

根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of Development	北映薈 NEXUS GRAND	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	聯益街8號 8 Luen Yick Street		

- 重要告示:
1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。
 2. 根據《一手住宅物業銷售條例》第61條，發展項目的成交紀錄冊的目的是向公眾人士提供列於成交紀錄冊的關於發展項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。成交紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

- Important Note:
1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
 2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register of Transactions of the Development is to provide a member of the public with the transaction information relating to the Development, as set out in Register of Transactions for understanding the residential property market conditions in Hong Kong. The personal data in the Register of Transactions should not be used for any purpose not related to the specified purpose.

第二部份：交易資料
Part 2 : Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
15-11-2025	21-11-2025			17	A		\$3,723,000		見備註7(c)(v)/See Remark 7(c)(v)	
15-11-2025	21-11-2025			18	A		\$3,778,000		見備註7(c)(v)/See Remark 7(c)(v)	
15-11-2025	21-11-2025			5	B		\$3,001,000		見備註7(c)(i)/See Remark 7(c)(i) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii)	
15-11-2025	21-11-2025			16	C	B1/F-01	\$6,485,000		見備註7(c)(v)/See Remark 7(c)(v) 見備註7(d)(vii)(A)/See Remark 7(d)(vii)(A)	
15-11-2025	21-11-2025			17	F		\$3,818,000		見備註7(c)(v)/See Remark 7(c)(v)	
15-11-2025	20-11-2025			7	G		\$3,372,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	20-11-2025			8	G		\$3,426,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			7	B		\$3,091,000		見備註7(c)(iii)/See Remark 7(c)(iii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			10	G		\$3,536,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			16	B		\$3,448,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
15-11-2025	20-11-2025			9	G		\$3,481,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	20-11-2025			6	G		\$3,319,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			17	B		\$3,500,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			11	G		\$3,593,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	20-11-2025			18	G		\$3,832,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			18	B		\$3,552,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			18	F		\$3,895,000		見備註7(c)(v)/See Remark 7(c)(v)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
15-11-2025	20-11-2025			5	G		\$3,266,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			15	B		\$3,397,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			6	B		\$3,046,000		見備註7(c)(iii)/See Remark 7(c)(iii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			12	G		\$3,639,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			9	B		\$3,197,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	
15-11-2025	21-11-2025			10	B		\$3,249,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
15-11-2025	20-11-2025			15	G		\$3,687,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			11	B		\$3,297,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			12	B		\$3,347,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	20-11-2025			16	G		\$3,735,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	20-11-2025			17	G		\$3,783,000		見備註7(c)(vi)/See Remark 7(c)(vi) 見備註7(d)(i)/See Remark 7(d)(i)	
15-11-2025	21-11-2025			8	B		\$3,147,000		見備註7(c)(iii)/See Remark 7(c)(iii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
15-11-2025	21-11-2025			12	C		\$4,984,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
18-11-2025	25-11-2025			15	C	B1/F-05	\$6,364,000		見備註7(c)(v)/See Remark 7(c)(v) 見備註7(d)(vii)(A)/See Remark 7(d)(vii)(A)	
18-11-2025	25-11-2025			12	A		\$3,515,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			15	D		\$3,708,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			7	E		\$3,351,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	
18-11-2025	21-11-2025			11	A		\$3,426,000		見備註7(c)(i)/See Remark 7(c)(i) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii)	
18-11-2025	25-11-2025			12	D		\$3,660,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			5	D		\$3,324,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			6	D		\$3,377,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			10	A		\$3,342,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
