

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	珀居 Peak Castle	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	冠發街 8A-8H, 8J, 10, 12, 16, 18, 20, 22 號 Nos. 8A-8H, 8J, 10, 12, 16, 18, 20, 22 Kwun Fat Street		

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會出現變化。

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 (S)	售價修改的細節及日期 (日/月/年) Details and Date (DD/MM/YYYY) 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
			屋號 (House number) / 屋名 (Name of the house)	車位(如有) Car-parking space (if any)				
6/7/2018	6/7/2018		1號洋房 House 1		\$135,000,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後240日內繳付 90% of the Purchase Price shall be paid within 240 days after the date of Letter of Acceptance* *接納書的日期為6/7/2018 Date of Letter of Acceptance means 6/7/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house.	
6/7/2018	6/7/2018		2號洋房 House 2		\$100,000,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後240日內繳付 90% of the Purchase Price shall be paid within 240 days after the date of Letter of Acceptance* *接納書的日期為6/7/2018 Date of Letter of Acceptance means 6/7/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house.	
28/7/2018	1/8/2018		9號洋房 House 9		\$75,000,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後150日內繳付 90% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance* *接納書的日期為28/7/2018 Date of Letter of Acceptance means 28/7/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	
30/7/2018	6/8/2018		13號洋房 House 13		\$75,160,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後150日內繳付 90% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance* *接納書的日期為30/7/2018 Date of Letter of Acceptance means 30/7/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	

(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 (S)	售價修改的細節及日期 (日/月/年) Details and Date (DD/MM/YYYY) 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
			屋號 (House number) / 屋名 (Name of the house)	車位(如有) Car-parking space (if any)				
5/9/2018	12/9/2018		5號洋房 House 5	新界屯門冠發街8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 10, 12, 16, 18, 20及22號泊車位於第三層的電單車停車位 Motorcycle Parking Space on Level 3 of PEAK CASTLE, Nos. 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 10, 12, 16, 18, 20 and 22 Kwun Fat Street, Tuen Mun, New Territories	\$113,380,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後180日內繳付 90% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance* *接納書的日期為5/9/2018 Date of Letter of Acceptance means 5/9/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	
5/9/2018	11/9/2018		6號洋房 House 6		\$148,100,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後180日內繳付 90% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance* *接納書的日期為5/9/2018 Date of Letter of Acceptance means 5/9/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	
14/9/2018	20/9/2018		3號洋房 House 3		\$123,800,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後150日內繳付 90% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance* *接納書的日期為14/9/2018 Date of Letter of Acceptance means 14/9/2018 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	

(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 (S)	售價修改的細節及日期 (日/月/年) Details and Date (DD/MM/YYYY) 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
			屋號 (House number) / 屋名 (Name of the house)	車位(如有) Car-parking space (if any)				
4/3/2019	11/3/2019		15號洋房 House 15		\$75,000,000		- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*) - 樓價5%於接納書的日期後30日內繳付 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance* - 樓價90%於接納書的日期後180日內繳付 90% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance* *接納書的日期為4/3/2019 Date of Letter of Acceptance means 4/3/2019 買方將獲贈該洋房內現有之家俱與配備。 The Purchaser shall receive the furniture and chattels currently displayed at the house. 第一按揭貸款 First Mortgage Loan	
22/5/2019	29/5/2019		11號洋房 House 11		\$79,000,000		招標文件內有關720日升級付款計劃 720 Days Premium Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(ii) - 見備註/See Remarks 7a(iii) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7b(ii) *接納書的日期為22/5/2019 Date of Letter of Acceptance means 22/5/2019	
25/6/2019	3/7/2019		10號洋房 House 10		\$73,000,000		招標文件內有關720日升級付款計劃 720 Days Premium Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(ii) - 見備註/See Remarks 7a(iii) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7b(ii) *接納書的日期為25/6/2019 Date of Letter of Acceptance means 25/6/2019	
20/11/2019	22/11/2019		16號洋房 House 16		\$82,100,000		招標文件內有關180日現金付款計劃 180 Days Cash Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7a(v) - 見備註/See Remarks 7b(iii) *接納書的日期為20/11/2019 Date of Letter of Acceptance means 20/11/2019	
11/2/2020	18/2/2020		7號洋房 House 7		\$70,250,000		招標文件內有關180日現金付款計劃 180 Days Cash Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7a(v) - 見備註/See Remarks 7b(iii) *接納書的日期為11/2/2020 Date of Letter of Acceptance means 11/2/2020	
14/2/2020	21/2/2020		12號洋房 House 12		\$73,300,000		招標文件內有關1100日升級付款計劃 1100 Days Premium Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7a(vi) - 見備註/See Remarks 7a(vii) - 見備註/See Remarks 7b(iv) *接納書的日期為14/2/2020 Date of Letter of Acceptance means 14/2/2020	

