

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.3B
銷售安排第 3B 號

Name of the Development: 發展項目的名稱：	Uptown East 泰峯													
Date of the Sale: 出售日期：	<u>Batch A - By Way of Tender</u> <u>A批次 - 招標形式</u>													
	<table><tr><th>Tender No. 招標號碼</th><th colspan="2">Tender period 招標日期</th></tr><tr><td>3</td><td colspan="2">From 5 October 2024 to 31 December 2025 由2024年10月5日至2025年12月31日</td></tr></table>			Tender No. 招標號碼	Tender period 招標日期		3	From 5 October 2024 to 31 December 2025 由2024年10月5日至2025年12月31日						
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	<u>Batch B - By Way of Price List</u> <u>B批次 - 價單形式</u>													
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	<u>Batch B - By Way of Price List</u> <u>B批次 - 價單形式</u>													
	On 5 October 2024 (“ First Date of Sale ”): From 11 a.m. to 10 p.m. <u>2024 年 10 月 5 日 (「出售首日」):</u> 上午 11 時至晚上 10 時 <u>From 6 October 2024 and thereafter:</u> <u>From 11 a.m. to 8 p.m.</u> <u>2024 年 10 月 6 日及其後:</u> 上午 11 時至晚上 8 時													

Place where the sale will take place: 出售地點：	<p>On or before 10 March 2025: Shop No. 3012, Level 3 of D • PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (“Sales Office”)</p> <p>2025 年 3 月 10 日或以前: 香港荃灣青山公路荃灣段 398 號愉景新城第三層 3012 號舖(「售樓處」)</p> <p>From 11 March 2025 and thereafter: 16th Floor, Hang Cheong Building, 1 Wing Ming Street, Cheung Sha Wan, Kowloon, Hong Kong (“Sales Office”)</p> <p>2025 年 3 月 11 日及其後: 香港九龍長沙灣永明街 1 號恒昌工廠大廈 16 樓(「售樓處」)</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：	226			
	<table> <tr> <th><u>Batch A - By Way of Tender</u> <u>A 批次 - 招標形式</u></th><th><u>Batch B - By Way of Price List</u> <u>B 批次 - 價單形式</u></th></tr> <tr> <td>40</td><td>186</td></tr> </table>	<u>Batch A - By Way of Tender</u> <u>A 批次 - 招標形式</u>	<u>Batch B - By Way of Price List</u> <u>B 批次 - 價單形式</u>	40
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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：				
<u>Batch A - By Way of Tender</u> <u>A 批次 - 招標形式</u> <p>The following flats in Tower 1A : 以下在第 1A 座的單位： 6A ,7A ,8A ,10A ,11A ,15A ,16A ,17A ,19A , 21A ,22A ,23A ,25A ,26A</p> <p>The following flats in Tower 2A : 以下在第 2A 座的單位： 5C ,6C ,7C ,11C ,12C ,15C ,19C ,21C ,22C , 23C ,26C ,5D ,6D ,9D ,10D ,15D ,16D ,17D , 18D ,19D ,20D ,21D ,22D ,23D ,25D ,26D</p>	<u>Batch B - By Way of Price List</u> <u>B 批次 - 價單形式</u> <p>The following flats in Tower 1A : 以下在第 1A 座的單位： 30A ,31A ,32A ,5B ,8B ,9B ,10B ,11B ,16B ,17B ,19B , 21B ,22B ,23B ,25B ,26B ,30B ,31B ,32B ,29C ,30C , 31C ,32C ,33C ,35C ,36C ,37C ,38C ,39C ,5E ,30E ,31E , 32E ,5F</p> <p>The following flats in Tower 1B : 以下在第 1B 座的單位： 5A ,5B ,5C ,7C ,10C ,11C ,12C ,15C ,21C ,22C ,23C ,25C , 26C ,5D ,6D ,9D ,10D ,11D ,12D ,15D ,18D ,22D ,25D , 26D ,29D ,5E ,6E ,7E ,8E ,9E ,10E ,11E ,15E ,16E ,17E , 18E ,19E ,20E ,21E ,22E ,23E ,25E ,26E ,5F ,7F ,8F ,16F , 17F ,21F ,22F ,23F ,5G ,6G ,7G ,8G ,9G ,10G ,11G , 12G ,15G ,17G ,19G ,20G ,21G ,22G ,23G ,25G ,26G ,5H , 11H ,12H ,15H ,20H</p> <p>The following flats in Tower 2A : 以下在第 2A 座的單位： 30A ,31A ,32A ,30B ,31B ,32B ,29E ,30E ,31E ,32E ,33E ,</p>			

