INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF

TENDER

以招標形式邀約購買

in respect of

關於

Unit B on 6th Floor and Car Park Nos. 24 and 28 on the Ground Floor of Fortuna Court (福慧大廈), No. 25 Repulse Bay Road, Hong Kong
香港淺水灣道25號福慧大廈6樓B單位及地下車位24及28號

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF

TENDER

以招標形式邀約購買

.....

Tenders are invited for the purchase of the following property:-
下列物業以招標形式邀約購買：

Unit B on 6th Floor and Car Park Nos. 24 and 28 on the Ground Floor of Fortuna Court (福慧大廈), No. 25 Repulse Bay Road, Hong Kong
香港淺水灣道25號福慧大廈6樓B單位及地下24號及28號車位

.....

TENDER COMMENCES AT 11:00 A.M. ON 23 NOVEMBER 2026
AND CLOSES AT 12:00 NOON ON 23 NOVEMBER 2026
(UNLESS PREVIOUSLY WITHDRAWN OR SOLD)
招標於 2026 年 11 月 23 日上午 11 時正開始並在 2026 年 11 月 23 日正午 12 時正終止
（除非已撤回或賣出）

Tenders must be submitted in the specified **Form of Tender** during the period from 11:00 a.m. to 12:00 noon on 23 November 2026 at Unit 2709-2711,27/F., AIRSIDE, 2 Concorde Road, Kai Tak, Kowloon, Hong Kong in a sealed plain envelope and clearly marked "**TENDER FOR FORTUNA COURT UNIT 6B AND CP NOS. 24 & 28**".
標書必須按指定的標書表格於 2026 年 11 月 23 日上午 11 時正至正午 12 時正期間內在香港九龍啟德協調道 2 號 AIRSIDE 27 樓 2709-2711 室遞交，並需將該表格放於一個密封的信封內並在封面清楚列明「**投標福慧大廈 6B 單位及 24 號和 28 號車位**」。

Vendor
賣方

Nan Fung Development Limited
南豐發展有限公司

TENDER NOTICE

招標公告

1. Nan Fung Development Limited (the "**Vendor**") invites tenders for the purchase of the property described in the Particulars of the Property below (the "**Property**") as one transaction subject to the terms and conditions set out in this Tender Notice, the Form of Tender (annexed hereto as **Appendix A**) (**the** "**Form of Tender**") and the Conditions of Sale (in the form annexed hereto as **Appendix B**) (the "**Conditions of Sale**").

   南豐發展有限公司（「**賣方**」）以招標形式邀約購買於下述詳細敘述的物業（「**本物業**」）以單一交易形式並根據本招標公告、標書表格（附於本文件作為附表A）（「**標書表格**」）及售賣條款（附於本文件作為附表B）（「**售賣條款**」）的條款及條件進行。

PARTICULARS OF THE PROPERTY

本物業的詳細敘述

Unit B on 6th Floor and Car Park Nos. 24 and 28 on the Ground Floor of Fortuna Court (福慧大廈), No. 25 Repulse Bay Road, Hong Kong
香港淺水灣道25號福慧大廈6樓B單位及地下24號及28號車位

2. Tenderer must be either individual(s) or limited company(ies) incorporated in Hong Kong (At least one director of such limited company shall be natural person).

   投標者必須為個人或於香港註冊成立的有限公司（該有限公司必須有至少一個自然人作為董事）。

3. The information provided by the Vendor pursuant to Section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap.621, Laws of Hong Kong) in respect of the Property is set out in the Vendor's Information Form annexed hereto as **Appendix C**.

   由賣方根據《一手住宅物業銷售條例》（香港法例第621章）第68條的要求提供有關本物業的資料附於本文件作為附表C的賣方資料表格。

4. Any tender must be:

   任何標書必須:-

   (a) made in the Form of Tender **(IN DUPLICATE)** and each duplicate with (i) the Conditions of Sale duly completed in accordance with the terms and conditions set out in this Tender Notice, (ii) this Tender Notice and (iii) the documents mentioned in paragraphs 3 and 4(b) of this Tender Notice attached and the Form of Tender must be signed by the Tenderer;

根據標書表格（一式兩份）進行及連同下述文件各一式兩份 (i) 根據招標公告的要求妥為簽署的售賣條款，(ii) 本招標公告及 (iii) 本招標公告內第3及4(b)段提及的文件及標書表格必須由投標人簽署。

(b) submitted together with the following documents:

並需連同下列文件一起遞交:-

(i) a cashier's order issued by a bank duly licensed under section 16 of the Banking Ordinance (Cap.155, Laws of Hong Kong) (the "**Banking Ordinance**") and made payable to "**Deacons**" for the sum equivalent to 5% of the purchase price of the Property offered by the Tenderer as specified in the Form of Tender and the Conditions of Sale;

一張按《銀行業條例》（香港法例第155章）（「**銀行業條例**」）第16條的持牌銀行發出的銀行本票以「的近律師行」作為抬頭，該金額為由投標人在標書表格及售賣條款內提出的價錢的5%的款項；

(ii) if the Tenderer is individual(s), a copy of the Hong Kong Identity Card / Passport of each individual of the Tenderer;

如投標者為個人，每一個投標者的香港身份證或護照副本；

(iii) if the Tenderer is a limited company(ies), a copy of the Business Registration Certificate and a copy of the Certificate of Incorporation of each company of the Tenderer;

如投標者為有限公司，每一間公司的商業登記證明書及公司註冊證書副本；

(iv) a Warning to Purchasers (in the form annexed hereto as **Appendix D**) duly completed and signed by the Tenderer;

一份已由投標者完成及簽署的對買方的警告（按照附於本文件作為附表D的形式）；

(v) a Declaration of Related Party (in the form annexed hereto as **Appendix E**) duly completed and signed by the Tenderer;

一份已由投標者完成及簽署的有關連人士購入單位聲明（按照附於本文件作為附表E的形式）；

(vi) an Acknowledgement Letter for Properties Viewing (in the form annexed hereto as **Appendix F**) duly completed and signed by the Tenderer;

一份已由投標者完成及簽署的參觀物業確認函（按照附於本文件作為附表F的形式）；

(vii) a Declaration in relation to Intermediary (in the form annexed hereto as **Appendix G**) duly completed and signed by the Tenderer and the Intermediary;

一份已由投標者及介紹人完成及簽署的有關介紹人聲明（按照附於本文件作為附表G的形式）；

(viii) a Letter of Consent to Collection of Personal Data (in the form annexed hereto as **Appendix H**) duly completed and signed by the Tenderer;

一份已由投標者完成及簽署的個人資料收集同意書（按照附於本文件作為附表H的形式）；

(ix) an Acknowledgement Letter Regarding Saleable Area (in the form annexed hereto as **Appendix I**) duly completed and signed by the Tenderer;

一份已由投標者完成及簽署的關於實用面積的確認函（按照附於本文件作為附表 I 的形式）；

(x) if the Tenderer is a company, (I) a copy of the Board Resolutions of the Tenderer authorizing the signing of the Form of Tender and other documents, mentioned in the above in the manner as they are signed, and (II) a copy of the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1).

如投標者為公司，(I)一份董事決議的副本授權簽署招標公告及上述提及的其他文件根據授權形式簽署；(II)一份最近期的週年申報表（表格NAR1）或法團成立表格（股份有限公司）（表格NNC1）的副本。

(c) enclosed in a sealed envelope addressed to the Vendor and clearly marked on the outside of the envelope "**Tender for FORTUNA COURT UNIT 6B AND CP NOS.24 & 28** "; and

將上述文件放於一個致予賣方的密封的信封內並在封面清楚列明「**投標福慧大廈6B單位及24號和28號車位**」；及

(d) placed in the Tender Box labelled "**Tender for FORTUNA COURT**" located at Unit 2709-2711, 27/F., AIRSIDE, 2 Concorde Road, Kai Tak, Kowloon, Hong Kong during the period from 11:00 a.m. on 23 November 2026 (the "**Tender Commencing Time**") to 12:00 noon on 23 November 2026 (the "**Tender Closing Time**").

由2026年 11 月 23日上午11時正（「**招標開始時間**」）至2026年 11 月 23日正午12時正（「**招標終止時間**」）的期間內置放於設於香港九龍啟德協調道2號AIRSIDE 27樓 2709-2711室的列明「**投標福慧大廈**」的標箱內。

Notwithstanding anything herein provided, if typhoon signal no.8 or above is hoisted or black rainstorm warning is issued in Hong Kong at any time between 9:00 a.m. on the day

on which the Tender Closing Time falls and the Tender Closing Time, the Tender Closing Time will automatically be postponed to 12:00 noon on the next succeeding working day.

