根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部分 : 基本資料
Part 1 : Basic Information

發展項目名稱 Name of Development	博峯 Mount Broadcast	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	廣播道 71,73,75 號# 71,73,75 Broadcast Drive#		

備註 Remarks

- 分配於發展項目部份的門牌號數為:-
  The building numbers allotted to such parts of the Development are as follows:-
  住宅大樓 Residential Tower : 廣播道 75 號 75 Broadcast Drive
  洋房 1 House 1 : 廣播道 73 號 73 Broadcast Drive
  洋房 2 House 2 : 廣播道 71 號 71 Broadcast Drive

- 臨時門牌號數有待發展項目落成時確認。
  Provisional building numbers are subject to confirmation when the Development is completed.

重要告示 ：

(1) 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。
(2) 根據《一手住宅物業銷售條例》第 61 條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於發展項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note：

(1) 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.
(2) According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the Development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

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 Transaction Price	售價修改的細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any 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
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space				
30-09-2026	08-10-2026		Residential Tower - East Wing 住宅大樓 – 東翼	9	A	B1/F - P22	48,831,000		1. 建築期付款計劃 (見備註7(c)(i)(1)) Stage Payment Plan (see remark 7(c)(i)(1)) 2. 提前付清樓價優惠 (見備註7(d)(1)) Early Settlement Benefit (see remark 7(d)(1)) 3. MCL戲院會會籍優惠 (見備註7(d)(2)) MCL Cinema Club Membership Offer (see remark 7(d)(2))	
07-11-2026	13-11-2026		Residential Tower - East Wing 住宅大樓 – 東翼	3	A	B1/F – P11	41,940,000		1. 建築期付款計劃 (見備註7(c)(i)(1)) Stage Payment Plan (see remark 7(c)(i)(1)) 2. 提前付清樓價優惠 (見備註7(d)(1)) Early Settlement Benefit (see remark 7(d)(1)) 3. MCL戲院會會籍優惠 (見備註7(d)(2)) MCL Cinema Club Membership Offer (see remark 7(d)(2))	
13-11-2026			Residential Tower - East Wing 住宅大樓 – 東翼	9	B	B1/F – P15	39,666,000		1. 建築期付款計劃 (見備註7(c)(i)(1)) Stage Payment Plan (see remark 7(c)(i)(1)) 2. 提前付清樓價優惠 (見備註7(d)(1)) Early Settlement Benefit (see remark 7(d)(1)) 3. MCL戲院會會籍優惠 (見備註7(d)(2)) MCL Cinema Club Membership Offer (see remark 7(d)(2))	

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，賣方須在此紀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，須在此紀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 agreement 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，在此紀錄冊(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紀錄冊(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 –
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) 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；
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) 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
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) 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。
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 (a) (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.

(b) 於本備註 7 內，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價(即(E)欄)的成交金額) ，『售價』指相關價單中所列之住宅物業的售價或相關招標文件所接納的售價，『相關價單』指有關住宅物業的價單，而『相關招標文件』指有關住宅物業的招標文件。因應相關支付條款及／或適用折扣(如有)按售價計算得出之價目，皆以向下進位方式換算至千位數作為樓價。
In this Remark 7, “Purchase Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (i.e. the Transaction Price in column (E)); “Price” means the price of the residential property set out in the relevant price list or accepted tender price for the residential property; “relevant price list” means the price list in relation to the residential property concerned; and “relevant tender document” means the tender document in relation to the residential property concerned. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the Purchase Price.

(c) 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit

(i) (只適用於以投標方式購買的物業)
(Applicable for properties purchased by way of tender only).

