

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊
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	雅盈峰 CENTRAL RESIDENCE BY THE PARK	期數（如有） Phase No. (if any)	-
發展項目位置 Location of Development	己連拿利 3 號^ 3 Glenealy^		

重要告示：

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出現變化。

Important Note:

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.

^ 此臨時門牌號數有待發展項目建成時確認。

This provisional street number is subject to confirmation when the Development is completed.

(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)							
22/01/2026	29/01/2026			16	A		\$42,960,750		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 180 天即供付款計劃 180 Days Cash Payment Plan 見備註/See Remarks 7(iii)(b)	
22/01/2026	29/01/2026			16	B		\$49,618,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90 天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
25/01/2026	30/01/2026			20	B		\$50,828,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 180 天即供付款計劃 180 Days Cash Payment Plan 見備註/See Remarks 7(iii)(b)	
27/01/2026	03/02/2026			17	A		\$43,218,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90 天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
29/01/2026	05/02/2026			15	C		\$42,307,200		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90 天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

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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
30/01/2026	06/02/2026			19	A		\$44,088,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)
01/02/2026	06/02/2026			19	B		\$50,580,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)
07/02/2026	13/02/2026			18	A		\$43,938,300		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)
07/02/2026	13/02/2026			20	A		\$45,070,200		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)
09/02/2026	13/02/2026			23	A	No.31	\$50,430,300		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 30天即供付款計劃 30 Days Cash Payment Plan 見備註/See Remarks 7(iii)(c)

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			大廈名稱 Block Name	樓層 Floor	單位 Unit				
09/02/2026	13/02/2026			23	B	No.32	\$59,344,400	招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 30天即供付款計劃 30 Days Cash Payment Plan 見備註/See Remarks 7(iii)(c)	
09/02/2026	13/02/2026			23	C		\$44,225,300	招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 30天即供付款計劃 30 Days Cash Payment Plan 見備註/See Remarks 7(iii)(c)	
10/02/2026				26	A		\$97,104,000	招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
13/02/2026				18	B		\$1,015,000	招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
14/02/2026				8	A		\$21,653,000	招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

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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)				
14/02/2026			8	B			18,089,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
14/02/2026			8	C			17,920,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
14/02/2026			8	D			21,336,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
14/02/2026			8	E			13,148,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
14/02/2026			8	F			13,186,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

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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)				
15/02/2026				16	C		42,612,300		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
15/02/2026				17	B		51,337,200		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026				9	A		22,034,500		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026				9	B		18,396,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026				9	C		18,278,400		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

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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)				
17/02/2026			9	D			21,780,500		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026			10	A			22,637,750		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026			10	B			18,636,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026			10	C			18,473,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	
17/02/2026			10	D			21,971,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

(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)				
17/02/2026				15	A		44,247,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 120天即供付款計劃 120 Days Cash Payment Plan 見備註/See Remarks 7(iii)(d)	
17/02/2026				15	B		51,015,000		招標文件中支付條款及付款計劃優惠 Terms of Payment and Payment Plan Benefit under the tender document concerned 90天即供付款計劃 90 Days Cash Payment Plan 見備註/See Remarks 7(iii)(a)	

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 小時內填入此紀錄冊。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. 賣方須一直提供此紀錄冊，直至發展項目中的每一住宅物業的首份轉讓契均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. 本紀錄冊會在(H)欄以「ü」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 "ü" 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, 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, child of such a partner; or

ii) a private company of which such a partner, parent, spouse or child is a director or shareholder.

7. (i). (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.

(ii) 於此第 7 段內，「售價」指相關要約表格的附表中所列之住宅物業的售價，而「成交金額」指臨時合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近個位數作為成交金額。
 In this paragraph 7, "Price" means the price of the residential property set out in the schedule to the Offer Form concerned, and "Transaction Price" means the actual price of the residential property set out in the PASP. " The price obtained after applying the relevant terms of payment and/ or applicable discounts on the Price will be rounded up to the nearest dollar to determine the Transaction Price.

(iii)相關價單或招標文件中支付條款及付款計劃優惠。
 Terms of Payment and Payment Plan Benefit under the price list or tender document concerned.

(a) 90 天即供付款計劃 90 Days Cash Payment Plan
 買方須於簽署臨時合約時繳付相等於售價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the Preliminary Agreement. The Formal Agreement shall be signed by the Purchaser(s) within 5 working days after the date of the Preliminary Agreement.
 買方須於臨時合約日期的 90 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付售價 95% 作為售價餘款。
 95% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 90 days of the date of the Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s), whichever is the earlier.

(b) 180 天即供付款計劃 180 Days Cash Payment Plan
 買方須於簽署臨時合約時繳付相等於售價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the Preliminary Agreement. The Formal Agreement shall be signed by the Purchaser(s) within 5 working days after the date of the Preliminary Agreement.
 買方須於臨時合約日期的 180 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付售價 95% 作為售價餘款。
 95% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 180 days of the date of the Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s), whichever is the earlier.

(c) 30 天即供付款計劃 30 Days Cash Payment Plan
 買方須於簽署臨時合約時繳付相等於售價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the Preliminary Agreement. The Formal Agreement shall be signed by the Purchaser(s) within 5 working days after the date of the Preliminary Agreement.
 買方須於簽署正式合約時繳付售價 5% 作為加付訂金。
 5% of the Purchase Price being further deposit shall be paid upon signing of the Agreement.
 買方須於臨時合約日期的 30 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付售價 90% 作為售價餘款。
 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 30 days of the date of the Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s), whichever is the earlier.

(d) 120 天即供付款計劃 120 Days Cash Payment Plan
 買方須於簽署臨時合約時繳付相等於售價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the Preliminary Agreement. The Formal Agreement shall be signed by the Purchaser(s) within 5 working days after the date of the Preliminary Agreement.
 買方須於臨時合約日期的 30 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付售價 5% 作為部份售價。

5% of the Purchase Price being Part payment shall be paid by the Purchaser(s) within 30 days of the date of the Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s), whichever is the earlier.

買方須於臨時合約日期的 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付售價 90% 作為售價餘款。

90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 120 days of the date of the Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s), whichever is the earlier.

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

The price list(s) of the Development can be found in the following website: www.centralresidencebythepark.hk

更新日期及時間：
(日-月-年) 3:00 PM 17-02-2026

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