(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 (S)	售價修改的細節及日期 (日/月/年) Details and Date (DD/MM/YYYY) 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
			屋號 (House number) / 屋名 (Name of the house)	車位(如有) Car-parking space (if any)				
2/4/2021	13/4/2021		8號洋房 House 8		\$70,500,000		招標文件內有關180日現金付款計劃 180 Days Cash Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7a(iv) - 見備註/See Remarks 7a(v) - 見備註/See Remarks 7b(iii) *接納書的日期為2/4/2021 Date of Letter of Acceptance means 2/4/2021	

第三部份：備註 Part 3: Remarks

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，賣方須在此記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，須在此記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 ASP 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記錄冊(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權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
- 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 or child of such a partner; or

(ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

a. 相關招標文件中可就購買該發展項目的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantages or benefit available with the purchase of a specified residential property in the Development under the tender document concerned

(i) 第一按揭貸款

First Mortgage Loan

(ii) 先住後付優惠（只適用於 720 日升級付款計劃）

受制於其他條款及條例，許可佔用期由接納書的日期後第 30 日至買賣交易完成日期為止，或如買賣交易完成較早發生，至買賣交易完成發生日期為止。許可佔用期之許可費用金額為所購物業之成交金額 8%，分 8 期繳付（即每期金額為所購物業之成交金額 1%），第一期於接納書的日期後第 90 天支付，之後每 90 日繳付一期。許可費按金為 HK\$200,000，於簽署許可協議及正式合約當天支付。

Occupation before Completion Benefit (Only applicable to 720 Days Premium Payment Plan)

Subject to other terms and conditions, the licence period shall commence from the 30th day after the date of Letter of Acceptance until the Completion Date, or if completion takes place earlier, until the date on which completion takes place. The licence fee during the licence period equals to 8% of the purchase price of the Property purchased, payable in 8 instalments (i.e. each instalment equals to 1% of the purchase price of the Property purchased), the first instalment being payable on the 90th day after the date of Letter of Acceptance, and a subsequent instalment shall be payable every 90 days thereafter. The licence fee deposit in the amount of HK\$200,000 being payable on the day of signing of the Licence Agreement and the ASP.

(iii) 提前付清樓價現金回贈（只適用於 720 日升級付款計劃）

如買方提前於接納書日期後 180 日內付清成交金額之餘款及在所有方面履行和遵守該物業之接納書及其後之正式合約內一切的條款及條件，則賣方送出提前付清樓價現金回贈(成交金額 2%)予買方，現金回贈將抵銷部份買方依臨時合約及正式合約應支付之樓價餘額。

如買方提前於接納書日期後 360 日內付清成交金額之餘款及在所有方面履行和遵守該物業之接納書及其後之正式合約內一切的條款及條件，則賣方送出提前付清樓價現金回贈(成交金額 1%)予買方，現金回贈將抵銷部份買方依臨時合約及正式合約應支付之樓價餘額。

Early Settlement Cash Rebate (Only applicable to 720 Days Premium Payment Plan)

If the Purchaser shall settle the balance of the purchase price within 180 days after the date of Letter of Acceptance in full and perform and comply with in all respects the terms and conditions of the Letter of Acceptance and the ASP, the Vendor will provide an early settlement cash rebate (2% of the purchase price) to the Purchaser. The cash rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the PASP and the ASP.

