

<p>Name of the Phase of the Development : 發展項目的期數的名稱 :</p>	<p>Phase 2 (the “Phase”) of Regency Bay Development * 御海灣發展項目的第 2 期 (「期數」) *</p>
<p>Date of the Sale : 出售日期 :</p>	<p>Batch A 第 A 批次 From 1 May 2021 由 2021 年 5 月 1 日起</p> <p>Batch B 第 B 批次 Tender Period from 1 May 2021 to 31 May 2021 (both days inclusive) 招標期由 2021 年 5 月 1 日起至 2021 年 5 月 31 日(包括首尾兩天) Tender Period from 1 June 2021 to 31 July 2021 (both days inclusive) 招標期由 2021 年 6 月 1 日起至 2021 年 7 月 31 日(包括首尾兩天) Tender Period from 1 August 2021 to 31 December 2021 (both days inclusive) 招標期由 2021 年 8 月 1 日起至 2021 年 12 月 31 日(包括首尾兩天) Tender Period from 1 January 2022 to 31 March 2022 (both days inclusive) 招標期由 2022 年 1 月 1 日起至 2022 年 3 月 31 日(包括首尾兩天) Tender Period from 1 April 2022 to 30 June 2022 (both days inclusive) 招標期由 2022 年 4 月 1 日起至 2022 年 6 月 30 日(包括首尾兩天) Tender Period from 1 July 2022 to 20 October 2022 (both days inclusive) 招標期由 2022 年 7 月 1 日起至 2022 年 10 月 20 日(包括首尾兩天) Tender Period from 21 October 2022 to 31 December 2022 31 March 2023 (both days inclusive) 招標期由 2022 年 10 月 21 日起至 2022 年 12 月 31 日 2023 年 3 月 31 日(包括首尾兩天) Tender Period from 1 April 2023 to 30 June 2023 (both days inclusive) 招標期由 2023 年 4 月 1 日起至 2023 年 6 月 30 日(包括首尾兩天) Tender Period from 1 July 2023 to 30 September 2023 (both days inclusive) 招標期由 2023 年 7 月 1 日起至 2023 年 9 月 30 日(包括首尾兩天) Tender Period from 1 October 2023 to 31 December 2023 (both days inclusive) 招標期由 2023 年 10 月 1 日起至 2023 年 12 月 31 日(包括首尾兩天) Tender Period from 1 January 2024 to 31 March 2024 (both days inclusive) 招標期由 2024 年 1 月 1 日起至 2024 年 3 月 31 日(包括首尾兩天) Tender Period from 1 April 2024 to 30 June 2024 (both days inclusive) 招標期由 2024 年 4 月 1 日起至 2024 年 6 月 30 日(包括首尾兩天) Tender Period from 1 July 2024 to 30 September 2024 (both days inclusive) 招標期由 2024 年 7 月 1 日起至 2024 年 9 月 30 日(包括首尾兩天)</p>
<p>Time of the Sale : 出售時間 :</p>	<p>Batch A 第 A 批次</p> <p><u>On 1 May 2021: (“the first date of the sale”)</u> From 9:30 a.m. to 8:00 p.m.</p> <p><u>From 2 May 2021 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Thursday) From 11:00 a.m. – 8:00 p.m. (Friday, Saturday, Sunday and Public Holiday)</p> <p><u>2021 年 5 月 1 日 : (「出售首天」)</u> 由上午 9 時 30 分至晚上 8 時</p> <p><u>由 2021 年 5 月 2 日及之後 :</u> 由下午 2 時至晚上 8 時(星期一至四) 由上午 11 時至晚上 8 時(星期五、六、日及公眾假期)</p> <p>Batch B</p>

第 B 批次

Commencement date and time of Tender:

