. 下午 2 時 | 16/08/2020 | 7:00 p.m. 晚上 7 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 17/08/2020 | 2:00 p.m. 下午 2 時 | 17/08/2020 | 7:00 p.m. 晚上 7 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | 20/08/2020 | 2:00 p.m. 下午 2 時 | 20/08/2020 | 7:00 p.m. 晚上 7 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 21/08/2020 | 2:00 p.m. 下午 2 時 | 21/08/2020 | 7:00 p.m. 晚上 7 時 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|---|---|--------------------------------------|---|--------------------------------------|
| 2 | 22/08/2020 | 2:00 p.m. 下午 2 時 | 22/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 23/08/2020 | 2:00 p.m. 下午 2 時 | 23/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 24/08/2020 | 2:00 p.m. 下午 2 時 | 24/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 25/08/2020 | 2:00 p.m. 下午 2 時 | 25/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 26/08/2020 | 2:00 p.m. 下午 2 時 | 26/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 27/08/2020 | 2:00 p.m. 下午 2 時 | 27/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 28/08/2020 | 2:00 p.m. 下午 2 時 | 28/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 29/08/2020 | 2:00 p.m. 下午 2 時 | 29/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 30/08/2020 | 2:00 p.m. 下午 2 時 | 30/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | 31/08/2020 | 2:00 p.m. 下午 2 時 | 31/08/2020 | 7:00 p.m. 晚上 7 時 |
| 2 | From 01/09/2020 to 31/10/2020 (both days inclusive) | 2:00 p.m. on each day 每日下午 2 時 | 由 01/09/2020 起至 31/10/2020 (包括首尾兩天) | 7:00 p.m. on each day 每日晚上 7 時 |
| 2 | From 01/11/2020 to 31/12/2020 (both days inclusive) | 2:00 p.m. on each day 每日下午 2 時 | 由 01/11/2020 起至 31/12/2020 (包括首尾兩天) | 7:00 p.m. on each day 每日晚上 7 時 |

Place where the sale will take place :
出售地點 :

Batch A
第 A 批次

62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“**ICC 62/F Venue**”)
香港九龍柯士甸道西 1 號環球貿易廣場 62 樓(下稱「**ICC 62 樓會場**」)

Batch B
第 B 批次

62/F, 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 62 樓

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 :

40 0 (Batch A, 第 A 批次)

13 0 (Batch B, 第 B 批次)

Total 總共 **53-0**

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 :

Batch A
第 A 批次

The following units in Tower 2: 以下在第 2 座的單位 :

22A, 19E, 20E, 21E, 3F, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 9J, 10J, 16J, 17J, 18J, 19J, 20J, 21J, 22J, 23J, 25J, 26J, 27J, 6K, 7K, 8K, 9K, 10K, 11K, 12K, 15K, 16K, 17K, 18K, 19K, 20K, 21K

Batch B
第 B 批次

The following units in Tower 2: 以下在第 2 座的單位 :

3E, 3G, 3K, 3L, 3M, 28B, 28C, 28D, 28G, 28H, 28J, 28K, 28L

The sale is suspended 銷售暫停

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

1. First come first served. Any person interested in purchasing any of the specified residential properties (“**Prospective Purchaser**”) (if the Prospective Purchaser is a company, then any one of its directors) must:-
 - (a) personally attend ICC 62/F Venue; and
 - (b) bring along his/her H.K.I.D. Card(s)/Passport(s) and cashier order(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary. The number of cashier order(s) shall be equal to the number of specified residential property(ies) to be purchased by the Prospective Purchaser. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Mayer Brown”;
2. For the purpose of determining the order of priority, the Vendor does not accept any person having queued up at ICC 62/F Venue before the commencement time of sale.
3. In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting).
4. The Prospective Purchaser (if the Prospective Purchaser is a company, then any one of its directors) shall personally (or (if the Prospective Purchaser is an individual) his/her/its/their attorney duly appointed pursuant to a validly executed power of attorney in a form prescribed by the Vendor (a "duly appointed attorney")) select the specified residential properties which are still available at the time of selection in the order of priority as determined above and in an orderly manner and within reasonable time.
5. The Vendor reserves the right to close ICC 62/F Venue at any time if all the specified residential properties have been sold out.
6. 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 8:00 p.m. on any date of the sale, for the safety of the Prospective Purchasers and the maintenance of order at ICC 62/F Venue, the Vendor reserves its absolute right to close ICC 62/F Venue. Details of the arrangement will be posted by the Vendor on the website (www.regencybay.com.hk) designated by the Vendor for the Development. Prospective Purchasers will not be notified separately of the arrangement.
7. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 62/F Venue, and/or (b) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 62/F Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.
8. All Prospective Purchasers shall comply with the prescribed procedures as may be required by the Vendor before entering into ICC 62/F Venue and/or (if applicable) any other location(s) of the sale for the purpose of maintaining public health. If Prospective Purchaser shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to immediately disqualify such Prospective Purchaser from participating in any selection and/or purchase activities. In case of any dispute, the decision of the Vendor shall be final and conclusive.
9. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) of the sale pursuant to this Sales Arrangement shall be final and binding on all Prospective Purchasers, and no Prospective Purchasers shall have any claim against the Vendor in respect thereof.
10. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangement, the English version shall prevail.