儘管前文所述，如在招標終止時間的日期的上午9時正至招標終止時間內的任何時間在香港發出八號或以上颱風訊號或黑色暴雨警告，則招標終止時間將自動順延至緊接其後的工作天的正午12時正。

5. Each Tenderer is required to fill in the following information in the Conditions of Sale submitted by him and attached to each duplicate of the Form of Tender:

每名投標者需在其遞交及附於每份標書表格的售賣條款填寫:-

(a) the purchase price of the Property offered by the Tenderer; and

由投標者提供本物業的售價；及

(b) the payment terms of the purchase price, which shall be in conformity with Paragraph 2 of the Form of Tender.

有關售價的付款方法，唯需符合標書表格的第 2 段。

6. The Vendor reserves the right to reject any tender submitted which is not in conformity with the Form of Tender annexed hereto or the terms and conditions as set out in this Tender Notice as the Vendor shall in its absolute discretion think fit. Late tenders will not be accepted.

賣方有權在其絕對決定權認為合適的情況下，拒絕任何一份不符合所附標書表格的形式或載於本招標公告的條款及條件的標書。遲交的標書將不被接受。

7. (a) The Vendor reserves the right not to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender.

賣方有權不接受最高的或最好的或任何標書。賣方擁有對於接受標書與否的絕對決定權。

(b) Notwithstanding anything contained herein, the Vendor may negotiate with any Tenderer or any other party with respect to the sale of the Property between the Tender Closing Time and the Acceptance Date. Nothing in this Clause 7(b) obliges the Vendor to disclose to other Tenderers its negotiations with any person or prevents the Vendor from agreeing to variations to the Conditions of Sale or any tender after negotiations with any person. The Tenderer acknowledges that no negotiations or discussions by or on behalf of the Vendor will in any way nullify any tender lodged by a Tenderer nor in any way affect the provisions of Clause 9(a) of this Tender Notice.

儘管本文件所載的其他條文，賣方在招標終止時間及接受日期間可以與任何投標者或任何其他方面就出售招標的物業進行協商。此第7(b)條沒有迫使賣方透露給其他投標者其與任何人的協商或阻止賣方在與任何人協商後同意變

更售賣條款或標書。投標者承認，由賣方或由他人代賣方進行的協商或討論都不會以任何方式廢除任何由投標者提交的標書，也不以任何方式影響本招標公告第9(a)條的規定。

8. The Vendor reserves the right at any time before acceptance of a tender to withdraw the Property or any part thereof from sale or to sell or dispose of the Property or any part thereof to any person at any time.

賣方有權在接受一份標書前隨時撤回本物業或其任何部分的銷售，以及隨時向任何人出售或處置物業或其任何部分。

9. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 9(b) below, each Tenderer shall be deemed to have undertaken that his tender shall be irrevocable and shall constitute a formal offer capable and remain open for acceptance on the terms and conditions contained in this Tender Notice, the Conditions of Sale and the Form of Tender until 5:00 p.m. of the 14th working day after the day on which the Tender Closing Time falls (the "**Acceptance Date**"). After the Form of Tender has been submitted, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until 5:00 p.m. of the Acceptance Date.

以賣方的招標邀請及賣方在第9(b)條的承諾作為代價，每個投標者應被視為已承諾其標書不可被撤回，並應構成正式的要約和能夠在招標終止時間的那天的之後十四個工作天的下午五時前（「**接受日**」）按本招標公告、售賣條款和標書表格所載的條款及條件被接受。在提交標書表格後，沒有投標者能自由地撤回其標書，其標書應被視為可被接受直到接受日下午五時。

(b) In consideration of the undertaking by the Tenderer as mentioned in paragraph 9(a) above, the Vendor agrees to pay to the Tenderer HK$10.00 upon receipt of written demand from such Tenderer.

以投標者在上述第9(a)條作出的的承諾為代價，賣方同意在收到投標者的書面要求後向投標者支付港幣10元。

10. (a) If a tender is accepted by the Vendor, the successful Tenderer shall be the purchaser of the Property (the "**Purchaser**") and the Vendor shall send to the successful Tenderer a written notice of acceptance (the "**Notice of Acceptance**") by mail or by hand at his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax not later than the Acceptance Date and the Notice of Acceptance so sent shall be deemed to have been received by the Purchaser.

如標書被賣方接受，成功的投標者應為本物業的買方（「**買方**」），而賣方應在接受日前透過郵寄或專人或傳真發送書面接受通知（「**接受通知**」）予成功的投標者到其標書表格所註明的香港通訊地址或註冊辦事處地址，該已發送的接受通知應被視為已被買方收到。

(b) The successful Tenderer shall sign the Formal Agreement for Sale and Purchase within 5 working days after the date of the Notice of Acceptance and pay the further

deposit (being 5% of the purchase price tendered) by way of a cashier order made payable to the Vendor's solicitors issued by a bank licensed under Section 16 of the Banking Ordinance.

成功的投標者應在接受通知日期之後的五個工作天內簽訂正式合約，及以根據銀行業條例第16條由一間持牌銀行發行的抬頭給賣方律師的銀行本票支付額外訂金（投標的售價的5%）。

(c) lf the successful tenderer is a company, there shall not be any change in the directors and/or shareholders of the successful tenderer prior to the signing of the Formal Agreement for Sale and Purchase.

如成功的投標者是一間公司，在簽訂正式合約前，成功的投標者不應有董事及/或股東的變更。

11. All cashier's orders submitted by the Tenderers will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted by the Vendor, the cashier's order submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful Tenderer under the Form of Tender. All other cashier's orders will be returned within fourteen (14) days after the Tender Closing Time to the unsuccessful Tenderers at their correspondence addresses in Hong Kong or registered offices stated in their Forms of Tender.

所有投標者提交的銀行本票不會被兌現直到賣方已就提交的標書作出決定。如果一份標書被賣方接受，在標書中提交的銀行本票將被視為用於支付在標書表格下成功的投標者應付的臨時訂金。所有其他銀行本票將於招標終止時間之後的十四（14）日內歸還給不成功的投標者到其標書表格所註明的香港通訊地址或註冊辦事處地址。

12. The person who signs a Form of Tender as Tenderer shall be deemed to be acting as principal.

簽署標書表格的人士應被視為主事人。

13. Time shall in all respects be of the essence.

就每一方面而言，時間為必要因素。

14. All enquiries shall be directed to Unit 2709-2711, 27/F., AIRSIDE, 2 Concorde Road, Kai Tak, Kowloon, Hong Kong. Tenderers should note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of the subject tender. Tenderers should obtain independent legal and other professional advice on the terms of this Tender Notice and related documents.

所有查詢應向香港九龍啟德協調道2號AIRSIDE 27樓2709-2711室提出。投標者須注意的是，賣方將只回答關於本物業的一般性問題，並不會就招標提供法律或其他意見。投標者應就此招標公告及相關文件的條款及條件尋求獨立法律和其他專業意見。

15. Any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective Tenderer or Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Notice and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice, the Form of Tender or the Conditions of Sale.

任何由賣方或其代理人或受僱人在回應潛在投標者及投標者的查詢時所作出的陳述，無論是口頭或書面，及行動僅供參考。這些陳述不應構成或被視為構成本招標公告的部份，而任何此等陳述或行動不得及不得被視為放大、修改、否定、免除或以其他方式更改任何本招標公告、標書表格和售賣條款所載的條款及條件。

16. For the purpose of this Tender Notice, "working day" means a day that is not (a) a general holiday or a Saturday; or (b) a black rainstorm warning day or gale warning day as defined by Section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1, Laws of Hong Kong).

就本招標公告而言，「工作天」是指不是(a)公眾假期或星期六; 或(b)根據《釋義及通則條例》（香港法例第1章）第71(2)條定義的一個黑色暴雨警告日或烈風警告日的日子。

17. In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.

如上述之英文及中文版本有任何出入，一切以英文版本為準。

Date 日期: 19-11-2026

Appendix A
附表 A

FORM OF TENDER
標書表格

Tender for the purchase of Unit B on 6th Floor and Car Park Nos. 24 and 28 on the Ground Floor of Fortuna Court (福慧大廈), No. 25 Repulse Bay Road, Hong Kong (collectively the "**Property**") as one transaction subject to the terms and conditions contained in the Tender Notice dated 19 November 2026 (the "**Tender Notice**") and the Conditions of Sale (the "**Conditions of Sale**") as respectively attached hereto.