2:00 p.m. on each day from 1/5/2021 until 31/5/2021 (both days inclusive)
2:00 p.m. on each day from 1/6/2021 until 31/7/2021 (both days inclusive)
2:00 p.m. on each day from 1/8/2021 until 31/12/2021 (both days inclusive)
2:00 p.m. on each day from 1/1/2022 until 31/3/2022 (both days inclusive)
2:00 p.m. on each day from 1/4/2022 until 30/6/2022 (both days inclusive)
2:00 p.m. on each day from 1/7/2022 until 20/10/2022 (both days inclusive)
2:00 p.m. on each day from 21/10/2022 until 31/12/2022 31/3/2023 (both days inclusive)
2:00 p.m. on each day from 1/4/2023 until 30/6/2023 (both days inclusive)
2:00 p.m. on each day from 1/7/2023 until 30/9/2023 (both days inclusive)
2:00 p.m. on each day from 1/10/2023 until 31/12/2023 (both days inclusive)
2:00 p.m. on each day from 1/1/2024 until 31/3/2024 (both days inclusive)
2:00 p.m. on each day from 1/4/2024 until 30/6/2024 (both days inclusive)
2:00 p.m. on each day from 1/7/2024 until 30/9/2024 (both days inclusive)

Closing date and time of the Tender:

6:00 p.m. on each day from 1/5/2021 until 31/5/2021 (both days inclusive)
6:00 p.m. on each day from 1/6/2021 until 31/7/2021 (both days inclusive)
6:00 p.m. on each day from 1/8/2021 until 31/12/2021 (both days inclusive)
6:00 p.m. on each day from 1/1/2022 until 31/3/2022 (both days inclusive)
6:00 p.m. on each day from 1/4/2022 until 30/6/2022 (both days inclusive)
6:00 p.m. on each day from 1/7/2022 until 20/10/2022 (both days inclusive)
6:00 p.m. 7:00 p.m. on each day from 21/10/2022 until 31/12/2022 31/3/2023 (both days inclusive)
7:00 p.m. on each day from 1/4/2023 until 30/6/2023 (both days inclusive)
7:00 p.m. on each day from 1/7/2023 until 30/9/2023 (both days inclusive)
7:00 p.m. on each day from 1/10/2023 until 31/12/2023 (both days inclusive)
7:00 p.m. on each day from 1/1/2024 until 31/3/2024 (both days inclusive)
7:00 p.m. on each day from 1/4/2024 until 30/6/2024 (both days inclusive)
7:00 p.m. on each day from 1/7/2024 until 30/9/2024 (both days inclusive)

招標開始日期及時間：

由1/5/2021起至31/5/2021 (包括首尾兩天)的每日下午 2 時
由1/6/2021起至31/7/2021 (包括首尾兩天)的每日下午 2 時
由1/8/2021起至31/12/2021 (包括首尾兩天)的每日下午 2 時
由1/1/2022起至31/3/2022 (包括首尾兩天)的每日下午 2 時
由1/4/2022起至30/6/2022 (包括首尾兩天)的每日下午 2 時
由1/7/2022起至20/12/2022 (包括首尾兩天)的每日下午 2 時
由21/10/2022起至31/12/2022 31/3/2023 (包括首尾兩天)的每日下午 2 時
由1/4/2023 起至30/6/2023 (包括首尾兩天)的每日下午 2 時
由1/7/2023 起至30/9/2023 (包括首尾兩天)的每日下午 2 時
由1/10/2023 起至31/12/2023 (包括首尾兩天)的每日下午 2 時
由1/1/2024 起至31/3/2024 (包括首尾兩天)的每日下午 2 時
由1/4/2024 起至30/6/2024 (包括首尾兩天)的每日下午 2 時
由1/7/2024 起至30/9/2024 (包括首尾兩天)的每日下午 2 時