18-11-2025	25-11-2025			6	F		\$3,356,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			7	D		\$3,431,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			8	E		\$3,392,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	
18-11-2025	25-11-2025			8	D		\$3,486,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			9	C		\$4,881,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			12	F		\$3,598,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			8	C		\$4,847,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
18-11-2025	25-11-2025			10	D		\$3,567,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			15	F		\$3,670,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			9	D		\$3,542,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			10	C		\$4,915,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			16	E		\$3,629,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			5	E		\$3,301,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			11	F		\$3,528,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
18-11-2025	25-11-2025			18	D		\$3,843,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			16	F		\$3,744,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			9	E		\$3,432,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			12	E		\$3,550,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			11	D		\$3,613,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			7	C		\$4,808,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			11	E		\$3,512,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
18-11-2025	25-11-2025			17	D		\$3,797,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			6	C		\$4,807,000		見備註7(c)(v)/See Remark 7(c)(v)	
18-11-2025	25-11-2025			15	E		\$3,589,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			11	C		\$4,949,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			10	E		\$3,473,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
18-11-2025	25-11-2025			16	D		\$3,752,000		見備註7(c)(v)/See Remark 7(c)(v)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
21-11-2025	28-11-2025			19	A		\$4,624,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			19	F		\$4,541,500		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			17	C		\$5,289,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			6	A		\$3,196,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(ix)/See Remark 7(d)(ix) 見備註7(d)(x)/See Remark 7(d)(x)	
21-11-2025	28-11-2025			6	E		\$3,312,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			10	F		\$3,492,000		見備註7(c)(i)/See Remark 7(c)(i) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii)	
21-11-2025	28-11-2025			15	A		\$3,585,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			17	E		\$3,669,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
21-11-2025	28-11-2025			8	F		\$3,424,000		見備註7(c)(v)/See Remark 7(c)(v)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
21-11-2025	28-11-2025			7	A		\$3,228,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			9	F		\$3,458,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			5	A		\$3,164,000		見備註7(c)(iii)/See Remark 7(c)(iii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(viii)/See Remark 7(d)(viii) 見備註7(d)(x)/See Remark 7(d)(x)	
21-11-2025	28-11-2025			9	A		\$3,293,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	
21-11-2025	28-11-2025			5	F		\$3,323,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			8	A		\$3,260,000		見備註7(c)(ii)/See Remark 7(c)(ii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv)	
21-11-2025	28-11-2025			5	C		\$4,783,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			18	E		\$3,709,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
21-11-2025	28-11-2025			7	F		\$3,390,000		見備註7(c)(v)/See Remark 7(c)(v)	
21-11-2025	28-11-2025			16	A		\$3,657,000		見備註7(c)(iv)/See Remark 7(c)(iv) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(ii)/See Remark 7(d)(ii) 見備註7(d)(iii)/See Remark 7(d)(iii) 見備註7(d)(iv)/See Remark 7(d)(iv) 見備註7(d)(v)/See Remark 7(d)(v) 見備註7(d)(vi)/See Remark 7(d)(vi)	
22-11-2025	28-11-2025			19	B		\$6,149,000		見備註7(c)(v)/See Remark 7(c)(v)	
08-12-2025	15-12-2025			19	G		\$4,406,400		見備註7(c)(vii)/See Remark 7(c)(vii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(xi)/See Remark 7(d)(xi)	
11-12-2025	18-12-2025			19	E		\$4,391,100		見備註7(c)(vii)/See Remark 7(c)(vii) 見備註7(d)(i)/See Remark 7(d)(i) 見備註7(d)(xi)/See Remark 7(d)(xi)	
15-12-2025				19	D		\$4,430,000		見備註7(c)(viii)/See Remark 7(c)(viii) 見備註7(d)(i)/See Remark 7(d)(i)	

