

Information on Sales Arrangements

銷售安排資料

銷售安排第 2 號

Sales Arrangements No. 2

Name of the Development: 發展項目名稱：	GRAND MAYFAIR 柏瓏
Name of the Phase of the Development: 發展項目期數名稱：	Phase 2 of GRAND MAYFAIR (GRAND MAYFAIR III) 柏瓏的第2期(柏瓏III)
Date of the Sale: 出售日期：	From 26 October 2025 由2025年10月26日起
Time of the Sale: 出售時間：	<u>On 26 October 2025 (the “First Date of Sale”):</u> From 9:15 a.m. to 8:00 p.m. <u>From 27 October 2025 and thereafter:</u> From 12:00 n.n. to 8:00 p.m. (Monday to Friday), and From 10:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays). <u>2025年10月26日（下稱「出售首日」）：</u> 上午 9 時15分至下午 8 時 <u>2025年10月27日起及其後：</u> 中午 12 時至下午 8 時（星期一至五），及 上午 10 時至下午 8 時（星期六、星期日及公眾假期）。

Place where the sale will take place: 出售地點：	<u>26 October 2025:</u> ClubONE, The Victoria, 1/F, Empire Centre, 68 Mody Road, Kowloon, Hong Kong (the “Designated Sales Venue”) LG/F, Tsim Sha Tsui Centre, 66 Mody Road, Kowloon, Hong Kong (the “Designated Venue”) <u>From 27 October 2025 and thereafter:</u> Shop 101, 1/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong (the “Sales Office”) <u>2025年10月26日：</u> 香港九龍麼地道 68 號帝國中心 1 樓維港皇宴(下稱「指定售樓處」) 香港九龍麼地道 66 號尖沙咀中心低層地下(下稱「指定會場」) <u>2025年10月27日起：</u> 香港九龍海輝道11號奧海城一期1樓101號舖(下稱「售樓處」)
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：	138
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述： The following units in Phase 2 Tower 1: 以下在第2期第1座的單位： B2 : 1/F, 2/F, 3/F, 7/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F The following units in Phase 2 Tower 2: 以下在第2期第2座的單位： A2 : 1/F, 2/F, 3/F, 9/F, 10/F, 11/F, 12/F, 16/F, 17/F A3 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 15/F, 16/F, 17/F B1 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F	

B5 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F

B8 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F

The following units in Phase 2 Tower 3:

以下在第2期第3座的單位：

B2 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F

B3 : 11/F, 12/F, 15/F, 16/F, 17/F

B5 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F

B6 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F

B7 : 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F

The following units in Phase 2 Tower 5:

以下在第2期第5座的單位：

A2 : 1/F, 2/F, 3/F, 16/F, 17/F

B2 : 11/F, 12/F, 16/F, 17/F

B5 : 11/F, 12/F, 16/F, 17/F

B6 : 9/F, 10/F, 11/F, 12/F, 16/F, 17/F

B7 : 2/F, 9/F, 10/F,

B9 : 11/F, 12/F, 16/F, 17/F

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：

First Day of Sale:

The sale of the specified residential properties will be divided into 2 groups, and shall be proceeded in the following order, namely, Group A followed by Group B:

Group	Rules for selecting specified residential properties
A	Registrant(s) (as hereinafter defined) is/are eligible for Group A provided that the Registrant(s): 1. must purchase at least two (2) specified residential properties that will be offered to be sold in this Sales Arrangements. Subject to abovesaid rules, each Registrant eligible for Group A can purchase not more than four (4) specified residential properties.

	If the Registrants in Group A has completed selecting specified residential properties or if the number of specified residential properties that are available for selection is insufficient to fulfil the abovesaid rules (as the case may be), Group A will end and the remaining specified residential properties will be offered for sale in Group B.
B	Each Registrant for Group B can purchase not more than four (4) specified residential properties.

