

Information on Sales Arrangements No. 1A
銷售安排資料第 1A 號

<p>Name of the Development : 發展項目名稱 :</p>	<p>AUSTIN BOHEMIAN (“the Development”) 臻爾 (「發展項目」)</p>
<p>Date of the Sale : 出售日期 :</p>	<p>From 12 December 2025 由 2025 年 12 月 12 日起</p>
<p>Time of the Sale : 出售時間 :</p>	<p><u>On 12 December 2025 (“First Date of Sale”):</u> From 9:00 a.m. to 10:00 p.m.</p> <p><u>From 13 December 2025 and thereafter:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2025 年 12 月 12 日 (「出售首日」):</u> 由上午 9 時正至晚上 10 時正</p> <p><u>2025 年 12 月 13 日起:</u> 由上午 11 時正至晚上 8 時正</p>
<p>Place where the sale will take place : 出售地點 :</p>	<p>Sales Office 售樓處 29/F, Tower B, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong (“Sales Office”) 香港九龍長沙灣瓊林街 83 號 B 座 29 樓 (「售樓處」)</p> <p>Additional Designated Venue 額外指定會場 6/F, K11 ATELIER King's Road, 728 King's Road, Quarry Bay, Hong Kong (“Additional Designated Venue”) 香港鰂魚涌英皇道728號 K11 ATELIER King's Road 6 樓 (「額外指定會場」)</p>
<p>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 :</p>	<p align="center">63</p>
<p>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 :</p> <p>2A, 2B, 2C, 3A, 3B, 3C, 5A, 5B, 5C, 6A, 6B, 6C, 7A, 7B, 7C, 8A, 8B, 8C, 9A, 9B, 9C, 10A, 10B, 10C, 11A, 11B, 11C, 12A, 12B, 12C, 15A, 15B, 15C, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C, 21A, 21B, 21C, 22A, 22B, 22C, 23A, 23B, 23C, 25A, 25B, 25C, 26A, 26B, 26C</p>	

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：

PART 1 第 1 部分 –

On the First Date of Sale 於出售首日

Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties.

揀選指明住宅物業的優先次序將以下列抽籤方式決定。

(I) Abstract 摘要

The sale of the specified residential properties will be divided into 4 sessions and will be proceeded in the following order, namely Session NW, followed by Session S, and then followed by Session A and lastly followed by Session B:

指明住宅物業將會分 4 節出售，並按以下順序進行：第 NW 節，然後第 S 節，再後第 A 節，最後第 B 節：

Session 節	Specified residential properties that will be offered to be sold in the Session 將在該節提供出售的指明住宅物業	Rules for selecting specified residential properties applicable to the Session 適用於該節的揀選指明住宅物業的規則	Additional Rules 額外規則
NW	<p>The following specified residential properties only: 只限以下指明住宅物業：</p> <p>15A, 15B, 15C</p> <p>(The above units as "Session NW Units") (以上單位稱為「第 NW 節單位」)</p>	<p>Only individuals who meet all the criteria set out in Specific Provisions under this (I) Abstract are entitled to participate in Session NW.</p> <p>只有符合所有載於本 (I) 摘要具體條款的條件之個人才合資格登記參與第NW節。</p> <p>Each Session NW Registrant must purchase at least ONE (1) Session NW Unit provided that at most THREE (3) Session NW Units can be purchased.</p> <p>每名第 NW 節登記人必須購買最少 1 個 第 NW 節單位，惟只可購買最多 3 個第 NW 節單位。</p>	<ol style="list-style-type: none"> Any Session NW Units not purchased in Session NW (if any) will be made available for sale in Session S. If the number of Session NW Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session NW cannot be satisfied, then Session NW will end immediately. <ol style="list-style-type: none"> 任何於第 NW 節未被購買的第 NW 節單位(如有)將會於第 S 節以供出售。 如在第 NW 節餘下可供選購的第 NW 節單位數目不能滿足適用於第 NW 節的"揀選指明住宅物業的規則"，則第 NW 節將會立即完結。
S	<p>All remaining Session NW Unit(s) (if any) which are still available for sale after completion of Session NW. 在第 NW 節完結後，所有剩餘仍可出售的第 NW 節單位(如有的話)。</p> <p>The following units : 以下單位：</p> <p>2A, 2B, 2C, 6A, 6B, 6C, 7A, 7B, 7C, 8A, 8B, 8C, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C,</p>	<p>Each Session S Registrant and his/her Additional Relative(s) (as hereinafter defined) (if applicable) must purchase at least one whole floor comprising THREE (3) Session S Units, or two whole floors comprising SIX (6) Session S Units, or at most three whole floors comprising NINE (9) Session S Units.</p> <p>For the avoidance of doubt,</p> <ul style="list-style-type: none"> Sessions S Units on a whole floor as referred to in the above mean Flat A, Flat B, and Flat C on the same floor. <p>每名第S節登記人及其外加親屬(見下文定義)(如適用)必須購買最少一層全層共 3 個第 S 節單位，或兩層全層共 6 個第 S 節單位，</p>	<ol style="list-style-type: none"> Any Session S Units not purchased in Session S (if any) will be made available for sale in Session A. If the number of Session S Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session S cannot be satisfied, then Session S will end immediately. <ol style="list-style-type: none"> 任何於第 S 節未被購買的第 S 節單位(如有)將會於第 A 節以供出售。