第三部份：備註 Part 3: Remarks

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此記錄冊。在擁有人訂立買賣合約之後的1個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, the Vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以"√"標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
 - (a) 該賣方屬法團，而該人是 –
 - i. 該賣方的董事，或該董事的父母、配偶或子女；
 - ii. 該賣方的經理；
 - iii. 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - iv. 該賣方的有聯繫法團或控股公司；
 - v. 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - vi. 上述有聯繫法團或控股公司的經理；
 - (b) 該賣方屬個人，而該人是 –
 - i. 該賣方的父母、配偶或子女；或
 - ii. 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是 –
 - i. 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - ii. 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the Vendor will be marked with "√" in column (H) in this register. A person is a related party to a Vendor if –

- (a) where that Vendor is a corporation, the person is –
 - i. a director of that Vendor, or a parent, spouse or child of such a director;
 - ii. a manager of that Vendor;
 - iii. a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - iv. an associate corporation or holding company of that Vendor;
 - v. a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - vi. a manager of such an associate corporation or holding company;

- (b) where that Vendor is an individual, the person is –
- i. a parent, spouse or child of that Vendor; or
 - ii. a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that Vendor is a partnership, the person is –
- i. a partner of that Vendor, or a parent, spouse or child of such a partner; or
 - ii. a private company of which such a partner, parent, spouse, child is a director or shareholder.
7. (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註 7 內，「成交金額」(即 (E) 欄)指於臨時買賣合約及買賣合約中訂明的住宅物業的實際售價。
In this Remark 7, “Transaction Price” (i.e. column (E)) means the actual price set out in PASP and the ASP.
- (c) 支付條款
Terms of Payment
- (i) 180 天置業易付款計劃
180-day Easy Home Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後180天內支付，或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付，以較早者為準。
95% of the Transaction Price shall be paid within 180 days after signing of the PASP, or within 14 days after the date of the Vendor’s written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (ii) 180 天置業易一按貸款付款計劃
180-day Easy Home First Mortgage Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後180天內支付，或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付，以較早者為準。
95% of the Transaction Price shall be paid within 180 days after signing of the PASP, or within 14 days after the date of the Vendor’s written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (iii) 180 天置業易二按貸款付款計劃
180-day Easy Home Second Mortgage Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後180天內支付，或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付，以較早者為準。
95% of the Transaction Price shall be paid within 180 days after signing of the PASP, or within 14 days after the date of the Vendor’s written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.

- (iv) 180 天置業易一按及二按貸款付款計劃
180-day Easy Home First Mortgage and Second Mortgage Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後180天內支付, 或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付, 以較早者為準。
95% of the Transaction Price shall be paid within 180 days after signing of the PASP, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (v) 建築期付款計劃
Stage Payment
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付, 以較早者為準。
95% of the Transaction Price shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (vi) 80 天置業易付款計劃
80-day Easy Home Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的5%作為加付訂金於簽署臨時買賣合約後的5個工作日內支付;
5% of the Transaction Price as further deposit shall be paid within 5 working days after signing of the PASP;
成交金額的10%作為部分售價於簽署臨時買賣合約後的30天內支付;
10% of the Transaction Price as part payment shall be paid within 30 days after signing of the PASP;
成交金額的80%作為成交金額餘款於臨時買賣合約後80天內支付, 或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付, 以較早者為準。
80% of the Transaction Price shall be paid within 80 days after signing of the PASP, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (vii) 90 天置業易付款計劃
90-day Easy Home Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後90天內支付, 或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付, 以較早者為準。
95% of the Transaction Price shall be paid within 90 days after signing of the PASP, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.
- (viii) 60 天置業易付款計劃
60-day Easy Home Payment Plan
成交金額的5%作為臨時訂金於簽署臨時買賣合約時支付;
5% of the Transaction Price as preliminary deposit shall be paid upon signing of the PASP;
成交金額的95%作為成交金額餘款於臨時買賣合約後60天內支付, 或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內繳付, 以較早者為準。
95% of the Transaction Price shall be paid within 60 days after signing of the PASP, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier.

(d) 優惠
Benefit

(i) 置業易彈性成交安排

Easy Home Flexible Completion Arrangements

受制於合約，倘買方揀選的支付條款下，買方須於簽署臨時買賣合約若干日子（「到期日」）或之前或於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出通知（「成交通知」）的日期後的 14 日內付清加付訂金及/或售價餘款，以較早者為準。如賣方發出成交通知要求買方於成交通知的日期後的 14 日內付清加付訂金及/或售價餘款及完成交易，而該 14 日期限早於到期日，買方可選擇：(i) 儘管臨時買賣合約及買賣合約內述明的支付條款，於相關到期日或之前付清加付訂金及/或售價餘款及按買賣合約條款完成購買相關住宅物業。在滿足相關合約的條款及條件的情況下，買方無須向賣方支付買賣合約下有關加付訂金及/或售價餘款於相關到期日之前（包括當日）的期間應付的逾期利息；或 (ii) 於成交通知的日期後的 14 日內付清加付訂金及/或售價餘款及按買賣合約的條款完成購買相關住宅物業。詳情以相關交易文件條款及條件作準。

Subject to contract, where under the terms of payment chosen by the Purchaser, the Purchaser is required to pay the further deposit and/or the balance of purchase price on or before certain dates after signing of the PASP ("Due Date(s)"), or within 14 days after the date of the notification to the Purchaser ("Notification of Completion") that the Vendor is in a position validly to assign the relevant Residential Property to the Purchaser, whichever is earlier. If the Vendor shall issue the Notification of Completion requiring the Purchaser to pay the further deposit and/or the balance of purchase price and complete the purchase within 14 days after the date of the Notification of Completion and such 14 days' period shall expire before the Due Date(s), the Purchaser may elect to: (i) notwithstanding the terms of payment as stated in the PASP and the ASP, the Purchaser may elect to pay the further deposit and/or the balance of purchase price and complete the purchase of the relevant Residential Property in accordance with the terms of the ASP on or before the relevant Due Date(s). Subject to satisfaction of terms and conditions in the relevant contract, the Purchaser will not be required to pay to the Vendor such overdue interest on the further deposit and/or the balance of purchase price for the period up to and including the relevant Due Date(s) payable under the ASP; or (ii) proceed with payment of the further deposit and/or the balance of purchase price and complete the purchase of the relevant Residential Property in accordance with the terms of the ASP within 14 days after the date of the Notification of Completion.