Procedures for Group A and Group B

1. Eligible persons and companies interested in purchasing any of the specified residential properties and who had submitted the Registration of Intent* for Group A and/or Group B (Please note below “Other Matters”) (“**Registrant**” or “**Registrants**”) must follow the procedures as set out in this section.
2. Balloting for Group A and Group B:
 - (a) Separate balloting will be used to determine the order of priority in selecting the specified residential properties in Group A and Group B respectively in the First Day of Sale.
 - (b) For the avoidance of doubt, Registrants of Group A will have priority over the Registrants of Group B.
3. Procedures for Group A and Group B on the First Day of Sale:
 - (a) On the First Date of Sale, a Registrant who holds a valid Registration of Intent* (if the Registrant is a company, then any one of its directors) shall personally attend the Designated Sales Venue between 9:15 a.m. and 10:00 a.m. (“**registration period**”).
 - (b) Registrants must bring along his/her/their H.K.I.D. Card(s) or Passport(s) and the official receipt of the Registration of Intent* bearing the “registration number”. Company Registrants must also bring along copies of Business Registration Certificate and Registers of Directors and the company chop. The director(s) attending the Designated Sales Venue is required to provide a copy of his/her H.K.I.D. Card(s)/Passport(s).
 - (c) For the purposes of balloting, every Registration of Intent* shall be allotted such number of registration number(s) which equals to the number of specified residential property(ies) which the Registrant(s) intend(s) to purchase as indicated in the relevant Registration of Intent* and the number of relevant cashier’s order(s) submitted (whichever is lesser).
 - (d) The balloting will take place at the Designated Sales Venue after the registration period on the First Date of Sale. The balloting for Group A will be conducted first, followed by the balloting for Group B. The Vendor reserves the right at any time, for the purposes of maintaining order at the Designated Sales Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Registrants will not be notified separately of such changes.
 - (e) The balloting results, including “registration number” and “balloting result priority” will be

posted at the Designated Sales Venue after the balloting. Registrants will not be separately notified of the balloting results. The Vendor shall not be responsible to the Registrants for any error or omission contained in the balloting results.

- (f) After balloting, selection of specified residential properties for Group A will be conducted first, followed by the selection of specified residential properties for Group B.
- (g) Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the “balloting result priority” in accordance with the “Rules for selecting specified residential properties” above applicable to that Group and in an orderly manner and within reasonable time.
- (h) Any Registrant who arrives at the Designated Sales Venue at any time later than 10:00 a.m. on the First Date of Sale shall not be eligible to select any specified residential properties.
- (i) Registrant who leaves the Designated Sales Venue during his/her/their session(s) for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.

4. Subject to paragraph 6 below, if a Registrant has successfully selected any specified residential property(ies), such Registrant shall personally attend the Designated Venue to sign one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies).
5. Before signing the preliminary agreement for sale and purchase, a Registrant (if such Registrant is comprised of individual(s)) may request the Vendor on spot to (1) add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase provided that (i) all the individual(s) constituting such Registrant must be direct family member(s) (i.e. spouse, parents, children and siblings) of each other and (ii) the newly added individual(s) must be the direct family member(s) of ALL the individual(s) constituting the Registrant; or (2) remove the name(s) of individual(s) from signing the preliminary agreement for sale and purchase subject to the provisions hereinafter. The Registrant must provide adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add or remove the name(s) of any individual(s). For the avoidance of doubt, the purchaser(s) of at least one of such selected specified residential properties shall be that Registrant with or without one or more direct family member(s) of that Registrant, and the purchaser(s) of other remaining selected specified residential property(ies) shall be: (1) that Registrant (or any one or more persons constituting that Registrant) with or without one or more direct family member(s) of that Registrant; or (2) one or more direct family member(s) of that Registrant.
6. After the completion of the selection of the specified residential properties by the Registrants as aforesaid, the remaining specified residential properties will be sold on a first-come first-served

basis to any person interested in purchasing. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the First Date of Sale.

7. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).
8. The Vendor also reserves its right to adjust the time of balloting, the time for announcing balloting results and the time for selecting specified residential properties depending on the progress of confirmation and verification of identities of Registrants or other necessary procedures.
9. The Vendor reserves the right to close the Designated Sales Venue and/or the Designated Venue at any time if all the specified residential properties have been sold out. For the safety of Registrants and maintenance of order at the Designated Sales Venue and/or the Designated Venue, the Vendor reserves its absolute right, in the case where a Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning is in force in Hong Kong or an announcement on "extreme conditions" is made by the Government of Hong Kong, to postpone, extend and/or change the date, time, period, deadline and/or place of any balloting, pre-registration period, attending timeslot for Registrants and/or selection of specified residential properties to such other date, time, period, deadline and/or place as the Vendor may consider appropriate. Details will be announced on the website designated for the Phase of the Development and Registrants will not be separately notified of the same.

* Please see "Other matters" below.

From 27 October 2025 and thereafter:

Sold on a first-come first-served basis. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out. For the safety of interested persons and maintenance of order at the Sales Office, the Vendor reserves its absolute right, in the case where a Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning is in force in Hong Kong or an announcement on "extreme conditions" is made by the Government of Hong Kong, to postpone and/or change the date, time, period and/or place of the sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website designated for the Phase of the Development and interested persons will not be separately notified of the same.

出售首日：

指明住宅物業將會分兩組出售及順序以第 A 組然後第 B 組進行：

組	揀選指明住宅物業的規則
A	登記人(見下文定義)符合資格參加第 A 組的前提是登記人： 1. 須購買最少兩(2)個在此銷售安排中將提供出售的指明住宅物業。 在符合上述條件下，符合資格參加的每名第 A 組的登記人可選購不多於四(4)個指明住宅物業。 當第 A 組的登記人已完成揀選指明住宅物業或當可供揀選的指明住宅物業數目不足以滿足上述規則(視屬何情況而定)，第 A 組將會完結，且餘下的指明住宅物業將會在第 B 組出售。
B	每名第 B 組的登記人可選購不多於四(4)個指明住宅物業。

第 A 組及第 B 組的程序

- 有意購買任何指明住宅物業並已為第 A 組及/或第 B 組遞交購樓意向登記*(請參閱下文「其他事項」)的合資格人士及公司(「登記人」)須遵從此部份所載的程序。
- 有關第 A 組及第 B 組的抽籤：
 - 揀選第 A 組及第 B 組的指明住宅物業的優先次序會在出售首日分別以獨立抽籤方式決定。
 - 為免生疑問，第 A 組的登記人將會優先於第 B 組的登記人。
- 出售首日第 A 組及第 B 組的程序：
 - 持有有效的購樓意向登記*之登記人(如登記人為公司，則任何其中一位董事)須於出售首日上午 9 時 15 分至上午 10 時(「登記時段」)親臨指定售樓處。
 - 登記人須攜同其香港身份證或護照及載有「登記號碼」之購樓意向登記*正式收據。公司登記人必須同時攜同商業登記證和董事登記名冊之副本和公司印章。進入指定售樓處的董事需提供其身份證或護照之副本。
 - 為抽籤的目的，每一份購樓意向登記*可獲分配的登記號碼的數目，相等於登記人於該購樓意向登記*內填寫的意欲購買的指明住宅物業數目及遞交的相關銀行本票的數目(以較少者為準)。
 - 抽籤程序將於出售首日當天登記時段後於指定售樓處進行，首先會進行第 A 組抽籤，隨後會進行第 B 組抽籤。為了維持指定售樓處秩序及／或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整抽籤的時間和日期。登記人將不獲另行通知該等更改。
 - 抽籤結果包括「登記號碼」及「抽籤結果次序」將於抽籤後於指定售樓處張貼。登記人將不獲另行通知抽籤結果。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。