	21A, 21B, 21C, 22A, 22B, 22C, 23A, 23B, 23C, 25A, 25B, 25C, 26A, 26B, 26C (The above units as "Session S Units") (以上單位稱為「第 S 節單位」)	或 最多三層全層共 9 個 第 S 節單位。 為免生疑問， • 上述所指之全層之第 S 節單位指同一樓層之A單位、B單位及C單位。	2. 如在第 S 節餘下可供選購的第 S 節單位數目不能滿足適用於第 S 節的"揀選指明住宅物業的規則"，則第 S 節將會立即完結。
A	All remaining Session S Unit(s) (if any) which are still available for sale after completion of Session S. 在第 S 節完結後，所有剩餘仍可出售的第 S 節單位(如有的話)。 The following units : 以下單位: 11A, 11B, 11C, 12A, 12B, 12C (The above units as "Session A Units") (以上單位稱為「第 A 節單位」)	Each Session A Registrant and his/her Additional Relative(s) (as hereinafter defined) (if applicable) must purchase at least any TWO (2) Session A Units , provided that at most FOUR (4) Session A Units can be purchased. 每名第A節登記人及其外加親屬(見下文定義)(如適用)必須購買 最少任何 2 個 第 A 節單位，惟只可購買 最多 4 個 第 A 節單位。	1. Any Session A Units not purchased in Session A (if any) will be made available for sale in Session B. 2. If the number of Session A Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session A cannot be satisfied, then Session A will end immediately. 1. 任何於第 A 節未被購買的第 A 節單位(如有)將會於第 B 節以供出售。 2. 如在第 A 節餘下可供選購的第 A 節單位數目不能滿足適用於第 A 節的"揀選指明住宅物業的規則"，則第 A 節將會立即完結。
B	All remaining Session A Unit(s) (if any) which are still available for sale after completion of Session A and the following specified residential properties: 在第 A 節完結後，所有剩餘仍可出售的第 A 節單位(如有的話)及以下指明住宅物業: 3A, 3B, 3C, 5A, 5B, 5C, 9A, 9B, 9C, 10A, 10B, 10C (The above units as "Session B Units") (以上單位稱為「第 B 節單位」)	Each Session B Registrant and his/her Additional Relative(s) (as hereinafter defined) (if applicable) must purchase at least ONE (1) Session B Unit provided that at most TWO (2) Session B Units can be purchased. 每名第 B 節登記人及其外加親屬(見下文定義)(如適用)必須購買 最少 1 個 第 B 節單位，惟只可購買 最多 2 個 第 B 節單位。	If there is no Session B Unit available for selection and purchase, then Session B will end immediately. 如沒有第 B 節單位可供選購，則第 B 節將會立即完結。

General Provisions

1. Any individual (whether in his own name or in joint names with any other person(s)) or company interested in purchasing any of the specified residential properties shall submit Registration(s) of Intent in accordance with the rules below:-

Session	Maximum Registration of Intent for Submission
Session NW	ONE (1) set of Registration of Intent
Session S	ONE (1) set of Registration of Intent
Session A	FOUR (4) sets of Registration of Intent If any individual registrant is or comprises a HOUSE MUSE Fan (as defined below), ONE (1) extra set of Registration of Intent will be submitted
Session B	TWO (2) sets of Registration of Intent If any individual registrant is or comprises a HOUSE MUSE Fan (as defined below), ONE (1) extra set of Registration of Intent will be submitted

Registrations of Intent (whether in his own name or in joint names with any other person(s)) submitted by the same registrant exceeding such maximum number will not be accepted. Registrants **cannot** include both company(ies) and individual(s).

- The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office and / or the Additional Designated Venue (if applicable). Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office and / or the Additional Designated Venue (if applicable).

Specific Provisions

- Only those Purchaser(s) who satisfy all the criteria under (i), (ii) and (iii) below are entitled to participate in Session NW (“**Session NW Registrants**”):-
 - The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) belongs to any one of the following categories:-
 - The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) is an Eligible Staff (“Eligible Staff” means staff member under full-time permanent employment (whether in Hong Kong or Chinese Mainland) who is directly employed by any company within New World Group including New World Development Company Limited or any of its direct or indirect subsidiaries (whether wholly-owned or not) or subsidiary business units); or
 - The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) is a relative(s) of an Eligible Staff (“relative(s)” of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew or niece).
 - The Purchaser must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is entitled to participate in Session NW shall be final. In case of disputes, the decision of the Vendor shall be final and binding.
- Except with the Vendor’s prior written approval, there shall be no change (including any reduction, increase, substitution or replacement) of any of the director(s) of the Purchaser (for corporate purchaser) in Session NW for the period from (i) the date of submission of Registration of Intent to (ii) the date of the signing of Assignment.

