

Information on Sales Arrangements

Sales Arrangements No. 17A

銷售安排資料

銷售安排第 17A 號

Name of the Development : 發展項目的名稱:	Madera Garden 芳菲	
Date of the Sale : 出售日期:	Tender on every day from 17 April 2026 until 31 December 2026 (both days inclusive) 由 2026 年 4 月 17 日起至 2026 年 12 月 31 日 (包括首尾兩天) 每日招標	
Time of the Sale : 出售時間:	<u>Commencement date and time of Tender:</u> Everyday from 17 April 2026 until 31 December 2026 (both days inclusive): 11:00 a.m. <u>招標開始日期及時間:</u> 每天由 2026 年 4 月 17 日起至 2026 年 12 月 31 日 (包括首尾兩天): 上午 11 時 <u>Closing date and time of Tender:</u> Everyday from 17 April 2026 until 31 December 2026 (both days inclusive): 4:00 p.m. <u>招標截止日期及時間:</u> 每天由 2026 年 4 月 17 日起至 2026 年 12 月 31 日 (包括首尾兩天): 下午 4 時	
Place where the sale will take place : 出售地點:	Shop 02, G/F, ORIA, 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong (the “Sales Office”) 香港筲箕灣筲箕灣東大街 121 號 傲華地下 02 號舖 (「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 residential properties that will be offered to be sold : 將提供出售的指明住宅物業的描述: 2A, 2C		
The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase : 將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序： Sale by Tender – See details and particulars in the tender notice. The tender notice and other relevant tender documents will be made available for collection free of charge during the following periods at the Sales Office. (Note: Please see “Other Matters” below.) 以招標方式出售 – 請參閱招標公告的細節和詳情。招標公告及其他招標文件可在以下時段於售樓處免費領取。 (註：請參閱下文「其他事項」。) Persons who are interested in purchasing the specified residential property(ies) (“Prospective Purchasers”) will be offered and are advised by the Vendor to view the specified residential property(ies) which they intend to purchase before		

selection and purchase of any of the specified residential property(ies). For details please refer to paragraph (6) of “Other matters” below.

賣方將安排並建議有意購買指明住宅物業之人士(「準買家」)在選購任何指明住宅物業前，參觀其意欲購買的指明住宅物業。詳情請見下文「其他事項」之(6)項。

The tender notice and other relevant tender documents will be made available for collection free of charge at the Sales Office 11:00 a.m. to 4:00 p.m., from 17 April 2026 until 31 December 2026.

招標公告及其他招標文件可於 2026 年 4 月 17 日起至 2026 年 12 月 31 日，每天上午 11 時至下午 4 時於售樓處免費領取。

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 methods and “Other Matters” below.

請參照上述之方法及下文「其他事項」。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Prospective Purchasers will be offered and are advised by the Vendor to view the specified residential property(ies) which they intend to purchase before selection and purchase of any of the specified residential property(ies). For details please refer to paragraph (6) of “Other matters” below.

賣方將安排並建議準買家在選購任何指明住宅物業前，參觀其意欲購買的指明住宅物業。詳情請見下文「其他事項」之(6)項。

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下列地點可供公眾免費領取：

Shop 02, G/F, ORIA, 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong (the “Sales Office”)

香港筲箕灣筲箕灣東大街 121 號 傲華地下 02 號舖 (「售樓處」)

Other Matters:

其他事項：

Generally 一般

In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

倘若本銷售安排中英文版本有異，以英文版本為準。

1. 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，賣方保留自行以任何方式（包括抽籤）分配任何指明住宅物業予任何有意欲購買的人士之絕對決定權。
2. The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements.
賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及/或發出銷售安排不時更改全部或任何指明住宅物業的招標日期及/或時間。
3. The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.
即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續按銷售安排進行。

Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within 14 working days after the close of that previous tender exercise.

有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業在

某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後 14 個工作天內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

4. In the event that any of the specified residential properties offered to be sold under this Sales Arrangements is sold pursuant to other sales arrangements prior to the first date of sale hereunder, the said property will cease to be available for sale under this Sales Arrangements.

如本銷售安排下提供出售的任何指明住宅物業已於本銷售安排下的出售日期首天前依據其他銷售安排出售，該物業將不會於本銷售安排下提供出售。

5. On or before the first date of sale and subject to any arrangement of the Vendor from time to time, Prospective Purchasers will be offered and are advised by the Vendor to view the specified residential property(ies) which they intend to purchase before selection and purchase of any of the specified residential property(ies). In order to maintain order at the Sales Office and to ensure the smoothness of the selection procedures, after Prospective Purchasers have selected the specified residential property(ies), the Prospective Purchasers shall sign the preliminary agreement for sale and purchase of such specified residential property(ies) forthwith. All Prospective Purchasers are therefore advised to make prior arrangements and view the specified residential property(ies) before the selection of that specified residential property(ies).

在出售首日或之前及受制於賣方不時之任何安排，賣方將安排並建議準買家在選購任何指明住宅物業前，參觀其意欲購買的指明住宅物業。為維持售樓處的秩序及確保揀選程序順暢，於準買家揀選指明住宅物業後，準買家須要隨即簽署該指明住宅物業之臨時買賣合約。特此建議所有準買家於揀選指明住宅物業前先作安排並參觀該指明住宅物業。

Date of Issue
發出日期

13 April 2026
2026 年 4 月 13 日