

**根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊**  
**Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance**

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	K11 (住宅部分名稱:名鑄) K11 (Name of the residential accomodation: The Masterpiece)	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	河內道18號 18 Hanoi Road		

**重要告示：**  
閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能出現變化。

**Important Note:**  
Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	買賣合約的日期 (日/月/年) Date of ASP (DD/MM/YYYY)	終止買賣合約的日期 (如適用) (日/月/年) Date of termination of ASP (if applicable) (DD/MM/YYYY)	住宅物業的描述 (如包括車位, 請一併提供 有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 (元) Transaction Price (\$)	售價修改的細節及 日期(日/月/年) Details and date (DD/MM/YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有 關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
13/04/2015	20/04/2015	22/07/2016	K11 - 名鑄 K11 - The Masterpiece	63&65	D		-	\$96,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 180 days of the date of the PASP; (iv) 5% of the purchase price to be paid within 270 days of the date of the PASP; and (v) 80% of the purchase price to be paid within 360 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清; (ii) 買價的5%於臨時買賣合約日期的30日內付清; (iii) 買價的5%於臨時買賣合約日期的180日內付清; (iv) 買價的5%於臨時買賣合約日期的270日內付清; 及 (v) 買價的80%於臨時買賣合約日期的360日內付清.  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)	
16/06/2015	23/06/2015		K11 - 名鑄 K11 - The Masterpiece	62	B	-	\$131,738,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid upon signing of the ASP; (iii) 5% of the purchase price to be paid within 30 days of the date of the PASP; and (iv) 85% of the purchase price to be paid within 150 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清; (ii) 買價的5%於簽署買賣合約時付清; (iii) 買價的5%於臨時買賣合約日期的30日內付清; 及 (iv) 買價的85%於臨時買賣合約日期的150日內付清.  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)		

03/07/2015	09/07/2015		K11 - 名鑄 K11 - The Masterpiece	59	D	-	\$75,500,000		<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP;  (iii) 5% of the purchase price to be paid within 60 days of the date of the PASP; and  (iv) 85% of the purchase price to be paid within 150 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清；  (ii) 買價的5%於臨時買賣合約日期的30日內付清；  (iii) 買價的5%於臨時買賣合約日期的60日內付清；及  (iv) 買價的85%於臨時買賣合約日期的150日內付清。</p> <p>(b)  AVD Cash Benefit (referred to in Schedule of the PASP)  從價印花稅現金優惠 (如臨時買賣合約附表所述)</p> <p>(c)  Unit with furniture and other chattels (referred to in List 2 of the PASP)  單位連家具及其他資產(如臨時買賣合約附件2所述)</p>	
22/01/2016	29/01/2016		K11 - 名鑄 K11 - The Masterpiece	59	C	-	\$94,000,000		<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP;  (iii) 5% of the purchase price to be paid within 90 days of the date of the PASP; and  (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清；  (ii) 買價的5%於臨時買賣合約日期的30日內付清；  (iii) 買價的5%於臨時買賣合約日期的90日內付清；及  (iv) 買價的85%於臨時買賣合約日期的180日內付清。</p> <p>(b)  AVD Cash Benefit (referred to in Schedule of the PASP)  從價印花稅現金優惠 (如臨時買賣合約附表所述)</p> <p>(c)  Unit with furniture and other chattels (referred to in List 2 of the PASP)  單位連家具及其他資產(如臨時買賣合約附件2所述)</p>	

22/04/2016	29/04/2016		K11 - 名鑄 K11 - The Masterpiece	62	D	-	\$74,300,000	<p>(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 10% of the purchase price to be paid within 14 days of the date of the PASP; and (iii) 85% of the purchase price to be paid within 90 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的10%於臨時買賣合約日期的14日內付清；及 (iii) 買價的85%於臨時買賣合約日期的90日內付清。</p> <p>(b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)</p> <p>(c) Unit with furniture and other chattels (referred to in List 2 of the PASP) 單位連家具及其他資產(如臨時買賣合約附件2所述)</p>	
23/05/2016	30/05/2016		K11 - 名鑄 K11 - The Masterpiece	61	D	-	\$69,800,000	<p>(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid upon signing the ASP; (iii) 5% of the purchase price to be paid within 30 days of the date of the PASP; and (iv) 85% of the purchase price to be paid within 90 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於簽署正式買賣合約時付清； (iii) 買價的5%於臨時買賣合約日期的30日內付清；及 (iv) 買價的85%於臨時買賣合約日期的90日內付清。</p> <p>(b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)</p>	

13/06/2016	20/06/2016		K11 - 名鑄 K11 - The Masterpiece	60	C	-	\$87,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 60 days of the date of the PASP;  (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的5日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)	
22/8/2016	29/8/2016		K11 - 名鑄 K11 - The Masterpiece	61	B	-	123,302,732		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 60 days of the date of the PASP; (iv) 85% of purchase price to be paid within 150 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的60日內付清； (iv) 買價的85%於臨時買賣合約日期的150日內付清。  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)	
30/9/2016	7/10/2016		K11 - 名鑄 K11 - The Masterpiece	66&67	B	-	197,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)	

7/11/2016	14/11/2016		K11 - 名鑄 K11 - The Masterpiece	63&65	H	-	155,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) AVD Cash Benefit (referred to in Schedule of the PASP) 從價印花稅現金優惠 (如臨時買賣合約附表所述)	
21/11/2016	28/11/2016		K11 - 名鑄 K11 - The Masterpiece	66&67	J	-	82,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)	
2/5/2017	10/5/2017		K11 - 名鑄 K11 - The Masterpiece	63&65	B	-	189,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)	

2/5/2017	10/5/2017		K11 - 名鑄 K11 - The Masterpiece	59	E	-	87,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 90 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 180 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 270 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的90日內付清； (iii) 買價的5%於臨時買賣合約日期的180日內付清； (iv) 買價的85%於臨時買賣合約日期的270日內付清；。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)
8/5/2017	15/5/2017		K11 - 名鑄 K11 - The Masterpiece	62	E	-	96,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)
9/5/2017	16/5/2017		K11 - 名鑄 K11 - The Masterpiece	63&65	D	-	98,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 90 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的90日內付清； (iv) 買價的85%於臨時買賣合約日期的180日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)

4/7/2017	11/7/2017		K11 - 名鑄 K11 - The Masterpiece	61	E	-	88,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 60 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的60日內付清； (iv) 買價的85%於臨時買賣合約日期的180日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)	
19/9/2017	26/9/2017		K11 - 名鑄 K11 - The Masterpiece	66&67	C	-	98,700,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 90 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的90日內付清； (iv) 買價的85%於臨時買賣合約日期的180日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)	
3/11/2017	10/11/2017		K11 - 名鑄 K11 - The Masterpiece	66&67	E	-	128,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 90 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP. (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的90日內付清； (iv) 買價的85%於臨時買賣合約日期的120日內付清。	

23/4/2018	30/4/2018		K11 - 名鑄 K11 - The Masterpiece	66&67	F	-	126,480,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid upon signing of the ASP; (iii) 5% of the purchase price to be paid within 45 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 180 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於簽署正式買賣合約時付清； (iii) 買價的5%於臨時買賣合約日期的45日內付清； (iv) 買價的85%於臨時買賣合約日期的180日內付清。  (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)
15/5/2018	23/5/2018		K11 - 名鑄 K11 - The Masterpiece	58	C	-	110,000,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 5% of the purchase price to be paid within 90 days of the date of the PASP; (iv) 85% of the purchase price to be paid within 210 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的5%於臨時買賣合約日期的90日內付清； (iv) 買價的85%於臨時買賣合約日期的210日內付清。
4/6/2018	11/6/2018	24/4/2020	K11 - 名鑄 K11 - The Masterpiece	63 & 65	F	-	126,480,000	(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 30 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 90 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清； (ii) 買價的5%於臨時買賣合約日期的30日內付清； (iii) 買價的90%於臨時買賣合約日期的90日內付清 (b) Cash Benefit (referred to in Schedule of the PASP) 現金優惠 (如臨時買賣合約附表所述)