一般條款

- 有意購買任何指明住宅物業的任何個人(不論以個人名義或聯同他人)或公司須按以下規則遞交購樓意向登記：

節	最多遞交的購樓意向登記
第 NW 節	一份購樓意向登記
第 S 節	一份購樓意向登記
第 A 節	四份購樓意向登記 如任何個人登記人為或包含臻博粉絲 (定義見下文)，則可額外遞交一份購樓意向登記
第 B 節	兩份購樓意向登記 如任何個人登記人為或包含臻博粉絲 (定義見下文)，則可額外遞交一份購樓意向登記

賣方不接受同一登記人（無論以其個人名義或聯同他人）遞交多於上述限定數目的購樓意向登記。登記人不得同時由公司及其個人組成。

2. 賣方可能不時於售樓處及/或額外指定會場(如適用)施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入售樓處及/或額外指定會場(如適用)。

具體條款

1. 只有符合以下(i), (ii)及(iii)所有條件的買方才合資格登記參與第NW節(「第NW節登記人」)：
- (i) 買方(個人買家)或買方董事(公司買家)屬於以下其中一個類別:-
- (a) 買方(個人買家)或買方董事(公司買家)為合資格員工(「合資格員工」指直接受僱於新世界集團旗下任何一間公司，包括新世界發展有限公司或其任何直接或間接附屬公司(不論是否全資擁有)或附屬業務單位(不論位於中國香港或中國內地)的全職長工員工)；或
- (b) 買方(個人買家)或買方董事(公司買家)為合資格員工之親屬(「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女)。
- (iii) 買方須就相關關係提供令賣方滿意的關係證明。賣方對於是否存在相關關係及/或買方是否合資格登記參與第NW節有最終決定權。如有任何爭議，賣方的決定為最終及具約束力。
2. 除非得到賣方事先書面同意，在(i)遞交購樓意向登記的日期至(ii)簽署樓契的日期，第NW節的買方董事(公司買家)均不得有任何改變(包括減少、增加、取代或更換)。

(II) Procedure of submission of Registration of Intent for Session NW, Session S, Session A and Session B

(II) 第 NW 節、第 S 節、第 A 節及第 B 節遞交購樓意向登記程序

Any person or company who is interested to participate in Session NW and/or Session S and/or Session A and/or Session B to purchase any specified residential property available for sales (“**Session NW Registrant**” (for Session NW) or “**Session S Registrant**” (for Session S) or “**Session A Registrant**” (for Session A) or “**Session B Registrant**” (for Session B), collectively “**registrants**”) shall follow the following procedure:-

Submission of online Registration of Intent

- All Session NW Registrants, Session S Registrants, Session A Registrants and Session B Registrants must submit online Registration of Intent via <https://reg.nwd.com.hk> (the “Registration Website”) and follow the procedures specified therein.** The closing time for submission of online Registration of Intent will be 2:00 p.m. on 11 December 2025 (“**Deadline of Submission**”). A registrant must successfully submit the online Registration of Intent and obtain the official receipt of Registration of Intent before the Deadline of Submission. Late submission will not be accepted. The Vendor shall not be responsible to any registrant if the registrant cannot successfully complete the registration at the Registration Website for whatever reason (including downtime of the server or network congestion).
- After the submission of online Registration of Intent, the registrant will receive a Registration of Intent QR code in an email issued by New World Real Estate Agency Limited (as agent for the Vendor). Each registrant (if the registrant is a company, then at least one of its directors) shall in person show (for individual registrant) original of the identification document (such as H.K.I.D. Card(s) or Passport(s)) or (for corporate registrant) original of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate registrant(s) who attends the verification and original of Business Registration Certificate(s), original of Certificate(s) of Incorporation, certified copies of the latest Annual Return, register of directors of the corporate registrant(s), together with the Registration of Intent QR code in the email to New World Real Estate Agency Limited (as agent for the Vendor) for verification at the Sales Office at or before 2:00 p.m. on 11 December 2025. At the same time, one cashiers’ order/cheque in the amount of HK\$50,000 made payable to “WOO KWAN LEE & LO” shall be submitted by the registrant in respect of each Registration of Intent as registration deposit (“**Registration Deposit**”). The Vendor reserves its absolute right and discretion to decide whether to accept or reject any cashiers’ order/cheque. After successful verification, the registrant will receive an official receipt for the Registration of Intent via the system in an email issued by New World Real Estate Agency Limited (as agent for the Vendor).
- If any individual registrant or director(s) of a corporate registrant who had successfully completed online Registration of Intent for HOUSE MUSE within the periods as specified in any of the previously issued “Information on Sales Arrangements” of HOUSE MUSE (“HOUSE MUSE Fan”) intends to purchase any specified residential properties of AUSTIN BOHEMIAN, he or she can submit an online Registration(s) of Intent for AUSTIN BOHEMIAN and provide Registration Deposit in accordance with the procedures specified in this “Information on Sales Arrangements No.1”.