35E ,36E ,37E ,38E ,39E ,29F ,30F ,31F ,32F ,33F ,35F ,
36F ,37F ,38F ,39F

The following flats in Tower 2B :

以下在第 2B 座 的單位 :

30A ,31A ,32A ,33A ,35A ,36A ,37A ,38A ,39A ,29D ,30D ,
31D ,32D ,33D ,35D ,36D ,37D ,38D ,39D ,29E ,30E ,31E ,
32E ,33E ,35E ,36E ,37E ,38E ,39E ,16F ,18F ,19F ,
20F ,21F ,22F ,23F ,25F ,26F ,29F ,30F ,31F ,32F ,33F ,
35F ,36F ,37F ,38F ,39F ,16G ,17G ,21G ,23G ,26G

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 - By Way of Tender

A 批次 - 招標形式

Subject to Notes (1) to (5) below, sale by way of tender – see details and particulars in the tender notice.

受限於下文備註(1)至(5)項，以招標形式出售 – 請參閱招標公告的細節和詳情。

Tender No. 招標號碼	Specified residential properties that will be offered to be sold 將提供出售的指明住宅物業
3	<p>The following specified residential properties only: 只限以下指明住宅物業:</p> <p>The following flats in Tower 1A : 以下在第 1A 座 的單位 : 6A ,7A ,8A ,10A ,11A ,15A ,16A ,17A ,19A ,21A ,22A ,23A ,25A ,26A</p> <p>The following flats in Tower 2A : 以下在第 2A 座 的單位 : 5C ,6C ,7C ,11C ,12C ,15C ,19C ,21C ,22C ,23C ,26C ,5D ,6D ,9D ,10D ,15D ,16D ,17D , 18D ,19D ,20D ,21D ,22D ,23D ,25D ,26D</p>

Note:

備註：

- (1) The Vendor has absolute right to revise the tender notice, the tender documents and the annexes from time to time without informing tenderers individually. The Vendor advises tenderers to check and ensure before submission of tender that the latest version of the tender notice, tender documents and annexes has been used.
賣方有全權不時修改招標公告、招標文件及附件，而不會個別通知投標者。賣方建議投標者在投標前應先檢查及確保已使用最新版本之招標公告、招標文件及附件。
- (2) 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 absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has absolute right to accept any offer at or before the closing time of the tender and/or to change the closing date and/or time of the

tender and/or the place where the sale will take place in respect of any specified residential property from time to time by amending and/or issuing the Information on Sales Arrangements.

賣方並不承諾亦無責任審閱、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及/或透過修改及/或發出銷售安排資料不時更改任何指明住宅物業的招標截止日期及/或時間及/或出售地點。

- (3) Tender notice and other relevant tender documents will be made available for collection free of charge at Sales Office from 4p.m. to 6p.m daily from 4 October 2024 to 31 December 2025 (both days inclusive).

招標公告及其他相關招標文件可於2024年10月4日起至2025年12月31日(包括首尾兩天)每日下午4時至下午6時期間在售樓處免費領取。

- (4) Notwithstanding anything provided herein, in case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or extreme conditions announcement is made and is still in effect after 4:00 p.m. on the closing date of the tender, the closing date and time of the tender will be extended to the next working day at 5:00 p.m. and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced or extreme conditions announcement is made. The above arrangements shall not affect the closing date and time of any subsequent tender exercise(s) under this sales arrangement. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.