11/6/2018	19/6/2018		K11 - 名鑄 K11 - The Masterpiece	63 & 65	C	-	108,372,600	<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP;  (iii) 5% of the purchase price to be paid within 180 days of the date of the PASP;  (iv) 85% of the purchase price to be paid within 420 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清 ;  (ii) 買價的5%於臨時買賣合約日期的60日內付清;  (iii) 買價的5%於臨時買賣合約日期的180日內付清; 及  (iv) 買價的85%於臨時買賣合約日期的420日內付清.</p> <p>(b)  Early Move-in Benefit ( referred to in Schedule of the PASP)  提前入住優惠(如臨時買賣合約附表所述)</p>
17/7/2018	24/7/2018		K11 - 名鑄 K11 - The Masterpiece	66&67	D	-	140,352,000	<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP;  (iii) 5% of the purchase price to be paid within 180 days of the date of the PASP;  (iv) 85% of the purchase price to be paid within 420 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清 ;  (ii) 買價的5%於臨時買賣合約日期的60日內付清;  (iii) 買價的5%於臨時買賣合約日期的180日內付清; 及  (iv) 買價的85%於臨時買賣合約日期的420日內付清.</p> <p>(b)  Cash Benefit (referred to in Schedule of the PASP)  現金優惠 (如臨時買賣合約附表所述)</p> <p>(c)  Early Move-in Benefit ( referred to in Schedule of the PASP)  提前入住優惠(如臨時買賣合約附表所述)</p>

9/1/2019	16/1/2019		K11 - 名鑄 K11 - The Masterpiece	58	E	-	102,700,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 420 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清 ; (ii) 買價的5%於臨時買賣合約日期的60日內付清; 及 (iii) 買價的90%於臨時買賣合約日期的420日內付清.  (b) Early Move-in Benefit ( referred to in Schedule of the PASP) 提前入住優惠(如臨時買賣合約附表所述)	
19/1/2019	21/1/2019		K11 - 名鑄 K11 - The Masterpiece	66&67	H	-	220,000,000		(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP; (iii) 90% of the purchase price to be paid within 600 days of the date of the PASP.  (i) 買價的5%於簽署臨時買賣合約時付清 ; (ii) 買價的5%於臨時買賣合約日期的60日內付清; 及 (iii) 買價的90%於臨時買賣合約日期的600日內付清.  (b) Early Move-in Benefit ( referred to in Schedule of the PASP) 提前入住優惠(如臨時買賣合約附表所述)	

26/2/2019	5/3/2019		K11 - 名鑄 K11 - The Masterpiece	66&67	A	-	95,429,000	<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP;  (iii) 90% of the purchase price to be paid within 420 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清 ;  (ii) 買價的5%於臨時買賣合約日期的60日內付清; 及  (iii) 買價的90%於臨時買賣合約日期的420 日內付清。</p> <p>(b)  Early Move-in Benefit ( referred to in Schedule of the PASP)  提前入住優惠(如臨時買賣合約附表所述)</p> <p>(c)  Cash Benefit (referred to in Schedule of the PASP)  現金優惠 (如臨時買賣合約附表所述)</p>	
26/2/2019	5/3/2019		K11 - 名鑄 K11 - The Masterpiece	63&65	A	-	95,429,000	<p>(a)  (i) 5% of the purchase price to be paid upon signing of the PASP;  (ii) 5% of the purchase price to be paid within 60 days of the date of the PASP;  (iii) 90% of the purchase price to be paid within 420 days of the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清 ;  (ii) 買價的5%於臨時買賣合約日期的60日內付清; 及  (iii) 買價的90%於臨時買賣合約日期的420 日內付清。</p> <p>(b)  Early Move-in Benefit ( referred to in Schedule of the PASP)  提前入住優惠(如臨時買賣合約附表所述)</p> <p>(c)  Cash Benefit (referred to in Schedule of the PASP)  現金優惠 (如臨時買賣合約附表所述)</p>	

4/10/2019	14/10/2019		K11 - 名鑄 K11 - The Masterpiece	63&65	J	-	91,938,000	<p>(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 60 days after the date of the PASP; (iii) 90% of the purchase price to be paid within 1,440 days after the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清; (ii) 買價的5%於臨時買賣合約日期後60日內付清; 及 (iii) 買價的90%於臨時買賣合約日期後1,440日內付清。</p> <p>(b) Early Move-in Benefit (see Remark 7 (ii)(1)) 提前入住優惠 (見備註 7 (ii)(1))</p> <p>(c) Standby Completion Extension benefit (see Remark 7 (ii)(2)) 備用成交期延伸優惠 (見備註 7 (ii)(2))</p> <p>(d) Early Settlement Cash Rebate(see Remark 7 (ii)(3)) 提前付清樓價現金回贈 (見備註 7 (ii)(3))</p>	
30/10/2019	6/11/2019		K11 - 名鑄 K11 - The Masterpiece	63&65	G	-	108,800,000	<p>(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 120 days after the date of the PASP; (iii) 90% of the purchase price to be paid within 1,440 days after the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清; (ii) 買價的5%於臨時買賣合約日期後120日內付清; 及 (iii) 買價的90%於臨時買賣合約日期後1,440日內付清。</p> <p>(b) Early Move-in Benefit (see Remark 7 (iii)(1)) 提前入住優惠 (見備註 7 (iii)(1))</p> <p>(c) Standby Completion Extension benefit (see Remark 7 (iii)(2)) 備用成交期延伸優惠 (見備註 7 (iii)(2))</p> <p>(d) Early Settlement Cash Rebate(see Remark 7 (iii)(3)) 提前付清樓價現金回贈 (見備註 7 (iii)(3))</p> <p>(e) Tenancy Agreement Cash Rebate Benefit (see Remark 7 (iii)(4)) 租約現金回贈 (見備註 7 (iii)(4))</p>	
29/4/2020	8/5/2020		K11 - 名鑄 K11 - The Masterpiece	63&65	F	-	126,480,000	<p>(a) (i) 5% of the purchase price to be paid upon signing of the PASP; (ii) 5% of the purchase price to be paid within 60 days after the date of the PASP; (iii) 90% of the purchase price to be paid within 1,440 days after the date of the PASP.</p> <p>(i) 買價的5%於簽署臨時買賣合約時付清; (ii) 買價的5%於臨時買賣合約日期後60日內付清; 及 (iii) 買價的90%於臨時買賣合約日期後1,440日內付清。</p> <p>(b) Early Move-in Benefit (see Remark 7 (iv)(5)) 提前入住優惠 (見備註 7 (iv)(5))</p> <p>(c) Standby Completion Extension benefit (see Remark 7 (iv)(6)) 備用成交期延伸優惠 (見備註 7 (iv)(6))</p> <p>(d) Early Settlement Cash Rebate(see Remark 7 (iv)(7)) 提前付清樓價現金回贈 (見備註 7 (iv)(7))</p> <p>(e) Cash Rebate Benefit (see Remark 7 (iv)(8)) 現金回贈 (見備註 7 (iv)(8))</p>	