- (f) 抽籤程序完成後，首先會進行第 A 組的揀選指明住宅物業程序，隨後會進行第 B 組的揀選指明住宅物業程序。
 - (g) 登記人經賣方確認並核實身份後可有資格根據「抽籤結果次序」並按上述適用於該組的“揀選指明住宅物業的規則”有秩序地及於合理時間內揀選於當時仍可供揀選的指明住宅物業。
 - (h) 任何登記人如於出售首日上午 10 時後才到達指定售樓處，將不合資格揀選任何指明住宅物業。
 - (i) 在進行其揀選指明住宅物業之時段離開指定售樓處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。
4. 受下文第 6 段所限，如果登記人成功揀選任何指明住宅物業，登記人須親身前往指定會場簽署一份或多份有關其揀選的指明住宅物業的臨時買賣合約。
5. 於簽署臨時買賣合約前，登記人(如登記人為個人或由個人組成)可即場要求賣方(1)加入簽署臨時買賣合約的個人的名字，惟 (i)所有組成登記人的個人必須互相為對方的直系親屬（即配偶、父母、子女及兄弟姊妹）及 (ii) 新加入之個人必須為所有組成登記人的個人的直系親屬；或(2) 根據下述條文規定，除去簽署臨時買賣合約的個人的名字。登記人須提供令賣方滿意的該直系親屬關係的充足證明，就此賣方的決定為最終。賣方保留其絕對的酌情權允許或拒絕登記人增加或除去任何個人的名字的要求。為免生疑問，最少一個揀選指明住宅物業之買方須為該登記人，連同或不連同該登記人之一名或多名直系親屬；其他餘下的如此揀選指明住宅物業之買方須為：(1) 該登記人（或組成該登記人之一名或多名人士），連同或不連同該登記人之一名或多名直系親屬；或 (2) 該登記人之一名或多名直系親屬。
6. 登記人按上述程序認購指明住宅物業完畢後，尚餘之指明住宅物業將以先到先得形式發售予任何有意欲購買的人士。賣方不接受出售首日出售時間前在場輪候之意欲購買指明住宅物業之人士。
7. 如有任何爭議，賣方保留權利以任何方法（包括抽籤）分配任何指明住宅物業予任何有意欲購買的人士。
8. 賣方保留權利因應確認和核實登記人身份或其他所需程序之進度而調整抽籤時間、抽籤結果公布時間及揀選指明住宅物業時間。
9. 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指定售樓處及/或指定會場。為保障登記人安全及維持指定售樓處及/或指定會場秩序，當八號或更高熱帶氣旋警告信號或黑色暴雨警告在香港生效或香港特區政府發出「極端情況」的公布時，賣方保留絕對權利延後、延長及/或改動任何抽籤、預先登記時段、登記人報到時段及/或揀選指明住宅物業之日期、時間、期間、期限及/或地點至賣方認為合適的其他日期、時間、期

間、期限及/或地點。詳情將於發展項目期數指定的互聯網網站公布，登記人將不獲另行通知。

*請參閱下文「其他事項」。

由 2025 年 10 月 27 日起及其後：

以先到先得形式發售。如有任何爭議，賣方保留權利以任何方法（包括抽籤）分配任何指明住宅物業予任何有意欲購買的人士。

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售樓處。為保障有意欲購買的人士安全及維持售樓處秩序，當八號或更高熱帶氣旋警告信號或黑色暴雨警告在香港生效或香港特區政府發出「極端情況」的公布時，賣方保留絕對權利延後及/或改動發售之日期、時間、期間及/或地點至賣方認為合適的其他日期、時間、期間及/或地點。詳情將於發展項目期數指定的互聯網網站公布，有意欲購買的人士將不獲另行通知。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Other matters

其他事項

- (a) Registrants shall submit online Registration of Intent via <https://registration.sino.com/EROI/> (the “**Registration Website**”) and follow the procedures specified therein. The time and manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in the online Registration of Intent. Please refer to the online Registration of Intent for details. Generally: 登記人須透過 <https://registration.sino.com/EROI/> (「**登記網站**」) 並依據網站內的步驟遞交網上購樓意向登記。遞交網上購樓意向登記之時間和方式及所需文件材料等

於該網上購樓意向登記中有所說明。詳情請參閱網上購樓意向登記。概括而言：

- (i) After successful submission of the online Registration of Intent, Registrants are required to attend the Sales Office in person or by person(s) authorized by the Registrant(s) and submit cashier's order(s) and copy(ies) of identification document(s). The number of cashier's order(s) that a Registrant shall submit shall be equal to the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the relevant Registration of Intent of Group A and/or Group B. Each cashier's order shall be in the amount of HK\$100,000 and made payable to "Gallant" or "何耀棣律師事務所".