If the Purchaser shall settle the balance of the purchase price within 360 days after the date of Letter of Acceptance in full and perform and comply with in all respects the terms and conditions of the Letter of Acceptance and the ASP, the Vendor will provide an early settlement cash rebate (1% of the purchase price) to the Purchaser. The cash rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the PASP and the ASP.

- (iv) 買方將獲贈該洋房內現有之家俱與配備（詳情請參閱附件 1）。

The Purchaser shall receive the furniture and chattels currently displayed at the house (Please refer to Appendix 1 for details).

- (v) 管理費優惠（只適用於 180 日現金付款計劃）

如買方選擇「180 日現金付款計劃」購買招標文件中所列的「珀居」物業，在以下期間可獲贈賣方代繳管理費（但不包括差餉、地租、公用事業服務按金及收費或其它開支）：

- (a) 根據「180 日現金付款計劃」之原定完成日期（“原定日期”）到原定日期之後的第 920 日（包括首尾兩日）；或
(b) 如實際的簽署轉讓契日期（“轉讓日期”）早於原定日期，優惠將由轉讓日期到轉讓日期之後的第 920 日（包括首尾兩日）；或
(c) 如轉讓日期晚於原定日期，優惠將由原定日期到原定日期之後的第 920 日（包括首尾兩日）。

The Management Fee Benefit (Only applicable to 180 Days Cash Payment Plan)

If the Purchaser selects the “180 Days Cash Payment Plan” to purchase any of the Property of Peak Castle as listed in the Tender Document, the Vendor shall be responsible for paying the management fees (but not the rates, Government rent, utilities deposits and charges, or all other outgoings) on behalf of the Purchaser for the following periods

- (a) from the scheduled date of completion under the 180 Days Cash Payment Plan (“Scheduled Date”) to the 920th days after the Scheduled Date (both dates inclusive); or
(b) if the actual date of assignment (“Assignment Date”) is earlier than the Scheduled Date, this benefit will be for the period from the Assignment Date to the 920th days after the Assignment Date (both dates inclusive); or
(c) if the Assignment Date is later than the Scheduled Date, this benefit will be for the period from the Scheduled Date to the 920th days after the Scheduled Date (both dates inclusive).

- (vi) 先住後付優惠（只適用於 1100 日升級付款計劃）

受制於其他條款及條例，許可佔用期由買方根據臨時合約及正式合約遵守所載條款及條件，付清該物業之樓價 10% 後的第 7 日至買賣交易完成日期為止，或如買賣交易完成較早發生，至買賣交易完成發生日期為止。許可佔用期之許可費用金額為所購物業之成交金額 11%，分 11 期繳付（即每期金額為所購物業之成交金額 1%），第一期於接納書的日期後第 90 日支付，之後每 90 日繳付一期。許可費按金為 HK\$200,000，於簽署許可協議及正式合約當天支付。買方須於簽署許可協議當天向賣方支付一系列抬頭為賣方的期票，作為支付所有許可佔用期之許可費之用。

Occupation before Completion Benefit (Only applicable to 1100 Days Premium Payment Plan)

Subject to other terms and conditions, the licence period shall commence from the 7th day after the date of payment of 10% of the purchase price of the Property by the Purchaser in full compliance with all the terms of the PASP and the ASP until the Completion Date, or if completion takes place earlier, until the date on which completion takes place. The licence fee during the licence period equals to 11% of the purchase price of the Property purchased, payable in 11 instalments (i.e. each instalment equals to 1% of the purchase price of the Property purchased), the first instalment being payable on

the 90th day after the date of Letter of Acceptance, and a subsequent instalment shall be payable every 90 days thereafter. The licence fee deposit in the amount of HK\$200,000 being payable on the day of signing of the Licence Agreement and the ASP.