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此記錄冊。在擁有人訂立買賣合約之後的1個工作日之內, 賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下, 須在此紀錄冊中修改有關記項。  
Information on the PAsPs (i.e. columns(A), (D), (E), (G) and(H)) should be entered into this register within 24 hours after the owner enters into the relevant PAsPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止, 賣方須在該日期後的1個工作日內, 在此記錄冊(C)欄記入該日期。  
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5個工作日內未有簽訂買賣合約, 賣方可在該日期之後的第6個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」, 以符合一手住宅物業銷售條例第59(2)(c)條的要求。  
If the PAsP does not proceed to ASP within 5 working days after the date on which the PAsP is entered into, in order to fulfill the requirement under section 59(2)(c)of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PAsP has not proceeded further" in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1個工作日之內, 賣方須將有關細節及該日期記入此紀錄冊(F)欄。  
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊, 直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。  
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以“✓”標示買方是賣方的有關連人士的交易。如有以下情況, 某人即屬賣方的有關連人士-
  - a. 該賣方屬法團, 而該人是-
    - i) 該賣方的董事, 或該董事的父母、配偶或子女;
    - ii) 該賣方的經理;
    - iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司;
    - iv) 該賣方的有聯繫法團或控股公司;
    - v) 上述有聯繫法團或控股公司的董事, 或該董事的父母、配偶或子女; 或
    - vi) 上述有聯繫法團或控股公司的經理;
  - b. 該賣方屬個人, 而該人是-
    - i) 該賣方的父母、配偶或子女; 或
    - ii) 上述父母、配偶或子女屬其董事或股東的私人公司; 或
  - c. 該賣方屬合夥, 而該人是-
    - i) 該賣方的合夥人, 或該合夥人的父母、配偶或子女; 或
    - ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with“✓”in column (H) in this register. A person is a related party to a vendor if -

- a. where that vendor is a corporation, the person is -
  - i) a director of that vendor, or a parent, spouse or child of such a director;
  - ii) a manager of that vendor;
  - iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
  - iv) an associate corporation or holding company of that vendor;
  - v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
  - vi) a manager of such an associate corporation or holding company;
- b. where that vendor is an individual, the person is -
  - i) a parent, spouse or child of that vendor; or
  - ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- c. where that vendor is a partnership, the person is -
  - i) a partner of that vendor, or a parent, spouse, child of such a partner; or
  - ii) a private company of which such a partner, parent, spouse or child is a director or shareholder.



**(ii) (2) 備用成交期延伸優惠 Standby Completion Extension Benefit**

1. Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant to the Purchaser an extension of date of completion for not more than 2 years (equivalent to 720 days) (the "Extended Completion Date") from the scheduled date of completion as specified in the formal agreement for sale and purchase (the "Agreement") :-

(a) Only Purchaser who has signed the Agreement in accordance with the preliminary agreement for sale and purchase ("PASP"); and

(b) submission of an application form duly signed by the Purchaser to the Vendor for the Standby Completion Extension Benefit; and a supplemental agreement in the Vendor's prescribed form and content has been signed by the Purchaser without any amendment at least 60 days before the scheduled date of completion as specified in the Agreement (or if applicable, the extended date of completion as specified in the supplemental agreement); and

(c) the Purchaser has paid to the Vendor not less than 10% of the Purchase Price in accordance with the Agreement; and

(d) the Purchaser has separately paid to the Vendor a completion extension fee ("Completion Extension Fee") which is equivalent to 3% of the Purchase Price per year. For the avoidance of doubt, if the Purchaser has applied for an extension of 1 year (any part of a year shall be rounded up to a year), the Purchaser shall pay a Completion Extension Fee equivalent to 3% of the Purchase Price. If the Purchaser has applied for an extension of 2 years in total, the Purchaser shall pay a Completion Extension Fee equivalent to 6% of the Purchase Price in total.

The maximum number of usage of the Standby Completion Extension Benefit shall be 2 times. The maximum period of extension shall be 2 years. The maximum Completion Extension Fee shall be 6% of the Purchase Price. The Completion Extension Fee is non-refundable; and

(e) the Purchaser has agreed to bear all legal costs and expenses (including stamp duty) arising from the Standby Completion Extension Benefit.

2. If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.

3. Standby Completion Extension Benefit is subject to other terms and conditions.

1. 受限於買方滿足以下的先決條件為前提下，賣方可給予買方由正式買賣合約(「正式合約」)指明的原定的成交日期起計不多於2年(相等於720天內)的延伸成交日期(「延後交易日」)：-

(a) 買方已根據臨時買賣合約簽署正式合約；及

(b) 買方須最少於正式合約訂明的原定的成交日期(或如適用，補充協議訂明的已延伸的成交日期)的60日前，向賣方遞交買方已簽署的備用成交期延伸優惠的申請表格，及簽署一份經由賣方訂明而未作任何修改的補充協議；及

(c) 買方已根據正式合約向賣方繳付不少於樓價10%；及

(d) 買方已向賣方另外繳付每年相等於樓價3%的成交期延伸費用(「成交期延伸費用」)。為免疑問，若買方申請之延伸年期為1年(不足1年亦以1年計算)，買方需繳付相等於樓價3%的成交期延伸費用。若買方申請之延伸年期總長為2年，買方需繳付總數相等於樓價6%的成交期延伸費用。買方使用備用成交期延伸優惠次數上限為2次，延伸年期總長上限為2年，成交期延伸費用上限為樓價6%。成交期延伸費用將不可退還；及

(e) 買方已同意負責所有就備用成交期延伸優惠而產生的律師費及支出(包括印花稅)。

2. 如延後交易日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則延後交易日定為下一個工作日。

3. 備用成交期延伸優惠受其他條款及細則約束。

**(ii) (3) 提前付清樓價現金回贈 Early Settlement Cash Rebate**

1. Subject to contract, if the Purchaser has fully paid the Purchase Price in advance of the date of payment specified in the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit), the Purchaser may be entitled to a cash rebate offered by the Vendor according to the table below (the "Completion Benefit").

Date of full payment of the Purchase Price 付清樓價日期	Amount of cash rebate 現金回贈金額
Within 180 days after the date of Letter of Acceptance 接納書的日期後 180 日內	3% of the Purchase Price 樓價3%
Within 720 days after the date of Letter of Acceptance 接納書的日期後 720 日內	2% of the Purchase Price 樓價2%
Within 1080 days after the date of Letter of Acceptance 接納書的日期後 1080 日內	1% of the Purchase Price 樓價1%

(a) The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the Property. After the Vendor has received the application and duly verified the information, the Vendor will upon completion apply the Completion Benefit (if offered) for part payment of the balance of the Purchase Price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property to the Vendor in accordance with the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit).

(b) If the last day of any period as set out in the paragraph (a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

1. 以下安排以達成協議方作實。如買方提前於正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)訂明的付款日期之前付清樓價，

賣方可根據以下列表送出現金回贈優惠(「成交優惠」)。

(a) 買方須於其意欲完成該物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠(如送出)於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按正式合約(如適用，包括所有按用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)完成該物業的交易及向賣方繳付該物業的樓價全數)。