登記人於成功遞交網上購樓意向登記後，須親臨或授權他人前往售樓處遞交銀行本票及身份證明文件副本。登記人遞交之銀行本票數目須相等於登記人於第 A 組及/或第 B 組購樓意向登記內填寫的意欲購買的指明住宅物業的數目。每張銀行本票金額為港幣 100,000 元。銀行本票抬頭人為「何耀棣律師事務所」或 "Gallant"。

- (ii) After successful submission of online Registration of Intent and upon submission of cashier's order(s) and copy(ies) of identification document(s) at the Sales Office, the Registrants will receive official receipt(s) for the Registration of Intent.

登記人在完成遞交網上購樓意向登記及於售樓處遞交銀行本票及身份證明文件副本後，將會收到購樓意向登記正式收據。

- (b) The submission of the online Registration of Intent has started immediately. The deadline of submitting of the online Registration of Intent and the required number of cashier's order(s) and copy(ies) of identification documents is 4:00 p.m. on 25 October 2025. Registrants must submit the online Registration of Intent and the required number of cashier's order(s) and copy(ies) of identification documents at the Sales Office, receive the official receipt(s) for the Registration of Intent before the deadline. Late submission will not be accepted. The Vendor shall bear no responsibility if any person fails to complete the online registration through the Registration Website by virtue of any reason (including server problem or network congestion). The sale of the specified residential properties is subject to availability. Also, the Vendor reserves the absolute right to suspend the sale of specified residential properties of the Phase of the Development or reduce the number of properties to be offered for sale at any time without further notice. Please note that the completion of the verification of a Registrant's identity, any order of priority in respect of the selection of specified residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue do not guarantee that the Registrant will be able to purchase any specified residential property. 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.

網上購樓意向登記遞交已即時開始。截止遞交網上購樓意向登記及遞交所須數目的銀行本票及身份證明文件副本的時間為 2025 年 10 月 25 日下午 4 時。登記人須於截止時間前遞交網上購樓意向登記並於售樓處遞交所須數目的銀行本票及身份證明文件副本並獲得購樓意向登記正式收據。逾期遞交將不獲受理。如因任何原因（包括伺服器問題或者網絡擠塞）任何人未能於登記網站完成登記，賣方無須對其負上任何責任。將提供出售的指明住宅物業售完即止。另外，賣方亦保留絕對權利於任何時候暫停出售發展項目期數指明住宅物業或減少要約出售物業數目，無需提早通知。登記人獲確認和核實身份、登記人根據抽籤結果獲得之任何揀選指明住宅物業次序或任何人士獲賣方接受輪候均不保證該登記人能購入任何指明住宅物業，敬希注意。遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。

- (c) If the Registrant has not purchased any specified residential property or if the number of specified residential property purchased by the Registrant is less than the number of cashier order(s) submitted, the unused cashier's order(s) will be made available for collection by the Registrant in person or by persons authorized by the Registrant(s) at the Sales Office from 27 October 2025 to 1 November 2025 between the hours of 12:00 n.n. and 6:00 p.m.. 如登記人並無購入任何指明住宅物業或其實際購入之指明住宅物業數目少於其遞交之銀行本票數目，可於 2025 年 10 月 27 日至 2025 年 11 月 1 日中午 12 時至下午 6 時內親臨或授權他人前往售樓處取回未用之銀行本票。

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Designated Sales Venue, the Designated Venue and/or the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Designated Sales Venue, the Designated Venue and/or the Sales Office.

賣方可能不時於指定售樓處、指定會場及/或售樓處施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入指定售樓處、指定會場及/或售樓處。

In the event of any discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

倘若本銷售安排資料中英文版本有異，以英文版本為準。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取：

Shop 101, 1/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong
香港九龍海輝道11號奧海城一期1樓101號舖

Date of issue (發出日期) : 22 October 2025 (2025 年 10 月 22 日)