受制於所附日期為 2026 年 11 月 19 日的招標公告（「**招標公告**」）及售賣條款（「**售賣條款**」）中的條款及條件，以一個交易購買香港淺水灣道 25 號福慧大廈 6 樓 B 單位及地下 24 號及 28 號車位（統稱「**本物業**」）的標書。

To: Nan Fung Development Limited (the "**Vendor**")
致： 南豐發展有限公司（「**賣方**」）

1. I/We, _____
(Hong Kong Identity Card No./Passport No./Business Registration No._____)
of _____
_____
_____

本人／吾等，_____
(香港身份證號碼／護照號碼／商業登記號碼_____)
位於_____
_____
_____

(registered office for a company(ies)/correspondence address in Hong Kong for individual(s)), having read the Tender Notice (including the Appendices thereto) and the Conditions of Sale, hereby offer to purchase the Property from the Vendor at the purchase price of HONG KONG DOLLARS
_____
_____
(HK$) (the "**Purchase Price**") and on the terms and conditions as more particularly set out in the Conditions of Sale.

（如是公司，註冊辦事處地址／如是個人，香港通訊地址），在閱讀了招標公告（包括其附表）及售賣條款後，現要約從賣方購買本物業，售價為港幣_____
_____
（HK$ ）（「**售價**」）並按售賣條款所載的條款及條件進行。

2. The Purchase Price shall be paid by me/us in the following manner, if this Tender is accepted by the Vendor,

如本標書被賣方接受，本人／吾等應以下列方式支付售價，

(a) HK$_____, which is equal to 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of this Tender;

港幣_____，相當於售價的 5%， 作為在賣方接受本標書時買方應支付的臨時訂金；

(b) HK$_____, which is equal to 5% of the Purchase Price, being further deposit shall be paid upon my/our signing of the Formal Agreement for Sale and Purchase;

港幣_____，相當於售價的 5%，作為在本人／吾等簽訂正式合約時買方應支付的額外訂金；

(c) HK$_____, which is equal to 90% of the Purchase Price, being the balance of the Purchase Price shall be paid upon completion.

港幣_____，相當於售價的 90%，於買賣完成成交時支付作為買方應付的售價餘額。

If this Tender is accepted by the Vendor, the sale and purchase of the Property shall be completed during office hours from 10:00a.m. to 4:30 p.m. on or before ____ Day of _____ 2026.

如果本標書被賣方接受，本物業買賣的成交應在 2026 年_____月_____日或之前於辦公時間即上午十時到下午四時三十分內完成。

3. If this Tender is accepted, then until the Formal Agreement for Sale and Purchase under paragraph 10(b) of the Tender Notice is signed, this Tender together with the Vendor's Notice of Acceptance shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in the Tender Notice, this Form of Tender and the Conditions of Sale.

如果本標書被接受，直至已根據招標公告第 10(b)段簽署正式合約，本標書與賣方的接受通知應構成本人／吾等與賣方以招標公告，本標書表格和售賣條款所載的條款及條件為依歸的具約束力的協議。

4. I/We enclose the following documents with this Tender:

本人／吾等在本標書附上下列文件:-

(a) a cashier's order (No._____) issued by _____ _____and made payable to "**Deacons**" for the sum equivalent to 5% of the Purchase Price, which shall be applied towards payment of the preliminary deposit if this Tender is accepted by the Vendor;

一張由_____發行，抬頭給「**的近律師行**」，銀碼為售價的 5%的銀行本票（號碼_____），如本標書被賣方接受，該銀行本票應用作支付臨時訂金；

(b) a copy of my / our Hong Kong Identity Card / Passport / Certificate of Incorporation and Business Registration Certificate;

本人／吾等的香港身份證／護照 ／公司註冊證書及商業登記證的副本；

(c) a Warning to Purchasers (in the form annexed to the Tender Notice as **Appendix D**) duly completed and signed by me/us;

一份已由本人／吾等完成及簽署的對買方的警告（按照附於招標公告作為附表 D 的形式）；

(d) a Declaration of Related Party (in the form annexed to the Tender Notice as **Appendix E**) duly completed and signed by me/us;

一份已由本人／吾等完成及簽署的有關連人士購入單位聲明（按照附於招標公告作為附表 E 的形式）；

(e) an Acknowledgement Letter for Properties Viewing (in the form annexed to the Tender Notice as **Appendix F**) duly completed and signed by me/us;

一份已由本人／吾等完成及簽署的參觀物業確認函（按照附於招標公告作為附表 F 的形式）；

(f) a Declaration in relation to Intermediary (in the form annexed to the Tender Notice as **Appendix G**) duly completed and signed by me/us and the Intermediary;

一份已由本人／吾等及介紹人完成及簽署的有關介紹人聲明（按照附於本文件作為附表 G 的形式）；

(g) a Letter of Consent to Collection of Personal Data (in the form annexed to the Tender Notice as **Appendix H**) duly completed and signed by me/us;

一份已由本人／吾等完成及簽署的個人資料收集同意書（按照附於招標公告作為附表 H 的形式）；

(h) an Acknowledgement Letter Regarding Saleable Area (in the form annexed to the Tender Notice as **Appendix I**) duly completed and signed by me/us;

一份已由本人／吾等完成及簽署的關於實用面積的確認函（按照附於招標公告作為附表 I 的形式）；

(i) (applicable only if the Tenderer is a corporation) (I) a copy of the Board Resolutions of our company authorizing the signing of this Form of Tender and the other documents mentioned in the above in the manner as they are signed; and (II) a

copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1).

（僅適用於投標者是一家公司）(I)本公司授權以其已簽署的方式簽署本標書表格和以上提到的其他文件的董事會決議的副本一份; 及(II)最近的周年申報表（表格 NAR1）或法團成立表格（股份有限公司）（表格 NNC1）的副本一份。

5. I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with such acceptance by the Vendor shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice and the Conditions of Sale to:-

本人／吾等同意如果賣方接受本標書，本標書與賣方的接受應構成本人／吾等與賣方就本物業的買賣具有約束力的協議，以及本人／吾等將受招標公告和售賣條款約束而履行以下事項:-

(a) pay the further deposit and the balance of the Purchase Price at the times stipulated in Paragraph 2(b) and (c) above;

在根據上述第 2 段(b)和(c)列明的時間支付額外訂金和售價餘額；

(b) sign the Formal Agreement for Sale and Purchase in accordance with Paragraph 10(b) of the Tender Notice; and

根據招標公告第 10(b)段簽署正式合約；及

(c) complete the purchase of the Property in accordance with the Conditions of Sale and the Formal Agreement for Sale and Purchase as signed.

根據售賣條款及已簽署的正式合約完成物業買賣的交易。

6. In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.

如上述之英文及中文版本有任何出入，一切以英文版本為準。

Dated this day of 2026.
日期：2026 年 月 日

Name of Tenderer:
投標者名稱：_____

Signature(s) of Tenderer/
Name(s) and Signature(s) of
Authorized Signatory(ies) of
Tenderer:
投標者的簽署 / _____

投標者的授權
簽署人的名稱
和簽署：_____

Hong Kong Identity Card No./Passport No./
Business Registration No
of Tenderer :
投標者的香港
身份證號碼 /
護照號碼 / 商
業登記證號碼：_____

Correspondence Address
in Hong Kong
of Tenderer :
投標者的香港
通訊地址：_____

Tel. No. of Tenderer:
投標者的電話號碼：_____

Facsimile No. of Tenderer:
投標者的傳真號碼：_____

Name(s) of contact person(s)
of Tenderer:
投標者的聯
絡人的名稱：_____

Name of Estate Agent
(if any) appointed by
Tenderer:
投標者委任
的地產代理
（如有）的名
稱：_____

Licence No. of Estate Agent (if any) appointed by Tenderer (with copy of Estate Agent's licence attached hereto):
投標者委任的地產代理（如有）的牌照號碼（請附上地產代理牌照的副本）：

Contact Details of Estate Agent (if any) appointed by Tenderer:
投標者委任的地產代理(如有)的聯絡資料：

Appendix B
附表 B

CONDITIONS OF SALE
售賣條款

The Form of Tender (with the Tender Notice and these Conditions of Sale attached hereto) and the Vendor's acceptance of the Purchaser's tender given pursuant to paragraph 10(a) of the Tender Notice (the "**Notice of Acceptance**") shall constitute a binding agreement made on the date of the Notice of Acceptance between the Vendor and the Purchaser for the sale and purchase of the Property (such agreement shall be referred to as the "**Preliminary Agreement**").

標書表格（連同招標公告及附於此的售賣條款）及賣方根據招標公告第 10(a)段發出的接受買方的投標（「**接受通知**」）於接受通知日期起構成一份對買賣雙方就出售及購買本物業有約束力的協議（該協議被稱為「**臨時合約**」）。

The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price (as set out below) on terms and conditions contained hereunder.