Batch B

Sale by Tender. See details and particulars in the tender notice. From ~~11 August 2020 to 31 August 2020~~ ~~1 September 2020 to 31 October 2020~~ ~~1 November 2020 to 31 December 2020~~ during office hours (Monday to Sunday 2:00 p.m. to 7:00 p.m.) the

tender notice and other relevant tender documents will be made available for collection free of charge at 62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong.

第 A 批次

1. 先到先得。任何有意購買指明住宅物業的人士（下稱「準買方」）（如準買方是公司，則其任何一位董事）須遵從下列程序：
 - (a) 親臨 ICC 62 樓會場；及
 - (b) 攜同其香港身份證/護照正本及本票及(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。本票的數目需與準買方將購買的指明住宅物業的數目相同。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。
2. 為決定優先次序的目的，賣方不接受出售時間開始前於 ICC 62 樓會場排隊輪候的人士。
3. 如有任何爭議，賣方保留絕對權力以任何方法（包括抽籤）分配該等指明住宅物業予任何有意購買的人士。
4. 準買方（如準買方是公司，則其任何一位董事）須根據上述優先次序有秩序地及於合理時間內親身(或(如登記人為個人)其按賣方所規定的格式並有效地簽署的授權書所委任的授權人(下稱「妥為委任之授權人」)) 揀選於當時仍可供揀選的指明住宅物業。成功選擇指明住宅物業的準買方（如準買方是公司，則其任何一位董事）須親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書所委任的妥為委任之授權人)簽署一份或多份臨時買賣合約購買其成功選擇的指明住宅物業。本票將會用作支付購買指明住宅物業的部份臨時訂金。
5. 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 62 樓會場。
6. 如在任何出售日期的上午 9 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，為保障準買方的安全及維持 ICC 62 樓會場的秩序，賣方保留絕對權力關閉 ICC 62 樓會場。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.regencybay.com.hk）公布。準買方將不獲另行通知。
7. 賣方保留權利隨時(a)因維持 ICC 62 樓會場及/或(b)有任何事件或情況影響或可能影響 ICC 62 樓會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認為合適的其他日期及/或時間及/或地點。
8. 為了維護公共衛生的目的，所有準買方在進入 ICC 62 樓會場及/或(如適用)任何其他會場之前須遵守賣方可能要求的規定程序。如準買方不遵守該等規定程序，賣方保留絕對權力取消該準買方參與指明住宅物業的銷售之任何揀選活動。如有爭議，賣方所作的決定為最終及不可推翻。
9. 賣方根據本銷售安排更改出售日的日期及/或時間及/或地點所作的決定為最終決定，對準買方具有約束力。準買方不得就此向賣方提出任何索賠。
10. 倘若本銷售安排中英文文本有異，以英文文本為準。

第 B 批次

以招標方式出售。請參閱招標公告的細節和詳情。招標公告及其他相關招標文件可由 **2020年8月11日起至2020年8月31日** **2020年9月1日起至2020年10月31日** **2020年11月1日起至2020年12月31日** 於辦公時間內（星期一至日下午 2 時至晚上 7 時）於香港九龍柯士甸道西 1 號環球貿易廣場 62 樓免費領取。

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 of both Batch A and Batch B respectively
請參照上述第 A 批次及第 B 批次之方法

Other matters:
其他事項：

Batch B
第 B 批次

1. 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 any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender.
賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。
2. The tender of the specified residential property(ies) will proceed in accordance with these Sales Arrangements irrespective of whether any tropical cyclone warning signal or any rainstorm warning signal is in effect at any time on any date of sale.
即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續按本銷售安排進行。
3. Persons interested in submitting tenders of the specified residential property(ies) are reminded to read the latest register of transactions so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise (if any).
有意遞交指明住宅物業的投標書的人士敬請檢視成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售（如有）。
4. In the event of any discrepancy between the English and Chinese versions of these 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下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)

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

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

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

由上午11時至晚上8時(每日)

香港九龍柯士甸道西1號環球貿易廣場62樓

由晚上8時後至翌日上午11時(每日)

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 2 of Phase 1 of Regency Bay Development is called "Regency Bay"

*備註：御海灣發展項目的第1期中的第2座稱為「御海灣」