(a) 在買方嚴格遵守正式合約及許可協議內一切條款的前提下，賣方已同意負責許可佔用期內該物業或公契所述有關之全部管理費、差餉及地租開支。如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之接納書、其後之正式合約及許可協議內一切的條款及條文（必須嚴格遵行所有時間限制），可獲贈賣方代繳由簽署轉讓契日期起至該原定的付款限期日期間之管理費(但不包括差餉及地租)。上述之優惠是個人的，並且專屬於買方作為第一手購買者向賣方直接購買該物業之買方(並非其他情況)。

Subject to the strict compliance of the terms in the ASP and the Licence Agreement, the Vendor hereby agreed to bear all the management fees, rates and Government rent payable in respect of the Property or under the Deed of Mutual Covenant during the licence period. If the Purchaser shall settle the balance of the purchase price earlier than the due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the Letter of Acceptance and the ASP (in respect of which time shall be of the essence), the Purchaser shall be offered with the payment of the management fees (but not including rates and Government rent) for period from date of assignment to the said scheduled due date of payment by the Vendor on his behalf. The aforesaid benefit is personal and exclusive to the Purchaser who purchases the Property from the Vendor directly as a first-hand purchaser but not otherwise.

(vii) 提前付清樓價現金回贈（只適用於 1100 日升級付款計劃）

如買方提前於接納書日期後 180 日內付清成交金額之餘款及在所有方面履行和遵守該物業之接納書及其後之正式合約內一切的條款及條件，則賣方送出提前付清樓價現金回贈(成交金額 3%)予買方，現金回贈將抵銷部份買方依臨時合約及正式合約應支付之樓價餘額。

如買方提前於接納書日期後 360 日內付清成交金額之餘款及在所有方面履行和遵守該物業之接納書及其後之正式合約內一切的條款及條件，則賣方送出提前付清樓價現金回贈(成交金額 2%)予買方，現金回贈將抵銷部份買方依臨時合約及正式合約應支付之樓價餘額。

Early Settlement Cash Rebate (Only applicable to 1100 Days Premium Payment Plan)

If the Purchaser shall settle the balance of the purchase price within 180 days after the date of Letter of Acceptance in full and perform and comply with in all respects the terms and conditions of the Letter of Acceptance and the ASP, the Vendor will provide an early settlement cash rebate (3% of the purchase price) to the Purchaser. The cash rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the PASP and the ASP.

If the Purchaser shall settle the balance of the purchase price within 360 days after the date of Letter of Acceptance in full and perform and comply with in all respects the terms and conditions of the Letter of Acceptance and the ASP, the Vendor will provide an early settlement cash rebate (2% of the purchase price) to the Purchaser. The cash rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the PASP and the ASP.

House No. 10 Appendix 1 洋房10號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Area			
吊燈 Pendent Lamp	1		
飯廳 Dining Area			
吊燈 Pendent Lamp	1	椅子 Bar Stool	2
主人睡房 Master Bedroom			
窗簾 Curtain	3		
睡房 1 Bedroom 1			
窗簾 Curtain	1		