4. The cashiers' order(s)/cheque(s) submitted with the Registration of Intent will not be encashed to settle any part of the preliminary deposit of any specified residential property(ies) purchased.
5. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.
6. Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
7. The Vendor has the absolute discretion to determine whether a Registration of Intent is valid pursuant to the terms and conditions set out in the Registration of Intent.

有意參與第 NW 節及/或第 S 節及/或第 A 節及/或第 B 節以購買任何可供出售的指明住宅物業的人士或公司(即「第 NW 節登記人」(對第 NW 節而言)或「第 S 節登記人」(對第 S 節而言)或「第 A 節登記人」(對第 A 節而言)或「第 B 節登記人」(對第 B 節而言), 統稱「登記人」)須遵從下列程序:

透過網上登記系統遞交購樓意向登記

1. 所有第 NW 節登記人、第 S 節登記人、第 A 節登記人及第 B 節登記人須透過 <https://reg.nwd.com.hk> (「登記網站」) 並依據登記網站內的步驟遞交網上購樓意向登記。截止遞交網上購樓意向登記的時間為 2025 年 12 月 11 日下午 2 時正(「遞交截止時間」)。登記人須於遞交截止時間前成功遞交網上購樓意向登記並獲得購樓意向登記正式收據。逾期申請將不獲受理。如因任何原因(包括伺服器問題或網絡擠塞) 登記人未能於登記網站成功完成登記, 賣方無須對任何登記人負上任何責任。
2. 遞交網上購樓意向登記後, 每名登記人會經新世界地產代理有限公司(作為賣方代理人)發出的電郵收到一個購樓意向二維碼。每名登記人(如登記人為公司, 則其中任何一位董事)須於 2025 年 12 月 11 日下午 2 時正或之前親身到售樓處向新世界地產代理有限公司(作為賣方代理人)提供(個人登記人)其身份證明文件正本(如香港身份證或護照)或(公司登記人)出席確認之公司登記人董事的身份證明文件正本(如香港身份證或護照)及公司登記人的商業登記證正本、公司註冊證書的正本, 以及最新的周年申報表及董事名冊的核證副本, 以及電郵內的購樓意向二維碼以作確認。同時登記人須就其遞交之每份購樓意向登記遞交金額為港幣\$50,000且抬頭人為「胡關李羅律師行」的本票/支票一張作為登記訂金(「登記訂金」)。賣方保留絕對權利及酌情權, 決定是否接受或拒絕任何本票/支票。成功確認後每名登記人會經新世界地產代理有限公司(作為賣方代理人)系統發出的電郵收到購樓意向登記正式收據。
3. 任何曾於「臻博」早前發出的「銷售安排資料」中指明時間成功完成「臻博」網上購樓意向登記的個人登記人及公司登記人的董事(「臻博粉絲」)如欲購買「臻爾」之指明住宅物業, 可依據本「銷售安排資料第1號」所述的程序遞交「臻爾」網上購樓意向登記及提供登記訂金。
4. 隨購樓意向登記附上的本票/支票將不會兌現以支付所購入的任何指明住宅物業的臨時訂金的任何部分。
5. 遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。
6. 逾期遞交之購樓意向登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
7. 賣方有絕對酌情權, 決定一個購樓意向登記是否根據購樓意向登記內列明的條款及條件為有效。

(III) Balloting and Procedure on the First Date of Sale (applicable to Session NW, Session S, Session A and Session B, subject to and in compliance with the rules set out in the Abstract in Section (I))

(III) 抽籤及於出售首日的程序 (適用於第 NW 節、第 S 節、第 A 節及第 B 節, 惟受限於及須遵守第(I)部分摘要的規則)

The order of priority for selection of the specified residential properties will be determined by balloting. The registrants must comply with the procedures below:-

(III)(A) First Round Balloting of Session B (for dividing Registrants of Session B into session(s))

1. The First Round Balloting of Session B will take place at or after 4:00 p.m. on 11 December 2025 at the Sales Office for the purpose of dividing the Registrants of Session B into one or more session(s). All valid Registrations of Intent for Session B submitted before the Deadline of Submission will be included automatically in the First Round Balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the First Round Balloting of Session B. Any changes to the time and date

of the First Round Balloting of Session B will be posted at the Sales Office. Registrants will not be notified separately of such changes.