(ii) 特別現金回贈

Special Cash Rebate

受制於合約，如買方於以下列表指明的期間內付清相關住宅物業的樓價餘額，可根據以下列表獲得現金回贈。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser settle the balance of the purchase price of the relevant Residential Property within the period(s) specified in the table below, the Purchaser will be entitled to the cash rebate below. Subject to the terms and conditions of the relevant transaction documents.

付清樓價餘額日期 Date of settlement of the balance of the purchase price	現金回贈金額 Cash Rebate amount
於賣方就其有能力將相關住宅物業有效地轉讓予買方一事向買方發出書面通知書的日期後14天內付清樓價 The purchase price shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the relevant Residential Property	樓價 3% 3% of the purchase price

(iii) 首 24 個月免息免供本第一按揭

First 24-month Repayment Holiday First Mortgage Loan

買方可向賣方的指定財務機構（『指定財務機構』）申請「首24個月免息免供第一按揭貸款」（『第一按揭貸款』），其主要條款如下。詳情以相關交易文件條款及條件作準。

Purchaser may apply for a "First 24-month Repayment Holiday First Mortgage Loan" ("First Mortgage Loan") offered by the Vendor's designated financing company ("Designated Financing Company"), key terms are as follows. Subject to the terms and conditions of the relevant transaction document.

(A) 買方必須於買賣合約內訂明的付清成交金額餘款之日前最少30日書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the Designated Financing Company for a First Mortgage Loan not less than 30 days before the date of settlement of the balance of the Transaction Price as specified in the ASP.

(B) 第一按揭貸款的最高金額為成交金額的70%，貸款金額不可超過應繳付之成交金額餘款。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum amount of the First Mortgage Loan shall be 70% of the Transaction Price, provided that the loan amount shall not exceed the balance of the Transaction Price payable. The Designated Financing Company will decide the loan amount to be granted to the Purchaser after considering the result of the credit assessment of the Purchaser and his/her/its/their guarantor(s) (if applicable).

(C) 第一按揭貸款年期最長為25年。

- The maximum tenor of the First Mortgage Loan shall be 25 years.
- (D) 第一按揭貸款須以買方所購住宅物業之第一法定按揭作抵押。
- The First Mortgage Loan shall be secured by a first legal mortgage over the residential property purchased by the Purchaser.
- (E) 第一按揭的年利率為(以指定財務機構最終批核為準):
- The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the Designated Financing Company):

	Annual Interest Rate 年利率
年期的首24個月The first 24 months of the tenor	沒有Nil
其後Thereafter	每年 P per annum

- P為指定財務機構不時報價之港元最優惠利率，利率浮動，年利率於相關招標公告日期為5.5%。
- P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. P currently is 5.5% per annum at the date of the relevant tender notice.
- (F) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
- In accordance with the result of credit check and assessment of the Purchaser and his/her/its/their guarantor(s) (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate.
- (G) 買方須按月分期償還第一按揭貸款。惟第一按揭貸款期內首24個月為免息免供期。利息由第25個月開始計算。
- The Purchaser shall repay the First Mortgage Loan by monthly instalments. However, no repayment of principal and no payment of interest is required for the first 24 months of the First Mortgage Loan during its tenor. The interest shall be calculated starting from the 25th month.
- (H) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出第一按揭貸款有最終決定權。
- The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the First Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the First Mortgage Loan.
- (I) 所有第一按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
- All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- (J) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
- The Purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if applicable).
- (K) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成相關住宅物業的買賣及繳付全數成交金額。
- Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the relevant Residential Property and shall pay the transaction price in full in accordance with the ASP.
- (L) 第一按揭貸款受其他條款及細則約束。
- The First Mortgage Loan is subject to other terms and conditions.
- (M) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方及佳明集團控股有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或正式合約之條款。賣方及佳明集團控股有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。
- The First Mortgage Loan is a transaction between the Designated Financing Company and the purchaser. The Vendor and Grand Ming Group Holdings Limited shall not be involved in any dispute between the Purchaser and the Designated Financing Company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the ASP made by the Vendor or any other parties. Under no circumstance shall the Vendor and Grand Ming Group Holdings Limited be liable to the Purchaser in respect of the First Mortgage Loan.
- (N) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第一按揭貸款而無須向買方給予事先通知。
- The First Mortgage Loan is subject to quota and availability. The Designated Financing Company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the Purchaser.

