

敬啟者：

MALIBU 住客停車位發售事宜

MALIBU 住客停車位（「車位」）即將於 2022 年 10 月 2 日上午 11 時重新推出發售，有關詳情請參閱賣方於 MALIBU 指定互聯網網站(網址：www.malibu.com.hk) 上所上載的 (1) 車位價單第5號 (包括已推售的三十二(32) 個車位 (截至二零二二年九月二十一日))及 (2) MALIBU 住客停車位平面圖。

已推售的三十二 (32) 個MALIBU 住客停車位將於2022 年9 月 22 日（今天）起期間暫停發售，並於2022 年10 月 2 日上午 11 時起重新發售。

本次車位發售對象只適用於已於2022 年 9 月 22 日或之前購買「日出康城」第I期、第IIA期、第IIB期、第IIC期、第IIIA期、第IV A期、第IV B期、第V A期、第V I期、第VIIA期、第VII B期、第VIII期、第IX A期、第IX B期或第IX C期之住宅單位（『「日出康城」住宅單位』）並已簽署轉讓契的業主；及購買車位和完成車位交易時，買家是「日出康城」住宅單位的註冊業主。

在任何情況下，每個住宅單位的業主不可擁有及/或租用總數超過三 (3) 個向賣方一手購入的MALIBU住客停車位及住客電單車停車位。

揀選車位將以先到先得形式進行。

所有意欲購買指明車位之人士（如買方為有限公司，則該公司任何一位董事）可於 2022 年 10 月 2 日（星期日）上午11時起帶同 (i) 香港身份證或護照及（如買方為有限公司）商業登記證書副本、公司註冊證書副本、最新的周年申報表副本、公司印鑒和董事的香港身份證或護照及 (ii) 住宅單位業權證明親臨香港尖沙咀海港城港威大廈第二座 19 樓之MALIBU 售樓處（「售樓處」），以先到先得形式揀選於當時仍可供揀選的車位 (只適用於已購買「日出康城」住宅單位並已簽署轉讓契的業主)。如有爭議，賣方保留絕對權利以任何方式分配任何車位予任何有意購買的人士。

臨時訂金須於簽署車位的臨時買賣合約時以支票及/或銀行本票支付，最少港幣\$100,000 須以銀行本票支付，抬頭人為「的近律師行」。閣下亦須於簽訂車位臨時買賣合約後 5 個工作天內，簽署由所選購車位的賣方代表律師所訂定之標準正式買賣合約，否則，車位的臨時買賣合約即告終止，而臨時訂金將沒收歸於賣方。

車位乃以現狀出售。建議閣下在簽署車位的臨時買賣合約前親身到訪現場參觀車位之狀況。

為保障登記人安全及維持售樓處秩序，賣方保留絕對權力當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為發生影響售樓處及/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，詳情於MALIBU 之指明網頁公布，有意購買指明車位之人士將不獲另行通知。

如有任何爭議，賣方保留絕對權利以任何方式分配任何車位予任何有意購買的人士。賣方保留權利更改上述銷售安排或價單，並會於 MALIBU 之指明網頁上公布經修改的安排。有意購買指明車位之人士將不獲另行通知。本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

如閣下有任何查詢，歡迎致電我們熱線 2118 2000。

此致

日出康城住宅單位業主台鑒

MALIBU
— O_{EAST} —

二零二二年九月二十二日

22 September, 2022

The Owner(s) of Residential Unit(s) of LOHAS Park

SUBJECT TO CONTRACT

Dear Sir/Madam,

MALIBU – Sale of Residential Parking Spaces

The Residential Parking Spaces of MALIBU (“the Parking Spaces”) will be relaunched for sale at 11 a.m., on 2 October, 2022. Please refer to the (1) Price List No.5 for Parking Space (including 32 launched Parking Spaces (as at 21 September, 2022)) and (2) Floor plans of Residential Car Parking Space in MALIBU on the Vendor’s website designated for MALIBU (www.malibu.com.hk) for details.

The 32 launched Residential Parking Spaces of MALIBU (as at 21 September, 2022) would not be available for sale from 22 September, 2022 (Today) until relaunch at 11 a.m. 2 October, 2022.

The above sales launch is only applicable to Owners of residential unit(s) of LOHAS Park Phase I, Phase IIA, Phase IIB, Phase IIC, Phase IIIA, Phase IVA, Phase IVB, Phase VA, Phase VI, Phase VIIA, Phase VIIB, Phase VIII, Phase IXA, Phase IXB or Phase IXC (“residential unit of LOHAS Park”) who have completed the signing of an Assignment on or before 22 September, 2022; and who is and will be the registered owner of a residential unit of LOHAS Park at the time of purchasing and at the time of completing the sale and purchase of the Parking Space.

In any event, the owner of any one residential unit shall not purchase and/or lease more than three (3) in the total number of MALIBU Residential Parking Spaces and Residential Motorcycle Parking Spaces first-hand from the Vendor.

The selection of Parking Spaces will be on a first-come-first-served basis.

Persons interested in purchasing the specified Parking Space(s) (in case of a corporate Purchaser, then any one of its directors) must attend the sales office of MALIBU at 19/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Hong Kong (“the Sales Office”) from 11 a.m. on 2 October, 2022 and bring along (i) H.K.I.D. Card(s) or Passport(s) and (in case of a corporate Purchaser) a copy of each of the valid business registration certificate, certificate of incorporation, the latest annual return of the corporate Purchaser, its company chop and the H.K.I.D. Card or passport of its director(s) and (ii) proof of residential unit ownership and select the Parking Space(s) which are still available at the time of selection on first-come-first-served basis (only applicable to Purchasers who purchased a residential unit of LOHAS Park who have completed signing of Assignments). In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any interested parties by any method. The preliminary deposit shall

MALIBU

— EAST —

be paid by cheque(s) and/or cashier order(s) upon signing the preliminary agreement for sale and purchase of the Parking Space(s) (“the PASP”). At least HK\$100,000 shall be paid by way of cashier order(s) made payable to “Deacons”. You shall also sign the formal agreement for sale and purchase of the Parking Space(s) so purchased in the standard form prepared by the Vendor's Solicitors within 5 working days after the date of the PASP, failing which the PASP shall be terminated and the preliminary deposit shall be forfeited to the Vendor.

The Parking Spaces are sold on “as is” basis. You are advised to conduct an on-site visit of the Parking Spaces before entering into the Provisional Agreement for Sale and Purchase.

For the safety of the registrants and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time, period or place of sale to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on MALIBU’s designated website and persons interested in purchasing the specified Parking Space(s) will not be separately notified of the same.

In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any party interested in purchasing the Parking Space(s) by any method. The Vendor reserves the right to change the above sales arrangements or the Price List(s) by announcing the revised sales arrangements on MALIBU’s designated website. The persons interested in purchasing the specified Parking Space(s) will not be notified separately. The Chinese translation of this Letter is for reference purposes only. In case of any discrepancy, the English version shall prevail.

Should you have query, please feel free to call our hotline at 2118 2000.

Your faithfully,

Wheelock Properties (Hong Kong) Limited