

AN AGREEMENT is made the 5th day of June

Two thousand and Twenty Six

BETWEEN the party or parties more particularly described in Part I of the First Schedule hereto ("the Vendor") of the one part and the party or parties more particularly described in Part II of the First Schedule hereto ("the Purchaser") of the other part.

WHEREBY IT IS AGREED between the parties hereto as follows:-

1. The Vendor will sell and the Purchaser will purchase in the capacity set out in Part II of the First Schedule hereto All That the land more particularly described in the Second Schedule hereto ("the Property") TOGETHER with certain furniture, fixtures and appliances more particularly set out in the list attached hereto ("the said Furniture, Fixtures and Appliances") and the appurtenances thereto and all the estate right title interest property of the Vendor therein and thereto.
2.
 - (1) The purchase price shall be such sum and shall be paid and satisfied by the Purchaser to the Vendor in manner as set out in the Third Schedule hereto.
 - (2) In respect of each payment of the purchase price or any part thereof except the initial deposit, the Purchaser shall deliver to Messrs. Iu, Lai & Li, the Vendor's solicitors on the date on which and before the time at which such payment is required to be made hereunder one or more cashier order(s) issued by a licensed bank in Hong Kong or cheque(s) drawn by a firm of solicitors in Hong Kong in favour of the Vendor (or as he may direct) for the relevant amount Provided always that the Vendor shall be entitled by giving prior notice to the Purchaser or its solicitors to require the Purchaser to split such payment and deliver to the Vendor's Solicitors one or more cashier order(s) or solicitor's cheque(s) issued in favour of such person(s), firm(s) or company(ies) in such manner as the Vendor shall in its absolute discretion direct.
3.
 - (1) The purchase shall be completed at the offices of Iu, Lai & Li, solicitors at Rooms 2201, 2201A & 2202, 22nd Floor, Tower 1, Admiralty Centre, No.18 Harcourt

Road, Hong Kong during business hours on or before the date as set out in the Fourth Schedule hereto ("the date of completion") when the balance of the purchase money shall be fully paid and the Vendor and all other necessary parties (if any) will execute a proper assignment in favour of the Purchaser or his nominee or nominees or sub-purchaser or sub-purchasers of the Property free from all incumbrances subject only as hereinafter appears.

- (2) The parties hereto agree and authorize their respective solicitors to complete the sale and purchase of the Property by way of usual undertaking suggested by the Law Society of Hong Kong as varied by their respective solicitors provided that either party may by giving to the other party not less than 7 working days' prior notice in writing request for a formal completion. In the event of formal completion, the Purchaser shall accept an undertaking by the Vendor's solicitors to the Purchaser's solicitors to send the Release/Discharge of the Property from the existing mortgage within specified period and in such manner as may be recommended by the Law Society subject to the usual Law Society qualifications.
4. The Vendor shall assign the Property as Beneficial Owner.
5. The Property is sold:-
 - (1) for the residue of the term of years created by the Government Lease Subject to payment of the proportion of the Government Rent and the observance or performance of the terms, conditions, covenants and stipulations reserved and contained in the Government Lease;
 - (2) subject to all rights, rights of way, easements and privileges and covenants adversely or beneficially affecting the Property; and
 - (3) subject to and with the benefit of those matters particulars whereof are set out in the Second Schedule hereto.
6.
 - (1) Possession will be retained, the rents and profits received and all outgoings discharged by the Vendor up to and inclusive of the actual day of completion and

as from but exclusive of that day possession and the rents will be taken and all outgoings discharged by the Purchaser. All such rents profits and outgoings shall if necessary be apportioned between the Vendor and Purchaser on completion.

- (2) Subject to production of the relevant receipts or relevant documentary evidence of payment by the Vendor acceptable by the Manager for transfer of deposit(s), the Purchaser shall return and reimburse to the Vendor the management fees or other deposits paid to the manager of the said building in respect of the Property on completion which are subsisting and transferable.

7. (1) No error, omission, mis-description or mis-statement herein or in any plan furnished or any statement made in the course of the negotiations leading to contract shall annul the sale or entitle the Purchaser to be discharged from the purchase or any of his obligation hereunder.

- (2) Any such error, omission, mis-description or mis-statement shown to be material shall entitle the Purchaser to proper compensation only.

- (3) No immaterial error, omission, mis-description or mis-statement (including a mistake in any plan furnished for identification only) shall entitle either party to compensation.