2. The results of the First Round Balloting of Session B (including “Registration Number”, “Division of Session”, “Check-in Date(s) for each Session”, “Check-in Timeslot(s) for each Session” and “Check-in Venue(s) for each Session” in respect of Session B), and the “Registration Number”, “Check-in Date(s) for each Session”, “Check-in Timeslot(s) for each Session” and “Check-in Venue(s) for each Session” in respect of Session NW, Session S and Session A will be posted by the Vendor at the Sales Office and on the website (<https://www.austinbohemian.com.hk/>) designated by the Vendor for the Development after completion of the First Round Balloting of Session B. Registrants will not be separately notified of the results of the First Round Balloting of Session B and the said “Registration Number”, “Check-in Date(s) for each Session”, “Check-in Timeslot(s) for each Session” and “Check-in Venue(s) for each Session” in respect of Session NW, Session S and Session A.

(III)(B) Procedure on the First Date of Sale, Balloting of Session NW, Session S and Session A and Second Round Balloting of Session B

1. The Balloting of Session NW, Session S and Session A and the Second Round Balloting of Session B will take place on the First Date of Sale in batches at the Additional Designated Venue at the beginning of the relevant “Check-in Timeslot(s) for each Session” as posted by the Vendor pursuant to subparagraph (III)(A)(2) above. The Vendor reserves the right at any time, for the purposes of maintaining order at Additional Designated Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the Balloting of Session NW, Session S and Session A and the Second Round Balloting of Session B. Any changes to the time and date of the Balloting of Session NW, Session S and Session A and the Second Round Balloting of Session B will be posted at Additional Designated Venue. Registrants will not be notified separately of such changes.
2. On the First Date of Sale, the registrants (if the registrant is a company, then at least one of its directors) who have submitted the online Registration of Intent shall attend the Additional Designated Venue personally or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor according to “**Check-in Timeslot(s) for each Session**” and “**Check-in Venue(s) for each Session**”. The registrant(s) must bring along (for individual registrant) original of his/her/their identification documents (such as H.K.I.D. Card(s) or Passport(s)) or (for an attorney of an individual registrant pursuant to a validly executed power of attorney in a form prescribed by the Vendor) original of his/her identification documents (such as H.K.I.D. Card(s) or Passport(s)), original of the validly executed power of attorney in a form prescribed by the Vendor and copy of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the relevant registrant or (for corporate registrant) original of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate registrant(s) who attends the balloting, original of Business Registration Certificate(s), original of Certificate(s) of Incorporation of the corporate registrant(s), certified copies of the latest Annual Return, register of directors and original of board resolutions of the corporate registrant(s) and its company chop, and an electronic copy or a printed copy of the official receipt for Registration of Intent. The registrants whose identities have been verified by the agent appointed by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the balloting results. Any registrant who arrives at the Additional Designated Venue at any time other than at the check-in timeslot for the registrants shall not be eligible for any balloting and the registration of such registrant will be deemed invalid. In case of any dispute, the decision of the Vendor shall be final and conclusive.
3. After verification and confirmation of identity by the Vendor, balloting will be conducted to determine the order of priority in which the registrant(s) may select the specified residential properties.
4. The balloting will be effected via a computer network. Every valid Registration of Intent shall be allotted one (1) lot. The balloting results of the Balloting of Session NW, Session S and Session A and the Second Round Balloting of Session B, including “Registration Number” and “The Order of Priority”, will be posted by the Vendor at the Additional Designated Venue on the same date. Registrants will not be separately notified of the balloting results.
5. The balloting procedure will be monitored by an external auditor.
6. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot procedure and/or results.
7. Selection of units will take place at Additional Designated Venue after balloting (“**Unit Selection**”). The Vendor reserves the right at any time, for the purposes of maintaining order at Additional Designated Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time of Unit Selection. Any changes to the time of Unit Selection will be announced at Additional Designated Venue. Registrants will not be notified separately of such changes.
8. For the purpose of verifying the identity, registrants shall bring along with them:
 - (a) an electronic copy or a printed copy of valid official receipt of Registration of Intent; and
 - (b) original of the identification documents (such as H.K.I.D. Card or Passport); and