即使本銷售安排資料另有規定，若在招標截止日期當天發出黑色暴雨警告或八號或以上颱風信號或極端情況的公布及該警告或信號或公布於當天下午4時正後仍然生效，招標截止日期及時間將延至下一工作日的下午5時正(而在該日亦沒有黑色暴雨警告或八號或以上颱風信號或極端情況的公布發出)。上述安排並不會影響任何在本銷售安排下其後的招標的招標截止日期及時間。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

- (5) The tender sale of a specified residential property is subject to availability. Where the Vendor has accepted a tender for a specified residential property, no tender sale of that specified residential property will be carried out on the subsequent date(s) of sale. Persons interested in submitting tenders of the specified residential properties are reminded to make enquiries with the Vendor and/or read the latest register of transactions of the Development 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 relevant period after the close of a previous tender exercise as specified in the tender documents. In such event, the Vendor will reject other offer(s) for that specified residential property.

招標出售的指明住宅物業售完即止。當賣方已接納一指明住宅物業之任何投標書，其後之出售日期該指明住宅物業將不再進行招標。有意遞交指明住宅物業的投標書的人士敬請向賣方查詢及/或檢視發展項目的成交紀錄冊，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進行招標，因賣方可能會在先前的招標程序完結後按投標書中所訂的某一期限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。在此情況下，賣方會拒絕認購該指明住宅物業之其他要約。

Batch B - By Way of Price List

B 批次 - 價單形式

First come first served. For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or company) may purchase on a first come first served basis. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

以先到先得形式發售。為免疑問，賣方並沒有限制買方 (不論個人或公司) 以先到先得形式購買的指明住宅物業的數目。在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留絕對權力以任何方式 (包括抽籤) 分配任何指明住宅物業予任何意欲購買的人士。

Please refer to “Time of the Sale” in this document for the opening hours of the Sales Office. 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 date concerned.

售樓處的開放時間請參閱本文件中「出售時間」。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

Other matters:

其他事項：

1. For safety and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or the vicinity, for the safety of the prospective purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to postpone the day of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office or any part thereof. Details of the arrangement will be posted by the Vendor on the website (<https://www.uptowneast.com.hk>) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangement.
為保障安全及維持售樓處，賣方保留絕對權力當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，為保障準買家的安全及維持售樓處的秩序，賣方保留絕對權利延遲出售日期至賣方認為合適的其他日期及/或時間及/或關閉售樓處 或其任何部分。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址 (<https://www.uptowneast.com.hk>) 公布。準買家將不獲另行通知。
2. The Vendor may from time to time impose health and security related precautionary measures and crowd control at 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 Sales Office.
賣方可能不時於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，可能會被拒絕進入售樓處。
3. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
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。
4. In the event of any discrepancy between the English and Chinese versions of this sales arrangements, the English version shall prevail.
倘若本銷售安排中英文文本有異，以英文文本為準。

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

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

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting).

如有任何爭議，賣方保留最終權利以任何方式(包括抽籤)分配指明住宅物業予任何有意購買的人士。

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址可供公眾免費領取：

On or before 10 March 2025:

Shop No. 3012, Level 3 of D • PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong

2025 年 3 月 10 日或以前:

香港荃灣青山公路荃灣段 398 號愉景新城第三層 3012 號舖

From 11 March 2025 and thereafter:

16th Floor, Hang Cheong Building, 1 Wing Ming Street, Cheung Sha Wan, Kowloon, Hong Kong

2025 年 3 月 11 日及其後:

香港九龍長沙灣永明街 1 號恒昌工廠大廈 16 樓

Date of issue (發出日期): 1 October 2024

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Date of revision (修改日期) (3B): 21 March 2025