- (4) Sub-clause (1) hereof shall not apply where compensation for any error, omission, mis-description or mis-statement shown to be material cannot be assessed nor enable either party to compel the other to accept or convey property differing substantially (in quantity, quality, tenure or otherwise) from the Property agreed to be sold if the other party would be prejudiced by the difference.

- (5) Misrepresentation Ordinance applies to this Agreement.

8. The Vendor shall give title to the Property in accordance with Section 13A of the Conveyancing and Property Ordinance (Cap.219). The Vendor shall, in accordance with Section 13 of that Ordinance, prove his title to the Property at the Vendor's own expense and shall at the like expense make and furnish to the Purchaser such certified or other copies of any deeds or

documents of title, wills and matters of public records as may be necessary to prove such title. The costs of verifying the title by inspection and examination including search fees shall be borne by the Purchaser who shall also, if he requires certified copies of any documents in the Vendor's possession relating to other properties retained by the Vendor as well as to the Property pay the cost of such certified copies.

9. Any requisition or objection in respect of the title to the Property or otherwise arising out of this Agreement shall be delivered in writing to the Vendor's solicitors within seven working days after the date of receipt of the title deeds by the Purchaser's solicitors and any further requisition on or objection to the reply from the Vendor's solicitors shall be delivered in writing to the Vendor's solicitors within seven working days after the date of receipt of the said reply, otherwise the same shall be considered as waived (in which respect time shall be of the essence of the contract) and if the Purchaser shall make and insist on any objection or requisition either as to title or any matter appearing on the title deeds or otherwise which the Vendor shall be unable or (on the ground of difficulty delay or expenses or on any other reasonable ground) unwilling to remove or comply with or if the title of the Vendor shall be defective the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser or his solicitors not less than 7 days' notice in writing to annul the sale in which case unless the requisition or objection is withdrawn in the meantime, this Agreement shall be annulled at the expiration of such notice and the Purchaser shall be entitled to the return of the deposit but without interest costs or compensation.

10. Such of the documents of title as are required for the purpose of giving title to the Property shall be delivered to the Purchaser on completion. All other documents of title in the possession of the Vendor shall be retained by the Vendor who shall, if so required on completion of the sale give to the Purchaser a covenant for production safe custody and delivery of certified copies thereof to be prepared by and at the expense of the Purchaser.

11. Notwithstanding the provisions relating to production of title deeds and documents of title in Section 13 of the Conveyancing and Property Ordinance Cap.219 and anything herein contained or otherwise implied to the contrary, it is hereby expressly agreed:-

- (1) that for the purpose of enabling the Purchaser to approve title and raise requisition or objection in respect of title to the Property, delivery to the Purchaser or his solicitors of photocopies of title deeds or documents of title(except those relate exclusively to the Property) to which the Purchaser is entitled by law (hereinafter called "the said title deeds") by the Vendor shall be sufficient, provided that the Vendor's solicitors gives an undertaking to the Purchaser's solicitors to furnish certified copies of the said title deeds within 30 days after completion and the cost and expense for procuring photocopies and certified copies of the said title deeds shall be borne by the Vendor; and
- (2) that the failure of the Vendor to furnish certified copies of the said title deeds to the Purchaser on the date of completion shall not by itself be a ground for delay of completion by the Purchaser or be treated as or constitute a default or failure on the part of the Vendor to complete the sale and purchase in accordance with the terms of this Agreement.

12. Immediately after the signing of this Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk.

13. Nothing in this Agreement contained shall be so construed as to prevent either the Vendor or the Purchaser from bringing an action and obtaining a decree for specific performance of this Agreement either in lieu of the aforesaid damages or in addition to such damages as the party bringing such action may have sustained by reason of the breach by the other party to this Agreement.

14. Time shall in every respect be of the essence of the Agreement.

15. The Vendor hereby declares that he has not received and is not aware of any notice from any Government or other competent authority under the Lands Resumption Ordinance

(Cap.124) or the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance (Cap.276) or any other form of notice of a similar nature affecting the Property and has no knowledge whatsoever whether the Property are included in any lay-out plans (draft or approved) under the Town Planning Ordinance (Cap.131). The Purchaser shall in respect of the matters aforesaid make his own inquiry and investigation regarding any provisions or redevelopment restrictions affecting the Property under any of the said Ordinances and the Purchaser is deemed to have agreed to purchase the Property subject to such provisions and/or restrictions, if any. The Vendor undertakes to notify the Purchaser in writing forthwith upon receipt of any of the notices aforesaid.