	<p><u>招標截止日期及時間：</u> 由 1/5/2021 起至 31/5/2021 (包括首尾兩天)的每日晚上 6 時 由 1/6/2021 起至 31/7/2021 (包括首尾兩天)的每日晚上 6 時 由 1/8/2021 起至 31/12/2021 (包括首尾兩天)的每日晚上 6 時 由 1/1/2022 起至 31/3/2022 (包括首尾兩天)的每日晚上 6 時 由 1/4/2022 起至 30/6/2022 (包括首尾兩天)的每日晚上 6 時 由 1/7/2022 起至 20/12/2022 (包括首尾兩天)的每日晚上 6 時 由 21/10/2022 起至 31/12/2022 31/3/2023 (包括首尾兩天)的每日晚上 6 時 7 時 由 1/4/2023 起至 30/6/2023 (包括首尾兩天)的每日晚上 7 時 由 1/7/2023 起至 30/9/2023 (包括首尾兩天)的每日晚上 7 時 由 1/10/2023 起至 31/12/2023 (包括首尾兩天)的每日晚上 7 時 由 1/1/2024 起至 31/3/2024 (包括首尾兩天)的每日晚上 7 時 由 1/4/2024 起至 30/6/2024 (包括首尾兩天)的每日晚上 7 時 由 1/7/2024 起至 30/9/2024 (包括首尾兩天)的每日晚上 7 時</p>	
<p>Place where the sale will take place : 出售地點：</p>	<p><u>Batch A</u> 第 A 批次</p> <p><u>On 1 May 2021:</u> 62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC Venue”)</p> <p><u>From 2 May 2021 and thereafter:</u> 62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ICC Venue”)</p> <p><u>2021 年 5 月 1 日：</u> 香港九龍柯士甸道西 1 號環球貿易廣場 62 樓(下稱「ICC 會場」)</p> <p><u>由 2021 年 5 月 2 日及之後：</u> 香港九龍柯士甸道西 1 號環球貿易廣場 62 樓(下稱「ICC 會場」)</p> <p><u>Batch B</u> 第 B 批次</p> <p>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</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>74 (Batch A, 第 A 批次)</p>	<p>8 743 (Batch B, 第 B 批次)</p>
	<p>Total 總共 82 81 78 77</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：

Batch A

第 A 批次

The following units in Tower 1: 以下在第 1 座的單位：

18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 29A, 30A, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 29E, 30E, 30F, 5L, 6L, 7L, 8L, 9L, 10L, 11L, 12L, 15L, 16L, 17L, 18L, 19L, 20L, 21L, 22L, 23L, 25L, 26L, 27L, 29L, 30L, 3N, 5N, 6N, 7N, 8N, 9N, 10N, 11N, 18P, 19P, 20P

Batch B

第 B 批次

The following units in Tower 1: 以下在第 1 座的單位：

3D, 3E, 3F, 3G, 3H, 3J, 3K, 3L

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

On 1 May 2021 (“the first date of the sale”)

1. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties (“**Registrant**”) must follow the rules set out in this Sales Arrangements.
2. Registrant must submit the following:-
 - (a) only one Registration of Intent duly completed and signed by the Registrant;
 - (b) Registration of Intent shall be accompanied with either one (1) or two (2) cashier orders. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Mayer Brown”; and
 - (c) a copy of the 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 **ICC Venue** and/or such other venue(s) as announced by the Vendor from time to time (including but not limited to such other venues announced after having taken into account public health and/or safety concerns and/or any other matters), after relevant price lists of the specified residential properties are made available, till 2:00p.m. on 30 April 2021 during office hours (i.e. from 11:00a.m. to 8:00p.m. (daily)). The closing time for submission of Registration of Intent will be 2:00p.m. on 30 April 2021. Late submission or submission outside the office hours will not be accepted.

