

Information on Sales Arrangements
銷售安排資料

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| Name of the Development: 發展項目名稱： | The Aurora 映日灣 |
| Date of the Sale: 出售日期： | 26 October 2019 2019 年 10 月 26 日 |
| Time of the Sale: 出售時間： | From 10:00 a.m. to 2:00 p.m. 由上午 10 時至下午 2 時 [Note: please refer to paragraph (a) of "Other matters" below] [注意: 請參閱下文「其他事項」(a)段] |
| Place where the sale will take place: 出售地點： | Shops Nos.G17-23, 25, 27-33, 35-43 and 45, Ground Floor, Kings Wing Plaza 2, Shek Mun, New Territories, Hong Kong (the "Sales Office") 香港新界石門京瑞廣場二期地下 G17-23, 25, 27-33, 35-43 及 45 舖（下稱「銷售中心」） |
| 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： | 99 |
| 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><u>The following flats in Tower 1: 以下在第 1 座的單位：</u> GA, 2A, 3A, 5A, 7A 17A, 29A, GB, 3B, 15B, 17B, 28B, 29B, 30B, 31B, 32B, 33B, 28C, 29C, 30C, 31C, 32C, 33C, GD, 25D, 35D, 30E, 31E, 33E, 7F, 7G</p> <p><u>The following flats in Tower 2: 以下在第 2 座的單位：</u> 10A, 11A, 12A, 16A, 18A, 25B, 10C, 18C, 19C, 20C, 3E, 11E, 16E, 17E, 19E, 10F, 12F, 15F, 18F, 19F, 2G, 16G, 18G, 10H, 16H, 18H, 19H, 20H, 21H, 2I, 7I, 9I, 10I, 12I, 15I, 16I, 17I, 18I, 28I, 2J, 7J, 9J, 10J, 11J, 12J, 15J, 16J, 17J, 18J, 20J, 21J, 22J, 23J, 25J, 26J, 28J</p> <p><u>The following flats in Tower 3: 以下在第 3 座的單位：</u> 26A, 27A, 29A, 16D, 16E, 17E, 18E, 9F, 10F, 12F, 15F, 3J</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：

- 1.1 Eligible persons interested in purchasing any of the specified residential properties ("Registrant") must follow the procedures specified in this Sales Arrangements.
有意購買任何指明住宅物業的合資格人士（「登記人」）須遵本銷售安排中所列明之程序。
- 1.2 As at the date of the submission of the Registration of Intent and as at the Date of the Sale, at least one of the Registrant or (for company Registrant) at least one of the Registrant's director(s) must be :
於遞交「購樓意向登記」的日期及出售日期當日，至少一個登記人或（如公司登記人）至少一個登記人之董事為：-
- (a) an employee of Billion Development & Project Management Limited ("Billion") or Suen Tat Holdings Limited ("Suen Tat");
or
億京發展及策劃有限公司（下稱「億京」）或迅達集團有限公司（下稱「迅達」）的僱員；或
- (b) a relative, friend or business partner of any employee of Billion or Suen Tat (each of the said relationships is hereinafter referred to as the "Designated Relationship" and each of the said persons is hereinafter referred to as the "Designated Person"), provided that the Vendor shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
億京或迅達的僱員之親屬、朋友或商業夥伴（前述每一種關係於下文稱為「該指定關係」及每一位人士於下文稱為「該指定人士」），惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對買方有約束力。
- 1.3 A Registrant must submit the completed and signed Registration of Intent together with cashier's order(s) and a copy of his/her/its/their HKID card/Passport and (for company Registrant) copy of Business Registration Certificate and documents of the company Registrant filed with the Companies Registry showing the current list of director(s) (collectively "copy of Company Documents") and a copy of HKID card/Passport of the director(s) of the company Registrant to Billion's office at 32nd Floor, Billion Plaza 2, No.10 Cheung Yue Street, Cheung Sha Wan, Kowloon, Hong Kong ("Billion Office") on 23rd October 2019 between the hours of 10:00 a.m. and 5:00 p.m.. Late submission will not be accepted.
登記人需於 2019 年 10 月 23 日由上午 10 時至下午 5 時期間，將已填妥及簽署之「購樓意向登記」連同本票及其香港身份證/護照副本及（如公司登記人）公司登記人的商業登記證書副本及已於公司註冊處登記之文件副本以顯示當前的董事名單（統稱「公司文件副本」）及有關公司登記人的董事的香港身份證/護照副本遞交至億京位於香港九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓的辦公室（下稱「億京辦公室」），逾時恕不受理。
- 1.4 The Registration of Intent shall be accompanied with one cashier's order. The amount of each cashier's order shall be HK\$100,000 and made payable to "MAYER BROWN".
「購樓意向登記」須附有一張本票。每張本票面額須為港幣\$100,000 及抬頭人須為「孖士打律師行」。
- 1.5 The cashier's order will be used as part payment of the preliminary deposit for the purchase of the specified residential property.
本票將會用作支付購買指明住宅物業的部份臨時訂金。
- 1.6 Each Registrant shall only be registered under one valid Registration of Intent. Duplicated registration of Registrant will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable.
每名登記人只可登記一份有效的「購樓意向登記」，重複的登記人登記將不會被接納。「購樓意向登記」只適用於登記人本人及不能轉讓。
- 1.7 The Registration of Intent does not constitute any specific expression of intent to purchase any particular specified residential property or the seeking of any such expression of intent. Any specific expression of intent to purchase a particular specified residential property made in the Registration of Intent will be rejected by the Vendor.
「購樓意向登記」並不構成對任何個別指明住宅物業的明確選擇購樓意向，亦不構成探求任何該等購樓意向。任何在「購樓意向登記」內作出明確選擇購買某指明住宅物業的購樓意向將被賣方拒絕。
- The Registration of Intent will be verified by the Vendor and the Vendor shall have the absolute right to determine whether a Registration of Intent is validly submitted.
賣方將核實「購樓意向登記」並有絕對權利決定提交的「購樓意向登記」是否有效。
- 1.8 The order of submission of Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.
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。