買賣雙方需按照售價（在下文所述）及下述條款及條件出售及購買本物業。

1) In this Preliminary Agreement:-
在本臨時合約中:-
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
「實用面積」具有《一手住宅物業銷售條例》（第 621 章）第 8 條給予該詞的涵義；
"working day" has the meaning given by section 2(1) of that Ordinance;
「工作日」具有該條例第 2(1)條給予該詞的涵義；
the floor area of an item under clause 8(a) is calculated in accordance with section 8(3) of that Ordinance; and
第 8(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
第 8(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2) The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

3) It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed-
按訂約雙方的意向，本臨時合約將會由一份買賣合約（「**正式合約**」）取代，正式合約須－
   (a) by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
   由買方於_____（即本臨時合約的簽署日期之後的第五個工作日）或之前簽立；及
   (b) by the Vendor on or before _____(i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
   由賣方於_____（即本臨時合約的簽署日期之後的第八個工作日）

或之前簽立。

(Remark: The above dates will be completed by the Vendor. 備註：上述日期將由賣方填寫。)

4) The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅（如有的話），由買方承擔。

5) The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅（如有的話），由買方承擔。

6) The Purchaser shall attend the office of his solicitors bringing with this Preliminary Agreement within 5 working days after the date of the Notice of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment, (ii) to pay the sum above-mentioned as being due on signing of the Agreement and (iii) to pay all stamp duties payable on the Agreement.
買方須於接受通知書的日期之後的五個工作日內攜帶本臨時合約到其律師樓辦理下列手續（在這方面時間為必要因素）：
(i) 簽署賣方代表律師所訂定的標準正式合約及不得修改其內容，
(ii) 同時交付本臨時合約上列明的須於簽立正式合約時繳付之款項，並
(iii) 同時交付正式合約之所有印花稅。

7) If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed-
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約－
(a) this Preliminary Agreement is terminated;
本臨時合約即告終止；
(b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金，即被沒收歸於賣方；及
(c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

8) The measurements of the Property are as follows-
本物業的量度尺寸如下－

(a) the saleable area of Unit B on 6th Floor of the Property is 230.413 square metres / 2,480 square feet of which-
本物業 6 樓 B 單位的實用面積為 230.413 平方米／2,480 平方呎，其中－
6.398 square metres/ 69 square feet is the floor area of the balcony;
6.398 平方米／ 69 平方呎為露台的樓面面積；
*[N/A square metres/ N/A square feet is the floor area of the utility platform];
*[不適用 平方米／不適用 平方呎為工作平台的樓面面積]；
*[N/A square metres/ N/A square feet is the floor area of the verandah]; and
*[不適用 平方米／不適用 平方呎為陽台的樓面面積]；及

(b) other measurements are-

其他量度尺寸為－

*[the area of the air-conditioning plant room is	N/A	square metres/ N/A	square feet];
*[空調機房的面積為	不適用	平方米／不適用	平方呎]；
*[the area of the bay window is	N/A	square metres/ N/A	square feet];
*[窗台的面積為	不適用	平方米／不適用	平方呎]；
*[the area of the cockloft is	N/A	square metres/ N/A	square feet];
*[閣樓的面積為	不適用	平方米／不適用	平方呎]；
*[the area of the flat roof is	N/A	square metres/ N/A	square feet];
*[平台的面積為	不適用	平方米／不適用	平方呎]
*[the area of the garden is	N/A	square metres/ N/A	square feet];
*[花園的面積為	不適用	平方米／不適用	平方呎]；
the area of the parking space is 停車位的面積為			
For Car Park No. 24 :	11.020	square metres/ 119	square feet.
停車位 24 號:	11.020	平方米／119	平方呎；
the area of the parking space is 停車位的面積為			
For Car Park No. 28 :	9.240	square metres/ 99	square feet.
停車位 28 號:	9.240	平方米／99	平方呎；
*[the area of the roof is	N/A	square metres/ N/A	square feet];
*[天台的面積為	不適用	平方米／不適用	平方呎]；
*[the area of the stairhood is	N/A	square metres/ N/A	square feet].
*[梯屋的面積為	不適用	平方米／不適用	平方呎];
*[the area of the terrace is	N/A	square metres/ N/A	square feet];
*[前庭的面積為	不適用	平方米／不適用	平方呎]；
*[the area of the yard is	N/A	square metres/ N/A	square feet].
*[庭院的面積為	不適用	平方米／不適用	平方呎] 。

*delete where inapplicable
*刪除不適用者

9) The sale and purchase of the Property includes the fittings, finishes and appliances as follows - see attached Annex A.
本物業買賣所包括的裝置、裝修物料及設備如下- 見附錄 A。

10) Without prejudice to Sections 13 and l3A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》（第 219 章）第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

11) The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

12) For the purposes of clause 11, the following is the "Warning to Purchasers"-

就第 11 條而言，「對買方的警告」內容如下－

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

13) All deposit(s), part payment(s) of Purchase Price and Balance of Purchase Price shall be made by cashier orders. The Purchaser shall pay the Purchase Price pursuant to the terms and conditions herein and in favour of such party and in such manner as directed by the Vendor's solicitors. All payments of the Purchase Price shall be paid at or before 4:30p.m. on the dates as stipulated in this Preliminary Agreement.
所有訂金，部分售價及售價餘款必須以銀行本票繳付。買方必須根據本臨時合約的規定並依照賣方律師行指示的本票抬頭人及方法繳付售價。所有售價付款均須在本臨時合約規定的日期下午四點半前繳付。

14) The Purchaser hereby confirms that prior to entering into this Preliminary Agreement, the Vendor has made the Property available for viewing by the Purchaser and the Purchaser has viewed the Property. The Purchaser declares that he is fully satisfied with and accepts in all respects the existing physical state and condition, layout, alteration (if any) and partitioning of the Property. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. No warranty or representation whatsoever has been or will be given or is made by or implied against the Vendor or his agents regarding any physical state and condition and any alteration and structures and any other matter relating to the Property or any part thereof. The Vendor will sell and the Purchaser will purchase the Property on an "as is" basis and in the physical

state and condition as it stands at the price and on the terms set out in this Preliminary Agreement.
買方確認於簽署本臨時合約前，賣方已開放本物業供買方參觀，而買方已參觀本物業。買方確認他就本物業的現場環境狀況、布局、改動（如有）及間隔在各方面皆滿意。買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且將以其現狀接受本物業及其內之裝置、裝修物料及設備。賣方或其代理人並沒有對本物業或其任何部份在其實際環境狀況、改動、結構物及其他任何方面作出或給予或暗示任何保証或陳述。賣方將按本臨時合約列出之售價及條款出售本物業，買方亦將按該等售價及條款購買本物業，本物業將以「現狀」及實質狀況出售。

15) It is hereby agreed and declared that this Preliminary Agreement and the Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement and the Assignment with any other person and shall have no right to transfer the benefit of this Preliminary Agreement and the Agreement to a third party.
今同意並聲明本臨時合約及正式合約只適用於買方個人，買方無權要求賣方與其他人士簽署正式合約及轉讓契，亦無權將本臨時合約及正式合約權益轉讓給第三者。

16) Unless otherwise agreed by the parties hereto, each party shall be responsible for its/ his/ her own solicitor's fee. All disbursements relating to the sale and purchase of the Property (including stamp duty, registration fees, search fees, copying charges, fees for certified copy of the title deeds and documents, and also the fees for preparation of the plans of the Property for use in connection with the sale and purchase) shall be borne and paid by the Purchaser solely.
除非買賣雙方另外協議，買賣雙方須負責其各自之律師費。此外， 買方須負責及繳付有關本物業買賣之所有開支， 包括印花稅、註冊費、查冊費、影印費、制備業權契據及文件經核證明副本之費用及擬備關於買賣本物業的圖則費。

17) The Vendor and the Purchaser agree to complete the sale and purchase of the Property on or before the "Completion Date" (as defined below). The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
買賣雙方同意在成交日期(於下文定義)或之前完成交易。成交時，賣方須將本物業交吉予買方。

18) The Vendor shall not accept any trustee or nominee of the Purchaser in relation to execution of the Agreement.
賣方不接受買方之信託人或獲提名人代其簽署正式合約。

19) The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業是印花稅條例第 29A(1) 條含義中所規定的住宅物業。

20) (a) All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage of the Property and all legal costs and disbursements of and incidental to all necessary statutory declaration(s) to be made by

the Purchaser or any third party (if applicable) if the Purchaser shall claim payment of ad valorem stamp duty at scale 2 and/or exemption from payment of Buyer's Stamp Duty. The Purchaser shall upon request by the Vendor or Vendor's Solicitors provide the Vendor or the Vendor's Solicitors with certified copy(ies) of the stamp certificate(s) or other documentary evidence to prove the due payment of the above mentioned stamp duty.
所有圖則費、有關業權契據之認正副本之費用包括圖則認正副本的圖則費、查冊費、登記費及其他支出，均由買方承擔。買方並須承擔所有有關本物業按揭的法律費用及開銷。若買家申請以第二標準稅率繳付從價印花稅及或申請豁免繳付買家印花稅, 買家須支付所有就該申請而必需由買家或第三方(如適用)作出的法定聲明的所有法律費用、支出及附帶費用。買方須按賣方或賣方律師要求向賣方或賣方律師提供已繳付或已加蓋上述印花的文書的核證副本。