16. The Purchaser hereby expressly acknowledges and declares that he has been invited to inspect the Property or cause it to be inspected on his behalf prior to the signing of this Agreement and is fully aware that he is purchasing the Property in its present "as-is" state and condition and not in reliance on any representation or warranty whatsoever whether in writing orally expressly or impliedly made by or on behalf of the Vendor. To avoid doubt, no warranty is given by the Vendor on any of the following matters, namely:-

- (1) the fittings and finishes or the installations and appliances (if any) incorporated in the Property or in the building or building complex of which the Property forms part (if any);
- (2) the state and condition of the Property or of the said fittings, finishes, installations or appliances, or of the said building or of the said building complex (if any);
- (3) the composition of the said building or said building complex (if any) or the nature or manner of their construction.

17. It is a condition of this Agreement that vacant possession of the Property shall be delivered by the Vendor to the Purchaser on completion.

18. The Vendor hereby declares and confirms that save as disclosed in this Agreement, no third party (whether related or otherwise) has any right or interest whatsoever, legal or equitable, in the Property. The Vendor further hereby declares and confirms that the Vendor has

the absolute right and interest in the Property and the Property was purchased with and the mortgage loan (if any) was repaid by the Vendor with the Vendor's own monies. In the event of any third party claim to the Property whether legal or equitable on or before completion the Vendor shall forthwith return all the deposit and all monies paid hereunder to the Purchaser without prejudice to the Purchaser's right to claim against the Vendor for all losses and damages sustained by the Purchaser by reason of the Vendor's failure and/or inability to complete the sale in accordance with the terms hereof and it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution.

19. The Vendor agrees to allow the Purchaser to enter and view the Property twice before completion upon reasonable prior appointment including once immediately prior to completion to enable the Purchaser to be satisfied that the Property shall be vacant on completion.

20. Save as in this Agreement otherwise specified no warranties or representations expressed or implied are or have been made or given relating to the Property and if any warranty or representation expressed or implied has been made the same is hereby expressly waived and withdrawn.

21. (1) The Vendor declares that Iu, Lai & Li, solicitors, are the Vendor's agent for the purposes of receiving all monies payable to the Vendor pursuant to this Agreement including the balance of the purchase money payable upon completion. The Vendor's agent may appropriate the balance of purchase money or part thereof for redemption of the existing mortgage.

(2) The Vendor further declares that the payment to such agent of any deposit, instalments of the purchase monies and the balance thereof (if any) shall be a full and sufficient discharge of the Purchaser's obligations hereunder.

(3) The Vendor may revoke the authority of the agent and appoint another solicitor as an agent in their place. No such revocation shall be valid unless:-

(a) it is in writing addressed to the Purchaser; and

- (b) it is delivered to the Purchaser care of his solicitors, at least seven clear days prior to completion; and
- (c) it specifically identifies this Agreement.

22. Each party shall bear his own solicitor's costs of and incidental to this Agreement and subsequent assignment (Provided that if the Purchaser shall require the Vendor to execute more than one deed of assignment of the Property, the costs of the Vendor's solicitors for approving the additional assignment or assignments shall be borne by the Purchaser And Provided further that if the purchase price to be stated in the subsequent assignment shall be higher than that set out in the Third Schedule hereto, the proportionate increase of the Vendor's legal costs to be charged by the Vendor's solicitors (on half scale charge) occasioned by such increase in purchase price shall be borne by the Purchaser).

23. This Agreement sets out the full agreement between the parties hereto and supersedes and replaces all previous agreements (if any) whether in writing or implied between the parties.

24. There are incorporated into this Agreement as if they were herein written the conditions respectively on the part of the Vendor and the Purchaser set out in Part A of the Second Schedule to the Conveyancing and Property Ordinance Cap.219 unless they are inconsistent with the provisions herein in which event the provisions herein shall prevail.

25. (1) The Fifth Schedule hereto is incorporated to comply with the provision of Section 29B of the Stamp Duty (Amendment) Ordinance 1992 ("the said Ordinance") and forms part of this Agreement.