(b) 如上述第(a)段中訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

**(iii) (1) 提前入住優惠 Early Move-in Benefit**

1. Subject to and in accordance with the following terms and conditions, the Vendor may grant a licence to the Purchaser to occupy the Property as a licensee prior to the completion of the sale and purchase of the Property (“Early Move-in Benefit”):-
  - (a) The Early Move-in Benefit is applicable to an individual Purchaser only who shall have signed the formal Agreement for Sale and Purchase (“Agreement”) of the Property in accordance with this Preliminary Agreement; and
  - (b) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Early Move-in Benefit within 120 days after the date of this Preliminary Agreement; and
  - (c) the Purchaser shall have signed a licence agreement (“Licence Agreement”) in the Vendor’s prescribed form and content without any amendment within 120 days after the date of this Preliminary Agreement; and
  - (d) the Purchaser shall have paid to the Vendor not less than 10% of the Purchase Price in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); and
  - (e) the Purchaser shall have separately paid a licence fee (“Licence Fee”) equivalent to 5% of the Purchase Price by a cashier’s order issued by a bank duly licensed under section 16 of the Banking Ordinance upon signing of the Licence Agreement. The Licence Fee shall be applied in accordance with paragraph 3 below; and
  - (f) subject to the condition that vacant possession of the Property has been delivered up by the tenant under the existing Tenancy Agreement dated 29th August 2019 of the Property (brief particulars of which are as set out in the attached List 2) (“Tenancy Agreement”) (“Tenant”) to the Vendor before the completion of the sale and purchase of the Property, the licence period shall commence on: (i) a date which is 3 months after the date the Tenant has delivered vacant possession of the Property to the Vendor, or (ii) the date specified in the Licence Agreement (whichever is the later) and expire on the earliest of the following:-
    - (i) the termination of this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) for whatever reason;
    - (ii) the termination of the Licence Agreement for whatever reason;
    - (iii) the completion of the sale and purchase of the Property; and
    - (iv) the 1,440th day after the date of this Preliminary Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the revised agreement(s) for sale and purchase or supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); and
  - (g) the Purchaser shall bear all legal costs and expenses (including stamp duty and adjudication fee, if any) arising from or incidental to the Licence Agreement; and
  - (h) the Vendor shall be entitled to terminate the Licence Agreement if (i) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); (ii) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); (iii) the Purchaser breaches any terms under the Licence Agreement; or (iv) the occurrence of such circumstances resulting in termination of the Licence Agreement pursuant to the provisions of the Licence Agreement. In such circumstances, the Licence Fee is non-refundable.
  - (i) If the Purchaser completes the sale and purchase of the Property earlier than the scheduled date of completion as specified in the Agreement, the Purchaser shall be offered with the payment of the management fees for a period from the date of assignment to the said scheduled date of completion by the Vendor on his/her/their behalf (both dates inclusive).
2. For the avoidance of doubt, the Vendor shall not be obliged to provide the Early Move-in Benefit to the Purchaser and the Vendor’s agreement to provide the Early Move-in Benefit shall cease and shall have no further force or effect if:-
  - (a) this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) is/are terminated or cancelled for whatever reason; or
  - (b) the application form as referred to in paragraph 1(b) above has not been received by the Vendor’s solicitor within the stipulated timeframe or the Licence Agreement has not been signed by the Purchaser within the stipulated timeframe as referred to in paragraph 1(c) above. Time shall be of essence in this respect; or
  - (c) the Tenant fails to surrender or to deliver vacant possession of the Property to the Vendor (whether at or after the expiration, determination or early termination of the Tenancy Agreement) for whatever reason before the completion of the sale and purchase of the Property.
3. Subject to completion of the sale and purchase of the Property by the Purchaser in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) and such other terms and conditions as prescribed by the Vendor, the Licence Fee will be applied for part payment of the balance of the Purchase Price directly by the Vendor upon completion of the sale and purchase of the Property. In any other circumstances, the Licence Fee is non-refundable.
4. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
5. The Early Move-in Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.

1. 受限於並依據下列條款及條件，賣方可給予買方許可證以准許買方以許可人的身份在本物業買賣交易完成前佔用本物業（「提前入住優惠」）：-
  - (a) 提前入住優惠只適用於個人買方，個人買方須已根據本臨時合約簽署本物業的正式買賣合約（「正式合約」）；及
  - (b) 買方須於本臨時合約的日期後120日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格；及
  - (c) 買方須於本臨時合約的日期後120日內，簽署一份經由賣方訂明而未作任何修改的許可協議（「許可協議」）；及
  - (d) 買方須已根據本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）向賣方繳付不少於售價的10%；及
  - (e) 買方須於簽訂許可協議時，以根據《銀行業條例》第16條的規定獲發牌的銀行簽發的本票，向賣方另外繳付相等於售價5%之許可證費用（「許可證費用」），而許可證費用將按以下第3段所述的方式使用；及
  - (f) 受限於本物業於2019年8月29日的租約（簡要詳情載列於附件二）（「租約」）下的租客（「租客」）於本物業的買賣交易完成前交還本物業的空置管有權予賣方，許可證最早由：(i) 租客交還本物業的空置管有權予賣方之日的三個月後，或(ii) 許可協議所訂明之日開始（以較遲者為準），並於以下或一事項（以最早者為準）屆滿：-
    - (i) 無論出於任何原因，本臨時合約或正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）被終止；
    - (ii) 無論出於任何原因，許可協議被終止；
    - (iii) 本物業的買賣交易的完成；及
    - (iv) 本臨時合約的日期後第1,440日（或如適用，按備用成交期延伸優惠需簽訂的修改後的買賣合約或補充合約裏訂明的延後買賣本物業的成交日期）；及
  - (g) 買方須負責所有就許可協議而產生或附帶的律師費及支出（包括印花稅及裁定費（如有））；及
  - (h) 賣方將有權利終止許可協議如（i）買方未能按本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）繳付任何款項；（ii）買方未能按本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）完成本物業的買賣；（iii）買方違反許可協議的任何條款；或（iv）該等情況發生導致許可協議按其條款終止。在上述情況下，許可證費用將不會被退回。
  - (i) 如買方提前於正式合約指明之原定的成交日期前完成本物業之買賣，買方可獲贈賣方代繳由簽署轉讓契日期起至該原定的成交日期期間之管理費（包括首尾兩日）。
2. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供提前入住優惠且賣方提供提前入住優惠的協議將停止且不再有任何效力：-
  - (a) 無論出於任何原因，本臨時合約及/或正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）被終止或取消；或
  - (b) 買方未有在限定的時間內收到上述第1(b)段提及的申請表格或買方未有如上述第1(c)段提及之限定的時間內簽署許可協議。時間在此方面為要素；或
  - (c) 無論出於任何原因，租客於本物業的買賣交易完成前尚未交還或退回本物業的空置管有權予賣方（不論是在該租約到期，結束，或提早終止的時候或該等事件發生之後）。

3. 受限於買方根據本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約)及由賣方施加的其他條款及條件完成本物業的買賣，賣方於本物業買賣成交時，將會將許可證費用直接用於支付部份售價餘款。在任何其他情況下，許可證費用將不可退還。
4. 本附表授予買方的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。
5. 提前入住優惠受由賣方施加的其他條款及條件約束。

**(iii)(2) 備用成交期延伸優惠 Standby Completion Extension Benefit**

1. Subject to and in accordance with the following terms and conditions, the Vendor may grant to the Purchaser an extension of date of completion of sale and purchase of the Property for not more than 2 years (equivalent to 720 days) (the “Extended Completion Date”) from the
  - (a) The Standby Completion Extension Benefit is applicable to an individual Purchaser only who shall have signed the Agreement in accordance with this Preliminary Agreement; and
  - (b) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Standby Completion Extension Benefit at least 60 days before the scheduled date of completion of sale and purchase as specified in this Preliminary Agreement and the Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the supplemental agreement); and
  - (c) the Purchaser shall have signed a supplemental agreement in the Vendor’s prescribed form and content without any amendment at least 60 days before the scheduled date of completion of sale and purchase as specified in this Preliminary Agreement and the Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the supplemental agreement); and
  - (d) the Purchaser shall have paid to the Vendor not less than 10% of the Purchase Price in accordance with this Preliminary Agreement and the Agreement; and
  - (e) the Purchaser shall have separately paid to the Vendor a completion extension fee (“Completion Extension Fee”) which is equivalent to 2% of the Purchase Price per year (equivalent to 360 days) by a cashier’s order issued by a bank duly licensed under section 16 of the Banking Ordinance upon signing of the supplemental agreement. For the avoidance of doubt, if the Purchaser has applied for an extension of 1 year (equivalent to 360 days) (any part of a year shall be rounded up to a year), the Purchaser shall pay a Completion Extension Fee equivalent to 2% of the Purchase Price. If the Purchaser has applied for an extension of 2 years in total (equivalent to 720 days), the Purchaser shall pay a Completion Extension Fee equivalent to 4% of the Purchase Price in total. The maximum number of usage of the Standby Completion Extension Benefit shall be 2 times. The maximum period of extension shall be 2 years (equivalent to 720 days). The maximum Completion Extension Fee shall be 4% of the Purchase Price. The Completion Extension Fee is non-refundable; and
  - (f) the Purchaser shall bear all legal costs and expenses (including stamp duty and adjudication fee, if any) arising from or incidental to the Standby Completion Extension Benefit and/or the signing of the supplemental agreement(s).
2. If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.
3. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
4. The Standby Completion Extension Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.