3. **Unless otherwise indicated/directed by a registrant (who has previously submitted a Registration of Intent) pursuant to the conditions of registration under the relevant Registration of Intent, all valid Registrations of Intent (if any and if applicable) previously submitted to the Vendor will be included in the balloting.**

4. **Balloting will take place in batches:-**

(a) **First round balloting (for dividing all Registrants into one or more sub-group(s))**

- (i) The first round balloting will take place after 4:00 p.m. on 30 April 2021 at ICC Venue for the purposes of dividing the Registrants into one or more sub-group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 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 ICC Venue. 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 ICC Venue and 3/F Lobby,

International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Registrants will not be separately notified of the ballot results.

(b) Second round balloting (for determining the order of priority of Registrants in selecting and purchasing specified residential properties)

- (i) The second round balloting for the sub-group(s) of Registrants will take place on **1 May 2021** in batches at the ICC 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 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 Venue. Registrants will not be notified separately of such changes.
- (ii) For the purpose of verification of identity, Registrants must bring along the original receipt of the valid Registration of Intent 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 Registrant comprises corporation, then all directors of that corporation) personally (or (if an individual) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC 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 **3/F, 48/F, 49/F, 76/F** of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (**the “Additional ICC Venues”**) to accommodate some of the Registrants by making announcement and/or posting notice(s) at the ICC Venue and/or the Additional ICC Venues. Registrants who arrive at the ICC 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 Registrant comprises corporation) If after the submission of Registration of Intent there is any change in the directorship of the corporation, the Registration of Intent shall become invalid immediately and such Registrant shall not be eligible to participate in this Session.
- (iv) For the purpose of the second round balloting, every Registration of Intent 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 Venue and/or the Additional ICC Venues (if applicable). Registrants will not be separately notified of the ballot results.
- (v) Registrant who leaves the ICC 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.

5. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-

- (a) Immediately after the second round balloting, Registrants (if the registrant is a corporation, then all of its directors) shall personally (or (if an individual) 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.
- (b) If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out herein, the Registrant shall personally (or (if an individual) 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). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Registrant may notify the Vendor on spot to add and/or delete individual(s) signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:
 - (i) (only applicable if the Registrant shall select to purchase two (2) specified residential properties) at least one (1) Preliminary Agreement for Sale and Purchase of the selected specified residential properties shall be entered into personally by the Registrant;

- (ii) the Registrant will not be allowed to first delete and then add individual(s) signing the Preliminary Agreement for Sale and Purchase;
- (iii) if a Registrant wishes to add any individual(s), the additional individual(s) must be the close relative(s) (**i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren ("Close Relative")**) of ALL the individual(s) comprised in the Registrant and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final;
- (iv) if a Registrant wishes to delete any individual(s), then prior to deletion of any individual(s), all the individual(s) comprised in the Registrant must be the **Close Relative** of each other and subject to the provision of adequate proof of such relationship 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 (if an individual) 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 Registrant's request to add and/or delete any individual(s).

General Procedures

6. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration in a Session will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferable. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
7. 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).
8. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
9. 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 Registrant(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 ICC Venue from 3 May 2021 to 4 May 2021 during office hours (i.e. from 2:00p.m. to 8:00p.m.). 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, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
10. After the completion of 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 at the ICC Venue. 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).
11. The Vendor reserves the right to close the ICC Venue and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 9 above.
12. 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 7:30 a.m. and 8:00 p.m. on the date on which Registration of Intent 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 ICC 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 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 ICC Venue and/or the Additional ICC Venues (if applicable). Details of the arrangement will be posted by the Vendor on the website (www.regencybay2.com.hk) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.
13. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional ICC Venues, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC Venue and/or (if applicable) the Additional ICC Venues; and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional ICC Venues; and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC Venue and/or (if applicable) the Additional ICC Venues, to:-

- (a) (prior to the first date of the sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the balloting and/or (3) the check-in timeslot and/or (4) the first date of the sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC Venue and/or (if applicable) the Additional ICC Venues. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and
- (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties ("remaining units") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or (if applicable) the Additional ICC Venues and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

14. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the balloting and/or the check-in timeslot and/or the first date of the sale and/or any other date of sale pursuant to paragraphs 12 and 13 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
15. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into ICC Venue and/or (if applicable) the Additional ICC Venues for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in this session and his/her/their/its order of priority in this session shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

On 2 May 2021 and thereafter:-

16. 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).
17. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 9 above.
18. 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.
19. 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 9:00 a.m. and 8:00 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 ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.
20. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional ICC Venues, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC Venue and/or (if applicable) the Additional ICC Venues; and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional ICC Venues, 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.
21. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

Batch B

Sale by Tender. See details and particulars in the tender notice. On a date of sale 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

2021 年 5 月 1 日(下稱「出售首天」):

1. 以抽籤方式決定選擇住宅物業的次序。有意購買任何指明住宅物業的合資格人士(下稱「**登記人**」)須遵從本銷售安排的程序。
2. 登記人須從指明住宅物業的相關價單提供後至 2021 年 4 月 30 日下午 2 時於辦公時間內(即每日上午 11 時至晚上 8 時)於 **ICC 會場**及/或任何賣方不時宣佈之會場(包括但不限於賣方因應公共衛生及/或公眾安全考慮及/或任何其他事宜不時宣佈之會場)：
 - (a) 遞交一份已填妥及由登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有 1 張或 2 張本票。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」；及
 - (c) 遞交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。

遞交購樓意向登記截止時間為 2021 年 4 月 30 日下午 2 時。逾期遞交或在辦公時間以外遞交的恕不受理。

3. 除非登記人根據過往遞交之購樓意向登記內之登記條款另有說明/指示，(所有過往遞交予賣方的有效購樓意向登記(如有及如適合))將會被納入抽籤。

4. **抽籤將分階段進行：**

- (a) **第一輪抽籤將所有登記人分為一個或多個組別**

- (i) 第一輪抽籤程序將於 2021 年 4 月 30 日下午 4 時之後於 ICC 會場進行，以將登記人分為一個或多個組別。為了維持 ICC 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 ICC 會場。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 ICC 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。登記人將不獲另行通知抽籤結果。

- (b) **第二輪抽籤決定登記人的選購指明住宅物業的優先次序**

- (i) 已被分組的登記人的第二輪抽籤程序將於 **2021 年 5 月 1 日**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 會場分階段進行。為了維持 ICC 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 會場。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，登記人(如登記人由公司組成，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(如個人)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 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、48 樓、49 樓及 76 樓**(「**外加 ICC 會場**」)以容納部份登記人，並於 ICC 會場及/或外加 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 會場或(如賣方指示)外加 ICC 會場的登記人將不享有參與本節的資格。
- (iii) (如登記人由公司組成)如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，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 會場及/或外加 ICC 會場(如適用)公布及/或貼出告示。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 會場及/或外加 ICC 會場(如適用)之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. 登記人須根據以下的規則成功揀選指明住宅物業:-

- (a) 第二輪抽籤後，登記人(如登記人由公司組成，則該公司的所有董事)須根據「抽籤結果順序」有秩序地及於合理時間內親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)揀選於當時仍可供揀選的指明住宅物業。
- (b) 如果登記人遵從本銷售安排列出的規則成功揀選指明住宅物業，登記人須親身(或(如個人)按賣方所規定的樣本並有效地簽署的授權書)簽署臨時買賣合約購買其揀選的指明住宅物業。在簽署臨時買賣合約前，登記人可即時通知賣方增加及/或刪除簽署臨時買賣合約的個人，惟須受以下所限：
- (i) (只適用於購買 2 個指明住宅物業的登記人) 登記人須親身簽署至少 1 份指明住宅物業的臨時買賣合約；
- (ii) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人；
- (iii) 如登記人希望加入任何個人，新加入之個人必須為所有組成登記人的個人的近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女) (「近親」)，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；
- (iv) 如登記人希望刪除任何個人，則在刪除任何個人之前所有組成登記人的個人必須互相為對方近親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(如個人)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及/或刪除任何個人的要求。

