

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of Phase of the Development	親海駅II The Coast Line II	期數 (如有) Phase No. (if any)	第2期 Phase 2
發展項目期數位置 Location of Phase of the Development	東源街15號 15 Tung Yuen Street		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			658

印製日期 Date of Printing	價單編號 Number of Price List
22/8/2023	5

修改價單(如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
12/9/2023	5A	
5/10/2023	5B	
20/10/2023	5C	
31/10/2023	5D	
11/12/2023	5E	
9/1/2024	5F	
30/1/2024	5G	
26/2/2024	5H	
26/4/2024	5I	
28/5/2024	5J	
27/6/2024	5K	
29/7/2024	5L	
7/8/2024	5M	
3/9/2024	5N	
3/10/2024	5O	
31/10/2024	5P	
27/11/2024	5Q	
14/1/2026	5R	
6/2/2026	5S	

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2A座 Tower 2A	33樓 33/F	A	66.695 (718) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$15,951,000	239,163 (22,216)	---	---	---	---	---	60.043 (646)	---	---	---	
第2A座 Tower 2A	33樓 33/F	L	23.976 (258) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,525,000	230,439 (21,415)	---	---	---	---	---	21.224 (228)	---	---	---	
第2B座 Tower 2B	33樓 33/F	A	66.695 (718) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$15,951,000	239,163 (22,216)	---	---	---	---	---	60.043 (646)	---	---	---	
第2B座 Tower 2B	33樓 33/F	L	23.976 (258) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,549,000	231,440 (21,508)	---	---	---	---	---	21.224 (228)	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A1	47.433 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	205,174 (19,045)	---	---	---	10.681 (115)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A2	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	208,398 (19,348)	---	---	---	10.535 (113)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A3	46.572 (501) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	208,967 (19,425)	---	---	---	10.430 (112)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A5	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	208,398 (19,348)	---	---	---	10.234 (110)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A6	46.572 (501) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	208,967 (19,425)	---	---	---	9.874 (106)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A7	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	208,398 (19,348)	---	---	---	9.680 (104)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa A8	47.308 (509) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,732,000	205,716 (19,120)	---	---	---	9.803 (106)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B1	47.483 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	220,353 (20,476)	---	---	---	9.775 (105)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B2	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	224,052 (20,801)	---	---	---	9.708 (104)	---	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B3	46.572 (501) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	224,663 (20,884)	---	---	---	9.708 (104)	---	---	---	---	---	

Price List No. 5S

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B5	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	224,052 (20,801)	---	---	---	---	9.708 (104)	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B6	46.572 (501) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	224,663 (20,884)	---	---	---	---	9.708 (104)	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B7	46.699 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	224,052 (20,801)	---	---	---	---	9.708 (104)	---	---	---	---	
第3座 Tower 3	3樓及5樓 3/F and 5/F	Garden Villa B8	47.308 (509) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,463,000	221,168 (20,556)	---	---	---	---	9.745 (105)	---	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A1	48.455 (522) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	208,400 (19,345)	---	---	---	---	---	15.951 (172)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A2	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	212,755 (19,761)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A3	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	212,755 (19,761)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A5	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	212,755 (19,761)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A6	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	212,755 (19,761)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A7	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	212,755 (19,761)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa A8	48.581 (523) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,098,000	207,859 (19,308)	---	---	---	---	---	15.891 (171)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B1	48.455 (522) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	226,004 (20,979)	---	---	---	---	---	15.951 (172)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B2	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	230,727 (21,431)	---	---	---	---	---	15.829 (170)	---	---	---	
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B3	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	230,727 (21,431)	---	---	---	---	---	15.829 (170)	---	---	---	

Price List No. 5S

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B5	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	230,727 (21,431)	---	---	---	---	---	---	15.829 (170)	---	---	---
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B6	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	230,727 (21,431)	---	---	---	---	---	---	15.829 (170)	---	---	---
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B7	47.463 (511) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	230,727 (21,431)	---	---	---	---	---	---	15.829 (170)	---	---	---
第3座 Tower 3	6樓及7樓 6/F and 7/F	Sky Villa B8	48.581 (523) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,951,000	225,417 (20,939)	---	---	---	---	---	---	15.891 (171)	---	---	---