1. 受限於並依據下列條款及條件，賣方可給予買方由正式買賣合約(「正式合約」)指明的原定的買賣成交日期起計不多於2年(相等於720天內)的延伸本物業的買賣成交日期(「延後交易日」)(以下簡稱「備用成交期延伸優惠」)：-

- (a) 備用成交期延伸優惠只適用於個人買方。個人買方須已根據本臨時合約簽署本物業的正式合約；及
  - (b) 買方須最少於本臨時合約及正式合約訂明的原定的買賣成交日期(或如適用，補充協議訂明的已延伸的買賣成交日期)的60日前，向賣方遞交買方已簽署的備用成交期延伸優惠的申請表格；及
  - (c) 買方須最少於本臨時合約及正式合約訂明的原定的買賣成交日期(或如適用，補充協議訂明的已延伸的買賣成交日期)的60日前，簽署一份經由賣方訂明而未作任何修改的補充協議；及
  - (d) 買方須已根據本臨時合約及正式合約向賣方繳付不少於樓價的10%；及
  - (e) 買方須已於簽署補充協議時，以根據《銀行業條例》第16條的規定獲發牌的銀行簽發的本票，向賣方另外繳付每年(相等於360天內)相等於樓價2%的成交期延伸費用(「成交期延伸費用」)。  
。為免疑問，若買方申請之延伸年期為1年(相等於360天內)(不足1年亦以1年計算)，買方需繳付相等於樓價2%的成交期延伸費用。若買方申請之延伸年期為2年(相等於720天內)，買方需繳付相等於樓價4%的成交期延伸費用。買方使用備用成交期延伸優惠次數上限為2次。延伸年期總長上限為2年(相等於720天內)。成交期延伸費用上限為樓價4%。成交期延伸費用將不可退還；及
  - (f) 買方須負責所有就備用成交期延伸優惠及/或簽署補充協議而產生或附帶的的律師費及支出(包括印花稅及裁定費(如有))。
2. 如延後交易日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則延後交易日定為下一個工作日。
  3. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人作出讓或以任何方式轉讓任何該等權利或利益。
  4. 備用成交期延伸優惠受由賣方施加的其他條款及條件約束。

**(iii) (3) 提前付清樓價現金回贈 Early Settlement Cash Rebate**

1. Subject to and in accordance with the terms and conditions contained in this Schedule, if the Purchaser settles the full amount of the whole of the Purchase Price in advance of the date of payment of the balance of the Purchase Price specified in this Preliminary Agreement and the formal Agreement for Sale and Purchase (the "Agreement") (provided that the date of such full settlement shall be within the period(s) specified in the table below) and completes the sale and purchase of the Property, the Purchaser may be entitled to a cash rebate offered by the Vendor according to the table below (the "Completion Benefit").

Date of full payment of the Purchase Price	Amount of cash rebate
Within 180 days after the date of this Preliminary Agreement 本臨時合約的日期後180日內	3% of the Purchase Price 樓價3%
Within the period from 181 to 720 days after the date of this Preliminary Agreement 本臨時合約的日期後的181日至720日期間內	2% of the Purchase Price 樓價2%
Within the period from 721 to 1,080 days after the date of this Preliminary Agreement 本臨時合約的日期後的721日至1,080日期間內	1% of the Purchase Price 樓價1%

The date of full settlement of the Purchase Price shall be the date on which the full Purchase Price is received by the Vendor's solicitors.

2. The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of full settlement of the Purchase Price. After the Vendor has received the application and duly verified the information, the Vendor will upon completion of sale and purchase of the Property apply the Completion Benefit (if offered) for part payment of the balance of the Purchase Price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, the Purchaser shall complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit).

3. If the last day of any period as set out in paragraph (1) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

4. For the avoidance of doubt, the Vendor shall not be obliged to provide the Completion Benefit to the Purchaser and the Vendor's agreement to provide the Completion Benefit shall cease and shall have no further force or effect if:-

(a) this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) is/are terminated or cancelled for whatever reason; or

(b) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit), or breaches any terms and conditions thereof; or

(c) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); or

(d) a written application as referred to in paragraph 2 above has not been received by the Vendor's solicitor within the stipulated timeframe. Time shall be of essence in this respect.

5. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

1. 受限於並依據本附件的條款及條件，如買方提前於本臨時合約及正式買賣合約(「正式合約」)訂明的付清樓價餘款限期日之前付清本物業樓價全數(唯付清樓價全數日期須以以下列表指明的期間內)及完成買賣本物業，賣方可根據以下列表提供現金回贈優惠(「成交優惠」)。

Date of full payment of the Purchase Price	Amount of cash rebate
Within 180 days after the date of this Preliminary Agreement 本臨時合約的日期後180日內	3% of the Purchase Price 樓價3%
Within the period from 181 to 720 days after the date of this Preliminary Agreement 本臨時合約的日期後的181日至720日期間內	2% of the Purchase Price 樓價2%
Within the period from 721 to 1,080 days after the date of this Preliminary Agreement 本臨時合約的日期後的721日至1,080日期間內	1% of the Purchase Price 樓價1%

付清樓價全數日期以賣方代表律師收到本物業的全數樓價款項的日期為準。

2. 買方須於其意欲付清樓價全數的日期前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後，將成交優惠(如提供)於本物業的買賣成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)完成本物業的買賣。

3. 如上述第(1)段中訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

4. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供成交優惠且賣方提供成交優惠的協議將停止且不再有任何效力：-

(a) 無論出於任何原因，本臨時合約及/或正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)被終止或取消；或

(b) 買方未有按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)繳付任何款項，或違反其任何條款和條件；或

(c) 買方未能按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)完成本物業的買賣；或

(d) 賣方未有在限定的時間內收到上述第2段提及的書面申請。時間在此方面為要素。

5. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人作出讓或以任何方式轉讓任何該等權利或利益。

**(iii)(4) Tenancy Agreement Cash Rebate Benefit 租約現金回贈**

1. Subject to and in accordance with the terms and conditions stipulated in paragraph 2 of this Schedule, the Purchaser may be entitled to a cash rebate offered by the Vendor (“Cash Rebate Benefit”), which shall be equivalent to the actual amount of rent paid by the Tenant and received by the Vendor (in its capacity as Landlord) under the existing Tenancy Agreement dated 29th August 2019 that the Property is subject to (“Tenancy Agreement”) for the period (“Period”) commencing from 1st October 2019 and expiring on the earliest of the following:-  
(a) 30th September 2021, that is, at the expiration of the Tenancy Agreement;

(b) the early termination of the Tenancy Agreement for whatever reason by either the Tenant or the Vendor (in the event that this occurs); or

(c) the completion of the sale and purchase of the Property.

2. The Cash Rebate Benefit is subject to the following terms and conditions:-

(a) the Cash Rebate Benefit is applicable to an individual Purchaser only who shall have signed the formal Agreement for Sale and Purchase (“Agreement”) of the Property in accordance with this Preliminary Agreement; and

(b) the Purchaser shall have made payments of the Purchase Price of the Property in accordance with the dates as stipulated in this Preliminary Agreement and the Agreement; and

(c) the Purchaser shall complete the sale and purchase of the Property in accordance to the terms and conditions contained in this Preliminary Agreement and the Agreement; and

(d) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Cash Rebate Benefit 60 days before the due date for completion of the sale and purchase of the Property as stipulated in this Preliminary Agreement and the Agreement.