(b) The Purchaser shall pay respective due proportions of the costs of and incidental to the preparation, stamping, registration and completion of the Deed of Mutual Covenant in relation to the Development of which the Property forms part or the entire costs of certified copies of the said Deed of Mutual Covenant.
買方須負責繳付擬定及簽署本物業所屬發展項目之大廈公契的費用及其印花稅及登記費之適當攤分部份或其認正副本的費用。

(c) The Purchaser shall fully indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by the Purchaser. This sub-clause shall survive completion of the sale and purchase of the Property.
若買方不能全數或準時繳付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用及支出，買方須就此對賣方作出十足的彌償。本條款於本物業買賣成交後仍然有效。

(d) The Purchaser shall reimburse the Vendor with or pay to the Manager all management fee deposit, fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the Deed of Mutual Covenant and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.
買方須償還賣方或繳付管理人一切管理費按金、基金、泥頭清理費、預繳管理費及其他根據大廈公契所須繳付之其他按金及費用，買方並須償還賣方已就本物業代為支付的費用，包括但不限於水電煤按金。

21) Time is of the essence of this Preliminary Agreement.
本臨時合約所規定之期限均須嚴格遵守。

22) The Purchaser shall inform the Vendor in writing of any changes in correspondence address and telephone number.
買方之通訊地址及電話號碼如有任何更改，須以書面通知賣方。

23) The purchase price of the Property is HK$_____, which shall be paid by the Purchaser to the Vendor in the manner as follows –

本物業的售價為港幣_____元，並須由買方按以下方式付予賣方-

Preliminary Deposit in the sum of HK$_____, which is equal to 5% of the purchase price shall be paid upon signing of this Preliminary Agreement.
為數港幣_____元(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付。

Further Deposit HK$_____, which is equal to 5% of the purchase price, shall be paid upon the signing of the Agreement.
加付訂金為數港幣_____元(即售價 5%)，須於簽署正式合約時支付。

Balance of purchase price HK$_____, which is equal to 90% of the purchase price, shall be paid upon completion.
售價餘款為數港幣_____元(即售價 90%)，須於買賣完成成交時支付。

24) The sale and purchase of the Property shall be completed during office hours from 10:00 a.m. to 4:30 p.m. on or before 2026 ("Completion Date").
本物業的買賣須於 2026 年 月 日（「成交日期」）或之前於辦公時間上午 10 時至下午 4 時半內完成。

25) The Property is sold subject to the Deed of Mutual Covenant Memorial No. UB2347360, the Management Agreement Memorial No. UB2347361, the existing Orders all dated 31 December 2008 and respectively registered in the Land Registry by Memorial Nos.09021601480094, 09021601480105, 09021601480112, 09021601480124, 09021601480137, 09021601480148 and 09021601480158 (collectively "the said Orders") and the Agreement for Sale and Purchase registered in the Land Registry by Memorial No. UB2573424(shall be updated). Copies of the said Deed of Mutual Covenant, the said Management Agreement and the said Orders have been made available for inspection by the Purchaser before signing of this Preliminary Agreement.
本物業的出售受制於註冊摘要編號為 UB2347360 的大廈公契、註冊摘要編號為 UB2347361 的管理協議，日期為 2008 年 12 月 31 日的現有命令，其註冊摘要編號分別為 09021601480094、09021601480105、09021601480112、09021601480124、09021601480137、09021601480148 及 09021601480158（以下統稱「上述命令」）及註冊摘要編號為 UB2573424 的買賣合約。上述大廈公契、管理協議及上述命令之副本已在簽署本臨時合約前提供予買方查閱。

26) This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，買賣雙方並沒有以相同條款訂立任何非書面買賣合約或買賣合約。

27) Completion shall be carried out by way of solicitors' undertaking and the Vendor and the Purchaser hereby authorize their respective solicitors to complete the sale and purchase of the Property on the basis of cross undertakings in the form from time to time recommended by the Law Society of Hong Kong with such variations thereto as they may agree. The parties hereto agree not to call for formal completion.
交易將會以律師以其專業身份及其律師樓名義給予承諾完成。買賣雙方授權其各自律師採納香港律師公會不時建議的書面交換承諾格式作為交易基礎。雙方律師可協議對該書面交換承諾格式作出修改。買方同意不會要求賣方交易時即時交換已由賣方妥為

簽立之轉讓契。

28) Words importing the singular shall include the plural and vice versa and words importing one gender shall include other genders, and words importing persons shall include corporations and vice versa.
但凡指單數之詞語，其釋義將包括眾數，反之亦然。但凡指男性、女性或中性之詞語，其釋義包括所有其他兩種性別。但凡指人之詞語，其釋義包括公司，反之亦然。

29) Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry and the Purchaser hereby consents and authorizes the Vendor to sign and register such Memorandum in the Land Registry to vacate or cancel the Preliminary Agreement from the register or record in the Land Registry. The Purchaser shall be solely responsible for any legal costs and expenses incurred therein.
如買方或任何代表買方之人士在未簽正式合約前將本臨時合約登記於土地註冊處之登記冊內，賣方或其銷售代表可單方面簽署及登記備忘錄於土地註冊處以取消本臨時合約之註冊，買方於此同意並授權賣方或其銷售代表可將一份經賣方單獨簽名之備忘錄在土地註冊處登記，以取消本臨時合約原有之註冊。一切有關律師費及其他費用一概由買方負責。

30) Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provisions of this Preliminary Agreement.
儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》（第 623 章）強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。

31) If there is any notice or order or demand or direction or the like (including but not limited to the said Orders) from any Government or other competent authority or management company requiring the Vendor or the owner of the Property to carry out any kind of work as owner of the Property, whether or not the same existed prior to the date hereof or shall be issued or served on or before or after the date for completion, the Purchaser shall be responsible for the compliance with such notice or order or demand or direction or the like (including but not limited to the said Orders) and all the costs for such work shall be borne by the Purchaser absolutely and the Vendor shall not be responsible for such costs and shall not be held liable to the Purchaser or to any other person in respect of any loss, damage or cost by reason thereof. The Purchaser shall complete the purchase of the Property without any compensation or damages or abatement of the purchase price against the Vendor.
如有任何由政府或其他主管機關或管理公司發出的通知或命令或要求或指示或類似的事項（包括但不限於上述命令）要求賣方或本物業之擁有人作為本物業的業主執行任何工程，不論該等通知或命令或要求或指示或類似的事項在本日期前出現或在成交之時、之前或之後發出或送達，買方需負責符合該等通知、命令、要求、指示或類似的事項（包括但不限於上述命令）而相關工程的費用則需由買方承擔。賣方並不需就上述款項負責亦不需向買方或其他人士因此而承受的損失、損害及費用負責。買方須完成本物業的買賣而不得向賣方提出任何賠償或損害或減價之要求。

32) The Purchaser declares that he has been advised to seek independent legal and other professional advice and to engage a qualified person to inspect and examine all the matters mentioned in these Conditions of Sale prior to the signing of this Preliminary Agreement. The Purchaser acknowledges that he is fully aware of the legal consequences of the existence of any structure or alteration or erection or addition or building works in the Property, the said Orders and any such other notice or order or demand or direction or the like and agrees to complete the purchase of the Property notwithstanding such matters.
買方聲稱他已被建議在簽署本臨時合約前尋找獨立的法律及其他專業意見並聘請合資格人士檢查及驗證所有本售賣條款所提述之事項。買方確認他清楚知道在本物業內結構或改裝或架設物或附加物或建築工程、上述命令及其他通知或命令或要求或指示或類似事項的存在所引致法律上的後果並同意完成成交及不會因上述事項影響本物業的成交。

