Information on the Sales Arrangements
銷售安排資料

Sales Arrangements No. 31J
銷售安排第 31J號

Name of the Phase: 期數名稱**:**	Phase 2 of Cullinan Sky Development ^ 天璽·天發展項目的第2期 ^
Date of the Sale: 出售日期**:**	<table><tr><th>Tender Document No. 招標文件號碼</th><th>Date of the Sale 出售日期</th></tr><tr><td>31</td><td>Each of the following dates (each a "**Tender Date**"):- Everyday from 4 August 2026 until 30 June 2027 (both days inclusive) 下述每一個日期 (每一個稱為「**招標日**」):- 每日由2026年8月4日起至2027年6月30日(包括首尾兩天)</td></tr></table>
Time of the Sale: 出售時間**:**	Monday to Sunday, from 2:00 p.m. to 3:00 p.m. 星期一至日由下午2時至下午3時 Commencement date and time of tender: 2:00 p.m. on each Tender Date Closing date and time of tender: 3:00 p.m. on each Tender Date 招標開始日期及時間： 每個招標日的下午 2 時 招標截止日期及時間： 每個招標日的下午 3 時
Place where the sale will take place: 出售地點**:**	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (hereinafter called the "**ICC Venue**") 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓 (下稱「**ICC會場**」)
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**:**	~~9~~ ~~5~~ ~~4~~ ~~7~~ ~~6~~ ~~5~~ ~~4~~ ~~3~~ ~~2~~ ~~1~~ 0

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 Tower 1 (Elite Zone) (Floor / Flat):
以下在第1座(Elite Zone)的單位(樓層/單位)：
~~19/F-A1~~[<], ~~27/F-A1~~[>], ~~7/F-A2~~[##], ~~9/F-A2~~[@]

The following units in Tower 2 (Elite Zone) (Floor / Flat):
以下在第2座(Elite Zone)的單位(樓層/單位)：
~~22/F-A5~~[%], ~~27/F-A5~~[#], ~~17/F-B1~~[%+!], ~~23/F-B1~~[%+&], ~~28/F-B1~~[%+*]

[%] Sale of these units have been withdrawn as from 5 August 2026.
[%] 2026年8月5日起此物業已被撤回。

Sale of this unit has been withdrawn as from 6 August 2026.
2026年8月6日起此物業已被撤回。

~~+ Sale of these units are resumed with effect from 12 August 2026.~~
~~+ 於2026年8月12日起此物業恢復出售。~~

@ Sale of this unit has been withdrawn as from 11 August 2026.
@ 2026年8月11日起此物業已被撤回。

* Sale of this unit has been withdrawn as from 13 August 2026.
* 2026年8月13日起此物業已被撤回。

& Sale of this unit has been withdrawn as from 14 August 2026.
& 2026年8月14日起此物業已被撤回。

! Sale of this unit has been withdrawn as from 18 August 2026.
! 2026年8月18日起此物業已被撤回。

< Sale of this unit has been withdrawn as from 23 August 2026.
< 2026年8月23日起此物業已被撤回。

> Sale of this unit has been withdrawn as from 19 September 2026.
> 2026年9月19日起此物業已被撤回。

Sale of this unit has been withdrawn as from 22 October 2026.
2026年10月22日起此物業已被撤回。

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:

Sale by Tender – See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.

以招標方式出售 – 請參閱招標公告的細節和詳情。招標公告及其他相關招標文件可於以下時段於以下地點免費領取。

Tender Document No. 招標文件號碼	Specified residential properties that will be offered to be sold (**see Note (4) under "Other Matters**") 將提供出售的指明住宅物業 (**見「其他事項」第(4)項**)	Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue 於以下時段及地點，招標公告及其他相關招標文件可供領取		
		Date 日期 (Day 日/Month 月/Year 年)	Time 時間	Venue 地點
31	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指	31/07/2026	from 6:00 p.m. to 7:00 p.m. 晚上6時至 晚上7時	**ICC Venue ICC會場**

	明住宅物業			
31	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指明住宅物業	01/08/2026 – 30/06/2027	from 1:00 p.m. to 3:00 p.m. (Daily) 下午1時至 下午3時(每日)	**ICC Venue** **ICC會場**

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 tender notices and other relevant tender documents.
請參照招標公告及其他相關招標文件。

Other matters:
其他事項**:**

(1) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements.
賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及/或發出銷售安排不時更改全部或任何指明住宅物業的招標截止日期及/或時間。