House No. 11 Appendix 1 洋房11號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Area			
梳化 Sofa	1套 (set)	檯燈 Table Lamp	1
裝飾桌 Console Table	1	地燈 Floor Lamp	1
電視櫃 TV Cabinet	1	電視連遙控 Television with TV Remote Control	1套 (set)
咖啡桌 Coffee Table	1	香薰瓶 Perfume Diffuser	1
扶手椅 Arm Chair	2	花瓶及假花 Vase with Artificial Flower	1
角几 Side Table	2	茶具 Tea Set	1套 (set)
椅子 Bar Stool	2	掛畫 Artwork	1
墊子 Cushion	12	吊燈 Pendent Lamp	1
毛毯 Blanket	2	窗簾及窗紗連遙控 Curtain & Net Curtain with Control	2套 (sets)
地毯 Carpet	1	壁爐 Fireplace	1
書籍 Book	9		
飯廳 Dining Area			
餐桌 Dining Table	1	鹽及胡椒瓶 Salt & Pepper Shaker	2
餐椅 Dining Chair	8	開瓶器連盤 Corkscrew with Tray	1套 (set)
裝飾品 Ornament	18	壁燈 Wall Lamp	1
花瓶及假花 Vase with Artificial Flower	11	裝飾桌 Console Table	1
進餐用具 Dining Utensils	8套 (sets)	酒杯 Glass	8
酒杯 Wine Glass	8	椅子 Bar Stool	2
碗 Bowl	2	吊燈 Pendent Lamp	3
碟 Dish	2	茶具 Tea Set	1套 (set)
香薰瓶 Perfume Diffuser	2	窗簾及窗紗連遙控 Curtain & Net Curtain with Control	1套 (set)
廚房 Kitchen			
餐具 Tableware	10套 (sets)	書籍 Book	4
裝飾品 Ornament	5	花瓶及假花 Vase with Artificial Flower	1
儲物室及工人廁 Store Room & Toilet			
無 Nil			
洗手間 Powder Room			
無 Nil			
樓梯 Staircase			
天花燈 Ceiling Light	1		
玄關 Foyer			
天花燈 Ceiling Light	1		

起居室 Family Room			
梳化 Sofa	1套 (set)	電視連遙控 Television with TV Remote Control	1套 (set)
檯 Table	1	香薰瓶 Perfume Diffuser	1
電視櫃 TV Cabinet	1	花瓶及假花 Vase with Artificial Flower	1
角几 Side Table	1	裝飾畫 Artwork	1
椅子 Chair	2	摺簾連遙控 Curtain with Control	1套 (set)
墊子 Cushion	3	酒瓶連杯及盤 Wine Set	1套 (set)
地毯 Carpet	1	相架 Photoframe	2
書籍 Book	16	揚聲器 Speaker	1
檯燈 Table Lamp	1	書架 Bookshelf	1
主人套房及主人套房浴室 Master Bedroom and Master Bathroom			
床及床頭板 Bed & Headboard	1	電視連遙控 Television with TV Remote Control	1套 (set)
床褥 Mattress	1	椅子 Chair	1
床單 Bedsheet	1	角几 Side Table	1
被褥 Bed Quilt	1	地燈 Floor Lamp	1
毛毯 Blanket	1	花瓶及假花 Vase with Artificial Flower	1
枕頭 Pillow	2	窗簾及窗紗連遙控 Curtain & Net Curtain with Control	1套 (set)
墊子 Cushion	12	男西裝外套連衣架 Man's Suit with Hangers	4
長凳 Bench	1	女裝外套及襯衫連衣架 Coats and Long Sleeve with Hangers	4
床頭櫃 Bedside Table	2	頸巾 Scarf	2
檯燈 Table Lamp	2	香薰瓶 Perfume Diffuser	1
地毯 Carpet	1	裝飾品 Ornament	4
裝飾桌 Console Table	1		
套房 1及套房 1浴室 Bedroom 1 and Bathroom 1			
床及床頭板 Bed & Headboard	1	檯燈 Table Lamp	2
床褥 Mattress	1	地毯 Carpet	1
床單 Bedsheet	1	裝飾桌 Console Table	1
被褥 Bed Quilt	1	電視連遙控 Television with TV Remote Control	1套 (set)
毛毯 Blanket	1	蠟燭台 Candle Holders	2
枕頭 Pillow	2	窗簾及窗紗連遙控 Curtain & Net Curtain with Control	1套 (set)
墊子 Cushion	3	女裝外套及襯衫連衣架 Coats and Long Sleeve with Hangers	4
床頭櫃 Bedside Table	2		