第三部份：其他資料

Part 3 : Other Information

- 1) 準買家應參閱發展項日期數的售樓說明書，以了解該發展項日期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for information on the Phase of the Development.
- 2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -
第 52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.
第 53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.
第 53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase -
(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.
- 3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 4) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

4)(i) **支付條款:**

Terms of Payment :

(一) 90 天付款計劃 – 照售價減 10%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 95% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

(1) 90 Days Payment Plan –10% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 150 天付款計劃 – 照售價減 7%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 150 天內繳付。

(2) 150 Days Payment Plan – 7% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 150 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

(a) 見 4(i)及 4(iii)。
See 4(i) and 4(iii).

(b) 「馬年新春置業」限時優惠

凡於 2026 年 2 月 10 日至 2026 年 3 月 16 日期間(包括該兩日)簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

“Year of The Horse Celebration” Limited Benefit

An extra 3% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list between 10 February 2026 and 16 March 2026 (both dates inclusive).

4)(iii) **可就購買發展項目期數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, to be made available in connection with the purchase of a specified residential property in the Phase of the Development:

(a) 「提早付清餘款現金回贈」優惠 (只適用於「150 天付款計劃」)

如買方提前於簽署臨時買賣合約後 90 天內# 付清所有加付訂金、部分樓款及成交金額餘款，可獲賣方送出成交金額 2% 之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件為準。
以賣方代表律師實際收到款項日期計算

“Cash Rebate for Early Settlement” Benefit (Only applicable to “150 Days Payment Plan”)

A cash rebate of 2% of Transaction Price will be provided to the Purchaser and directly used for payment of part of the balance of the Transaction Price upon completion, if the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price within 90 days# after signing the preliminary agreement for sale and purchase. Subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by Vendor’s solicitors

(b) 「成交金額 85%[®] 第一按揭」安排

買方可向 “Winchesto Finance Company Limited” 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 85%[®] 或物業估價（由介紹之第一承按人釐定）之 85%[®]（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下主要條款及條件規限：

1. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件證明第一按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 買方須以物業之第一法定按揭作抵押。第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2.25% p.a. (P-2.25%)計算。其後之年利率以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及/或任何第一按揭相關事宜而向賣方提出任何申索。

[®] 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “first mortgage for 85% of Transaction Price[®]”

The Purchaser may apply to “Winchesto Finance Company Limited” or any other company referred by the Vendor (the “**Referred First Mortgagee**”) for first mortgage with a maximum loan amount equivalent to 85% of the Transaction Price[®] or 85% of the valuation of the property[®] (as determined by the Referred First Mortgagee) (whichever is lower) (the “**First Mortgage**”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall provide sufficient documentary proof of income in accordance with the requirements of the Referred First Mortgagee to prove that the total amount of monthly installment of the First Mortgage and any other loan does not exceed 50% of the Purchaser's total monthly income.
2. The First Mortgage shall be secured by a first legal mortgage over the residential property. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.25% per annum (P-2.25%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors' firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Transaction Price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

[®] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(c) 「成交金額 30%[®] 第二按揭」安排

買方可向 “Starcom Venture Limited” 或賣方介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30%[®] 或物業估價（由介紹之第二承按人釐定）之 30%[®]（以較低者為準）之第二按揭（「第二按揭」）。第一按揭加第二按揭總貸款額合共不超過成交金額之 80%[®] 或物業估價之 80%[®]（以較低者為準），第二按揭及其申請受以下主要條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 買方須以物業之第二法定按揭作抵押。第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 36 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.25% p.a. (P-2.25%)計算。其後的年利率以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第二按揭之文件必須由介紹之第二承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件及申請手續。