- (c) original of Business Registration Certificate(s), original of Certificate(s) of Incorporation, certified copies of the latest Annual Return and register of directors, original of board resolutions of the registrant(s), original of the identification documents (such as H.K.I.D. Card or Passport) of director(s) who attends the balloting and company chop of the registrant(s) (if the registrant(s) is a company); and
- (d) original of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the attorney, original of the validly executed power of attorney in a form prescribed by the Vendor and copy of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the relevant registrant (for an attorney of an individual registrant pursuant to a validly executed power of attorney in a form prescribed by the Vendor)
9. After verification and confirmation of the identity by the Vendor, the registrants shall, at Additional Designated Venue, proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time.
10. (Applicable only if the registrant is individual) A registrant (the “**First Registrant**”) may notify the Vendor on spot to select the specified residential properties which are still available together with **one or more relative(s)** (as defined below) (the “**Additional Relative(s)**”) **in the same Session (only applicable to Session S, Session A and/or Session B)**, provided that each Additional Relative:
- (i) must be a relative (as defined below) to the First Registrant or (if the First Registrant comprises more than one individual) mutual relative(s) to all individuals listed as the First Registrant under the relevant Registration of Intent and **subject to** the provision of adequate proof of such relationship by the First Registrant to the Vendor’s satisfaction. The Vendor may accept or reject the request regarding the Additional Registrant and the Vendor’s determination shall be final and conclusive.
11. (Applicable only if the registrant is individual) Subject to the rules set out in the Abstract in Section (I) and the conditions set out below, in respect of each valid Registration of Intent, if the First Registrant and the Additional Relative(s) has/have successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the First Registrant and/or the Additional Relative(s) shall enter into preliminary agreement(s) for sale and purchase of all of the selected specified residential property(ies). Subject to the rules set out in the Abstract in Section (I), the purchaser(s) of **at least ONE (1)** of the specified residential property(ies) selected and purchased must be the First Registrant and (if any) any individual(s) added pursuant to paragraph below, and the purchaser(s) of the remaining specified residential property(ies) selected and purchased may be the First Registrant and/or the Additional Relative and (if any) any individual(s) added pursuant to paragraph below.
12. (Applicable only if the registrant is individual) Prior to the signing of the preliminary agreement for sale and purchase to purchase the specified residential property(ies), the registrant and/or the Additional Relative(s) may notify the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase, provided that the additional individual(s) must be relative(s) to the registrant or (if the registrant comprises more than one individual) mutual relative(s) to all individuals listed as the registrant under the relevant Registration of Intent (**the registrant and/or the Additional Relative(s) must on spot produce proof of relative relationship to the satisfaction of the Vendor**). The Vendor may accept or reject the request to add the name and the Vendor’s determination shall be final and conclusive. For the purpose of this Information on Sales Arrangements, “**relative(s)**” of a person means a spouse, parent, child, parents-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent’s sibling, cousin, nephew or niece of that person.
13. The cashiers’ order(s)/cheque(s) submitted with the Registration of Intent will not be encashed to settle any part of the preliminary deposit of any specified residential property(ies) purchased.
14. Any unused cashiers’ order/cheque concerned will be available for collection at the Sales Office during a period of three (3) days from the 30th day after the First Date of Sale (subject to postponement of the First Date of Sale allowed by this sales arrangements).
15. Subject to the completion of the selection and purchase of the specified residential properties in accordance with the above procedures, the remaining specified residential properties available for sale (if any) will be sold on a first come first served basis in accordance with the procedures set out in Part 2 below to any person who is interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person by any method (including balloting).

揀選指明住宅物業的優先次序將以抽籤方式決定。登記人須遵從下列程序:-

(III)(A) 第 B 節第一輪抽籤 (將第 B 節登記人分組)

1. 第 B 節第一輪抽籤程序將於 2025 年 12 月 11 日下午 4 時或之後於售樓處進行，以將第 B 節登記人分為一個或多個組別。所有於遞交截止時間前遞交的第 B 節購樓意向登記將會自動納入第一輪抽籤。為了維持售樓處秩序及/或流暢地銷售指明住宅物業，賣方保留權利在任何時間調整第 B 節第一輪抽籤程序的時間和日期。任何第 B 節第一輪抽籤程序的時間和日期的修改會張貼於售樓處。登記人將不獲另行通知該等修改。

2. 第 B 節第一輪抽籤完成之後，賣方會將第 B 節第一輪抽籤結果(包括第 B 節之「登記號碼」、「分組結果」、「每組別報到日期」、「每組別報到時段」及「每組別報到地點」)，以及將第 NW 節、第 S 節及第 A 節之「登記號碼」、「每組別報到日期」、「每組別報到時段」及「每組別報到地點」張貼於售樓處及於賣方為發展項目指定的互聯網網站的網址 (<https://www.austinbohemian.com.hk/>) 公布。登記人將不獲另行通知第 B 節第一輪抽籤結果和第 NW 節、第 S 節及第 A 節之「登記號碼」、「每組別報到日期」、「每組別報到時段」及「每組別報到地點」。

