

Information on Sales Arrangements

Sales Arrangements No. 2
銷售安排第 2 號

銷售安排資料

<p>Name of the Phase of the Development: 發展項目期數名稱：</p>	<p>Phase 2 of Le Mont 上然第二期</p>	
<p>Date of the Sale: 出售日期：</p>	<p>Batch A 第 A 批次</p> <p>From 2 April 2025 由 2025 年 4 月 2 日起</p>	<p>Batch B 第 B 批次</p> <p>First tender from 3 April 2025 to 4 April 2025 (both dates inclusive) (the “First Tender”), thereafter tender on every day from 5 April 2025 to 31 December 2025 (both dates inclusive) (each a “Date of Tender”) 首輪招標 (「首輪招標」) 於 2025 年 4 月 3 日起至 2025 年 4 月 4 日(包括首尾兩日)進行,其後招標於每日由 2025 年 4 月 5 日起至 2025 年 12 月 31 日(包括首尾兩日)(每一日為「招標日期」)</p> <p>(Note : Please refer to “Other matters” - Batch B below) (注意: 請參閱下文「其他事項」- 第 B 批次)</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 2 April 2025:</u> From 6:00p.m. to 8:00p.m.</p> <p><u>2025 年 4 月 2 日:</u> 由晚上 6 時 至 晚上 8 時</p> <p><u>On 3 April 2025 and thereafter :</u> From 11:00a.m. to 8:00p.m.</p> <p><u>2025 年 4 月 3 日及之後 :</u> 由上午 11 時 至 晚上 8 時</p>	<p>Commencement time of the Tender: 招標開始時間：</p> <p>First Tender: 11:00a.m. on 3 April 2025 Tenders thereafter: 11:00a.m. on every Date of Tender 首輪招標：2025 年 4 月 3 日上午 11 時 其後招標：每一招標日期上午 11 時</p> <p>Closing time of the Tender: 招標截止時間：</p> <p>First Tender: 5:00p.m. on 4 April 2025 Tenders thereafter: 5:00p.m. on the same Date of Tender 首輪招標：2025 年 4 月 4 日下午 5 時 其後招標：同一招標日期下午 5 時</p> <p>(Note : Please refer to “Other matters” - Batch B below) (注意: 請參閱下文「其他事項」- 第 B 批次)</p>

Place where the sale will take place: 出售地點：	1 st Floor and 2 nd Floor of TST Tower, 388 Un Chau Street, Cheung Sha Wan, Kowloon (“ Sales Venue ”) 九龍長沙灣元州街 388 號肇如大廈 1 樓及 2 樓 (「 售樓處 」)	Sales Venue 售樓處
Number of specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的數目：	158	
	131 (Batch A, 第 A 批次)	27 (Batch B, 第 B 批次)
Description of the specified 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 units in Tower 6: 以下在第 6 座的單位： 7A1, 6A1, 5A1, 3A1, 1A1, 15A2, 11A2, 9A2, 7A2, 5A2, 3A2, 2A2, 1A2, 15A7, 12A7, 11A7, 10A7, 9A7, 8A7, 7A7, 6A7, 5A7, 3A7, 2A7, 1A7, 2B1, 15B5, 12B5, 11B5, 10B5, 9B5, 7B5, 6B5, 5B5, 15C5, 12C5, 11C5, 10C5, 9C5, 8C5, 7C5, 6C5, 5C5, 3C5, 2C5, 1C5, 1C6, 15C7, 12C7, 11C7, 10C7, 9C7, 8C7, 7C7, 6C7, 3C7, 1D2, 15D3, 11D3, 9D3, 7D3, 6D3, 5D3, 3D3, 2D3, 1D3, 5D5 The following units in Tower 7: 以下在第 7 座的單位： 12A1, 11A1, 10A1, 9A1, 8A1, 5A1, 3A1, 2A1, 10A10, 8A10, 7A10, 5A10, 2A10, 8A8, 7A8, 6A8, 5A8, 3A8, 12B2, 10B2, 7B2, 5B2, 2B2, 15B3, 11B3, 9B3, 6B3, 3B3, 15B5, 12B5, 10B5, 9B5, 8B5, 7B5, 6B5, 5B5, 3B5, 2B5, 1B5, 15B6, 15C5, 12C5, 11C5, 10C5, 9C5, 8C5, 7C5, 6C5, 5C5, 3C5, 2C5, 15D1, 3D1, 2D1, 12D5, 11D5, 10D5, 9D5, 8D5, 7D5, 6D5, 5D5, 3D5, 2D5	Batch B 第 B 批次 The following units in Tower 7: 以下在第 7 座的單位： 15A1, 1A1, 15A2, 1A2, 15A3, 1A3, 15A5, 1A5, 1A6, 15A7, 1A7, 15A8, 1A8, 15A9, 1A9, 15A10, 15B1, 1B1, 15B2, 1B2, 15C1, 15C2, 15C3, 15D2, 15D3, 15D5, 15D6	
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. General provisions: 一般規定： 1.1. Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall		

comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2. 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 A

