Execution Version

14 July 2025

Strictly Private and Confidential

Re: Provisional Sale and Purchase Agreement ("PASP") in respect of the proposed acquisition of the entire issued share in Giant Bloom Holdings Limited (鉅成集團有限公司) (the "Target Company")

Between:

(1) Power Innovation International Limited ("**Purchaser**"); and

(2) Best Billion Limited (億顯有限公司) ("**Vendor**")

The Purchaser intends to purchase, and the Vendor intends to sell, (a) the entire issued and paid up share capital of Target Company (the "**Sale Share**") and (b) the benefit of the shareholders loan advanced by the Vendor to Target Company, if any (the "**Sale Loan**") with the following terms and conditions:

(1)	**Target Company:**	**Giant Bloom Holdings Limited (鉅成集團有限公司)**, a company incorporated in Hong Kong (Company Number: 53862596), which is the registered owner of the Target Property.
(2)	**Target Property:**	Flat on 7th Floor with Balcony, "11 MacDonnell Road", No. 11 MacDonnell Road, Hong Kong (the "**Property**").
(3)	**Purchase Price:**	HK$28,000,000 being the agreed consideration for the Property. The corresponding consideration for the Sale Share and the Sale Loan in aggregate (the "**Purchase Price**").
(4)	**Payment Terms and Completion:**	(a) Payment of deposit :- A deposit equivalent to 5% of the Purchase Price being HK$1,400,000 (the "**Deposit**") shall be paid to the Vendor's Solicitors as stakeholder who shall hold the same until Completion, by cashier's order(s) or solicitors' cheque(s) upon signing of the agreement for sale and purchase for the proposed transaction (the "**SPA**") on or before Further Exclusivity Period (as hereinafter defined) or such other date to be mutually agreed by the Vendor and the Purchaser. For the avoidance of doubt, if the parties fail to enter into the SPA and this PASP is not terminated in accordance with the terms hereof, the Purchaser shall pay the Deposit together with the balance of the Purchase Price to the Vendor upon Completion (as hereinafter defined). (b) HK$26,600,000 being the balance of the Purchase Price shall be paid to the Vendor by cashier's order(s) or solicitors' cheque(s) on completion of sale and purchase of the Sale Share and Sale Loan (the "**Completion**") which shall take place at or before 2 p.m. on or before 31 October 2025 or such other date to be mutually agreed by the Vendor

		and the Purchaser. The Vendor is entitled to request the Purchaser to split up the payment in manner as per the directions of the Vendor.
(5)	**Post-Completion obligations**	(a) The Vendor agrees to deliver an audited completion accounts of the Target Company within 30 days after Completion. If the net asset value appearing on the audited completion accounts of the Target Company is less than the agreed price of the Property, (which shall be an amount equivalent to the Purchase Price), the Vendor agrees to pay the absolute value of difference to the Purchaser within 7 days after the Purchaser's receipt of the audited completion accounts. (b) If the net asset value of the Target Company appearing on the abovesaid audited completion accounts is more than the Purchase Price, the Purchaser agrees to pay the absolute value of difference to the Vendor within 7 days after receipt of the audited completion accounts.
(6)	**Due Diligence:**	(a) The Purchaser shall conduct due diligence (the "Due Diligence") on Target Company and title to the Property within the Exclusivity Period. The Purchaser shall furnish to the Vendor a due diligence request listing out the documents to be provided by the Vendor within 3 Business Days (defined as a day on which The Hongkong and Shanghai Banking Corporation Limited is open for business in Hong Kong save and except Saturdays and public holidays) after signing the PASP. (b) The Vendor shall use all reasonable endeavours to assist the Purchaser to conduct the Due Diligence, including providing access to and/or copies of all available documents relating to the Target Company and the Property. The Purchaser may in its discretion waive any of the requirements under this clause 6 (*Due Diligence*). (c) To facilitate the carrying out of the due diligence investigation by the Purchaser, the Vendor will provide access to or copies of available documents to the Purchaser or the Purchaser's Solicitors (i) within 14 calendar days from the date of receipt of the due diligence request list from the Purchaser. all available documents relating to the Company in the possession of the Vendor (some of the financial transactions and records may only be available for the past seven years) including books of accounts, ledgers, audited financial statements etc., contracts and documents and instruments in relation to the affairs of the Company and the Property including, but not limited to, the certificate of incorporation, business registration certificate(s), register of directors, register of members, register of significant controllers, chops and common seal of the Company, copies of its memorandum and articles of association, the statutory books; and (ii) within 42 calendar days from the date of this PASP or such other period as required by the mortgagee bank of the Property, the title deeds and documents of the Property. (d) If the Purchaser is not satisfied with the due diligence results on or before the Exclusivity Period (or such other date as the parties may agree), the Parties hereto agree to postpone the date of signing of the SPA to not later than 14 days after the Exclusivity Period (the "**Further Exclusivity Period**") and the Purchaser may within the Further Exclusivity Period, at its option be entitled to cancel the transaction