33) If the Purchaser shall make and insist on any requisition or objection in respect of the title or conveyance or otherwise (if the Purchaser is entitled to raise the same pursuant to the terms of the Agreement) which the Vendor shall be unable or unwilling (due to difficulty, delay, expense or any other ground) to answer or comply with, the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser 3 days' notice in writing to annul the sale in which case unless the requisition or objection shall in the meantime be withdrawn or complied with, the Agreement shall upon the expiry of the notice be annulled and the Purchaser shall in that event be entitled to the return of all the deposit(s) paid hereunder but without interest cost or compensation and the parties hereto shall sign a cancellation agreement to record such rescission at their respective own costs.
如買方就業權或任何物業轉移事項或其他事項提出及堅持任何反對或要求（如買方根據正式合約可提出），而該等反對或要求是賣方不能夠或（因困難、延遲或開支或任何其他理由）不願意消除或遵從的，則即使先前有任何磋商或訴訟，賣方仍可向買方發出 3 日書面通知廢止有關售賣，除非有關反對或要求在中途撤回或已符合，否則正式合約在通知期屆滿時被視為取消。而在此情況下買方有權獲退回按金，但不獲付利息、費用或補償。雙方亦須各自費簽署一份取消協議以紀錄是次撤消。

34) The Purchaser acknowledges that he is entering into this Preliminary Agreement on the basis of his own inspection, inquiry and investigation and not in reliance on any representation or warranty whether written oral expressed or implied made by or on behalf of the Vendor.
買方確認他是依賴他自己的檢查、詢問及調查以簽署本臨時合約，而非依賴賣方或其代理的任何不論書面或口頭、明示或暗示的保証或陳述。

35) The Buyer's Stamp Duty (if any) payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的買家印花稅（如有），由買家支付。

36) In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.
如上述之英文及中文版本有任何出入，一切以英文版本為準。

Annex A
Fittings, Finishes and Appliances

1. Exterior Finishes

Window
Aluminium window frame with tinted glass, except:
Master Bath and Bath 1: steel window frame with obscure wired glass;
Servant Toilet: aluminium window frame with obscure wired glass louvre

Verandah or balcony
Wall is finished with tiles. Floor is finished with natural stone.
Ceiling is finished with weather shield paint. Balcony is covered.
There is no verandah.

2. Interior Finishes

Internal Wall and Ceiling – Living Room, Dining Room, Bedroom(s) and Servant Room
Plastered wall and ceiling are finished with emulsion paint where exposed. Metal trim for light trough for Dining Room. Servant Room is finished with Promina board false ceiling with emulsion paint.

Internal Floor- Living Room, Dining Room, Bedroom(s) and Servant Room
Floor is finished with engineering wood flooring with plywood veneer skirting. Servant Room is finished with tile flooring and skirting.

Bathroom and Servant Toilet
Exposed floor is finished with natural stone with metal drain tray and exposed wall is finished with natural stone and tile up to false ceiling level at Master Bathroom. Exposed floor is finished with tile with metal drain tray and exposed wall is finished with tile up to false ceiling level at Bathroom 2. False ceiling is Promina board ceiling. Servant Toilet is finished with tile flooring and wall with metal strip false ceiling.

Kitchen
Exposed floor is finished with tile. Exposed wall is finished with tile up to false ceiling level and metal panel adjacent to the cooling bobs. False ceiling is Promina board ceiling with emulsion paint with metal trim. Cooking bench is finished with natural stone.

3. Interior Fittings

Door

i) Main entrance and Back door
Solid core timber veneered door fitted with lockset and door closer. Back door with magic eye.

ii) Master Bedroom, Bedrooms and Walk-in closets
Solid core veneered timber door fitted with lockset and door stopper.

iii) Kitchen
Solid core veneered timber door fitted with vision panel, handle, door stopper and door closer.

iv) Bathroom
Solid core veneered timber door fitted with lockset and door closer.

v) Store Room
Solid core veneered timber door fitted with lockset and door closer.

Bathroom

(i) Fittings and equipment
(a) Wash Basin
(b) Water Closet
(c) Basin Mixer
(d) Cabinet

(ii) Water supply system
(a) Indirect Water Supply System

(iii) Bathing facilities
(a) Bathtub
(Not applicable for Master Bathroom and Bathroom 2)
(b) Shower Cubicle (For Master Bathroom and Bathroom 2 only)
(c) Shower Mixer
(d) Towel bar
(e) Paper holder

Kitchen
(i) Sink
(ii) Desk-mounted mixer
(iii Water Supply System
(iv) Kitchen Cabinet

Living/ Dining Room, Bedroom
Variable refrigerant volume air-conditioners indoor unit and variable refrigerant volume air-conditioners outdoor unit are provided.
Built-in veneered timber wardrobe is provided in Bedrooms.

Telephone
Telephone outlets are provided in living room, dining room and bedroom(s).

Aerials
TV/ FM outlet for the reception of local TV programs are provided in living room and bedroom(s).

Electrical Installations
Three-phase electricity supply with miniature circuit breakers distribution boards are provided.
Conduits are partly concealed and partly exposed.*

*Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, non-concrete walls, pipe ducts or other materials.

Gas Supply
Type: Town gas supply
Gas pipes are provided and connected to gas cooker hob in kitchen.

Water Supply
Copper pipes are adopted for cold and hot water supply system. Water pipes are partly concealed and partly exposed.* Hot water is available through water heater.

*Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, nonconcrete walls, pipe ducts or other materials.

4. Appliances Schedule

Location	Appliances
Living/ Dining/ Bedroom	Variable Refrigerant Volume Air-Conditioners Indoor Unit and Variable Refrigerant Volume Air-Conditioners Outdoor Unit
Kitchen	Exhaust Fan Gas Hob Burners and Induction Hob Dish Washer Electric Oven Cooker Hood Refrigerator Wine Cellar Video Door Phone
Bathroom	Exhaust Fan Instantaneous Water Heater

附錄 A
裝置、裝修物料及設備

1. 外部裝修物料

窗
鋁窗窗框配有色玻璃。除了：

主人浴室及浴室 1: 鐵窗窗框配毛面夾絲玻璃
工人洗手間: 鋁窗窗框配毛面夾絲玻璃百葉

陽台或露台(如適用)
牆身鋪砌牆瓦。地板鋪砌天然石材。天花髹外牆乳膠漆。有蓋露台。沒有陽台。

2. 室內裝修物料

內牆及天花- 客廳、飯廳、睡房及工人房
內牆及天花外露部份批盪後並髹上乳膠漆，飯廳燈槽設有金屬邊，工人房位置設有 Promina 防潮板假天花髹上乳膠漆。

內部地板- 客廳、飯廳、睡房及工人房
鋪砌合成木地板及木皮面夾板木腳線。工人房鋪砌瓦地板及瓦腳線。

浴室及工人洗手間
主人浴室之外露之地台鋪砌天然石材及金屬接水盤及外露牆身鋪砌天然石材及牆瓦至假天花。浴室 1 外露之地台及外露牆身鋪砌牆瓦至假天花。浴室 2 外露之地台鋪砌牆瓦及金屬接水盤及外露牆身鋪砌牆瓦至假天花。設有 Promina 防潮板假天花髹上乳膠漆。工人洗手間配有鋪砌瓦地板、牆身及金屬假天花。

廚房
外露之地台鋪砌瓦。外露牆身鋪砌牆瓦金屬板至假天花。配有 Promina 防潮板假天花髹上乳膠漆假天花連金屬邊。廚櫃枱面鋪砌天然石。

3. 室內裝置

門

i) **單位大門及後門**
實心木門配門鎖及氣鼓。後門配防盜眼。

ii) **主人房、睡房及衣帽間**
實心木皮面木面門配門鎖及門擋。

iii) **廚房**
實心木皮面木門配觀看窗、把手、門擋及氣鼓。

iv) **浴室**

浴室 1 的門為實心木皮面趟門配門鎖及把手。

v) **儲物室**

實心木皮面木門配門鎖及氣鼓。

浴室

(i) **裝置及設備的類型**

(a) 洗手盆
(b) 坐廁
(c) 洗手盆水龍頭
(d) 櫃

(ii) **供水系統的類型**

(a) 間接供水系統

(iii) **沐浴設施的類型**

(a) 浴缸
(不適用於主人浴室及浴室2)
(b) 淋浴間
(只適用於主人浴室及浴室2)
(c) 淋浴花灑
(d) 毛巾架
(e) 廁紙架

廚房

(i) 洗滌盆
(ii) 座枱式水龍頭
(iii) 供水系統
(iv) 廚櫃

客廳、飯廳及睡房

客廳、飯廳及睡房均提供變製冷劑流量多聯式空調室內機及變製冷劑流量多聯式空調室外機。
睡房設置嵌入式木皮飾面衣櫃。

電話

客廳、飯廳、睡房均裝有電話插座。

天線

設有可接收本地電視節目的電視天線插座。

電力裝置

提供三相電力並裝妥微型斷路及配電箱。導管是部分隱藏及部分外露*。
* 備註：除隱藏於混凝土內的電線導管外，其他均為外露。外露電線導管主要覆蓋或掩藏於假天花、假陣、貯存櫃、非混凝土牆、管道槽或其他物料。

