

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 號

銷售安排資料

Name of the Phase of the Development: 發展項目期數名稱：	Phase 3 of Le Mont 上然第三期
Date of the Sale: 出售日期：	From 6 August 2025 由 2025 年 8 月 6 日起
Time of the Sale: 出售時間：	From 11:00a.m. to 8:00p.m. 由上午 11 時至晚上 8 時
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 」）
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：	113
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：	
<p>The following units in Tower 3: 以下在第 3 座的單位：</p> <p>11A7, 10A7, 9A7, 8A7, 7A7, 6A7, 5A7, 3A7, 2A7, 1A7, 11A8, 10A8, 9A8, 8A8, 7A8, 6A8, 5A8, 3A8, 2A8, 1A8, 6A9, 5A9, 3A9, 2A9, 11C5, 10C5, 9C5, 8C5, 7C5, 6C5, 5C5, 3C5, 2C5, 1C5</p> <p>The following units in Tower 5: 以下在第 5 座的單位：</p> <p>1A1, 12A2, 11A2, 10A2, 9A2, 8A2, 7A2, 6A2, 5A2, 3A2, 2A2, 3A6, 2A6, 12A7, 11A7, 10A7, 9A7, 8A7, 7A7, 6A7, 5A7, 3A7, 2A7, 12A8, 11A8, 10A8, 9A8, 8A8, 7A8, 6A8, 5A8, 3A8, 2A8, 3B1, 2B1, 12B6, 11B6, 10B6, 9B6, 8B6, 7B6, 6B6, 5B6, 3B6, 2B6, 6D1, 5D1, 3D1, 2D1, 12D9, 11D9, 10D9, 9D9, 8D9, 7D9, 6D9, 5D9, 3D9, 2D9, 12D10, 11D10, 10D10, 9D10, 8D10, 7D10, 6D10, 5D10, 3D10, 2D10, 12D11, 11D11, 10D11, 9D11, 8D11, 7D11, 6D11, 5D11, 3D11, 2D11</p>	
<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：</p> <p>1. General provisions: 一般規定：</p> <p>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。</p>	

1.2. Requirement of Selection

揀樓規定

- (i) For each 3-bedroom (with enclosed kitchen) or 4-bedroom unit of any phase of the Development selected simultaneously, one studio unit included herein may be selected. No such studio unit may be selected unless as aforesaid.

每當同時揀選一個發展項目任何期數的三房(連梗廚)或四房單位，方可揀選一個包括在本銷售安排的開放式單位。除上文所述外，不可揀選任何該等開放式單位。

- 1.3. 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。

2. Subject to the provisions set out in “Other matters” 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 requirement of selection as set out in paragraph 1.2 above shall apply to the selection of specified residential properties. 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」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。上文第 1.2 段所列之揀樓規定適用於指明住宅物業之揀選。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。

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：

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：

- (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.

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。

- (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。

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): 1/8/2025