

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 | 皇第 Dukes Place | 期數 (如有) Phase No. (If any) |
| 發展項目位置 Location of Development | 白建時道47號 47 Perkins Road | |

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，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。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 is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register 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) | | | | | | | |
| | 11/1/2020 | | 皇第 Dukes Place | 8 & 9 | A (Duplex) | R11 & R12 | \$176,452,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期後 15 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 15 days after the date of the Letter of Acceptance</p> <p>加付樓價即樓價 5% 於接納書的日期後 60 日內繳付 A part payment equivalent to 5% of the purchase price shall be paid within 60 days after the date of the Letter of Acceptance</p> <p>加付樓價即樓價 10% 於接納書的日期後 90 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 90 days after the date of the Letter of Acceptance</p> <p>樓價 65% 於接納書的日期後 270 日內繳付 65% of the purchase price shall be paid within 270 days after the date of the Letter of Acceptance</p> <p>印花稅過渡性貸款 (見備註7(a)) Stamp Duty Transitional Loan (See Remark 7(a))</p> | |
| | 21/4/2020 | | 皇第 Dukes Place | 6 & 7 | A (Duplex) | R7 & R8 | \$168,000,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期後 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期後 90 日內繳付 80% of the purchase price shall be paid within 90 days after the date of the Letter of Acceptance</p> | |

| (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) | | | | |
| | 18/5/2020 | | 皇第 Dukes Place | 17 | A (Simplex) | R1 & R2 | \$219,296,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期起 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期起 120 日內繳付 80% of the purchase price shall be paid within 120 days after the date of the Letter of Acceptance</p> | |
| | 18/5/2020 | | 皇第 Dukes Place | 18 | A (Simplex) | R6 | \$219,296,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期起 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期起 120 日內繳付 80% of the purchase price shall be paid within 120 days after the date of the Letter of Acceptance</p> | |
| | 26/5/2020 | | 皇第 Dukes Place | 16 | A (Simplex) | R3 & R5 | \$222,144,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期起 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期起 120 日內繳付 80% of the purchase price shall be paid within 120 days after the date of the Letter of Acceptance</p> | |

| (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) | | | | |
| | 8/6/2020 | | 皇第 DukesPlace | 5 & 6 | B (Duplex) | R17 & R18 R29 & R35 | \$172,000,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期起 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期起 90 日內繳付 80% of the purchase price shall be paid within 90 days after the date of the Letter of Acceptance</p> | |
| | 23/8/2020 | | 皇第 DukesPlace | 10 & 11 | A (Duplex) | R30 & R31 | \$200,000,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 10% 於接納書的日期起 30 日內繳付 A part payment equivalent to 10% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance</p> <p>樓價 80% 於接納書的日期起 120 日內繳付 80% of the purchase price shall be paid within 120 days after the date of the Letter of Acceptance</p> <p>買方將獲贈該物業內現有之傢俱及物件。 The Purchaser shall receive the furniture and chattels currently displayed at the Property</p> | |
| | 9/9/2020 | | 皇第 DukesPlace | 7 & 8 | B (Duplex) | R9 & R10 | \$168,000,000 | | <p>臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 5% 於接納書的日期起 5日內繳付 A part payment equivalent to 5% of the purchase price shall be paid within 5 days after the date of the Letter of Acceptance</p> <p>樓價 85% 於接納書的日期起 60 日內繳付 85% of the purchase price shall be paid within 60 days after the date of the Letter of Acceptance</p> | |

| (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) | | | | |
| | 21/7/2021 | | 皇第 DukesPlace | 15 | A (Simplex) | R17 & R18 | \$205,612,800 | | 臨時訂金即樓價 5% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 5% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) 加付樓價即樓價 5% 於接納書的日期後 30日內繳付 A part payment equivalent to 5% of the purchase price shall be paid within 30 days after the date of the Letter of Acceptance 樓價 90% 於2021年10月18日繳付 90% of the purchase price shall be paid on 18 October 2021 住宅停車位認購權 (見備註7(b)) Option to Purchase Parking Space (See Remark 7(b)) | |
| | 5/8/2021 | | 皇第 DukesPlace | 9 & 10 | B (Duplex) | R19 & R20 | \$185,000,000 | | 臨時訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)已繳付 A deposit equivalent to 10% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) 樓價 90% 於接納書的日期起 120 日內繳付 90% of the purchase price shall be paid within 120 days after the date of the Letter of Acceptance | |

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，賣方須在此紀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，須在此紀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，在此紀錄冊(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, 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紀錄冊(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權公司；
- (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (vi) 上述有聯繫法團或控權公司的經理；

(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. (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