第二按揭條款及條件及批核條件僅供參考，介紹之第二承按人保留不時更改第二按揭條款及條件及批核條件的權利。

有關第二按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無或不得被視為就第二按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第二按揭的批核或不批核及/或任何第二按揭相關事宜而向賣方提出任何申索。

[®]在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “second mortgage for 30% of Transaction Price[®]”

The Purchaser may apply to “Starcom Venture Limited” or any other company referred by the Vendor (the “**Referred Second Mortgagee**”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price[®] or 30% of the valuation of the property[®] (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The total loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price[®] or 80% of the valuation of the property[®] (whichever is lower). The Second Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The Second Mortgage shall be secured by a second legal mortgage over the residential property. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.25% per annum (P-2.25%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Referred Second Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with the first mortgagee bank/financial institution and Padraic Finance Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the Second Mortgage are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Transaction Price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the Second Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the Second Mortgage and/or any matters relating to the Second Mortgage.

[®] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(d) **印花稅優惠**

買方簽署臨時買賣合約購買本價單所列之住宅物業，可選擇享有下文其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，而一經揀選後便不得更改)：

(1) **額外售價 3% 折扣； 或**

(2) **代繳從價印花稅(上限為成交金額 3%) 優惠**

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅，上限為成交金額的 3%。若實際從價印花稅低於成交金額 3%，買方將可獲相關差額之現金回贈，並直接用作支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準。

以賣方代表律師實際收到款項日期計算

Stamp Duty Benefit

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy any one of the benefits set out below (the Purchaser must choose one of the benefits upon signing of the preliminary agreement for sale and purchase, and it cannot be changed after selected):

(1) **An extra 3% discount from the Price; OR**

(2) **Ad Valorem Stamp Duty (maximum 3% of the Transaction Price) Benefit**

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 3% of the Transaction Price). If the actual Ad Valorem Stamp Duty is less than 3% of the Transaction Price, the Purchaser may be entitled to have a cash rebate of the difference and directly used for payment of part of the balance of the Transaction Price. Details are subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by the Vendor's solicitors.

(e) **「優先認購一個住客停車位」優惠**

受制於合約，買方簽署臨時買賣合約購買第 2B 座 16 樓 E 單位，可優先認購一個發展項目期數住客停車位(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。詳情以相關交易文件條款及條件作準。

“Priority to purchase a residential car parking space” Benefit

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase Flat E, 16/F of Tower 2B may have the priority to purchase a residential parking space in the Phase of the Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). The benefit is subject to the terms and conditions of the relevant transaction documents.

(f) **「馬年新春入伙大利是」優惠**

凡於 2026 年 2 月 10 日至 2026 年 3 月 16 日期間(包括該兩日)獲簽署臨時買賣合約購買第 2B 座 16 樓 E 單位之買方，可獲由賣方準備提供之總價值港幣\$88,000 元之豐澤禮券。該等住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。上述豐澤禮券之使用(包括使用期限等)受相關供應商所訂之條款及條件限制，詳情以相關交易文件條款及條件作準。

“Red Packet for the Year of the Horse” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase between 10 February 2026 and 16 March 2026 (both dates inclusive) to purchase Flat E, 16/F of Tower 2B may be entitled to receive FORTRESS Coupons at the total value of HK\$88,000 provided by the Vendor. The Purchaser of such residential property shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. The use of the aforesaid FORTRESS Coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant supplier. Subject to the terms and conditions of the relevant transaction documents.

4)(iv) 誰人負責支付買賣發展項目期數中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase of the Development:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。
If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) 買方須為就買賣發展項目期數中的指明住宅物業簽立任何文件而支付的費用：

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase of the Development:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5) 賣方已委任地產代理在發展項目期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase of the Development:

賣方委任的代理：

Agent appointed by the Vendor:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees

香港(國際)地產商會有限公司及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

請注意：任何人可委任任何地產代理在購買發展項目期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就發展項目期數指定的互聯網網站的網址為: **www.thecoastline.com.hk**

The address of the website designated by the Vendor for the Phase of the Development is: **www.thecoastline.com.hk**