套房 2及套房 2浴室 Bedroom 2 and Bathroom 2			
床及床頭板 Bed & Headboard	1	檯燈 Table Lamp	2
床褥 Mattress	1	地毯 Carpet	1
床單 Bedsheet	1	書桌連椅子 Desk with Chair	1套 (set)
被褥 Bed Quilt	1	電視連遙控 Television with TV Remote Control	1套 (set)
毛毯 Blanket	1	窗簾及窗紗連遙控 Curtain & Net Curtain with Control	1套 (set)
枕頭 Pillow	2	恤衫連衣架 Shirts with Hangers	4
墊子 Cushion	3	外套連衣架 Coats with Hangers	2
床頭櫃 Bedside Table	2		
天台 Roof			
戶外梳化 Outdoor Sofa	1套 (set)	戶外椅子 Outdoor Stool	1
戶外咖啡桌 Outdoor Coffee Table	2		
私家花園 Private Garden			
戶外桌 Outdoor Table	1	戶外梳化 Daybed with Cushions	1套 (set)
戶外椅 Outdoor Chair	6	冰桶 Cooler	1

House No. 16 Appendix 1 洋房16號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客飯廳 Living/Dining Area			
梳化 Sofa	1套 (set)		
裝飾桌 Console Table	4	座地燈 Floor Lamp	1
餐桌 Dining Table	1	裝飾品 Ornament	31
咖啡桌 Coffee Table	1	酒杯 Glass	56
餐椅 Dining Chair	8	花瓶及假花 Vase with Artificial Flower	2
角几 Side Table	2	茶具 Tea Set	6套 (sets)
餐車 Trolley	1	掛畫 Artwork	2
墊子 Cushion	6	吊燈 Pendent Lamp	1
毛毯 Blanket	1	窗簾及窗紗連搖控 Curtain & Net Curtain with Control	4套 (sets)
地毯 Carpet	1	進餐用具 Dining Utensils	18套 (sets)
單座椅 Arm Chair	2	酒 Alcoholic Beverage	3
書籍 Book	11		
廚房 Kitchen			
裝飾品 Ornament	2		
起居室 Family Room			
梳化 Sofa	1套 (set)	裝飾品 Ornament	2
咖啡桌 Coffee Table	1	掛畫 Artwork	3
墊子 Cushion	3	窗簾 Curtain	1
角几 Side Table	1	地毯 Carpet	1
主人套房及主人套房浴室 Master Bedroom and Master Bathroom			
床 Bed	1	浴巾 Towel	4
床褥 Mattress	1	椅子 Chair	1
床單 Bedsheet	1	梳粧檯 Dressing Table	1
被褥 Bed Quilt	1	戶外椅 Outdoor Chair	2
枕頭 Pillow	2	窗簾及窗紗 Curtain with Net Curtain	2套 (sets)
墊子 Cushion	3	男西裝外套連衣架 Man's Suit with Hangers	5
長凳 Bench	1	女裝外套及襯衫連衣架 Coats and Long Sleeve with Hangers	6
檯燈 Table Lamp	2	裝飾品 Ornament	9
地毯 Carpet	1		
套房 1及套房 1浴室 Bedroom 1 and Bathroom 1			
床 Bed	1	吊燈 Pendent Lamp	1
床褥 Mattress	1	書籍 Book	2
床單 Bedsheet	1	裝飾桌 Console Table	1

