Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱:	One Upper Lane 逸里 1 號
Date of the Sale: 出售日期:	From 7 November 2026 由 2026 年 11 月 7 日起
Time of the Sale: 出售時間:	**On 7 November 2026** From 10:00 a.m. to 8:00 p.m. **From 8 November 2026 and thereafter:** From 10:30 a.m. to 8:00 p.m. (daily) **2026 年 11 月 7 日:** 上午十時至下午八時 **2026 年 11 月 8 日起:** 每日上午十時三十分至下午八時
Place where the sale will take place: 出售地點:	Shop 407A, 4/F, Mira Place 1, 132 Nathan Road, Tsim Sha Tsui, Kowloon (One Upper Lane Sales Office) 九龍尖沙咀彌敦道 132 號美麗華廣場一期 4 樓 407A 號舖 (逸里 1 號售樓處)
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:	55

Description of the 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 flats in the development (Floor/Flat):
發展項目以下單位 (樓層/單位):

- 5A, 6A, 8A, 15A, 17A, 19A, 20A
- 5B, 6B, 7B, 8B, 9B, 11B, 15B, 16B, 17B, 19B, 20B
- 5D, 6D, 7D, 8D, 11D, 12D, 17D, 19D, 20D
- 5E, 6E, 7E, 8E, 11E, 12E, 15E, 17E, 19E, 20E
- 3F, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 23F, 26F

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:

Balloting

Balloting will be used to determine the order of priority. The person(s) or company(ies) interested in purchasing any of the specified residential properties ("the registrant(s)") must comply with the procedures below:-

1. To participate in the balloting, interested persons must first submit the Registration of Intent.

2. Each of the registrant (or his/her authorized person) must submit the following to One Upper Lane Sales Office during the period from 31 October 2026 to 5 November 2026 (from 10:30 a.m. to 8:00 p.m. daily) and 6 November 2026 (from 10:30 a.m. to 1:00 p.m.):

   (a) one (1) Registration of Intent duly completed and signed by the registrants. Duplicated submission will not be accepted; and

   (b) the Registration of Intent shall be accompanied with cashier's order(s) or cheque(s), each in the sum of HK$50,000 and made payable to "VINCENT T.K. CHEUNG, YAP & CO.". The number of residential property(ies) to be selected in any event shall be not be less than one (1) and not more than two (2); and

   (c) (for individual registrant) a copy of the registrant's I.D. Card(s) or Passport(s) or (for corporate registrant) a copy of Business Registration Certificate or Certificate of Incorporation (place of registration/incorporation shall be in Hong Kong only) and the I.D. Card(s) or Passport(s) of the Director(s) of the registrant (if applicable).

   The closing time for submission of Registration of Intent will be at 1:00 p.m. on 6 November 2026. The order of registration will not have any impact on the order of priority for selecting the residential property.

3. Unless otherwise replaced by other cashier's order(s) in the amount of HK$50,000 payable to "VINCENT T.K. CHEUNG, YAP & CO." at the time of flat selection as referred to in paragraph 6 of this Information on Sales Arrangements below, the cashier's order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property. The Vendor reserved the final right on whether the submitted cashier's order(s) can be replaced. For the avoidance of doubt, Registrants are required to pay cashier's order(s) in the amount of HK$50,000 payable to "VINCENT T.K. CHEUNG, YAP & CO." at the time of flat selection as referred to in paragraph 6 of this Information on Sales Arrangements below for each flat selected.

4. On 7 November 2026, the registrants (if the registrant is a company, then any one of its directors) who have submitted the Registration of Intent in accordance with paragraph 2 above shall attend One Upper Lane Sales Office between 10:00 a.m. and 10:30 a.m.. The registrants must bring along (for individual registrant) their I.D. Card(s) or Passport(s) or (for corporate registrant) ID Card(s)/Passport(s) of Director(s) of the registrant(s) and Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant(s) and the original Receipt for the Registration of Intent. The registrants whose identities have been verified by the Agent appointed 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 results. Any registrant who arrives at One Upper Lane Sales Office at

any time later than 10:30 a.m. on 7 November 2026 shall not be eligible for any balloting and the registration of such registrant will be deemed invalid.

5. Balloting will take place after 10:30 a.m. on 7 November 2026. The balloting will be effected via a computer network. Every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of cashier's order(s) and cheque(s) which the registrant(s) submitted with the Registration of Intent. The balloting results, including "registration number" and "balloting result priority", will be posted at the One Upper Lane Sales Office on 7 November 2026. Registrants will not be separately notified of the balloting results.