一般程序

6. 每人或公司(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，在本節中的重複的登記將不會被接受。購樓意向登記只適用於登記人本人及不能轉讓。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。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。
7. 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。
8. 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。
9. 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 2021 年 5 月 3 日至 2021 年 5 月 4 日辦公時間內(下午 2 時至晚上 8 時)親臨 ICC 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。
10. 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)將以先到先得形式於 ICC 會場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。
11. 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 會場及外加 ICC 會場(如適用)，惟 ICC 會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
12. 如在可遞交購樓意向登記的任何一天及/或出售首天上午 7 時 30 分至晚上 8 時的任何時間內，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 ICC 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 ICC 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.regencybay2.com.hk)公布。登記人將不獲另行通知。
13. 賣方保留權利隨時(I)因維持 ICC 會場及/或(如適用)外加 ICC 會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(II)因 ICC 會場及/或(如適用)外加 ICC 會場的進出受到阻撓及/或(III)有任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生及/或(IV)為了保護 ICC 會場及/或(如適用)外加會場的登記人或參與者的健康的目的而作出以下行為：

- (a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交購樓意向登記 (2)抽籤及／或 (3)報到時段及／或(4)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉 ICC 會場及／或(如適用)外加會場。賣方會將安排的詳情於 ICC 會場及／或(如適用)外加 ICC 會場及／或指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(「剩餘單位」)或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於 ICC 會場及／或(如適用)外加 ICC 會場及／或指定網站公布。登記人將不獲另行通知。

14. 賣方根據上述第 12 段及第 13 段就更改遞交購樓意向登記及／或預先登記及／或籤及／或報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
15. 為了維護公共衛生的目的，所有登記人在進入 ICC 會場及／或(如適用)外加 ICC 會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與指明住宅物業的銷售，其優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。

2021 年 5 月 2 日及之後：

16. 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。
17. 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 會場，惟 ICC 會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
18. 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。
19. 如在任何出售日期(除出售首天)的上午 9 時至晚上 8 時的任何時間內，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 ICC 會場的秩序，賣方保留絕對權利關閉 ICC 會場。賣方會將安排的詳情於指定網站公布。
20. 賣方保留權利隨時(a)因維持 ICC 會場及／或(如適用)外加 ICC 會場的安全及秩序、登記人的安全和／或銷售程序的順利運作及／或(b)因 ICC 會場及／或(如適用)外加 ICC 會場的進出受到阻撓及／或(c)有任何事件或情況影響或可能影響 ICC 會場及／或(如適用)外加 ICC 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。
21. 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於出售日期於辦公時間內(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

Date of Issue: 發出日期：	27 April 2021 2021年4月27日
Date of revision: 修改日期：	28 May 2021 2021年5月28日
Date of revision: 修改日期：	28 July 2021 2021年7月28日
Date of revision: 修改日期：	28 December 2021 2021年12月28日
Date of revision: 修改日期：	28 March 2022 2022年3月28日
Date of revision: 修改日期：	27 June 2022 2022年6月27日
Date of revision: 修改日期：	17 October 2022 2022年10月17日
Date of revision: 修改日期：	30 November 2022 2022年11月30日
Date of revision: 修改日期：	28 March 2023 2023年3月28日

Date of revision: 修改日期：	27 June 2023 2023 年 6 月 27 日
Date of revision: 修改日期：	27 September 2023 2023 年 9 月 27 日
Date of revision: 修改日期：	28 December 2023 2023 年 12 月 28 日
Date of revision: 修改日期：	28 March 2024 2024 年 3 月 28 日
Date of revision: 修改日期：	27 June 2024 2024 年 6 月 27 日

*Remarks: Tower 1 of Phase 2 of Regency Bay Development is called “Regency Bay II”

*備註: 御海灣發展項目的第 2 期中的第 1 座稱為「御海灣 II」