- 1.9 The order of priority for selection of the specified residential properties will be determined by balloting. The balloting will take place on 25th October 2019 at 2:00 p.m. at the Sales Office. The ballot results, including "registration number", "ballot result sequence" and "attending time slot for registrants" will be placed at the Billion Office on 25th October 2019 at 5:00 p.m. for inspection by the public. Registrants will not be separately notified of the ballot results.
揀選指明住宅物業的優先次序會以抽籤方式決定。抽籤程序將於 2019 年 10 月 25 日下午 2 時在銷售中心進行。抽籤結果，包括「登記號碼」、「抽籤結果次序」及「登記人報到時段」將於 2019 年 10 月 25 日下午 5 時放置在億京辦公室供公眾查閱。登記人將不獲另行通知抽籤結果。
- 1.10 Every valid Registration of Intent submitted shall be allotted one lot. Each Registrant shall be entitled to purchase one specified residential property which is still available for selection by that Registrant.
每一份有效已遞交的「購樓意向登記」可獲分配一個籌。每個登記人可認購一個當時仍可供登記人揀選的指明住宅物業。
- 1.11 The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Registrants will not be notified separately of such changes.
如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。為了維持銷售中心及／或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抽籤的時間和日期。登記人將不獲另行通知該等修改。

On the Date of the Sale:

在出售日期當天：

- 2.1 Registrants shall personally attend at the Sales Office according to the "attending time slot for registrants" posted by the Vendor. The Registrant shall bring along his/her/its/their original Receipt for Registration of Intent, blank cheque and HKID card/Passport and (if applicable) the copy of Company Documents and a copy of HKID card/Passport of the director(s). Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to personally select the specified residential properties which are still available at the time of selection in the order of priority according to the "balloting sequence" and in an orderly manner and within reasonable time. Registrants who arrive at the Sales Office beyond his/her/its/their "attending time slot for registrants" shall not be eligible to select and purchase any specified residential property(ies).
登記人須按賣方公佈的「登記人報到時段」帶同其「購樓意向登記收據」正本、空白支票及香港身份證／護照及（如適用）公司文件副本及有關董事的香港身份證／護照副本，親臨銷售中心。登記人經賣方確認並核實身份後方可有資格根據「抽籤結果次序」有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。任何於「登記人報到時段」以外時間到達辦理登記手續會場的登記人將不享有選購任何指明住宅物業的資格。
- 2.2 Registrants who leave the Sales Office during his/her/their "attending time slot for registrants" for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.
登記人在其「登記人報到時段」進行揀選指明住宅物業之時離開銷售中心之登記人將被取消參與選購指明住宅物業及其優先次序將立即失效。
- 2.3 If the Registrant has successfully selected any specified residential property, the Registrant shall personally enter into the preliminary agreement for sale and purchase of the selected specified residential property.
如果登記人成功揀選任何指明住宅物業，登記人須親身簽署臨時買賣合約購買其揀選的指明住宅物業。
- 2.4 The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
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銷售中心。
- 2.5 If Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on any date on which the Registration of Intent may be submitted and/or on the Date of the Sale, then, for the safety of the registrants and the maintenance of order at the Billion Office and/or the Sales Office, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the balloting and/or the Date of the Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Billion Office and/or the Sales Office. Details of the arrangement will be posted by the Vendor on the website (www.theaurora.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.
如在可遞交「購樓意向登記」的任何一天或出售日期上午 9 時至晚上 7 時的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持億京辦公室及／或銷售中心的秩序，賣方保留絕對權力更改遞交「購樓意向登記」的日期及／或時間（包括截止日期及／或時間）及／或抽籤的日期及／或時間，及／或出售日期至賣方認為合適的其他日期及／或時間及／或關閉億京辦公室及／或銷售中心。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（www.theaurora.com.hk）公布。登記人將不獲另行通知。
- 2.6 The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
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銷售中心。

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。

Other matters:

其他事項：

- (a) The sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of properties to be offered for sale at any time. Please note that the completion of the verification of a Registrant's identity, any order of priority in respect of the selection of residential properties according to the result of the balloting (if any), or the Vendor's admittance of any person to the waiting queue does not guarantee that that Registrant/person will be able to purchase any residential property.
將提供出售的住宅物業售完即止。另外，賣方亦保留決定權於任何時候暫停出售或減少要約出售物業數目。登記人獲確認和核實身份、登記人根據抽籤結果（如有）獲得之任何揀選住宅物業優先次序或任何人士獲賣方接受輪候均不保證該登記人/人士能購得任何住宅物業，敬希注意。
- (b) If a Registrant has not purchased any specified residential property, his/her/its/their unused cashier order(s) will be available for collection by the registrant (or his/her/its/their authorized person) at the Billion Office from 28th October 2019 to 31st October 2019 (both days inclusive) between the hours of 2:00 p.m. and 5:00 p.m.. The Registrant(s) must bring along his/her/its/their original Receipt for Registration of Intent and the original HKID card(s)/Passport(s) of the Registrant(s) (or a copy of the HKID card(s)/Passport(s) of all the Registrant(s) if unused cashier's order(s) is/are collected by the authorized person and a valid authorization letter and the original HKID card/Passport of the authorized person) and (if applicable) the copy of Company Documents and a copy of HKID card/Passport of the director(s).
如登記人並無購入任何指明住宅物業，登記人（或其獲授權人士）可於 2019 年 10 月 28 日至 2019 年 10 月 31 日（包括首尾兩日）由下午 2 時至晚上 5 時期間於億京辦公室辦理取回未使用的本票。登記人須攜同其「購樓意向登記收據」正本及登記人之香港身份證／護照正本，（如以獲授權人士取回未使用的本票，則須攜同所有登記人之香港身份證／護照副本、及有效的授權書及獲授權人士本人之香港身份證／護照正本）及（如適用）公司文件副本及有關董事的香港身份證／護照副本。
- (c) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).
如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。
- (d) 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。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取：

Sales Office: Shops Nos.G17-23, 25, 27-33, 35-43 and 45, Ground Floor, Kings Wing Plaza 2, Shek Mun, New Territories, Hong Kong
銷售中心：香港新界石門京瑞廣場二期地下 G17-23, 25, 27-33, 35-43 及 45 舖

Date of Issue: 21st October 2019

發出日期：2019 年 10 月 21 日