Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.10
銷售安排第 10 號

Name of the Development: **發展項目名稱：**	PORTO
Date of the Sale: **出售日期：**	From 20 November 2026 由 2026 年 11 月 20 日起
Time of the Sale: **出售時間：**	**<u>On 20 November 2026 and thereafter</u>** From 12:00 noon to 8:00 p.m. **<u>2026 年 11 月 20 日及之後：</u>** 由中午 12 時至晚上 8 時
Place where the sale will take place: **出售地點：**	18th Floor, Tower 535, 535 Jaffe Road, Causeway Bay, Hong Kong (the "**Sales Venue**") 香港銅鑼灣謝斐道 535 號 Tower 535 18 樓 (下稱「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:**	2

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 unit(s) (Unit/Floor):
Unit F on 16th and 19th Floor

以下單位 (樓層/單位)：
16樓及19樓之F單位

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：

All specified residential properties will be available for selection and purchase on a first come first served basis to any person interested in purchasing the specified residential properties.
所有指明住宅物業以先到先得形式供任何有意欲購買指明住宅物業的人士揀選及購買。

A person interested in purchasing the specified residential properties shall submit the following to the Vendor at the Sales Venue:
意欲購買指明住宅物業之人士須在售樓處提交以下文件予賣方:

- (if that person is an individual), copy of his Hong Kong Identity Card / Passport; or
  (如該人士為個人)，其香港身份證或護照副本；或

- (if that person is a limited company incorporated in Hong Kong), copy of the valid Business Registration Certificate, copy of the Certificate of Incorporation and document(s) filed at the Companies Registry showing the current list of directors of the company and copy of Hong Kong Identity Card / Passport of the director acting on behalf of the company;
  (如該人士為香港註冊成立的有限公司)，其有效商業登記證副本、公司註冊證明書副本及已於公司註冊處登記之文件以顯示當時的董事名單，及代表公司行事之董事的香港身份證/護照副本；

- cashier order(s) or (if the Vendor consents) cheque(s) (the number of cashier order(s) or cheque(s) shall be equal to the number of specified residential property(ies) which the person is interested in purchasing), each cashier order or cheque shall be in the sum of HK$100,000 and made payable to 'GRANDALL ZIMMERN LAW FIRM'.
  本票或（如獲賣方同意）支票（遞交之本票或支票數目必須與該人士欲購買的指明住宅物業的數目相同）。本票或支票金額須為港幣$100,000 及抬頭人須為「國浩律師（香港）事務所」。

The person interested in purchasing the specified residential properties shall proceed to select and purchase the specified residential property(ies) in the order of his priority assigned at the Sales Venue within reasonable time and in an orderly manner, otherwise his order of priority shall lapse automatically. There is no restriction on the number of specified residential properties that that person may purchase.
每位有意欲購買指明住宅物業的人士須按其於售樓處獲分配之優先次序及在合理時間內及有秩序地揀選指明住宅物業，否則其優先次序將自動取消。其所能購買的指明住宅物業的數目沒有限制。

If more than one person attends the Sales Venue at the same time and is interested in purchasing the same specified residential property, balloting will be used to determine the order of priority in which each of such persons may purchase that specified residential property.
如同時間有多於一位親臨售樓處並表示意欲購買同一指明住宅物業之人士，所有該等人士可揀選購買該指明住宅物業的優先次序以抽籤決定。

The person who has selected the specified residential property(ies) (the "Purchaser") shall on spot enter into preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies) with the Vendor.
揀選了指明住宅物業的人士（「買方」），須即場與賣方就揀選的指明住宅物業簽署臨時買賣合約。

If for any reason the Purchaser fails to enter into the preliminary agreement(s) for sale and purchase for the selected specified residential property(ies), the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase in respect of the selected specified residential property(ies) and the Purchaser will be deemed to have given up the right to select and purchase any specified residential property(ies).
如因任何理由買方未能就揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任就買方揀選之指明住宅物業簽署臨時買賣合約，且買方將被視作放棄揀選及購買任何指明住宅物業的權利。

After the signing of the preliminary agreement(s) for sale and purchase, the cashier order(s) or cheque(s) submitted by the Purchaser will be used to settle part of the preliminary deposit payable by the Purchaser pursuant to the preliminary agreement for sale and purchase. The Purchaser shall on spot pay the balance of the preliminary deposit by cashier order or cheque. Failure to pay the balance of the preliminary deposit by the Purchaser in respect of any preliminary agreement for sale and purchase shall be deemed as that Purchaser failing to enter into preliminary agreement(s) for sale and

purchase for all the selected specified residential property(ies), in which event the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase with that Purchaser and the Purchaser will be deemed to have given up the right to select and purchase any specified residential property(ies).
簽署臨時買賣合約後，買方提交的本票或支票將用作買方根據臨時買賣合約應支付的部份臨時訂金。買方須即場以本票或支票支付臨時訂金的餘額。如買方未能就任何一份臨時買賣合約支付臨時訂金的餘額，將視為該買方未能就所有已揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任與該買方簽署臨時買賣合約，且買方將被視作放棄揀選及購買任何指明住宅物業的權利。

For the safety of prospective purchasers and maintenance of order at the Sales Venue, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the 8 Observatory Road Venue and/or the vicinity of any of foregoing, postpone or modify the date, time, period or place of sale to such other date, time, period or place as the Vendor may consider appropriate.
為保障準買方安全及維持售樓處秩序，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發生影響售樓處及/或任何上述地點之附近之安全、秩序或公共衞生之事件時，賣方保留絕對權利延後或改動發售之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點。

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential property to any interested person by any method (including balloting).
如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

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 right to allocate any specified residential properties to any interested person by any method (including balloting).
如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:
其他事項：

1. Please refer to "Time of the Sale" in this document for the opening hours of the Sales Venue.
售樓處的開放時間請參閱本文件中「出售時間」。

2. 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.
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。

3. The Vendor reserves the right to close the Sales Venue at any time if all the specified residential properties have been sold out. For the safety of prospective purchasers and maintenance of order, the

Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Venue and/or the vicinity of any of foregoing, postpone or modify the date, time, period or place of sale to such other date, time, period or place as the Vendor may consider appropriate.
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。為保障準買方安全及維持秩序，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發生影響售樓處及/或任何上述地點之附近之安全、秩序或公共衞生之事件時，賣方保留絕對權利延後或改動發售之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點。

4. In this Information on Sales Arrangements, where the context so requires or permits, the masculine gender shall include the feminine and neuter and the singular number shall include the plural and vice versa.
本銷售安排資料中，如文意要求或允許，用詞如指男性，包括女性或非男女性在內，用詞如屬單數字眼，包括複數在內，反之亦然。

5. The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a person's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the Sales Venue and/or any venue designated by the Vendor or the waiting queue thereof, does not guarantee that that person will be able to purchase any specified residential property.
將提供出售的指明住宅物業售完即止。一人士獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處及/或任何賣方指定的會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

6. Where it is required hereunder that one cashiers' order or cheque in a certain amount shall be submitted, the submission of more than one cashiers' orders or (as the case may be) cheques for that amount in aggregate is also acceptable.
如本文件要求遞交一張若干金額的銀行本票或支票，遞交多於一張而合計金額為該金額的銀行本票或（視屬何情況而定）支票亦可接受。

7. Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.
如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

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以下地點可供公眾免費領取：

The Sales Venue.
售樓處。

Date of Issue (發出日期): 16/11/2026