(2) The Purchaser shall be responsible for and punctually pay all stamp duty and registration fees payable on the Preceding Agreement (if any) set out in the Fifth Schedule, this Agreement and the subsequent Assignment(s) of the Property or any part thereof by the Vendor to the Purchaser, his sub-purchasers, nominees, successors or assigns (as the case may be) as well as all other documents which may form part of this transaction including but not limited to any agreement for

sale (as defined in the said Ordinance) executed simultaneously with or after these presents leading to the subsequent assignment (all the documents set out in this sub-clause (2)(a) are hereinafter collectively called "the said documents").

- (3) The Purchaser shall be solely responsible for lodging the said documents to the Stamp Duty office for stamping and complying with sub-clause (2) above within the period prescribed by the said Ordinance as well as complying with all other provisions of the said Ordinance in relation to this transaction and any of the said documents.
 - (4) The parties hereto declare that they fully understand and acknowledge that no other date than the date of the Preceding Agreement (if any), this Agreement or the date of the subsequent Assignment (which respective dates will be filled in the Questionnaire Form I.R.S.D.26 or other applicable form for stamp duty purposes of the relevant document) may be claimed as the relevant dates for valuation of the Property.
 - (5) For the avoidance of doubt, it is hereby declared that the Preceding Agreement shall be superseded by this Agreement on the due execution of the same by both parties hereto.
 - (6) Sub-clauses (1) to (3) hereof shall survive completion of this Agreement.
26. (1) The Purchaser hereby acknowledges that the Purchaser is aware that the Property is at present subject to the Mortgage registered in the Land Registry by Memorial No.23122201710065 ("the Mortgage") in favour of Allied Banking Corporation (Hong Kong) Limited ("the Mortgagee"). The Vendor hereby undertakes to obtain a release/discharge of the Property from the Mortgage at the Vendor's own costs and expenses on or before completion.
- (2) In the event that the release/discharge of the Property from the Mortgage shall be executed by the Mortgagee's attorney, the Vendor shall at his own costs and expenses produce certified copy(ies) of the relevant Power(s) of Attorney to the

Purchaser And if the relevant Power(s) of Attorney was/were executed more than 12 months before the date of the said release/discharge, the Vendor shall also at his own costs and expenses produce to the Purchaser a Statutory Declaration made by the Vendor pursuant to section 5(4)(b) of the Powers of Attorney Ordinance or a written confirmation from the Mortgagee confirming the validity of the relevant Power(s) of Attorney as at the date of the said release/discharge. This Clause shall survive completion.

- (3) The Vendor hereby agrees that he will not create or enter into any charges (whether legal or equitable) liens or other incumbrances over the Property tenancy, lease or otherwise dispose of or part with possession of the Property or any part thereof or agree to do so after the date hereof.

27. (1) Notwithstanding anything hereinbefore contained to the contrary, it is hereby declared and agreed that the said Furniture, Fixtures and Appliances are sold in an "as is" state and conditions and the Vendor does not guarantee that any of them are in good working condition.

- (2) The Vendor hereby warrants that the said Furniture, Fixtures and Appliances are not subject to any hire purchase agreement or bill of sale and are free from all incumbrances.

- (3) In the event that the Vendor shall fail to deliver the said Furniture, Fixtures and Appliances or any part thereof to the Purchaser on completion, such failure shall not entitle the Purchaser to terminate or rescind this Agreement or to have an abatement of the purchase price. The only remedy available to the Purchaser shall be a claim against the Vendor in damages only.

28. This Agreement shall be governed in all respects in accordance with the laws of Hong Kong and the Purchaser expressly agrees to submit to the jurisdiction of the Hong Kong Courts.

29. In this Agreement, unless the context otherwise requires:-

- (1) If any of the date or dates stipulated herein for payment or for completion shall fall on a day which is not a business day or shall fall on a day when Typhoon Signal No.8 or above or black rainstorm warning signal is hoisted in Hong Kong at any time during business hours or shall fall on a Saturday, such date or dates for payment or completion (as the case may be) shall automatically be postponed to the next business day on which no Typhoon Signal No.8 or above or Black rainstorm warning signal is hoisted in Hong Kong. For the avoidance of doubt, completion will not take place on a Saturday.
- (2) The expressions "business day" shall mean a day on which licensed banks are open for normal banking business in Hong Kong and "business hours" shall mean 9:00 a.m. to 5:00 p.m. on a week day.
- (3) The expressions "the Vendor" and/or "the Purchaser" whenever used shall (if the context so permits or requires) in the case of an individual include the person specifically named and his executors administrators and assigns and in the case of a company or corporation include the company or corporation specifically named and its successors and assigns and in the case of persons holding as tenants in common include the persons specifically named and any of them and their respective executors administrators and assigns and in the case of person holding as joint tenants include the persons specifically named and the survivors or survivor of them and the executors and administrators of such survivor his or their assigns.
- (4) Where there are two or more persons included in the expressions "the Vendor" and/or "the Purchaser", all agreements, covenants, conditions and obligations (expressed or implied) of that party shall be deemed to be made and given by such persons jointly and severally.

