

Information on Sales Arrangements (No.44)

銷售安排資料（第 44 號）

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| Name of the Phase of the Development (the “Phase”): 發展項日期數（「期數」） 名稱： | KT Marina 1 啟德海灣 1 | |
| Date of the Sale: 出售日期： | <u>Batch A 第 A 批次</u> | |
| | From 1 November 2025 由 2025 年 11 月 1 日起 | |
| | <u>Batch B 第 B 批次</u> | |
| | Every Monday, Wednesday, Friday and Sunday from 2 November 2025 until 29 December 2025 (both days inclusive) 由 2025 年 11 月 2 日起至 2025 年 12 月 29 日的每個星期一、星期三、星期五及星期日（包括首尾兩天） | |
| Time of the Sale: 出售時間： | <u>Batch A 第 A 批次</u> | |
| | From 11:00 a.m. to 6:00 p.m. (Monday to Sunday and Public Holiday) 由上午 11 時至晚上 6 時（星期一至日及公眾假期） | |
| | <u>Batch B 第 B 批次</u> | |
| | Commencement date and time of the tender 招標開始日期及時間 | Closing date and time of the tender 招標截止日期及時間 |
| | For each Date of the Sale, 1:00 p.m. on that Date of the Sale 就每個出售日期而言，該出售日期的下午一時 | For each Date of the Sale, 6:00 p.m. on that Date of the Sale 就每個出售日期而言，該出售日期的下午六時 |
| Place where the sale will take place: 出售地點： | <u>Batch A 第 A 批次</u> | |
| | <u>From 1 November 2025 and thereafter</u> Flat A, 29 th Floor, Tower 2A, KT Marina 1, 15 Shing Fung Road, Kai Tak, Kowloon, Hong Kong (“Venue 1”) 由 2025 年 11 月 1 日起 香港九龍啟德承豐道 15 號啟德海灣 1 第 2A 座 29 樓 A 室（「地點一」） | |
| | <u>Every Monday, Wednesday and Friday (except Public Holiday) from 1 November 2025 and thereafter</u> A portion of 1 st Floor, K. Wah Centre, 191 Java Road, North Point, Hong Kong (“Venue 2”) 由 2025 年 11 月 1 日起的星期一、星期三及星期五（公眾假期除外） 香港北角渣華道 191 號嘉華國際中心 1 樓部份（「地點二」） | |

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| | <u>Batch B 第 B 批次</u> <u>Every Sunday from 2 November 2025 to 29 December 2025 (both days inclusive)</u> Venue 1 由 2025 年 11 月 2 日起至 2025 年 12 月 29 日的每個星期日（包括首尾兩天） 地點一 <u>Every Monday, Wednesday and Friday from 2 November 2025 to 29 December 2025 (both days inclusive)</u> Venue 2 由 2025 年 11 月 2 日起至 2025 年 12 月 29 日的每個星期一、星期三及星期五（包括首尾兩天） 地點二 | |
| 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： | 8 | <u>Batch A 第 A 批次</u> 7 |
| | | <u>Batch B 第 B 批次</u> 1 |
| 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： | | |
| <u>Batch A 第 A 批次</u> | | |
| The following units in the Phase 期數以下單位： | | |
| The following units in Tower 2A 以下在第 2A 座之單位： 19E | | |
| The following units in Tower 2B 以下在第 2B 座之單位： 2C, 7C, 11C, 23E, 29E, 30E* | | |
| *This specified residential property has been suspended from sale with effect from 5 December 2025. 此指明住宅物業已於 2025 年 12 月 5 日起暫停出售。 | | |
| <u>Batch B 第 B 批次</u> | | |
| The following units in the Phase 期數以下單位： | | |
| The following units in Tower 2B 以下在第 2B 座之單位： 32A | | |
| 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： | | |
| <u>Batch A 第 A 批次</u> | | |
| First come first served, subject to the following:- If there are 2 or more parties interested in purchasing the same residential property(ies) at the commencement of the Time of the Sale on any Date of the Sale, person who is interested to purchase a greater number of such residential properties shall have higher priority to purchase. In case of any dispute, the Vendor reserves its absolute right to allocate the above residential property(ies) to any person interested in purchasing by any method (including balloting). 以先到先得形式發售，受限於以下條件： 若在任何出售日期的出售時間開始時，有兩位或以上人士有意購買同一個或多於一個住宅物業，有意 | | |

購買較多數量的該等住宅物業的該位人士可有較高優先次序購買該等住宅物業。
如有任何爭議，賣方保留最終權利以任何方式（包括抽籤）分配上述住宅物業予任何有意購買的人士。

Batch B 第 B 批次

Sale by Tender

以招標方式出售

- (a) Please refer to the tender notice and other relevant tender documents (“**Tender Documents**”) for details and particulars of tender (including, without limitation, the specified terms of payment). The Tender Documents will be made available for collection free of charge at the Venue 2 during the following periods (Note:- Copies of the Tender Documents will be made available on the website designated for the Phase (www.ktmarina.com.hk) for reference only from 30 October 2025.):

