

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No. 53
銷售安排第 53 號

Name of the Phase of the Development: 發展項目的期數的名稱：	Phase VI of Kowloon Station Development* (residential development, service apartment accommodation and car park therein known as “THE CULLINAN”) 九龍站發展項目的第六期* (當中的住宅發展項目、服務式公寓樓宇及停車場為「天璽」)
Date of the Sale: 出售日期：	Every Monday and Thursday from 12 January 2026 until 2 April 2026 (both days inclusive) 由 2026 年 1 月 12 日起至 2026 年 4 月 2 日 (包括首尾兩天) 的每個星期一及星期四
Time of Sale: 出售時間：	<p><u>Commencement date and time of Tender:</u> 11:00 a.m. every Monday and Thursday from 12 January 2026 until 2 April 2026 (both days inclusive)</p> <p><u>Closing date and time of the Tender:</u> 6:00 p.m. every Monday and Thursday from 12 January 2026 until 2 April 2026 (both days inclusive)</p> <p><u>招標開始日期及時間：</u> 由 2026 年 1 月 12 日起至 2026 年 4 月 2 日 (包括首尾兩天) 的每個星期一及星期四上午 11 時</p> <p><u>招標截止日期及時間：</u> 由 2026 年 1 月 12 日起至 2026 年 4 月 2 日 (包括首尾兩天) 的每個星期一及星期四的晚上 6 時</p>
Place where the sale will take place: 出售地點：	Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ Venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室 (下稱「 會場 」)
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：	7
<p>Description of the specified residential property(ies) that will be offered to be sold: 將提供出售的指明住宅物業的描述：</p> <p>The unit(s) in Tower 20 Zone 1: 86B, 87B, 88C, 88D 在第 20 座第 1 區的單位：86B, 87B, 88C, 88D</p> <p>The unit(s) in Tower 21 Zone 3: 80C, 81A, 81D 在第 21 座第 3 區的單位：80C, 81A, 81D</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><u>Sale by Tender</u> See details and particulars in the tender notice. From 9 January 2026 to 2 April 2026 (Monday to Sunday 11:00 a.m. to 6:00 p.m.), the tender notice and other relevant tender document will be made available for collection free of charge at the Venue.</p> <p><u>以招標方式出售</u> 請參閱招標公告的細節和詳情。由 2026 年 1 月 9 日至 2026 年 4 月 2 日 (星期一至日上午 11 時至晚上 6 時)，招標公告及其他相關招標文件可於會場免費領取。</p>	

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 tender notice and other relevant tender documents.

請參照招標公告及其他相關招標文件。

Other matters

其他事項

- (1) 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 absolute right to change the closing date and/or time of the tender 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招標日期及／或時間。

- (2) Persons interested in submitting tenders for the specified residential properties are reminded to read the latest register of transactions of the Phase 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 previous tender for the specified residential property within seven (7) days after the closing date of such previous tender exercise.

有意遞交指明住宅物業的投標書的人士敬請檢視期數的成交紀錄冊，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，但因賣方可能會在先前的招標程序完結後的七日內接納該指明住宅物業的先前的投標書，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。

- (3) Persons interested in submitting tenders for the specified residential properties are offered and invited to view the specified residential property(ies) which he/she/they/it intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed (the residential properties that are made available for viewing are collectively referred to as **“Properties for Viewing”**). Persons interested in submitting tenders for the specified residential properties are therefore reminded and advised to make prior arrangements to view the Properties for Viewing prior to tender submission.

有意遞交指明住宅物業的投標書的人士將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業以供參觀並非合理地切實可行，則將獲安排及邀請參觀與指明住宅物業相若的住宅物業（可供參觀的住宅物業統稱為「**供參觀物業**」）。故特此提醒及建議所有有意遞交指明住宅物業的投標書的人士遞交投標書前事先安排參觀供參觀物業。

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下列地點可供公眾免費領取：

Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室

Date of Issue:

8 January 2026

發出日期：

2026 年 1 月 8 日

* Remarks:

Phase VI of Kowloon Station Development is the phase of which The Cullinan forms part. The Cullinan comprises Phase VI Residential Development, Phase VI Service Apartment Accommodation and Phase VI Car Park.

*備註：

九龍站發展項目的第六期為天璽所屬的期數。天璽包括第六期住宅發展項目、第六期服務式公寓樓宇及第六期停車場。