(iv) 不使用第一按揭現金回贈

Not Utilize First Mortgage Loan Cash Rebate

受制於合約，如買方沒有使用由賣方的指定財務機構提供的第一按揭貸款及於買賣合約訂明的付款限期日或之前付清成交金額餘額，可獲賣方送出現金回贈。現金回贈的金額相等於成交金額的7%。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser has not utilized the First Mortgage Loan offered by the Vendor's designated financing company, then subject to settlement of the balance of the Transaction Price in accordance with the ASP, the cash rebate, which is equivalent to 7% of the Transaction Price, will be paid by the Vendor.

(v) 第二按揭貸款

Second Mortgage Loan

買方可向賣方的指定財務機構（『指定財務機構』）申請第二按揭貸款『第二按揭貸款』，其主要條款如下。詳情以相關交易文件條款及條件作準。

Purchaser may apply for a "Second Mortgage Loan" ("Second Mortgage Loan") offered by the Vendor's designated financing company ("Designated Financing Company"), key terms are as follows. Subject to the terms and conditions of the relevant transaction document.

(A) 買方必須於買賣合約內訂明的付清成交金額餘款之日前最少30日書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the Designated Financing Company for a Second Mortgage Loan not less than 30 days before the date of settlement of the balance of the Transaction Price as specified in the ASP.

(B) 第二按揭貸款的最高金額為成交金額的20%，但第一按揭及第二按揭的總貸款金額不可超過成交金額的80%，或應繳付之成交金額餘款，以較低者為準。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum amount of the Second Mortgage Loan shall be 20% of the transaction price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the transaction price, or the balance of the transaction price payable, whichever is lower. The Designated Financing Company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the Purchaser and his/her/its/their guarantor(s) (if applicable).

(C) 第二按揭貸款年期最長為25年，或第一按揭之年期，以較短者為準。

The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan, whichever is shorter.

(D) 第二按揭貸款年利率為港元最優惠利率(P)減 1% 計算。

The annual interest rate of the Second Mortgage Loan shall be calculated at 1% below the Hong Kong Dollar prime rate.

P 為指定財務機構不時報價之港元最優惠利率，利率浮動，年利率於相關招標公告日期為5.5%。

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. P currently is 5.5% per annum at the date of the relevant tender notice.

(E) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its/their guarantor(s) (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate.

(F) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

(G) 第二按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出第二按揭貸款有最終決定權。

The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the Second Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the Second Mortgage Loan.

(H) 所有第二按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第二按揭貸款的律師費用及雜費。

All legal documents of the Second Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Second Mortgage Loan.

(I) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The Purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if applicable).

(J) 不論第二按揭貸款獲批與否，買方仍須按買賣合約完成相關住宅物業的買賣及繳付全數成交金額。

Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the relevant Residential Property and shall pay the transaction price in full in

accordance with the ASP.

- (K) 第二按揭貸款受其他條款及細則約束。

The Second Mortgage Loan is subject to other terms and conditions.

- (L) 第二按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方及佳明集團控股有限公司無關。以上關於第二按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第二按揭貸款作出的陳述、保證、承諾、要約或正式合約之條款。賣方及佳明集團控股有限公司在任何情況下均無需就第二按揭貸款向買方承擔任何責任。

The Second Mortgage Loan is a transaction between the Designated Financing Company and the purchaser. The Vendor and Grand Ming Group Holdings Limited shall not be involved in any dispute between the Purchaser and the Designated Financing Company. The above information of the Second Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the ASP made by the Vendor or any other parties. Under no circumstance shall the Vendor and Grand Ming Group Holdings Limited be liable to the Purchaser in respect of the Second Mortgage Loan.

- (M) 第二按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第二按揭貸款而無須向買方給予事先通知。

The Second Mortgage Loan is subject to quota and availability. The Designated Financing Company shall have the sole and absolute discretion to suspend or terminate the offer of the Second Mortgage Loan at any time without prior notice to the Purchaser.