招標細節和詳情(包括但不限於指定的支付條款)請參閱招標公告及其他相關招標文件（下稱「**招標文件**」）。招標文件可於以下時段於地點二免費領取（註：招標文件副本將於 2025 年 10 月 30 日起於期數的指定的網站(www.ktmarina.com.hk)中提供，僅供參考。）:-

| Tender Document Number 招標文件號碼 | Collection Periods 領取時段 |
|---|--|
| 44 | Everyday 1:00 p.m. to 6:00 p.m. during the period from 30 October 2025 to 29 December 2025 2025年10月30日至2025年12月29日期間每天下午1時至下午6時 |

- (b) If a tenderer is a corporation, the tenderer must be a limited company incorporated under the laws of Hong Kong.

如投標人屬法團，該投標人必須為根據香港法律註冊成立的有限公司。

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 right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權。

Other matters for Batch A:

第A批次其他事項：

- (a) The sale of the specified residential properties is subject to availability. Please note that the Vendor’s admittance of any person to the place(s) where the sale will take place or the waiting queue thereof does not guarantee that such 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。任何人士獲賣方批准進入出售地點或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) Person interested in purchasing must personally attend the place(s) where the sale will take place to select the specified 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 any Date of the Sale.

有意認購的人士必須親臨出售地點揀選其意欲購買的指明住宅物業。賣方不接受於任何出售日期出售時間前在場輪候之任何有意認購的人士。

- (c) For the safety of the persons interested in purchasing the specified residential properties and the maintenance of order at the place(s) where the sale will take place, the Vendor reserves its absolute right to, in the case (i) where a Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning or Extreme Conditions Warning is issued; or (ii) where the Vendor considers that there being an

event affecting the safety, order or public health in the place(s) where the sale will take place and/or the vicinity, postpone, extend or modify the date, time, period or place of sale of specified residential properties to such other date, time, period or place as the Vendor may consider appropriate. Persons interested in purchasing the specified residential properties will not be separately notified of the same.

為保障意欲購買指明住宅物業之人士安全及維持出售地點秩序，賣方保留絕對權力當 (i) 發出八號或更高熱帶氣旋警告信號、黑色暴雨警告或極端情況警告時；或 (ii) 賣方認為發生影響出售地點及/或其附近之安全、秩序或公共衛生之事件時，延後、延長或改動指明住宅物業發售之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點，意欲購買指明住宅物業之人士將不獲另行通知。

- (d) In the event that any of the specified residential properties offered to be sold under these sales arrangements has been sold pursuant to other sales arrangements prior to the first date of sale hereunder, such property will cease to be available for sale under these sales arrangements.

如本銷售安排下提供出售的任何指明住宅物業已於本銷售安排下的出售日期首天前依據其他銷售安排出售，該物業將不會於本銷售安排下提供出售。

Other matters for Batch B:

第B批次其他事項：

- (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 the specified residential properties. The Vendor has the absolute right to withdraw from the sale of the specified residential properties at any time before the acceptance of an offer to purchase the same. The Vendor has the absolute right to change the closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements.

賣方並不承諾亦無責任閱覽、考慮或接受任何認購指明住宅物業出價最高之要約或任何要約。賣方有全權於接受購買指明住宅物業要約前任何時間撤回出售該等指明住宅物業。賣方有全權透過修改銷售安排資料不時更改招標截止日期及/或時間。

- (b) Any tender submitted which is qualified by other terms, conditional or is not in conformity with the forms contained or enclosed in the tender notice may not be considered by the Vendor.

如任何已提交的標書是帶有其他條件或前提或與招標公告所載或附有的表格不符，賣方有權不予考慮。

- (c) In the case where a Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued or Extreme Conditions Warning is issued (“**Warning Signal**”) at any time on any Date of the Sale under this Information on Sales Arrangements, the tender procedure of that Date of the Sale will be cancelled. The Vendor will return to the Purchaser(s) all tender, cashier’s order(s) and/or cheque(s) submitted on that date of sale (if any) in such manner as the Vendor considers appropriate on the following day after the Warning Signal is cancelled.

凡於本銷售安排資料的任何出售日中的任何時間內發出八號或更高熱帶氣旋警告信號、黑色暴雨警告或極端情況警告（「**警告信號**」）時，於該出售日期指明住宅物業的招標程序會取消，所有於該出售日期已提交的標書、本票及/或支票（如有），賣方將於警告信號除下後的第二天以賣方認為合適之方式退回予買方。

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：

- (1) Ground Floor and 1st Floor, K.Wah Centre, 191 Java Road, North Point, Hong Kong
香港北角渣華道 191 號嘉華國際中心地下及 1 樓
- (2) Flat A, 29th Floor, Tower 2A, KT Marina 1, 15 Shing Fung Road, Kai Tak, Kowloon, Hong Kong
香港九龍啟德承豐道 15 號啟德海灣 1 第 2A 座 29 樓 A 室

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