被褥 Bed Quilt	1	裝飾品 Ornament	3
枕頭 Pillow	4	窗簾 Curtain	1
戶外椅 Outdoor Chair	2		
套房 2及套房 2浴室 Bedroom 2 and Bathroom 2			
床 Bed	1	檯燈 Table Lamp	1
床褥 Mattress	1	裝飾桌 Console Table	1
床單 Bedsheet	1	裝飾品 Ornament	2
被褥 Bed Quilt	1	吊燈 Pendent Lamp	1
男西裝外套 Man's Suit	1	窗簾 Curtain	1
枕頭 Pillow	4	椅子 Chair	1
床頭櫃 Bedside Table	1		
私家花園 Private Garden			
戶外裝飾品 Outdoor Ornament	3	戶外角几 Outdoor Side Table	1
戶外椅 Outdoor Chair	8		

House No. 7 Appendix 1 洋房7號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Area			
吊燈 Pendent Lamp	1		
飯廳 Dining Area			
吊燈 Pendent Lamp	1	椅子 Bar Stool	2
主人睡房 Master Bedroom			
窗簾 Curtain	3		
睡房 1及浴室 1 Bedroom 1 and Bathroom 1			
窗簾 Curtain	2		
天台 Roof			
戶外桌 Outdoor Table	1	戶外椅 Outdoor Chair	10
戶外角几 Outdoor Side Table	1	戶外梳化 Outdoor Sofa	2
私家花園 Private Garden			
戶外裝飾品 Outdoor Ornament	3	戶外梳化 Outdoor Sofa	1
戶外桌 Outdoor Table	1	戶外椅 Outdoor Chair	8

House No. 12 Appendix 1 洋房12號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Area			
吊燈 Pendent Lamp	1		
飯廳 Dining Area			
吊燈 Pendent Lamp	1	椅子 Bar Stool	2
主人睡房 Master Bedroom			
窗簾 Curtain	3		
睡房 1 Bedroom 1			
窗簾 Curtain	1		

House No. 8 Appendix 1 洋房8號 附件1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Area			
吊燈 Pendent Lamp	1		
飯廳 Dining Area			
吊燈 Pendent Lamp	1	椅子 Bar Stool	2
主人睡房 Master Bedroom			
窗簾 Curtain	3		
睡房 1 Bedroom 1			
窗簾 Curtain	1		

b. 支付條款

The terms of payment

(i) 180 日現金付款計劃

180 Days Cash Payment Plan

- 樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付

5% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*)

- 樓價 5 % 於接納書的日期後 30 日內繳付

5 % of the purchase price shall be paid within 30 days after the date of Letter of Acceptance*

- 樓價 90% 於接納書的日期後 180 日內繳付

90% of the purchase price shall be paid within 180 days after the date of Letter of Acceptance*

(ii) 720 日升級付款計劃

720 Days Premium Payment Plan

- 樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付

5% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*)

- 樓價 5 % 於接納書的日期後 5 個工作日內繳付

5 % of the purchase price shall be paid within 5 working days after the date of Letter of Acceptance*

- 樓價 90% 於接納書的日期後 720 日內繳付

90% of the purchase price shall be paid within 720 days after the date of Letter of Acceptance*

(iii) 180 日現金付款計劃

180 Days Cash Payment Plan

- 臨時訂金即樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*)

- 樓價 5 % 於接納書的日期後 60 日內繳付

5 % of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance*

- 樓價 90%於接納書的日期後 180 日內繳付

90% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance*

(iv) 1100 日升級付款計劃

1100 Days Premium Payment Plan

- 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance*)

- 樓價 5 % 於接納書的日期後 60 日內繳付

5 % of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance*

- 樓價 90%於接納書的日期後 1100 日內繳付

90% of the Purchase Price shall be paid within 1100 days after the date of Letter of Acceptance*

8. 下述互聯網可連結到此發展項目的價單：<http://www.peakcastle.com>

The price list(s) of the development can be found in the following website：<http://www.peakcastle.com>

更新日期及時間：02-04-2021, 下午 6 時

(日-月-年)

Date & Time of Update: 02-04-2021, 6:00 PM

(DD-MM-YYYY)