- (vi) 不使用第二按揭現金回贈

Not Utilize Second Mortgage Loan Cash Rebate

受制於合約，如買方沒有使用由賣方的指定財務機構提供的第二按揭貸款及於買賣合約訂明的付款限期日或之前付清成交金額餘額，可獲賣方送出現金回贈。現金回贈的金額相等於成交金額的3%。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser has not utilized the Second Mortgage Loan offered by the Vendor's designated financing company, then subject to settlement of the balance of the Transaction Price in accordance with the ASP, the cash rebate, which is equivalent to 3% of the Transaction Price, will be paid by the Vendor.

- (vii) Nexus Dream 明醒你優惠1+1=3（本優惠為適用於住宅車位的優惠）

Nexus Dream Offer Benefit 1+1=3 (this is a benefit which is applicable to the residential car parking space)

受制於合約，買方可選擇獲提供以下其中一項（一經選定便不得更改）。詳情以相關交易文件條款及條件作準。

Subject to contract, the Purchaser may choose to be offered either one of the following (once selected, no further change is allowed)

- (A) 港幣\$130,000的現金回贈。賣方會以由賣方不時決定的方式支付現金回贈予買方。

Cash rebate of a sum of HK\$130,000. The Vendor will pay the cash rebate to you in such manner as the Vendor may decide from time to time.

- (B) 在運輸署「一換一」計劃下一架總價值約港幣\$155,000元（「一換一」售價）之比亞迪Atto 2電動車一輛。買方須自行及自費按「一換一」計劃下將「舊私家車」拆毀及取消登記以符合「一換一」計劃的條件。

a BYD Atto 2 Electric Vehicle in the total value of approximately HK\$155,000 (the price under “One-for-One Replacement” Scheme) under the “One-for-One Replacement” Scheme of Transport Department. The Purchaser shall be obliged to scrap and de-register a “Old Private Car” under the “One-for-One Replacement” Scheme at the Purchaser's own costs.

- (viii) 特別現金回贈

Special Cash Rebate

受制於合約，如買方於以下列表指明的期間內付清相關住宅物業的樓價餘額，可根據以下列表獲得現金回贈。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser settle the balance of the purchase price of the relevant Residential Property within the period(s) specified in the table below, the Purchaser will be entitled to the cash rebate below. Subject to the terms and conditions of the relevant transaction documents.

付清樓價餘額日期 Date of settlement of the balance of the purchase price	現金回贈金額 Cash Rebate amount
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 2% 2% of the purchase price

- (ix) 不使用第一按揭現金回贈

Not Utilize First Mortgage Loan Cash Rebate

受制於合約，如買方沒有使用由賣方的指定財務機構提供的第一按揭貸款及於買賣合約訂明的付款限期日或之前付清成交金額餘額，可獲賣方送出現金回贈。現金回贈的金額相等於成

交金額的6%。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser has not utilized the First Mortgage Loan offered by the Vendor's designated financing company, then subject to settlement of the balance of the Transaction Price in accordance with the ASP, the cash rebate, which is equivalent to 6% of the Transaction Price, will be paid by the Vendor.

(x) 不使用第二按揭現金回贈

Not Utilize Second Mortgage Loan Cash Rebate

受制於合約，如買方沒有使用由賣方的指定財務機構提供的第二按揭貸款及於買賣合約訂明的付款限期日或之前付清成交金額餘額，可獲賣方送出現金回贈。現金回贈的金額相等於成交金額的2%。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser has not utilized the Second Mortgage Loan offered by the Vendor's designated financing company, then subject to settlement of the balance of the Transaction Price in accordance with the ASP, the cash rebate, which is equivalent to 2% of the Transaction Price, will be paid by the Vendor.

(xi) 特別現金回贈

Special Cash Rebate

受制於合約，如買方於以下列表指明的期間內付清相關住宅物業的樓價餘額，可根據以下列表獲得現金回贈。詳情以相關交易文件條款及條件作準。

Subject to contract, if the Purchaser settle the balance of the purchase price of the relevant Residential Property within the period(s) specified in the table below, the Purchaser will be entitled to the cash rebate below. Subject to the terms and conditions of the relevant transaction documents.

付清樓價餘額日期 Date of settlement of the balance of the purchase price	現金回贈金額 Cash Rebate amount
On or before 13/02/2026 於13/02/2026或之前	樓價 1.96% 1.96% of the purchase price

8. 下述互聯網可連結到此發展項目的價單：www.nexusgrand.com.hk

The price list(s) of the development can be found in the following website: www.nexusgrand.com.hk

更新日期及時間：

(日-月-年)

Date & Time of Update
(DD-MM-YYYY)

19-12-2025

08:00 a.m.