

Information on Sales Arrangements
銷售安排資料

Name of the Development: 發展項目名稱：	The Aurora 映日灣	
Date of the Sale: 出售日期：	<p>Batch A 第 A 批次</p> <p>From 24th August 2019 and thereafter 由 2019 年 8 月 24 日及其後</p>	<p>Batch B 第 B 批次</p> <p>Tender on everyday from 27th August 2019 until 30th August 2019 (both days inclusive) < except Saturdays, Sundays and Public Holidays ></p> <p>招標於每日由 2019 年 8 月 27 日起至 2019 年 8 月 30 日 (包括首尾兩天) <星期六、星期日及公眾假期除外></p>
Time of the Sale: 出售時間：	<p>Batch A 第 A 批次</p> <p><u>On 24th August 2019 ("First Date of Sale"):</u> From 9:00 a.m. to 7:00 p.m.</p> <p><u>From 25th August 2019 and thereafter:</u> From 2:00 p.m. to 7:00 p.m. (daily)</p> <p>[Note: please refer to paragraph (a) of "Other matters" below]</p> <p><u>2019 年 8 月 24 日(「出售首日」):</u> 由上午 9 時至晚上 7 時</p> <p><u>由 2019 年 8 月 25 日及其後:</u> 由下午 2 時至晚上 7 時(每天)</p> <p>[注意: 請參閱下文「其他事項」1.(a)段]</p>	<p>Batch B 第 B 批次</p> <p><u>Commencement date and time of the tender:</u> 12:00 noon on everyday from 27th August 2019 until 30th August 2019 (both days inclusive) < except Saturdays, Sundays and Public Holidays ></p> <p><u>Closing date and time of the tender:</u> 2:00 p.m. on everyday from 27th August 2019 until 30th August 2019 (both days inclusive) < except Saturdays, Sundays and Public Holidays ></p> <p>[Note: please refer to paragraph 2.(a) of "Other matters" below]</p> <p><u>招標開始日期及時間:</u> 由 2019 年 8 月 27 日起至 2019 年 8 月 30 日 (包括首尾兩天)的每日中午 12 時正 <星期六、星期日及公眾假期除外></p> <p><u>招標截止日期及時間:</u> 由 2019 年 8 月 27 日起至 2019 年 8 月 30 日 (包括首尾兩天)的每日下午 2 時正 <星期六、星期日及公眾假期除外></p> <p>[注意: 請參閱下文「其他事項」2.(a)段]</p>
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:	216 218	
	Batch A 第 A 批次 216	Batch B 第 B 批次 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：

**Batch A
第 A 批次**

The following flats in Tower 1: 以下在第 1 座的單位：

2D, 3D, 5D, 7D, 8D, 12B, 12C, 15C, 16B, 16C, 16E, 16F, 16G, 16H, 16I,
17C, 17D, 17E, 17F, 17G, 17H, 17I, 18C, 18D, 18E, 18G, 18H, 18I,
19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I,
21B, 21C, 21E, 21F, 21G, 21H, 21I, 22B, 22C, 22E, 22F, 22G, 22H, 22I,
23B, 23C, 23E, 23F, 23G, 23H, 23I, 25B, 25C, 25E, 25F, 25G, 25H, 25I,
26E, 26F, 26G, 26H, 26I, 27E, 27F, 27G, 27H, 27I, 28E, 28F, 28G, 28H, 28I

The following flats in Tower 2: 以下在第 2 座的單位：

2A, 2B, 2C, 2D, 2E, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 10B, 10D, 11B, 11C, 11D,
12B, 12C, 12D, 15B, 15C, 15D, 16B, 16C, 16D, 17A, 17B, 17C, 17D, 29I, 29J, 30I, 30J,
31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J

The following flats in Tower 3: 以下在第 3 座的單位：

2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 16A, 16B, 16C, 16F, 16G, 16H, 16I, 16J,
17A, 17B, 17C, 17D, 17F, 17G, 17H, 17I, **17J, 18A, 18B, 18C, 18D, 18F, 18G, 18H, 18I, 18J,
21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J,
23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J

***Unit(s) suspended for sale from 2nd September 2019
2019 年 9 月 2 日起暫停出售之單位*

**Batch B
第 B 批次**

Tender No. 招標號碼	Block Name 大廈名稱	Floor 樓層	Flat 室	Tender No. 招標號碼	Block Name 大廈名稱	Floor 樓層	Flat 室
2A(T)-001	TOWER 1 第一座	6/F 6 樓	A	2A(T)-002	TOWER 1 第一座	33/F 33 樓	A

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：

**Batch A
第 A 批次**

Persons interested in purchasing any of the specified residential properties ("the Registrant") must follow the procedures below:
有意購買任何指明住宅物業的人士（「登記人」）須遵從下列程序：

1. Balloting before the First Date of Sale:
於出售首日前的抽籤：

- 1.1 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 (if applicable) copy of Business Registration Certificate and documents of the corporate 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) to the Sales Office at the time specified below :

- on 20th August 2019 to 21st August 2019 (both days inclusive) between the hours of 12:00 noon and 7:00 p.m.; and
- on 22nd August 2019 between the hours of 12:00 noon and 4:00 p.m..