(5) Any reference herein to any statute or any section of any statute shall be deemed a reference to any statutory modification or re-enactment thereof for the time being in force.

(6) Words importing the singular number shall include the plural number and vice versa, and words importing the masculine, feminine or neuter gender shall include the others of them.

30. It is hereby declared and certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$100,000,000.00.

31. No person other than the parties to this Agreement will have any right under the Contracts (Rights of Third Parties) Ordinance to enforce or enjoy the benefit of any of the provisions of this Agreement. Application of the Contracts (Rights of Third Parties) Ordinance is hereby expressly excluded.

32. There are incorporated into this Agreement the terms and conditions ("Special Conditions") as set out in Rider hereto. In the event of any conflict or inconsistency between the provisions of the general conditions herein and those of the Special Conditions, the meaning and effect of the provisions of the Special Conditions shall prevail.

AS WITNESS the hands of the respective parties hereto or their duly authorised agents the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I

VENDOR: GOLDBAY INVESTMENTS LIMITED (金立投資有限公司) whose registered office is situate at 18th Floor, CCT Telecom Building, 11 Wo Shing Street, Tofan, Shatin, New Territories, Hong Kong.
Business Registration No.
(as Beneficial Owner)

PART II

PURCHASER: TRIMWORLD LIMITED (世界之龍有限公司) whose registered office is situate at Unit B, 6th Floor, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Shatin, New Territories, Hong Kong.
Business Registration No.12049789
(as Sole Owner)

THE SECOND SCHEDULE ABOVE REFERRED TO

1. THE PROPERTY

ALL THOSE 14,427 equal undivided 289,200th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as THE REMAINING PORTION OF SHA TIN TOWN LOT NO.17 And of and in the messuages erections and buildings thereon now known at the date hereof as CCT TELECOM BUILDING (中建電訊大廈) (formerly known as SHATIN 11 PLAZA (沙田11號廣場)) No.11 Wo Shing Street, Sha Tin, New Territories ("the Development") TOGETHER with the sole and exclusive right and privilege to hold use occupy and enjoy ALL THOSE UNITS 01, 02, 03, 05, 06, 07, 08, 09 AND 10 on the EIGHTEENTH FLOOR of the Development.

2. MATTERS AND INCUMBRANCES TO WHICH THE PROPERTY IS SUBJECT

Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.ST875035.

THE THIRD SCHEDULE ABOVE REFERRED TO

PURCHASE PRICE : The purchase price shall be HONG KONG DOLLARS FORTY TWO MILLION FOUR HUNDRED AND FIFTY THOUSAND ONLY (HK\$42,450,000.00) which shall be paid and satisfied by the Purchaser to the Vendor in the following manner:-

- (a) The sum of HK\$1,230,000.00 has been paid prior to the signing hereof as initial deposit to the Vendor (receipt whereof is acknowledged);
- (b) The sum of HK\$2,870,000.00 to be paid on or before 5th June 2026 as further deposit to the Vendor (receipt of which is acknowledged) (the initial deposit and the further deposit are hereinbefore collectively called "the Deposit"); and
- (c) The sum of HK\$38,350,000.00 being the balance of the purchase price to be paid on completion.

The Deposit and the part payment of the purchase price payable under (a) and (b) above shall be paid to the Vendor's solicitors as stakeholders who may release the same to the Vendor provided that the balance of the purchase price is sufficient to discharge the existing legal charge/mortgage (if any).

THE FOURTH SCHEDULE ABOVE REFERRED TO

DATE OF COMPLETION : on or before 31st July 2026.