氣體供應

類型：煤氣供應

每戶裝妥煤氣喉接駁至廚房之煤氣煮食爐。

供水

冷熱供水喉系統全部採用銅管。水喉部份為暗藏及外露*。熱水透過熱水爐供應。

* 備註：除隱藏於混凝土內的水喉外，其他均為外露。外露水喉主要覆蓋或掩藏於假天花、假陣、貯存櫃、非混凝土牆、管道槽或其他物料。

4. 分層住宅大廈設備說明表

位置	設備
客廳/飯廳/睡房	變製冷劑流量多聯式空調室內機及 變製冷劑流量多聯式空調室外機。
廚房	抽氣扇 煤氣煮食爐及電磁爐 洗碗碟機 電焗爐 抽油煙機 雪櫃 酒櫃 視像對講機
浴室	抽氣扇 即熱式熱水爐

Appendix C
附表C

Vendor's Information Form
賣方資料表格

Specified Residential Property ： Unit B on 6th Floor of Fortuna Court, 25 Repulse Bay Road, Hong Kong.
指明住宅物業 ： 香港淺水灣道 25 號福慧大廈 6 樓 B 單位

(a)	the amount of the management fee that is payable for the Specified Residential Property： 須就指明住宅物業支付的管理費用的款額： HK$13,072 (per month) (inclusive of management fee of the Specified Residential Property and two car parks) 港幣 13,072 元(每月)(包括指明住宅物業及兩個車位的管理費)
(b)	the amount of the Government Rent (if any) that is payable for the Specified Residential Property： 須就指明住宅物業繳付的地稅(如有的話)的款額： According to the " Government Rent Demand Note" issued by Lands Department, the amount of Government Rent for the period from 25 June 2026 to 25 December 2026 is $18,384. 根據地政總署發出之「繳納地稅通知書」，2026 年6月25日至2026年12月25日期間之地稅為$18,384。
(c)	the name of the owners' incorporation (if any)： 業主立案法團（如有的話）的名稱： Nil 沒有
(d)	the name of the manager of the development： 發展項目的管理人的姓名或名稱： Hon Hing Enterprises Limited 漢興企業有限公司
(e)	any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the development： 賣方自政府或管理處接獲的關乎該項目中的住宅物業的擁有人須分擔的款項的任何通知： The development is subject to 7 Dangerous Hillside Orders all dated 29 November 2019 respectively registered in the Land Registry by Memorial No. 20030600640011, 20030600640011126, 20030600640011137, 20030600640046, 20030600640058, 20030600640066 and 20030600640074. The amount to be contributed by the owners of residential properties in the development in relation to the said orders has not yet been ascertained. 該項目受制於 7 個危險山坡命令其日期為 2019 年 11 月 29 日，個別於土地註冊處註冊，註冊編號為 20030600640011、20030600640011126、20030600640011137、20030600640046、20030600640058、20030600640066 及 20030600640074。該項目中的住宅物業的擁有人須就該等命令分擔的款項尚未確定。
(f)	any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the development： 賣方自政府接獲的規定賣方拆卸發展項目的任何部份或將發展項目的任何部份恢復原狀的任何通知： Nil 沒有
(g)	any pending claim affecting the Specified Residential Property that is known to the vendor： 賣方所知的影響指明住宅物業的任何待決的申索： Nil 沒有

Date of printing 印製日期 : 11-11-2026

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Specified Residential Property.
本人／吾等，即下述簽署人，謹此確認在簽署該指明住宅物業之臨時買賣合約之前，本人／吾等已收到此份賣方資料表格及完全明白其內容。

Signed by Purchaser(s) 買方簽署

_____

Date 日期:_____

Name of Purchaser(s) 買方姓名：

Appendix D
附表 D

WARNING TO PURCHASERS PLEASE READ CAREFULLY
對買方的警告 買方請小心閱讀

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.

現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於 若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

本人／吾等已收到此警告之副本及完全明白此警告之內容。

Dated this day of 2026
日期：2026 年 月 日

Signature of Purchaser 買方簽署

Appendix E
附表 E

有關連人士購入單位聲明
Declaration of Related Party

買方		身份證/商業登記號碼	
The Purchaser	_____	I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____

有關 ： 香港淺水灣道 25 號福慧大廈 6 樓 B 單位及地下車位 24 號及 28 號（「該物業」）
Re ： Unit B on 6th Floor and Car Park Nos.24 and 28 on Ground Floor of Fortuna Court, 25 Repulse Bay Road, Hong Kong ("the Property")

買方確認作出以下關於有關連人士*的聲明：
The purchaser(s) hereby make the following declaration on related party*：

買方是否南豐發展有限公司（「賣方」）的有關連人士？ **是 / 否**
Are you a related party of Nan Fung Development Limited ("Vendor")? **Yes / No**

*有關連人士 Related Party：-
如有以下情況，某人即屬賣方的有關連人士 A person is a related party to a vendor if –
該賣方屬法團，而該人是 where that vendor is a corporation, the person is –

(i) 該賣方的董事，或該董事的父母、配偶或子女；
a director of that vendor, or a parent, spouse or child of such a director;
(ii) 該賣方的經理；
a manager of that vendor;
(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；
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(iv) 該賣方的有聯繫法團或控權公司；
an associate corporation or holding company of that vendor;
(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
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
(vi) 上述有聯繫法團或控權公司的經理。
a manager of such an associate corporation or holding company.

備註 Remarks：
1) 「賣方的控權公司」指陳氏集團國際有限公司、陳氏集團控股有限公司、南豐國際控股有限公司、南豐集團控股有限公司、、；
"holding company of the Vendor" means Chen's Group International Limited, Chen's Group Holdings Limited, Nan Fung International Holdings Limited, Nan Fung Group Holdings Limited, ;
2) 「有聯繫法團」就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
"associate corporation", in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body；
3) 「附屬公司」指《公司條例》（第622章）所指的附屬公司；
"subsidiary" means a subsidiary within the meaning of the Companies Ordinance (Cap 622)；
4) 「經理」具有《公司條例》（第622章）第2(1)條給予該詞的涵義；及
"manager" has the meaning given by Section 2(1) of the Companies Ordinance (Cap 622)；and
5) 「私人公司」具有《公司條例》（第622章）第11條給予該詞的涵義。
"private company" has the meaning given by Section 11 of the Companies Ordinance (Cap 622).

本人／吾等謹此聲明上述提供資料正確及完整。
I/We declare that the above information is accurate and complete.

買家簽署Signature of the Purchaser(s)

_____

日期Date：_____

Appendix F
附表 F

Acknowledgement Letter for Properties Viewing
物業參觀確認函

To the Vendor 致 賣方 : Nan Fung Development Limited ("the Vendor")
南豐發展有限公司(「賣方」)

The Property 該物業 : Unit B on 6th Floor and Car Park Nos.24 and 28 on Ground Floor of Fortuna Court ("the Development"), 25 Repulse Bay Road, Hong Kong
香港淺水灣道 25 號（「該發展項目」）福慧大廈 6 樓 B 單位及地下車位 24 號及 28 號

Name of Purchaser(s)
買方名稱 : _____

HKID / Passport No./ BR No.
香港身份證號碼／護照號碼／商業登記證號碼 : _____

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／吾等即下述簽署人，在簽署該物業之臨時買賣合約之前謹此確認以下事項：

Please specify 請選擇:

A. ☐ I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／吾等確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人／吾等參觀：

☐ and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／吾等已於下述日期於簽署該物業之臨時買賣合約之前參觀過該物業。
Date of viewing of the Property：
參觀該物業日期：_____
OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人／吾等自主選擇決定於簽署該物業之臨時買賣合約之前不參觀該物業。

B. ☐ I / We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us, the Vendor has made the comparable residential property stated below available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／吾等確認由於開放該物業予本人／吾等參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人／吾等參觀：

☐ and I / we have viewed the comparable residential property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／吾等已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。
Date of viewing of the comparable residential property：
參觀與該物業相若的住宅物業日期：_____
OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人／吾等自主選擇決定於簽署該物業之臨時買賣合約之前不參觀與該物業相若的住宅物業。

The comparable residential property：Unit ____ on ____ Floor of the Development
與該物業相若的住宅物業：該發展項目_____樓_____單位

_____ _____
Signature of Purchaser(s) / 買方簽署 Date / 日期

Appendix G
附表 G

Declaration in Relation to Intermediary 有關介紹人聲明

Property : Unit B on 6th Floor and Car Park Nos.24 and 28 on Ground Floor of Fortuna Court, 25 Repulse Bay Road, Hong Kong ("the Property")