(a) 印花稅過渡性貸款

買方可向賣方或賣方的指定財務機構(統稱「指定財務機構」)申請印花稅過渡性貸款(「印花稅過渡性貸款」)，主要條款如下：

1. 買方須於接納書的日期後 5 個工作日內向指定財務機構申請印花稅過渡性貸款。
2. 買方須提供指定財務機構所要求的財務資料及文件。
3. 印花稅過渡性貸款的到期日為按買賣合約付清該物業的樓價餘額的日期。
4. 印花稅過渡性貸款之最高金額為該物業的樓價全數的15%。利率為10% p.a.。如買方在到期日或之前準時還清印花稅過渡性貸款，將獲豁免貸款利息。
5. 所有印花稅過渡性貸款的法律文件須由指定財務機構之代表律師準備。買方無須支付任何申請貸款的手續費或法律費用。如買方就印花稅過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
6. 買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)的從價印花稅及(如適用)買家印花稅的總額，減印花稅過渡性貸款的金額。
7. 買方須於該物業成交日期前不少於 30 天內，向賣方代表律師發出證明已繳付買賣合約下須支付所有的印花稅的文件。
8. 本利益屬於買方個人所有，並且僅向作為該物業的買方提供(為免疑問，不包括買方已購買或可能購買皇第的任何其他住宅物業)。在任何情況下，買方只可就每個住宅物業有權收取印花稅過渡性貸款一次。
9. 買方在按揭申請中可能需要通知其銀行有關印花稅過渡性貸款的安排。銀行決定提供貸款額時可能會考慮上述之優惠。請向銀行查詢有關詳情。
10. 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成該物業的交易及繳付該物業的樓價全數。
11. 此貸款受其他條款及細則約束。
12. 賣方無給予或視之為已給予任何就印花稅過渡性貸款之批核的陳述或保證。

(a) Stamp Duty Transitional Loan

The Purchaser can apply to the Vendor or the Vendor's designated financing company (collectively, "designated financing company") for a Stamp Duty Transitional Loan ("Stamp Duty Transitional Loan"). Key terms are as follows:

1. The Purchaser shall make the application for the Stamp Duty Transitional Loan to the designated financing company within 5 working days after the date of the Letter of Acceptance.
2. The Purchaser shall provide financial information and documents upon request from the designated financing company.
3. The maturity date of the Stamp Duty Transitional Loan is the date of settlement of the balance of the purchase price of the Property in accordance with the Agreement.
4. The maximum amount of the Stamp Duty Transitional Loan shall be 15% of the purchase price of the Property. Interest rate shall be 10% p.a.. If the Purchaser shall duly repay the Stamp Duty Transitional Loan on or before the maturity date, interest on the Stamp Duty Transitional Loan will be waived.
5. All legal documents of the Stamp Duty Transitional Loan shall be prepared by the designated financing company's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Stamp Duty Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
6. The Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the Agreement to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the total amount of ad valorem stamp duty on the Agreement (including the fixed fee for stamping a counterpart of the Agreement) and (if applicable) the amount of buyer's stamp duty, less the Stamp Duty Transitional Loan amount.
7. The Purchaser shall send copies of proof of payment of all stamp duty chargeable on the Agreement to the Vendor's solicitors not less than 30 days before the actual date of completion of the purchase of the Property.
8. This benefit is personal to the Purchaser and is only available to the Purchaser as a purchaser of the Property only (which for the avoidance of doubt excludes any other residential property in Dukes Place which the Purchaser has purchased or may purchase). In any event, the Purchaser shall only be entitled to receive the Stamp Duty Transitional Loan once for each residential property.
9. The Purchaser may have to notify his/her bank of the Stamp Duty Transitional Loan in the mortgage application process. The bank may take into account the aforementioned benefits in determining the loan amount. For details, please make enquiry with the banks.
10. The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, the Purchaser shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the Agreement.
11. This loan is subject to other terms and conditions.
12. No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Stamp Duty Transitional Loan.

(b) 住宅停車位認購權

1. 受限於該物業之成交，買方將享有認購發展項目中一個停車位之權利。
2. 如買方未能於成交該物業前行使其認購權，其認購權將會自動失效並且買方將不會為此獲得任何補償。
3. 停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

(b) Option to Purchase Parking Space

1. Subject to completion of the purchase of the Property, the Purchaser shall be entitled to have an option to purchase one car parking space.
2. If the Purchaser do not exercise the Option before completion of the sale and purchase of the Property, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
3. The price and sales arrangement details of parking space will be determined by the Vendor at its sole and absolute discretion and will be announced later.

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

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

更新日期及時間: 13:00 PM, 05-08-2021

(日-月-年)

Date & Time of Update: 13:00 PM, 05-08-2021

(DD-MM-YYYY)