6. On 7 November 2026, the sales of specified residential properties will take place after the ballot. Registrants shall proceed 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. Registrants must purchase a minimum of one (1) but not more than two (2) specified residential property(ies) which are still available for selection. Where a registrant selects only one (1) specified residential property in respect of a Registration of Intent, the purchaser(s) of that specified residential property shall only be:

   (1). That registrant; or

   (2). That registrant together with one or more "Relative" of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) ; or

   (3). That corporate registrant.

   Where a registrant selects more than one (1) specified residential property in respect of a Registration of Intent:

   (1). The purchaser(s) of at least one (1) so selected specified residential property shall only be:

      I. That registrant; or

      II. That registrant together with one or more "Relative" of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) ; or

      III. That corporate registrant; and

   (2). The purchaser(s) of another so selected specified residential property shall only be:

      I. That registrant (or any individual constituting that registrant); or

      II. One or more "Relative" of that registrant whom that registrant requests the Vendor on spot to be the purchaser(s); or

      III. That registrant (or any individual constituting that registrant) together with one or more "Relative" of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) ; or

      IV. That corporate registrant.

   "Relative" means a spouse, parent, child or siblings of that registrant. The registrant shall bring along the relevant valid supporting document(s) for proof of such relationship to the satisfaction of the Vendor. The Vendor reserves its absolute right to determine whether or not a person is a qualified "Relative", which decision shall be final and binding on the registrants who shall raise no objection.

7. If a Registration of Intent of a registrant is unused in this sales arrangement, the Registration of Intent will, up to the designated period for the collection of the unused cashier's order(s) or cheque(s) stipulated in the "Information on Sales Arrangements", be:

   (a) automatically applied to the other remaining "Information on Sales Arrangements" (if any) in this

development; OR

(b) in case the registrant shall apply for "Renewal Registration" procedures, transferred with other new registrants (if any) (as the case may be) of the next Information on Sales Arrangements (if applicable) in respect of the Development. "Renewal Registration" procedures mean that the registrant must bring along (for individual registrant) the I.D. Card(s) or Passport(s) or (for corporate registrant) I.D. Card(s)/ Passport(s) of Director(s) of the registrant(s) and Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant(s) to the One Upper Lane Sales Office and submit the duly completed and signed Registration of Intent using Registration of Intent to participate in selection (if any) (as the case may be) of the next Information on Sales Arrangements (if applicable) in respect of the Development.

8. A Registration of Intent shall become invalid if any of the following events shall happen:-

(a) The registrant(s) has already utilized the Registration of Intent to purchase the same number of specified residential property which the registrant(s) intends to purchase as indicated in the Registration of Intent;

(b) The registrant(s) voluntarily applies to withdraw the Registration of Intent;

(c) A date and time to be specified by the Vendor (which may apply to all or some of the Registrations of Intent) on which the relevant Registration(s) of Intent with the registration number(s) specified by the Vendor shall become invalid; or

(d) Any breach of the conditions of registration by the registrant(s).

9. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, his/her unused cashier's order(s) or cheque(s) will be available for collection without interest by the registrant (or his/her Authorized Person) at the One Upper Lane Sales Office during the period from 9 November 2026 to 11 November 2026 (from 10:30 a.m. to 8:00 p.m. daily). The registrant must bring along (for individual registrant) the I.D. Card(s) or Passport(s) of the registrant (or a copy of the I.D Card(s) or Passport(s) of the registrant if unused cashier's order(s) or cheque(s) is/are collected by the Authorized Person) or (for corporate registrant) ID Card(s)/Passport(s) of Director(s) of the registrant and Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant (or a copy of ID Card(s)/Passport(s) of Director(s) of the registrant and Business Registration Certificate(s) or Certificate(s) of Incorporation of the registrant if unused cashier's order(s) or cheque(s) is/are collected by the Authorized Person), the original Receipt for Registration of Intent, and (if applicable) a valid letter of authorization (in the form prescribed by the Vendor) and a copy of the I.D. Card or Passport of the Authorized Person.

<u>First-come-first-served</u>

On 7 November 2026, after the completion of the balloting and the selecting and purchasing of the specified residential properties by the eligible persons in accordance with the above procedures, the order of priority in the selection of all the remaining specified residential properties which are available for sale (if any) will be on a first-come-first-served basis. For the purpose of maintaining order at the One Upper Lane Sales Office, the Vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a particular specified residential property will be sold by any method (including balloting) in case of any dispute.

On 8 November 2026 and thereafter

The order of priority in the selection of the remaining specified residential properties which are available for sale (if any) will be on a first-come-first-served basis. Persons interested in purchasing must attend the One Upper Lane Sales Office to purchase the remaining specified residential properties which are available for sale (if any). For the purpose of maintaining order at the One Upper Lane Sales Office, the Vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a particular specified residential property will be sold by any method (including balloting) in case of any dispute.