THE FIFTH SCHEDULE ABOVE REFERRED TO

Section No. Particulars required

29B(5)

- (a-c) (i) Particulars of Vendor: See the First Schedule hereto
- (ii) Particulars of Purchaser: See the First Schedule hereto
- (d) Description of the Property: See the Second Schedule hereto
- (e) The Property is a non-residential property within the meanings of Section 29A(l) of the said Ordinance.
- (f) Date of Agreement: See page 1
- (g) This Agreement is preceded by a Provisional Agreement for Sale and Purchase made between the same parties and on the same terms dated 22nd May 2026 ("the Preceding Agreement")
- (h) A date has been agreed for a conveyance on sale pursuant to this Agreement, and that is the Date of Completion set out in the Fourth Schedule hereto.
- (i) Consideration for the conveyance on sale that is to, or may, take place pursuant to this Agreement has also been agreed, the consideration being the Purchase Price set out in the Third Schedule hereto.
- (j) Further Consideration paid or given to any person:-
 - (i) Estate agent's commission payable by the Vendor:
HK\$424,500.00
Name of Agent: Savills (Hong Kong) Limited
Address of Agent: 23rd Floor, Two Exchange Square, Central, Hong Kong.
 - Business Registration No.: 106058988
 - (iii) Other consideration payable by the Vendor:
NIL

Benefit to which consideration relates:

NIL

Name of Recipient:

Address of Recipient:

Identification No. or Business Registration No.:

(iv) Other consideration payable by the Purchaser:

NIL

Benefit to which consideration relates:

NIL

Name of Recipient:

Address of Recipient:

Identification No. or Business Registration No.:

LIST OF FURNITURE, FIXTURES AND APPLIANCES

NIL

nce of:-


HUI Po On Patrick
Solicitor, Hong Kong SAR
Iu, Lai & Li

For and on behalf of
GOLDBAY INVESTMENTS LIMITED
金立投资有限公司

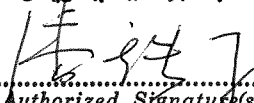
.....
Authorized Signature(s)

the Vendor's solicitors,
Iu, Lai & Li as stakeholder

the Vendor's solicitors,
Iu, Lai & Li as stakeholder

SIGNED by Poon Tit Wing, director)
for and on behalf of the Purchaser in the)
presence of:-)


Kwok David
Solicitor, Hong Kong SAR
Chan, Tang & Kwok
Solicitors

For and on behalf of
TRIMWORLD LIMITED
世界之龍有限公司

.....
Authorized Signature(s)

附件:

21 本合約具法律約束力，基於業權良好情況底下，此乃必買必賣合約。

~~22 本合約須得 Mortgagee 同意方為有效。賣方須於 2026 年 6 月 25 日之前提供書面確認~~
~~Mortgagee 是否同意本合約在成交時解除按揭。~~

23 賣方要於成交或之前解除土地查冊中的文件編號 25033101890015、25033101890024、
25033101890031、25033101890040、25033101890052、25033101890064、
25033101890072、25033101890081、25033101890097 並負責其解除相關的費用。

24 該物業以現狀交吉出售，賣方不保證該物業用途、面積、是否存在任何僭建物或任何發展潛力，買方滿意及接受物業的狀況。

25 若有任何維修/改善命令或通知 (不論是由任何政府部門或機構發出)，於成交日期前發出/收到命令或通知，有關費用由賣方負責及支付；於成交日期後發出/收到該命令或通知，有關費用則由買方負責及支付。賣方確認於簽署本合約日或之前，除第 23 條條款所提及的文件外，並未收到任何其他上述之命令或通知。

26 賣方律師須在成交日或之前要求買方律師將賣方應付之經紀佣金 1% 及樓價尾數以 Split Cheques 形式處理及發放。

27 若合約條文有任何不一致，以此附件所載條文為準。

賣方簽署確認

For and on behalf of
GOLDBAY INVESTMENTS LIMITED
金立投資有限公司
Authorized Signature(s)

經紀人簽署確認

Authorized Signature(s)
F-239650

買方簽署確認

For and on behalf of
TRIMWORLD LIMITED
世界之龍有限公司
Authorized Signature(s)

Dated the 5th day of June 2026

GOLDBAY INVESTMENTS LIMITED

and

TRIMWORLD LIMITED

AGREEMENT

for

SALE AND PURCHASE

IU, LAI & LI
Solicitors & Notaries
Rooms 2201, 2201A & 2202, 22nd Floor,
Tower 1, Admiralty Centre,
No.18 Harcourt Road,
Hong Kong

Ref. : PPOH/lps CON 110022