(III)(B) 於出售首日的程序、第 NW 節、第 S 節及第 A 節抽籤及第 B 節第二輪抽籤

1. 第 NW 節、第 S 節及第 A 節抽籤及第 B 節第二輪抽籤將於出售首日於賣方根據上述第(III)(A)(2)分段公布之相關「每組別報到時段」的開始時間於額外指定會場分階段進行。為了維持額外指定會場流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第 NW 節、第 S 節及第 A 節抽籤及第 B 節第二輪抽籤程序的時間和日期。任何第 NW 節、第 S 節及第 A 節抽籤及第 B 節第二輪抽籤的時間和日期的修改會張貼於額外指定會場。登記人將不獲另行通知該等修改。
2. 已透過網上登記系統遞交購樓意向登記之登記人(如登記人為公司，則其中任何一位董事)須於出售首日根據「每組別報到時段」及「每組別報到地點」攜同(個人登記人)其身份證明文件正本(如香港身份證或護照)或(由個人登記人按賣方規定的格式並有效地簽署的授權書所委任的受權人)其身份證明文件正本(如香港身份證或護照)、按賣方規定的格式並有效地簽署的授權書正本及相關登記人的身份證明文件副本(如香港身份證或護照)或(公司登記人)出席抽籤之公司登記人董事的身份證明文件正本(如香港身份證或護照)、公司登記人的商業登記證正本、公司註冊證書正本、最新的周年申報表、董事名冊的核證副本、董事會決議的正本及公司印章，以及購樓意向登記正式收據之電子本或列印本親臨或由其按賣方規定的格式並有效地簽署的授權書所委任的受權人到臨額外指定會場，經賣方委託的代理確認並核實身份後方可有資格根據抽籤結果次序揀選於當時仍可供揀選的指明住宅物業。於登記人報到時段以外到達額外指定會場的登記人將被取消抽籤資格，其登記將被視作無效。如有爭議，賣方所作的決定為最終及不可推翻。
3. 經賣方核實並確認身份後，將會進行抽籤以決定登記人可揀選指明住宅物業的優先順序。
4. 抽籤以電腦操作。就每一份有效的購樓意向登記表可獲分配 1 個籌號。賣方會將第 NW 節、第 S 節及第 A 節抽籤及第 B 節第二輪抽籤的抽籤結果(包括「登記號碼」及「優先次序」)在當日於額外指定會場公布。登記人將不獲另行通知抽籤結果。
5. 抽籤程序將由第三方核數師監督。
6. 如抽籤過程及/或結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
7. 抽籤完成後將於額外指定會場進行揀樓(「揀樓」)。為了維持額外指定會場秩序及/或流暢地銷售指明住宅物業，賣方保留權利在任何時間調整揀樓的時間。任何揀樓的時間修改會於額外指定會場公布。登記人將不獲另行通知該等修改。
8. 為核實身份的目的，登記人必須攜同其：
 - (a) 有效的購樓意向登記正式收據之電子本或列印本；及
 - (b) 身份證明文件(如香港身份證或護照)正本；及
 - (c) 登記人的商業登記證正本、公司註冊證書正本、最新的周年申報表、董事名冊的核證副本、董事會決議的正本、出席抽籤之登記人董事的身份證明文件(如香港身份證或護照)正本和登記人之公司印章(如登記人為公司)；及
 - (d) 受權人的身份證明文件正本(如香港身份證或護照)、按賣方規定的格式並有效地簽署的授權書正本及相關登記人的身份證明文件副本(如香港身份證或護照)(由個人登記人按賣方規定的格式並有效地簽署的授權書所委任的受權人)。
9. 經賣方核實並確認身份後，登記人須根據優先次序就其有關購樓意向登記有秩序地及於合理時間內於額外指定會場揀選於當時仍可供揀選的指明住宅物業。
10. (只適用於登記人為個人) 登記人(「首名登記人」)可即場通知賣方與一名或多於一名的親屬(「外加親屬」)(定義見下文)於同一節(只適用於第 S 節、第 A 節及/或第 B 節)一同揀選於當時仍可供揀選的指明住宅物業，惟每名外加親屬：
 - (i) 必須為首名登記人的親屬(定義見下文)或(如首名登記人含有多於一個個人)於有關購樓意向登記上登記為首名登記人的所有個人的共同親屬，首名登記人須提供令賣方滿意的該親屬關係的證明。賣方有權接納或拒絕有關外加登記人的要求，就此賣方的決定為最終及不可推翻。

11. (只適用於登記人為個人) 受限於第(I)部分摘要的規則及下述訂明的條件，就每份有效的購樓意向登記而言，如果首名登記人及外加親屬遵從第(I)部分摘要的規則成功揀選指明住宅物業，首名登記人及/或外加親屬須簽署臨時買賣合約購買其揀選的所有指明住宅物業。受限於第(I)部分摘要的規則，**最少 1 個**獲選購的指明住宅物業之買方必須為首名登記人及(如有)按照下述段落規定增加的個人，其餘獲選購的指明住宅物業之買方則可以為首名登記人及/或外加親屬及(如有)按照下述段落規定增加的個人。
12. (只適用於登記人為個人) 在簽署臨時買賣合約購買指明住宅物業前，登記人及/或外加親屬可即場通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須為於登記人的親屬或(如登記人含有多於一個個人)於有關購樓意向登記上登記為登記人的所有個人的共同親屬 (**登記人及/或外加親屬須即場出示令賣方滿意的親屬關係的相關證明**)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定及不可推翻。就此銷售安排資料而言，「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女。
13. 隨購樓意向登記附上的本票/支票將不會兌現以支付所購入的任何指明住宅物業的臨時訂金的任何部分。
14. 任何未使用之本票/支票將於出售首日後第 30 天起計為期三天內(出售首日受本銷售安排允許的延期所限)可於售樓處取回。
15. 受限於以上程序完成選購指明住宅物業後，餘下仍可供出售之指明住宅物業(如有)將按以下第2部分之程序以先到先得形式出售予任何有意購買餘下指明住宅物業的人士。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何人士。