(2) The specified residential properties or (if it is not reasonably practicable for the specified residential property(ies) to be viewed by the prospective tenderers) its/their comparable residential property(ies) are available for viewing by prospective tenderers by prior appointment and (if applicable) submission of cashier order(s) in the amount as specified by the Vendor. Prospective tenderers are invited and advised to view the specified residential properties or (if it is not reasonably practicable for the specified residential property(ies) to be viewed by the prospective tenderers) its/their comparable residential property(ies) before submission of tender offer. For details of the viewing arrangements, please refer to the "Arrangements for Viewing of Specified Residential Property(ies) or Comparable Property(ies)" applicable for this Sales Arrangements issued by the Vendor (as may be amended by the Vendor from time to time). Notwithstanding the aforesaid, the Vendor reserves the absolute right and discretion to adjust the arrangements applicable to any prospective tenderer for viewing the specified residential properties or (if it is not reasonably practicable for the specified residential property(ies) to be viewed by the prospective tenderers) its/their comparable residential property(ies).
指明住宅物業或(如開放指明住宅物業供準投標者參觀並非合理地切實可行)其相若的住宅物業現正開放予已預約及(如適用)遞交賣方指明的金額的本票的準投標者參觀，特此邀請並建議準投標者在入標前參觀指明住宅物業或(如開放指明住宅物業供準投標者參觀並非合理地切實可行)其相若的住宅物業。有關參觀的安排的詳情，敬請參閱賣方發出的適用於本銷售安排的「參觀指明住宅物業或相若住宅物業的安排」（經賣方不時修改）。儘管前述所言，賣方保留絕對權利及酌情權去調整適用於任何準投標者的參觀指明住宅物業或(如開放指明住宅物業供準投標

者參觀並非合理地切實可行)其相若的住宅物業的安排。

(3) In case a black rainstorm warning signal is issued or a typhoon signal no.8 or above is hoisted by the Hong Kong Observatory or an "extreme conditions announcement" is made by the Government of the Hong Kong SAR and is still in effect after 2:00 p.m. on the closing date of the tender, the closing date and time of the tender will be extended to 3:00 p.m. on the next working day in respect of which no black rainstorm warning signal is issued or no typhoon signal no.8 or above is hoisted or no extreme conditions announcement is made by the Government of Hong Kong.
若香港天文台發出黑色暴雨警告或八號或以上颱風信號或香港政府發出「極端情況公布」及該警告或信號或公布在招標截止日期下午2時正後仍然生效，則招標截止日期及時間將延至下一工作日的下午3時(而當天亦沒有發出黑色暴雨警告或八號或以上颱風信號或極端情況公布)。

(4) Persons interested in submitting tenders of the specified residential properties are reminded to examine the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.
有意遞交指明住宅物業的投標書的人士敬請檢視期數的最新成交紀錄冊，以確定某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

(5) The Vendor may from time to time impose public health and security related precautionary measures and crowd control at the sales venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the sales venue. Any person whose health condition fails to comply with the measures and requirements (if any) imposed by the Government of the Hong Kong SAR for the purposes of public interest may also be rejected from admitting to the sales venue.
賣方可能不時於銷售會場施加與公共衞生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，可能會被拒絕進入銷售會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求(如有)，亦可能會被拒絕進入銷售會場。

(6) 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 the following venue:
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**:**

From 11:00 a.m. to 8:00 p.m. (daily)
11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong
由上午11時至晚上8時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

After 8:00 p.m. to 11:00 a.m. of the next day (daily)
3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong
由晚上8時後至翌日上午11時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Date of ~~Issue~~ Revision:	~~31 July 2026~~ ~~5 August 2026~~ ~~6 August 2026~~ ~~8 August 2026~~ ~~11 August 2026~~ ~~13 August 2026~~ ~~14 August 2026~~ ~~18 August 2026~~ ~~23 August 2026~~

~~發出~~修改日期:	~~19 September 2026~~ 22 October 2026 ~~2026年7月31日~~~~2026年8月5日~~~~2026年8月6日~~~~2026年8月8日~~~~2026年8月11日~~ ~~2026年8月13日~~~~2026年8月14日~~~~2026年8月18日~~~~2026年8月23日~~~~2026年9月19日~~ 2026年10月22日

^ Remarks: Tower 1 (Elite Zone), Tower 1 (Sky Tower), Tower 2 (Elite Zone) and Tower 2 (Summit Tower) of the residential development in the Phase are called "Cullinan Sky".

^ 備註： 期數中住宅發展項目的第1座 (Elite Zone)、第1座 (Sky Tower)、第2座 (Elite Zone)及第2座 (Summit Tower)稱爲「天璽·天」。