3. Subject to the Purchaser’s due compliance with all of the terms and conditions contained in paragraph 2 of this Schedule, and after the Vendor has duly verified the same, the Vendor shall deduct the Cash Rebate Benefit from the balance of the Purchase Price at the completion of the sale and purchase of the Property.

4. For the avoidance of doubt, the amount of the Cash Rebate Benefit shall not include any amount of rent which has not been paid by the Tenant during the Period for whatever reason. The Vendor may, but is under no obligation to, recover any such outstanding rent from the Tenant.

In the event that the Tenant makes, and the Vendor receives, any such outstanding payment of rent after the Period, no adjustment shall be made to the amount of the Cash Rebate Benefit granted to the Purchaser and the Purchaser shall not have any right to claim against the Vendor for any losses, damages or compensation arising from or in connection with such outstanding payment of the rent. In the event of dispute, the Vendor shall have absolute discretion in deciding the amount of the Cash Rebate Benefit to be received by the Purchaser, and such decision shall be final and binding on the Purchaser.

5. For the avoidance of doubt, the Vendor shall not be obliged to provide the Cash Rebate Benefit to the Purchaser and the Vendor’s agreement to provide the Cash Rebate Benefit shall cease and shall have no further force or effect if:-

(a) this Preliminary Agreement or the Agreement is/are terminated or cancelled for whatever reason; or

(b) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement, or fails to observe perform or comply with or breaches any terms and conditions thereof; or

(c) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement; or

(d) the application form as referred to in paragraph 1(d) above has not been received by the Vendor’s solicitor within the stipulated timeframe. Time shall be of essence in this respect.

6. Upon deduction of the Cash Rebate Benefit from the balance of the Purchase Price, the Vendor’s obligation in relation to the Cash Rebate Benefit under this Schedule (if any) shall be absolutely discharged.

7. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

8. The Cash Rebate Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.

1. 受限於並依據本附表第2段所載的條款及條件，賣方可提供現金回贈優惠給予買方(「現金回贈」)。該現金回贈相當於本物業於2019年8月29日的租約(「租約」)(夾附於附件二)下的現任租客根據租約於期間內(「期間」)支付及賣方(以業主身份)收到的租金。該期間最早由2019年10月1日開始，並於以下或一事項(以最早者為準)屆滿：-

(a) 2021年9月30日，即租約屆滿之日；

(b) 租約被租客或業主或一方提早終止，不論出於任何原因(倘若該事情發生)；或

(c) 本物業的買賣交易的完成。

2. 現金回贈受限於並依據下列條款及條件：-

(a) 現金回贈只適用於個人買方，個人買方須已根據本臨時合約簽署本物業的正式買賣合約(「正式合約」)；及

(b) 買方須已根據本臨時合約及正式合約列出的日期向賣方繳付本物業的樓價；及

(c) 買方須已根據本臨時合約及正式合約載列的條款及條件完成本物業的買賣交易；及

(d) 買方須於列於本臨時合約及正式合約的本物業的買賣完成日期60日前，向賣方遞交買方已簽妥的現金回贈的申請表格。

3. 受限於買方適當地遵守本附表第2段所載的所有條款及條件，並經賣方對之核實後，賣方將在本物業的買賣交易完成時從樓價的餘額中扣除現金回贈。

4. 為免疑義，現金回贈的金額將不包括租客於期間內，無論出於任何原因，未有支付予賣方的任何租金。賣方可以，但沒有義務，向租客追討任何尚欠的租金。倘若租客於期間後支付，及賣方於期間後收到任何尚欠的租金，買方將收到的現金回贈的金額將不會被調整，而且買方無權向賣方追討任何因租金拖欠而引起或與之有關的任何損失、損害或賠償。如有爭議，賣方將擁有絕對酌權決定現金回贈的金額，該決定將是最終的決定，並對買方具有約束力。

5. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供現金回贈且賣方提供現金回贈的協議將停止且不再有任何效力：-

(a) 無論出於任何原因，本臨時合約及/或正式合約被終止或取消；或

(b) 買方未有按本臨時合約及正式合約繳付任何款項，或未能遵守或違反其任何條款和條件；或

(c) 買方未能按本臨時合約及正式合約完成本物業的買賣；或

(d) 賣方未有在限定的時間內收到上述第1(d)段提及的申請表格。時間在此方面為要素。

6. 在賣方從樓價的餘額中扣除現金回贈後，賣方於本附表下有關現金回贈的義務(如有)將絕對解除。

7. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。

8. 現金回贈受由賣方施加的其他條款及條件約束。

**(iv)(5) 提前入住優惠 Early Move-in Benefit**

1. Subject to and in accordance with the following terms and conditions, the Vendor may grant a licence to the Purchaser to occupy the Property as a licensee prior to the completion of the sale and purchase of the Property (“Early Move-in Benefit”):-

- (a) The Early Move-in Benefit is applicable to an individual Purchaser only who shall have signed the formal Agreement for Sale and Purchase (“Agreement”) of the Property in accordance with this Preliminary Agreement; and
  - (b) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Early Move-in Benefit within 60 days after the date of this Preliminary Agreement; and
  - (c) the Purchaser shall have signed a licence agreement (“Licence Agreement”) in the Vendor’s prescribed form and content without any amendment within 60 days after the date of this Preliminary Agreement; and
  - (d) the Purchaser shall have paid to the Vendor not less than 10% of the Purchase Price in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); and
  - (e) the Purchaser shall have separately paid a licence fee (“Licence Fee”) equivalent to 5% of the Purchase Price by a cashier’s order issued by a bank duly licensed under section 16 of the Banking Ordinance upon signing of the Licence Agreement. The Licence Fee shall be applied in accordance with paragraph 3 below; and
  - (f) the licence period shall commence on the date specified in the Licence Agreement and expire on the earliest of the following:-
    - (i) the termination of this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) for whatever reason;
    - (ii) the termination of the Licence Agreement for whatever reason;
    - (iii) the completion of the sale and purchase of the Property; and
    - (iv) the 1,440th day after the date of this Preliminary Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the revised agreement(s) for sale and purchase or supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); and
    - (v) the Purchaser shall bear all legal costs and expenses (including stamp duty and adjudication fee, if any) arising from or incidental to the Licence Agreement; and
  - (g) the Vendor shall be entitled to terminate the Licence Agreement if (i) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); (ii) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); (iii) the Purchaser breaches any terms under the Licence Agreement; or (iv) the occurrence of such circumstances resulting in termination of the Licence Agreement pursuant to the provisions of the Licence Agreement. In such circumstances, the Licence Fee is non-refundable.
  - (h) If the Purchaser completes the sale and purchase of the Property earlier than the scheduled date of completion as specified in the Agreement, the Purchaser shall be offered with the payment of the management fees for a period from the date of assignment to the said scheduled date of completion by the Vendor on his/her/their behalf (both dates inclusive).
2. For the avoidance of doubt, the Vendor shall not be obliged to provide the Early Move-in Benefit to the Purchaser and the Vendor’s agreement to provide the Early Move-in Benefit shall cease and shall have no further force or effect if:-

- (a) this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) is/are terminated or cancelled for whatever reason; or
- (b) the application form as referred to in paragraph 1(b) above has not been received by the Vendor’s solicitor within the stipulated timeframe or the Licence Agreement has not been signed by the Purchaser within the stipulated timeframe as referred to in paragraph 1(c) above. Time shall be of essence in this respect;

3. Subject to completion of the sale and purchase of the Property by the Purchaser in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) and such other terms and conditions as prescribed by the Vendor, the Licence Fee will be applied for part payment of the balance of the Purchase Price directly by the Vendor upon completion of the sale and purchase of the Property. In any other circumstances, the Licence Fee is non-refundable.

4. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

5. The Early Move-in Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.

1. 受限於並依據下列條款及條件，賣方可給予買方許可證以准許買方以許可人的身份在本物業買賣交易完成前佔用本物業（「提前入住優惠」）：-

- (a) 提前入住優惠只適用於個人買方，個人買方須已根據本臨時合約簽署本物業的正式買賣合約（「正式合約」）；及
- (b) 買方須於本臨時合約的日期後60日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格；及
- (c) 買方須於本臨時合約的日期後60日內，簽署一份經由賣方訂明而未作任何修改的許可協議（「許可協議」）；及
- (d) 買方須已根據本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）向賣方繳付不少於售價的10%；及
- (e) 買方須於簽訂許可協議時，以根據《銀行業條例》第16條的規定獲發牌的銀行簽發的本票，向賣方另外繳付相等於售價5%之許可證費用（「許可證費用」），而許可證費用將按以下第3段所述的方式使用；及
- (f) 許可期最早由許可協議所訂明之日開始，並於以下或一事項（以最早者為準）屆滿：-
  - (i) 無論出於任何原因，本臨時合約或正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）被終止；
  - (ii) 無論出於任何原因，許可協議被終止；
  - (iii) 本物業的買賣交易的完成；及
  - (iv) 本臨時合約的日期後第1,440日（或如適用，按備用成交期延伸優惠需簽訂的修改後的買賣合約或補充合約裏訂明的延後買賣本物業的成交日期）；及
- (g) 買方須負責所有就許可協議而產生或附帶的律師費及支出（包括印花稅及裁定費（如有））；及
- (h)

賣方將有權利終止許可協議如（i）買方未能按本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）繳付任何款項；（ii）買方未能按本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）完成本物業的買賣；（iii）買方違反許可協議的任何條款；或（iv）該等情況發生導致許可協議按其條款終止。在上述情況下，許可證費用將不會被退回。

(i) 如買方提前於正式合約指明之原定的成交日期前完成本物業之買賣，買方可獲贈賣方代繳由簽署轉讓契日期起至該原定的成交日期期間之管理費（包括首尾兩日）。

2. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供提前入住優惠且賣方提供提前入住優惠的協議將停止且不再有任何效力：-

- (a) 無論出於任何原因，本臨時合約及/或正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）被終止或取消；或
- (b) 買方未有在限定的時間內收到上述第1(b)段提及的申請表格或買方未有如上述第1(c)段提及之限定的時間內簽署許可協議。時間在此方面為要素；

3. 受限於買方根據本臨時合約及正式合約（如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的買賣合約及補充合約）及由賣方施加的其他條款及條件完成本物業的買賣，賣方於本物業買賣成交時，將會將許可證費用直接用於支付部份售價餘款。在任何其他情況下，許可證費用將不可退還。

4. 本附表授予買方的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。
5. 提前入住優惠受由賣方施加的其他條款及條件約束。

**(iv) (6) 備用成交期延伸優惠 Standby Completion Extension Benefit**

1. Subject to and in accordance with the following terms and conditions, the Vendor may grant to the Purchaser an extension of date of completion of sale and purchase of the Property for not more than 2 years (equivalent to 720 days) (the “Extended Completion Date”) from the scheduled date of completion of sale and purchase as specified in the formal Agreement for Sale and Purchase (the “Agreement”) (hereinafter referred to as “Standby Completion Extension Benefit”):-

- (a) The Standby Completion Extension Benefit is applicable to an individual Purchaser only who shall have signed the Agreement in accordance with this Preliminary Agreement; and
- (b) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Standby Completion Extension Benefit at least 60 days before the scheduled date of completion of sale and purchase as specified in this Preliminary Agreement and the Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the supplemental agreement); and
- (c) the Purchaser shall have signed a supplemental agreement in the Vendor’s prescribed form and content without any amendment at least 60 days before the scheduled date of completion of sale and purchase as specified in this Preliminary Agreement and the Agreement (or if applicable, the extended date of completion of sale and purchase as specified in the supplemental agreement); and
- (d) the Purchaser shall have paid to the Vendor not less than 10% of the Purchase Price in accordance with this Preliminary Agreement and the Agreement; and
- (e) the Purchaser shall have separately paid to the Vendor a completion extension fee (“Completion Extension Fee”) which is equivalent to 3% of the Purchase Price per year (equivalent to 360 days) by a cashier’s order issued by a bank duly licensed under section 16 of the Banking Ordinance upon signing of the supplemental agreement. For the avoidance of doubt, if the Purchaser has applied for an extension of 1 year (equivalent to 360 days) (any part of a year shall be rounded up to a year), the Purchaser shall pay a Completion Extension Fee equivalent to 3% of the Purchase Price. If the Purchaser has applied for an extension of 2 years in total (equivalent to 720 days), the Purchaser shall pay a Completion Extension Fee equivalent to 6% of the Purchase Price in total. The maximum number of usage of the Standby Completion Extension Benefit shall be 2 times. The maximum period of extension shall be 2 years (equivalent to 720 days). The maximum Completion Extension Fee shall be 6% of the Purchase Price. The Completion Extension Fee is non-refundable; and

2. If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.

3. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

4. The Standby Completion Extension Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.

1. 受限於並依據下列條款及條件，賣方可給予買方由正式買賣合約(「正式合約」)指明的原定的買賣成交日期起計不多於2年(相等於720天內)的延伸本物業的買賣成交日期(「延後交易日」)(以下簡稱「備用成交期延伸優惠」)：-

- (a) 備用成交期延伸優惠只適用於個人買方。個人買方須已根據本臨時合約簽署本物業的正式合約；及
  - (b) 買方須最少於本臨時合約及正式合約訂明的原定的買賣成交日期(或如適用，補充協議訂明的已延伸的買賣成交日期)的60日前，向賣方遞交買方已簽妥的備用成交期延伸優惠的申請表格；及
  - (c) 買方須最少於本臨時合約及正式合約訂明的原定的買賣成交日期(或如適用，補充協議訂明的已延伸的買賣成交日期)的60日前，簽署一份經由賣方訂明而未作任何修改的補充協議；及
  - (d) 買方須已根據本臨時合約及正式合約向賣方繳付不少於樓價的10%；及
  - (e) 買方須已於簽署補充協議時，以根據《銀行業條例》第16條的規定獲發牌的銀行簽發的本票，向賣方另外繳付每年(相等於360天內)相等於樓價3%的成交期延伸費用(「成交期延伸費用」)。  
。為免疑問，若買方申請之延伸年期為1年(相等於360天內)(不足1年亦以1年計算)，買方需繳付相等於樓價3%的成交期延伸費用。若買方申請之延伸年期為2年(相等於720天內)，買方需繳付相等於樓價6%的成交期延伸費用。買方使用備用成交期延伸優惠次數上限為2次。延伸年期總長上限為2年(相等於720天內)。成交期延伸費用上限為樓價6%。成交期延伸費用將不可退還；及
  - (f) 買方須負責所有就備用成交期延伸優惠及/或簽署補充協議而產生或附帶的的律師費及支出(包括印花稅及裁定費(如有))。
2. 如延後交易日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則延後交易日定為下一個工作日。
  3. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。
  4. 備用成交期延伸優惠受由賣方施加的其他條款及條件約束。

**(iv) (7) 提前付清樓價現金回贈 Early Settlement Cash Rebate**

1. Subject to and in accordance with the terms and conditions contained in this Schedule, if the Purchaser settles the full amount of the whole of the Purchase Price in advance of the date of payment of the balance of the Purchase Price specified in this Preliminary Agreement and the formal Agreement for Sale and Purchase (the “Agreement”) (provided that the date of such full settlement shall be within the period(s) specified in the table below) and completes the sale and purchase of the Property, the Purchaser may be entitled to a cash rebate offered by the Vendor according to the table below (the “Completion Benefit”).