物業名稱 : 香港淺水灣道 25 號福慧大廈 6 樓 B 單位及地下車位 24 號及 28 號（簡稱「該物業」）

The Purchaser(s)
買方 _____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

The Intermediary
介紹人 _____ of I.D. / B.R. No. _____

of _____

The Purchaser(s) hereby declare that the Intermediary has introduced the Purchaser(s) to Nan Fung Development Limited ("the Vendor") for the purchase of the Property.
買方謹此聲明經介紹人介紹到南豐發展有限公司(簡稱「賣方」)購買該物業。
The Purchaser(s) and the Intermediary hereby declare the following:
買方及介紹人確認下列聲明：

1. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor.
賣方只要求介紹人，而介紹人在此亦確認其身份只是於出售該物業一事中介紹買家給賣方，介紹人並非賣方的代理人。
2. The Intermediary did not make any oral or written agreements or representation on behalf of the Vendor and the Vendor shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreements or representations made by the Intermediary.
介紹人並無代賣方許下任何口頭或書面的協議或陳述，而賣方亦無需就介紹人向買方或其他人士作出的任何協議或陳述負責。
3. The Vendor and its staff did not and will not collect directly or indirectly any fees or commission in addition to the purchase price of the Property from the Purchaser(s) or the Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.)
賣方及其職員並無直接或間接向買方或介紹人收取樓價以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義在購買該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。
4. The Vendor is not and will not be involved in any disputes between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and Formal Agreement for Sale and Purchase.
買方與介紹人之任何轇轕，一概與賣方無關。該物業之買賣交易一切依據臨時買賣合約及正式買賣合約進行。
5. In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.
如上述之英文及中文版本有任何出入，一切以英文版本為準。

Signature of the Purchaser(s)
買方簽署

_____

Date 日期 :

Signature of the Intermediary
介紹人簽署

_____
(Estate Agent's Licence No.
地產代理牌照號碼_____)

Date 日期 :

Appendix H
附表 H

Letter of Consent to Collection of Personal Data
個人資料收集同意書

由 From ： 南豐發展有限公司（「賣方」） 日期 Date：_____
Nan Fung Development Limited ("the Vendor")

致 To : _____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
("the Purchaser")（「買方」）

有關： 香港淺水灣道 25 號福慧大廈 6 樓 B 單位及地下車位 24 號及 28 號（「該物業」）
Re : Unit B on 6th Floor and Car Park Nos.24 and 28 on Ground Floor of Fortuna Court, 25 Repulse Bay Road, Hong Kong("the Property")

1. 賣方擬使用 閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼（統稱「個人資料」）作直接促銷及作下述第 3 項的用途。
The Vendor wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively "personal data") in direct marketing and for purposes as set out in item 3 below.
2. 賣方不得使用或提供 閣下的個人資料，除非已獲得 閣下有關此等使用或提供的書面同意。
The Vendor may not so use or provide your personal data unless it has received your written consent to the intended use and provision.
3. 閣下的個人資料會被用作以下用途（請於適用處加✓號）：
Your personal data will be used for the following purposes (Please select the appropriate):
   - ☐ 賣方處理與 閣下購買福慧大廈的指明住宅物業有關的所有法律及其他必需的行政事宜並保障賣方在福慧大廈發展項目中的權益；及
   All legal and other necessary administrative matters relating to your purchase of specified residential property(ies) in Fortuna Court handled by the Vendor and protecting its interests in the development of Fortuna Court ;
   - ☐ 賣方的物業之宣傳資料及促銷及福慧大廈之推廣及促銷活動。
   All promotional materials/information and marketing of the properties under the Vendor and promotional and marketing activities for Fortuna Court.
4. 賣方不會把 閣下的個人資料轉移予任何其他人士。
The Vendor will not transfer your personal data to any other person.
5. 若 閣下同意個人資料被使用及提供作直接促銷及上述第 3 項的用途，閣下日後可撤回同意。若 閣下希望撤回同意，請致信賣方（地址：香港九龍啟德協調道 2 號 AIRSIDE 27 樓 2709-2711 室（註明「保密」字樣）通知我們。任何此等要求均須清楚說明相關要求針對的個人資料。
If you consent to the use and provision of your personal data for direct marketing and the purposes under item 3 above, you may subsequently withdraw you consent. If you wish to withdraw your consent, please inform the Vendor by writing to Unit 2709-2711, 27/F., AIRSIDE, 2 Concorde Road, Kai Tak, Kowloon, Hong Kong (Marked "Confidential"). Any such request should clearly state details of the personal data in respect of which the request is being made.

本人／吾等，簽署人，茲確認上文內容及同意本人的個人資料如上述般被使用及提供。
I/We, the undersigned, hereby acknowledge the above and consent to the use and provision of my personal data as mentioned above.

Purchaser 買方

_____
Name of Purchaser 買方姓名:

Date 日期:

Appendix I
附表 I

Acknowledgement Letter Regarding Saleable Area
關於實用面積的確認函

To the Vendor : Nan Fung Development Limited ("the Vendor")
致 賣方 南豐發展有限公司（「賣方」）

The Property : Unit B on 6th Floor on Ground Floor of Fortuna Court ("the Development"), 25 Repulse Bay Road, Hong Kong
該物業 香港淺水灣道 25 號（「該發展項目」）福慧大廈 6 樓 B 單位

Name of Purchaser(s)
買方名稱 : _____

HKID / Passport No./ BR No.
香港身份證號碼／護照號碼／商業登記證號碼 : _____

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase ("the Preliminary Agreement") of the Property：
本人／吾等即下述簽署人，在簽署該物業之臨時買賣合約（「臨時合約」）之前謹此確認以下事項：

1. I/We hereby confirm I/we understand that under Clause 1 of the Preliminary Agreement, the term "saleable area" in the Preliminary Agreement has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance"). I/We understand that the sale of the residential properties in the Development by the Vendor is governed by the Ordinance. Thus, the saleable areas and measurements of the Property provided in the Preliminary Agreement are calculated under the principles set out in the said section 8 of the Ordinance.
本人／吾等確認本人／吾等明白根據臨時合約第 1 條，臨時合約內「實用面積」一詞具有《一手住宅物業銷售條例》（第 621 章）（「該條例」）第 8 條給予該詞的涵義。本人／吾等明白賣方銷售該發展項目內之住宅物業乃受該條例規管。因此，載於臨時合約內該物業之實用面積及量度尺寸乃根據上述該條例第 8 條之原則計算得出。
2. I/We confirm that the Vendor has provided me/us with a document called "Information provided by Rating and Valuation Department" ("the RVD Information") in respect of the Property issued by the Rating and Valuation Department (a copy of which is enclosed herewith), in which the saleable area(s) and/or measurement(s) of the Property is/are stated. I/We understand and acknowledge that:-
本人／吾等確認賣方已向本人／吾等提供一份由差餉物業估價署就該物業發出名為「差餉物業估價署所提供的資料」的文件 （「該估價署資料」）（副本隨附於本確認函），其中列明該物業之實用面積及／或量度尺寸。本人／吾等明白及確認：-
   (1) the saleable areas and/or measurements (if any) of the Property set out in the said 2 documents may be calculated on different bases;
   上述兩份文件所載該物業之實用面積及／或量度尺寸（如有）可能按不同基礎計算得出；
   (2) there may be discrepancies between the saleable areas and/or measurements (if any) of the Property stated in the RVD Information and the Preliminary Agreement; and
   該估價署資料及臨時合約所列明的該物業之實用面積及／或量度尺寸（如有）可能有差異；
   (3) the saleable area(s) and/or measurement(s) (if any) of the Property stated in the RVD Information shall not be used as a standard, basis, reference or whatsoever to determine the saleable area(s) and/or measurement(s) of the Property.
   該估價署資料所列明的該物業之實用面積及／或量度尺寸（如有）並不用作確定該物業之實用面積及／或量度尺寸之標準、基礎、參考或其他。
3. I/We acknowledge that the RVD Information shall not constitute any express or implied offer, promise, representation or warranty on the part of the Vendor in respect of the Property or any residential property in the Development.
本人／吾等確認該估價署資料並不構成賣方就該物業或該發展項目內任何住宅物業不論明示或隱含之要約、承諾、陳述或保證。
4. I/We shall not be entitled to any claims, compensation, demands or remedies whatsoever against the Vendor in relation to the saleable areas and/or measurements (if any) stated on the RVD Information. In any event, no enquiries, objection or requisitions whatsoever shall be raised by me/us in respect of the RVD Information.
本人／吾等無權對賣方就該估價署資料所列明之實用面積及／或量度尺寸(如有)提出申索、賠償、要求或補償。在任何情況下，本人／吾等不得就該估價署資料提出任何詢問、反對或提問。
5. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文版本有任何歧義，一切以英文版本為準。

Signature of Purchaser(s) / 買方簽署 Date / 日期