PART 2 第 2 部分 –

Procedure after Session B is ended

於第B節完結後的程序

1. After Session B is ended, all the remaining specified residential properties (if any) will be offered for sale on a first come first served basis. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of Sale on the date concerned. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person (including balloting).
2. Each of those person(s) and any one of the directors of each of the corporate purchaser(s) must submit the following to the Additional Designated Venue after the end of Session B until 10:00 p.m. on the First Date of Sale or to the Sales Office from 11:00 a.m. to 8:00 p.m. daily after the First Date of Sale in order to register for eligibility to the selection of the specified residential properties remaining to be sold (if any):
 - (a) the Registration of Intent duly completed and signed by the purchaser; and
 - (b) (for individual purchaser) original of his/her/their identification documents (such as H.K.I.D. Card(s) or Passport(s)) or (for an attorney of an individual purchaser pursuant to a validly executed power of attorney in a form prescribed by the Vendor) original of his/her identification documents (such as H.K.I.D. Card(s) or Passport(s)), original of the validly executed power of attorney in a form prescribed by the Vendor and copy of the identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the relevant purchaser or (for corporate purchaser) original of identification documents (such as H.K.I.D. Card(s) or Passport(s)) of the director(s) of the corporate purchaser who attends the registration, original of Business Registration Certificate(s), original of Certificate(s) of Incorporation, certified copies of the latest Annual Return, register of directors, original of board resolutions of the corporate purchaser and its company chop.
1. 在第B節完結之後，所有餘下的指明住宅物業(如有)將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意購買的人士(包括抽籤)。
2. 每位人士及每個公司買家之任何一位董事須於出售首日第B節完結後至晚上10時期間到額外指定會場或於出售首日後每天由上午 11 時至晚上 8 時期間到售樓處遞交以下文件進行登記以取得參加揀選餘下仍有可銷售之指明住宅物業(如有)的資格：
 - (a) 已填妥及由每個買家簽署的購樓意向登記；及

(b) (個人買家)其身份證明文件正本(如香港身份證或護照)或(由個人買家按賣方規定的格式並有效地簽署的授權書所委任的受權人)其身份證明文件正本(如香港身份證或護照)、按賣方規定的格式並有效地簽署的授權書正本及相關買家的身份證明文件副本(如香港身份證或護照)或(公司買家)出席登記之公司買家董事的身份證明文件正本(如香港身份證或護照)、公司買家的商業登記證正本、公司註冊證書正本、最新的周年申報表、董事名冊的核證副本、董事會決議的正本及公司印章。

PART 3 第3部分 –

Other matters:

其他事項：

1. The Vendor reserves the right to close the Sales Office and / or the Additional Designated Venue at any time if all the specified residential properties have been sold out.
2. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office and / or the Additional Designated Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office and / or the Additional Designated Venue.
3. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or extreme conditions announcement is made at any time between the hours of 7:00 a.m. and 8:00 p.m. on any of the dates of sale, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in Sales Office and / or the Additional Designated Venue and/or its vicinity, for the safety of the registrants and the maintenance of order at the Sales Office and / or the Additional Designated Venue, the Vendor reserves its absolute right to postpone the Date of the Sale (including the First Date of Sale) and/or Time of the Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office and / or the Additional Designated Venue or any part thereof. Details of the arrangement will be posted by the Vendor on the website (<https://www.austinbohemian.com.hk>) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.
4. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.

1. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉售樓處及/或額外指定會場。
2. 賣方可能不時於售樓處及/或額外指定會場施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入售樓處及/或額外指定會場。
3. 如在出售日期的任何一天上午 7 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號或極端情況的公布在香港生效，或賣方認為出現任何影響或可能影響售樓處及/或額外指定會場及/或其附近之安全、秩序或公共衛生之事件或情況時，為保障登記人的安全及維持售樓處的秩序，賣方保留絕對權利延遲出售日期(包括出售首日)及/或出售時間至賣方認為合適的其他日期及/或時間及/或關閉售樓處及/或額外指定會場或其任何部分。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址 (<https://www.austinbohemian.com.hk>) 公布。登記人將不獲另行通知。
4. 倘若本銷售安排中英文文本有異，以英文文本為準。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意購買的人士(包括抽籤)。

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：

1/F, Tower A, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
香港九龍長沙灣瓊林街83號A座1樓

29/F, Tower B, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
香港九龍長沙灣瓊林街83號B座29樓

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