登記人需於在以下指定時間，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（如適用）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」）及有關董事的香港身份證/護照副本遞交至銷售中心，逾時恕不受理：

- 於 2019 年 8 月 20 日至 2019 年 8 月 21 日（包括首尾兩日）由中午 12 時至晚上 7 時期間；及
- 於 2019 年 8 月 22 日由中午 12 時至下午 4 時期間。

- 1.2 Unless otherwise indicated/directed by a Registrant (who has previously submitted a Registration of Intent pursuant to the conditions of registration under the relevant Registration of Intent), all valid Registrations of Intent (if any and if applicable) previously submitted to the Vendor will be included in the balloting.

除非登記人根據過往遞交之「購樓意向登記」內之登記條款另有說明/指示，所有過往遞交予賣方的有效「購樓意向登記」（如有及如適合）將會被納入抽籤。

- 1.3 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」。

- 1.4 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。

- 1.5 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。

- 1.6 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。

- 1.7 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。

- 1.8 The order of priority for selection of the specified residential properties will determined by balloting. The balloting will take place on 23rd August 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 Sales Office on 23rd August 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 8 月 23 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 8 月 23 日下午 5 時放置在銷售中心供公眾查閱。登記人將不獲另行通知抽籤結果。

- 1.9 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。

- 1.10 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。

2. On the First Date of Sale:

在出售首日當天：

- 2.1 Registrants shall personally attend the check-in for registration venue at "Royal Courtyard", 3rd Floor, Kings Wing Plaza 2, No.1 On Kwan Street, Shek Mun, Sha Tin, New Territories ("Check-In for Registration Venue") 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 Check-In for Registration Venue 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，親臨辦理登記手續會場於「焯苑」新界沙田石門安群街 1 號京瑞廣場 2 期 3 樓（統稱「辦理登記手續會場」）。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 Check-In for Registration Venue and/or 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辦理登記手續會場及／或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 After the completion of the selection of specified residential properties by the Registrants under the procedures above, the sale of any remaining specified residential properties will be on a first come first served basis. Persons interested in purchasing must personally attend the Sales Office.

當登記人完成上述程序中之指明住宅物業之揀樓後，尚餘之指明住宅物業將以先到先得形式發售。有意認購的人士須親臨銷售中心揀選其意欲購買的指明住宅物業。

- 2.4 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。

- 2.5 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。

- 2.6 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 First Date of Sale, then, for the safety of the registrants and the maintenance of order at 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 First Date of Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close 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」的任何一天或出售首日上午 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辦理登記手續會場及／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／或出售首日至賣方認為合適的其他日期及／或時間及／或關閉辦理登記手續會場及／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。

3. On 25th August 2019 and thereafter:

2019 年 8 月 25 日起：

- 3.1 All unsold specified residential properties, if any, will be available for selection and purchase at the Sales Office on a "first

come first served" basis. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).

所有指明住宅物業（已售出之指明住宅物業除外）（如有）將以先到先得形式於銷售中心發售。如有任何爭議，賣方保留絕對權力以任何方式（包括抽籤）分配任何指明住宅物業予任何有意購買的人士。

3.2 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。

3.3 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 of sale (other than the First Date of Sale), for the safety of the purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to close 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.

如在任何出售日期（除出售首日）的上午 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，為保障買方的安全及維持銷售中心的秩序，賣方保留絕對權力關閉銷售中心。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。

Batch B 第 B 批次

1.1 Subject to other matters, **sale by tender**. Please refer to the tender documents for details. The tender documents of the specified residential property(ies) will be made available for collection free of charge at the Sales Office between 12:00 noon and 7:00 p.m. from 23rd August 2019 daily until the closing time of the closing date of the tender.

受制於其他事項，**以招標方式出售**。詳情請參閱指明住宅物業的招標文件。招標文件可由 2019 年 8 月 23 日起每日中午 12 時正至晚上 7 時正直至招標截止日期之截止時間為止於銷售中心供公眾免費領取。

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 method.

請參照上述方法。

Other matters:

其他事項：

Batch A 第 A 批次

1.(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 Sales Office from 29th August 2019 to 2nd September 2019 (both days inclusive) between the hours of 12:00 noon and 7:00 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 8 月 29 日至 2019 年 9 月 2 日（包括首尾兩日）由中午 12 時至晚上 7 時期間於銷售中心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。

Batch B
第 B 批次

- 2.(a) 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。

- (b) 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 3 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 3 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。

- 3.1 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。

- 3.2 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。

- 3.3 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 of sale, for the safety of the purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to close 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.

如在任何出售日期的上午 9 時正至晚上 7 時正的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持銷售中心的秩序，賣方保留絕對權力關閉銷售中心。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。

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

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