Date of full payment of the Purchase Price 付清樓價日期	Amount of cash rebate 現金回贈金額
Within 180 days after the date of Letter of Acceptance 接納書的日期後 180 日內	3% of the Purchase Price 樓價3%
Within 720 days after the date of Letter of Acceptance 接納書的日期後 720 日內	2% of the Purchase Price 樓價2%
Within 1080 days after the date of Letter of Acceptance 接納書的日期後 1080 日內	1% of the Purchase Price 樓價1%

The date of full settlement of the Purchase Price shall be the date on which the full Purchase Price is received by the Vendor’s solicitors.

2. The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of full settlement of the Purchase Price. After the Vendor has received the application and duly verified the information, the Vendor will upon completion of sale and purchase of the Property apply the Completion Benefit (if offered) for part payment of the balance of the Purchase Price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, the Purchaser shall complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit).

3. If the last day of any period as set out in paragraph (1) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

4. For the avoidance of doubt, the Vendor shall not be obliged to provide the Completion Benefit to the Purchaser and the Vendor's agreement to provide the Completion Benefit shall cease and shall have no further force or effect if:-
- (a) this Preliminary Agreement or the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit) is/are terminated or cancelled for whatever reason; or
  - (b) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit), or breaches any terms and conditions thereof; or
  - (c) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit); or
  - (d) a written application as referred to in paragraph 2 above has not been received by the Vendor's solicitor within the stipulated timeframe. Time shall be of essence in this respect.

5. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

1. 受限於並依據本附件的條款及條件，如買方提前於本臨時合約及正式買賣合約(「正式合約」)訂明的付清樓價餘款限期日之前付清本物業樓價全數(唯付清樓價全數日期須以下列表指明的期間內)及完成買賣本物業，賣方可根據以下列表提供現金回贈優惠(「成交優惠」)。
- 付清樓價全數日期以賣方代表律師收到本物業的全數樓價款項的日期為準。
2. 買方須於其意欲付清樓價全數的日期前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後，將成交優惠(如提供)於本物業的買賣成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)完成本物業的買賣。
3. 如上述第(1)段中訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。
4. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供成交優惠且賣方提供成交優惠的協議將停止且不再有任何效力：-
- (a) 無論出於任何原因，本臨時合約及/或正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)被終止或取消；或
  - (b) 買方未有按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)繳付任何款項，或違反其任何條款和條件；或
  - (c) 買方未能按本臨時合約及正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)完成本物業的買賣；或
  - (d) 賣方未有在限定的時間內收到上述第2段提及的書面申請。時間在此方面為要素。
5. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人作出讓或以任何方式轉讓任何該等權利或利益。

#### **(iv)(8) Cash Rebate Benefit 現金回贈**

1. Subject to and in accordance with the terms and conditions stipulated in paragraph 2 of this Schedule, the Purchaser may be entitled to a cash rebate offered by the Vendor ("Cash Rebate Benefit"), which shall be equivalent to 8.5% of the Purchase Price.
2. The Cash Rebate Benefit is subject to the following terms and conditions:-
- (a) the Cash Rebate Benefit is applicable to an individual Purchaser only who shall have signed the formal Agreement for Sale and Purchase ("Agreement") of the Property in accordance with this Preliminary Agreement; and
  - (b) the Purchaser shall have made payments of the Purchase Price of the Property in accordance with the dates as stipulated in this Preliminary Agreement and the Agreement; and
  - (c) the Purchaser shall complete the sale and purchase of the Property in accordance to the terms and conditions contained in this Preliminary Agreement and the Agreement; and
  - (d) the Purchaser shall have submitted an application form duly signed by the Purchaser to the Vendor for the Cash Rebate Benefit 60 days before the due date for completion of the sale and purchase of the Property as stipulated in this Preliminary Agreement and the Agreement.
3. Subject to the Purchaser's due compliance with all of the terms and conditions contained in paragraph 2 of this Schedule, and after the Vendor has duly verified the same, the Vendor shall deduct the Cash Rebate Benefit from the balance of the Purchase Price at the completion of the sale and purchase of the Property.
4. For the avoidance of doubt, the Vendor shall not be obliged to provide the Cash Rebate Benefit to the Purchaser and the Vendor's agreement to provide the Cash Rebate Benefit shall cease and shall have no further force or effect if:-
- (a) this Preliminary Agreement or the Agreement is/are terminated or cancelled for whatever reason; or
  - (b) the Purchaser fails to make any payment in accordance with this Preliminary Agreement and the Agreement, or fails to observe perform or comply with or breaches any terms and conditions thereof; or
  - (c) the Purchaser fails to complete the sale and purchase of the Property in accordance with this Preliminary Agreement and the Agreement; or
  - (d) the application form as referred to in paragraph 1(d) above has not been received by the Vendor's solicitor within the stipulated timeframe. Time shall be of essence in this respect.
5. Upon deduction of the Cash Rebate Benefit from the balance of the Purchase Price, the Vendor's obligation in relation to the Cash Rebate Benefit under this Schedule (if any) shall be absolutely discharged.
6. The rights or benefits conferred on the Purchaser under this Schedule are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
7. The Cash Rebate Benefit is subject to other terms and conditions as shall be prescribed by the Vendor.
1. 受限於並依據本附表第2段所載的條款及條件，賣方可提供現金回贈優惠給予買方(「現金回贈」)，該現金回贈相當於售價的8.5%的款額。
2. 現金回贈受限於並依據下列條款及條件：-
- (a) 現金回贈只適用於個人買方，個人買方須已根據本臨時合約簽署本物業的正式買賣合約(「正式合約」)；及
  - (b) 買方須已根據本臨時合約及正式合約列出的日期向賣方繳付本物業的樓價；及
  - (c) 買方須已根據本臨時合約及正式合約載列的條款及條件完成本物業的買賣交易；及
  - (d) 買方須於列於本臨時合約及正式合約的本物業的買賣完成日期60日前，向賣方遞交買方已簽署的現金回贈的申請表格。
3. 受限於買方適當地遵守本附表第2段所載的所有條款及條件，並經賣方對之核實後，賣方將在本物業的買賣交易完成時從樓價的餘額中扣除現金回贈。
4. 為免疑義，如果發生任何下列情況，賣方無義務向買方提供現金回贈且賣方提供現金回贈的協議將停止且不再有任何效力：-
- (a) 無論出於任何原因，本臨時合約及/或正式合約被終止或取消；或
  - (b) 買方未有按本臨時合約及正式合約繳付任何款項，或未能遵守或違反其任何條款和條件；或
  - (c) 買方未能按本臨時合約及正式合約完成本物業的買賣；或
  - (d) 賣方未有在限定的時間內收到上述第1(d)段提及的申請表格。時間在此方面為要素。
5. 在賣方從樓價的餘額中扣除現金回贈後，賣方於本附表下有關現金回贈的義務(如有)將絕對解除。
6. 本附件授予買方的權利或利益僅對買方有效，且買方無權向任何其他人作出讓或以任何方式轉讓任何該等權利或利益。
7. 現金回贈受由賣方施加的其他條款及條件約束。

8. 下述互聯網可連結到此發展項目的價單：不適用

The price list(s) of the development can be found in the following website: Not applicable

更新日期及時間：

(日-月-年) 08/05/2020, 15:30

Date & Time of Update:

(DD-MM-YYYY) 08/05/2020, 15:30