1. 建築期付款計劃 Stage Payment Plan

a) 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).

b) 加付訂金即樓價 5%於接納書的日期後 90 日內繳付，或於賣方就其有能力將發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential

property in the Development to the Purchaser, whichever is earlier.

c) 樓價 90%（樓價餘額）於賣方就其有能力將發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

(d) 可就購買發展項目中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 advantage or benefit available with the purchase of a specified residential property in the Development

1. 提前付清樓價優惠 Early Settlement Benefit

(只適用於以投標方式購買的物業)
(Applicable for properties purchased by way of tender only).

a) 如買方於以下列表指明的期間內付清樓價餘額 (早於買賣合約原訂明的付款限期日)且取決於下述補充協議的簽署，買方可根據以下列表獲賣方送出提前付清樓價優惠 (『提前付清樓價優惠』)。
Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below (which is earlier than the due date of payment originally specified in the agreement for sale and purchase) and subject to the execution of the Supplemental Agreement refers below, the Purchaser shall be entitled to an Early Settlement Benefit ("**Early Settlement Benefit**").

Date of settlement of the balance of the purchase price **付清樓價餘額日期**	**Early Settlement Benefit amount** **提前付清樓價優惠金額**
Within 90 days after the date of the Letter of Acceptance 於接納書的日期後90日內	6% of the Purchase Price 樓價6%
Within 91 days to 120 days after the date of the Letter of Acceptance 於接納書的日期後91日至120日內	5% of the Purchase Price 樓價5%
Within 121 days to 150 days after the date of the Letter of Acceptance 於接納書的日期後121日至150日內	4% of the Purchase Price 樓價4%

b) 買方須於提前付清樓價餘額日前最少 30 日，以書面向賣方申請提前付清樓價優惠。如提前付款樓價優惠的申請不獲賣方批核或買方撤銷相關申請，買方須按買賣合約完成該物業的交易及向賣方繳付該物業的樓價全數。
The Purchaser shall apply to the Vendor in writing for the Early Settlement Benefit at least 30 days before the intended date of early settlement of the balance of the purchase price. If the application for Early Settlement Benefit is not approved by the Vendor or withdrawn by the Purchaser, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property to the Vendor in accordance with the ASP.

c) 買方須簽署一份經由賣方訂明的補充協議修訂買賣合約以反映包括上述提前付清樓價優惠金額及修定的支付樓價餘額日期。買方須負責所有費用(包括就補充協議而產生的印花稅(如有)及登記費)及買方之代表律師處理其補充協議的律師費。如果買方未能於預期的提前付清樓價餘額日期截止日前簽署補充協議，提前付清樓價優惠將隨之失效。
A Supplemental Agreement in a prescribed form of the Vendor shall be signed by the Purchaser to vary the ASP reflecting, *inter alia*, the adjustment of the Purchase Price by the Early Settlement Benefit amount and the due date for payment of the adjusted balance of purchase price. All expenses (including land registration fee and stamp duty (if any)) arising from the Supplemental Agreement and the Purchaser's own legal costs in connection with the execution of the Supplemental Agreement shall be borne by the Purchaser. If the Purchaser shall fail to enter into the Supplemental Agreement within the intended early settlement due date, the Early Settlement Benefit shall lapse accordingly.

d) 如上述第(a)段中訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日期定為下一個工作日。
If the last day of any period as set out in the paragraph (a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

2. MCL 戲院會會籍優惠 MCL Cinema Club Membership Offer

a) MCL 戲院會會籍優惠由賣方安排並由洲立影藝有限公司提供。買方在按買賣合約完成住宅物業的買賣交易的情況下，可獲提供 MCL 戲院會會籍優惠。MCL 戲院會會籍優惠為期 12 個日曆月(每一住宅物業會籍價值預計約港幣$30,000)。
The MCL Cinema Club Membership Offer is arranged by the Vendor and provided by Multiplex Cinema Ltd. Subject to the completion of the sale and purchase of the residential property in accordance with the ASP, the Purchaser will be offered with the MCL Cinema Club Membership Offer. The MCL Cinema Club Membership Offer shall be valid for a period of twelve (12) calendar months (the membership for one residential property is valued at approximately HK$30,000).

b) MCL 戲院會會籍優惠受其他條款及細則約束。
The MCL Cinema Club Membership Offer is subject to other terms and conditions.

8 下述互聯網可連結到發展項目的價單 (如適用) : www.mountbroadcast.hk
The price list(s) of the Development (if applicable) can be found in the following website : www.mountbroadcast.hk

更新日期及時間(日-月-年) : 17:01, 13-11-2026

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