第 A 批次

Subject to the provisions set out in “Other matters” - Batch A below, first come first served. Persons interested in purchasing any specified residential property(ies) must attend the Sales Venue in person or by attorney pursuant to a validly executed power of attorney to select the residential property(ies) that the person wishes to purchase. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售，惟受下文「其他事項」- 第 A 批次所述的規定限制。有意認購任何指明住宅物業的人士必須親臨或由有效地簽署的授權書所委任的受權人到售樓處揀選其意欲購買的住宅物業。賣方不接受相關日期出售時間前在場輪候之任何有意認購的人士。

Batch B

第 B 批次

Sale by Tender

Subject to “Other matters” - Batch B below, sale by Tender - see details and particulars in the tender notice. From 31 March 2025 the earliest to the last Date of Tender (both dates inclusive) (11:00a.m. to 5:00p.m. each day), the tender notice and other relevant tender documents will be made available for collection free of charge at Sales Venue.

以招標方式出售

受制於下文「其他事項」- 第B批次，以招標方式出售 - 請參閱招標公告的細節和詳情。由最早2025年3月31日起至最後一個招標日期（包括首尾兩日）（每日上午11時至下午5時），招標公告及其他相關招標文件可於售樓處免費領取。

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

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

Please refer to the above method for both **Batch A** and **Batch B**.

請參照上述**第A批次**及**第B批次**方法。

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。

Other matters:

其他事項：

Batch A
第 A 批次

- (a) The sale of the specified residential properties is subject to availability. Please note that the Vendor's admittance of any person to the Sales Venue or the waiting queue thereof, does not guarantee that that person will be able to purchase any specified residential property. The Vendor may have sold a specified residential property under any previous sales arrangements in which case that specified residential property would become not available for selection hereunder.
將提供出售的指明住宅物業售完即止。任何人獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。賣方可能會在任何先前的銷售安排下售出一指明住宅物業，而令該指明住宅物業變為不再可於本銷售安排下供揀選。
- (b) For the safety and the maintenance of order at the Sales Venue, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or where the Vendor considers that there being any event or circumstances affecting or which may affect the safety, order or public health in the Sales Venue and/or the vicinity of any of foregoing, postpone, extend or modify the date, time, period, deadline or place of sale or selection of specified residential properties or other procedure to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development (www.lemont.com.hk) and interested persons will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Venue. The Vendor's decision in this regard shall be final and binding on all persons.
為保障安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時或賣方認為出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動發售或揀選指明住宅物業或其他程序之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站（www.lemont.com.hk）公布，有意購買之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

Batch B
第 B 批次

- (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 and/or the place where the sale will take place 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截止招標日期及/或時間及/或出售地點。
- (b) For the safety and the maintenance of order at the Sales Venue, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or where the Vendor considers that there being any event or circumstances affecting or which may affect the safety, order or public health in the Sales Venue and/or the vicinity of any of foregoing, postpone, extend or modify the date, time, period, deadline or place of tender to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be

announced on the website of the Phase of the Development (www.lemont.com.hk) and interested persons will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Venue. The Vendor's decision in this regard shall be final and binding on all persons.

為保障安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時或賣方認為出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動招標之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站（www.lemont.com.hk）公布，有意購買之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

- (c) Persons interested in submitting tenders of the specified residential properties are reminded to read the latest Register of Transactions of the specified residential properties 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 after the close of that previous tender exercise. Please note also that the Register of Transactions of the Phase of the Development may not be updated immediately after the Vendor accepts a tender.

有意遞交指明住宅物業的投標書的人士敬請檢視指明住宅物業的成交紀錄冊，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。另請亦注意發展項目期數的成交紀錄冊未必一定於賣方接納投標後立即更新。

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 Venue

售樓處

Date of Issue (發出日期): 29/3/2025