Vendor's discretion

In case of any dispute arising out of this Information on Sales Arrangements, the decision of the Vendor shall be final and conclusive.

抽籤

以抽籤方式決定優先次序。有意購買該等指明住宅物業的人士或公司（下稱：登記人）須遵從下列程序:-

1. 有意參與抽籤人士，須先遞交購樓意向登記表。

2. 登記人（或其獲授權人士）須於 2026 年 10 月 31 日至 2026 年 11 月 5 日（每日上午 10 時 30 分 至下午 8 時）及 2026 年 11 月 6 日（上午 10 時 30 分 至下午 1 時）到「逸里 1 號售樓處」) 遞交以下文件：

   (a) 已填妥及由登記人簽署一(1)份購樓意向登記表，重複遞交將不會受理； 及
   (b) 每一購樓意向登記表須附有本票或支票，每張金額為港幣$50,000 及抬頭人須為「張葉司徒陳律師事務所」： 在任何情況下可選擇之住宅物業數目不能少於壹(1)個但不多於兩(2)個；
   (c) （私人登記人）登記人的身份證或護照副本或（公司登記人）商業登記證書或公司註冊證書(必須於香港登記/註冊)和董事的身份證或護照副本（如適用）。

   遞交購樓意向登記表截止時間為 2026 年 11 月 6 日下午 1 時正。遞交登記次序不會影響揀選住宅物業的優先次序。

3. 除非於揀選單位時就已繳交之本票作出替換（金額須為港幣$50,000 及抬頭人須為「張葉司徒陳律師事務所」)，已繳交之本票將會根據以下本銷售安排資料第 6 段作為購買指明住宅物業的部份臨時訂金。賣方有最終權決定就已繳交之本票可否作出替換。為免產生疑慮，所有登記人均必須根據以下本銷售安排資料第 6 段於揀選單位時就每個選購單位繳付金額為港幣$50,000 及抬頭人為「張葉司徒陳律師事務所」之本票。

4. 於 2026 年 11 月 7 日，已根據上述第 2 段提交購樓意向登記表的登記人(如登記人為公司，則任何一位董事)須於上午 10 時 00 分至上午 10 時 30 分到達「逸里 1 號售樓處」。登記人須攜同（如為個人登記人）其身份證或護照或（如為公司登記人）登記人董事的身份證或護照及登記人的商業登記證或公司註冊證書，以及購樓意向登記表的收據正本。經賣方委託的代理確認並核實身份的登記人方可有資格根據抽籤結果次

序揀選於當時仍可供揀選的指明住宅物業。於 2026 年 11 月 7 日上午 10 時 30 分任何時間後才到達「逸里 1 號售樓處」的登記人將被取消抽籤資格，其登記將被視作無效。

5. 抽籤程序將於 2026 年 11 月 7 日上午 10 時 30 分後進行，抽籤以電腦網絡操作。 每一份有效的購樓意向登記表可獲分配的籌的數目相等於連同購樓意向登記表所遞交的本票及支票之數目。抽籤結果，包括「登記號碼」及「抽籤結果次序」，將於 2026 年 11 月 7 日於「逸里 1 號售樓處」公布。登記人將不獲另行通知抽籤結果。

6. 於 2026 年 11 月 7 日，指明住宅物業的銷售將根據抽籤結果之順序揀選當時仍可供選擇的指明住宅物業。登記人必須選購最少壹(1)個但不多於兩(2)個於當時仍可供選擇的指明住宅物業，當登記人就一(1)份購樓意向登記表揀選一(1)個指明住宅物業，該指明住宅物業之買方只可以是：

(1) 該登記人；或
(2) 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「親屬」；或
(3) 該公司登記人。

當登記人就一(1)份購樓意向登記表揀選多於一(1)個指明住宅物業：

(1) 最少一(1)個如此揀選之指明住宅物業之買方只可以是：
I. 該登記人；或
II. 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「親屬」； 或
III. 該公司登記人；及
(2) 其他如此揀選之指明住宅物業之買方只可以是：
I. 該登記人（或組成該登記人之任何人）；或
II. 該登記人即場向賣方要求作為買方之該登記人之一位或多位「親屬」；或
III. 該登記人（或組成該登記人之任何人）連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「親屬」；或
IV. 該公司登記人。

「親屬」指該登記人之配偶、父母、子女或兄弟姐妹，登記人須帶備令賣方滿意的有效證明文件以茲證明。賣方保留最終權利決定有關人士是否為合資格的「親屬」。賣方之決定將被視為最終決定並對登記人具有約束力，而登記人不得異議。

7. 如登記人之購樓意向登記表於是次銷售安排中未能使用，是次購樓意向登記表將直至「銷售安排資料」中指定之取回未使用的本票或支票之時段:

(a) 自動適用於發展項目餘下其他「銷售安排資料」(如有); 或
(b) 如登記人辦理「延續登記」手續連同其他新登記人士，一同撥入本發展項目下一輪銷售安排資料(如適用) 之組別 (如有) (視乎情況而定)。「延續登記」手續指登記人須攜同(如為個人登記人)登記人身份證或護照或(如為公司登記人)登記人董事的身份證或護照及登記人的商業登記證或公司註冊證書到「逸里 1 號售樓處」及遞交已填妥及已簽署的購樓意向登記表，格式必須為購樓意向登記表，以參與發展項目下一輪銷售安排資料(如適用) (如有) (視乎情況而定)。

8. 當發生以下任何情況，購樓意向登記表將變成無效：

(a) 登記人已使用該購樓意向登記表購買登記人於購樓意向登記表內所填寫意欲購買指明住宅物業數量

之指明住宅物業 ；

(b) 登記人自願申請撤回購樓意向登記表;

(c) 於賣方指明的日期及時間(可能適用於所有或部份的購樓意向登記表)，賣方指明的登記號碼相關的購樓意向登記表將變成無效 ； 或

(d) 登記人違反任何登記條款。

9. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記表內所填寫意欲購買之數目，登記人（或其獲授權人士）可於 2026 年 11 月 9 日至 2026 年 11 月 11 日每日上午 10 時 30 分至下午 8 時內於「逸里 1 號售樓處」辦理取回無利息未被使用的本票或支票。 登記人須攜同（如為個人登記人）登記人身份證或護照（如以獲授權人士取回未使用的本票或支票，則須攜同登記人身份證或護照副本）或（如為公司登記人）登記人董事的身份證或護照及登記人的商業登記證或公司註冊證書（如以獲授權人士取回未使用的本票或支票，則須攜同登記人董事的身份證或護照副本及登記人的商業登記證或公司註冊證書副本）、購樓意向登記表收據正本、及（如適用）有效的授權函（其格式由賣方指定）及獲授權人士之身份證或護照副本。

<u>先到先得</u>

於 2026 年 11 月 7 日，當抽籤及合資格人士選購指明住宅物業根據上述程序完畢後，所有餘下的指明住宅物業（如有）將以先到先得形式發售。為了維持「逸里 1 號售樓處」的秩序，如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

<u>2026 年 11 月 8 日起:</u>

餘下可供出售的指明住宅物業（如有）將以先到先得形式發售。有興趣購買的人士必須到達「逸里 1 號售樓處」購買可供出售的指明住宅物業(如有)。為了維持「逸里 1 號售樓處」的秩序，如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

<u>賣方的酌情權</u>

如因本銷售安排資料而產生任何爭議，賣方的決定為最終決定及具有約束力。

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

<u>Other matters:</u>
<u>其他事項：</u>

If (i) Typhoon Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 7:00 a.m. and 11:00 p.m.; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the One Upper Lane Sales Office and/or the vicinity of any of foregoing on any Date of the Sale, then, for the safety of the persons interested in purchasing and the maintenance of order at the One Upper Lane Sales Office, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of selection of specified residential properties and/or the

Date of the Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate, and the Vendor also reserves its absolute right to continue the sale of the relevant specified residential properties on such Date of the Sale according to the actual circumstances. Details of the arrangement will be posted by the Vendor on the website designated for the Development. Persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the One Upper Lane Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.

如在任何出售日期：**(i)** 上午 **7** 時至下午 **11** 時的任何時間內，八號或以上颱風訊號或黑色暴雨警告訊號在香港生效或 **(ii)** 賣方認為發生影響「逸里 **1** 號售樓處」及/或其附近之安全、秩序或公共衞生之事件時，為保障買方的安全及維持「逸里 **1** 號售樓處」的秩序，賣方保留絕對權力改變、延後、延長或改動揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限或地點，賣方亦保留絕對權力因應當時實際情況繼續於該出售日期進行有關指明住宅物業的銷售。賣方會將安排的詳情於為發展項目指定的網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入「逸里 **1** 號售樓處」。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。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at (1) One Upper Lane Sales Office, Shop 407A, 4/F, Mira Place 1, 132 Nathan Road, Tsim Sha Tsui, Kowloon; and (2) 75/F, TWO International Finance Centre, 8 Finance Street, Central.

載有上述銷售安排的資料文件印本於 **(1)** 九龍尖沙咀彌敦道 **132** 號美麗華廣場一期 **4** 樓 **407A** 號舖「逸里 **1** 號售樓處」**; (2)** 香港中環金融街 **8** 號國際金融中心二期 **75** 樓可供公眾免費領取。

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