		under this PASP should it is still not satisfied with the due diligence results and neither party shall be entitled to take any action to claim against the other for damages or specific performance. (e) Any requisition and/ or objection in respect of the title of the Property shall be delivered in writing to the Vendor's solicitors within 7 Business Days after the date of receipt of the relevant title deeds by the Purchaser or its solicitors otherwise the same shall be considered as waived and in this respect time shall be deemed to be of the essence of this PASP.
(7)	**Conditions Precedent:**	(a) Without prejudice to the generality of the foregoing, execution of the SPA and Completion are conditional upon the Purchaser being reasonably satisfied with the Due Diligence results which shall include (but not limited to) the following :- (i) The Purchaser having completed and satisfied with the results of its due diligence investigation on the legal and other aspects of the Target Company; (ii) Target Company is able to prove and give a good title to the Property pursuant to s.13 and s13A of the Conveyancing and Property Ordinance (Cap. 219) upon Completion; (iii) All necessary authorisations, consents and approval from and filing and registration with The Stock Exchange of Hong Kong Limited, other applicable government institutions and regulatory authorities, the mortgagee bank of the Property and any other third parties in relation to the transactions contemplated under this PASP, and the release of the mortgage over the Property having been obtained; and (iv) The board of directors and where necessary, the shareholders (other than those prohibited from voting under the as defined under The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("**Listing Rules**"), if applicable) of Shunten International (Holdings) Limited ("**Shunten**"), the ultimate holding company of the Vendor, having approved the transactions contemplated under this PASP.
(8)	**Representations and Warranties**	The Vendor represents and warrants to the Purchaser that as at the date of this PASP and upon Completion:- (a) the Vendor is the sole legal and beneficial owner of the Sale Share and have good title to the Sale Share; (b) the Target Company is the sole registered legal and beneficial owner of the Property free from all encumbrances, save and except for the following matters as disclosed in the land search results of the Property appended hereto, and the mortgage in favour of Bank of Communication (Hong Kong) Limited for consideration of all monies vide Memorial No. 21112300420163 dated 10 November 2021, which will be released upon Completion;

(c) the Target Company has maintained proper books and records since its incorporation. Statutory returns and tax filings/payments have been made on a timely manner;

(d) there is no outstanding or threatened litigation against the Target Company;

(e) the Target Company has complied in all material respects with all material applicable laws and regulations in Hong Kong;

(f) the Target Company shall on Completion have no outstanding borrowing or indebtedness (whether actual or contingent) other than the following:

    (i) the Sale Loan (of which approximately HKD 28million shall be assigned to the Purchaser upon Completion while the remaining approximately HKD10million shall be written-back); and

    (ii) (if any) prepayment received and accrued accounts payable as shown in the completion accounts (which shall be apportioned and settled upon Completion).

As at the date of this PASP, the Vendor is not aware of any unauthorized or illegal structure exists in the Property and has not received any notice or order from the Government or other competent authority or the manager or management committee of the building of which the Property forms part requiring the Target Company as one of the co-owners of the building (i) to effect inspection, repair, renovate, demolish, reinstate or maintenance to any part of the said premises or the common area or common facilities of the building or to make contribution towards the costs therefor, and/or (ii) to contribute to the management deficit existed or issued. The Vendor shall inform the Purchaser of any such notice it receives after the date of this PASP until Completion.

The Purchaser represents and warrants to the Vendor that as at the date of this PASP and upon Completion:-

(a) the Purchaser and its ultimate beneficial owner are third parties independent of Shunten and its connected persons (as defined under the Listing Rules);

(b) the Purchaser has the legal right and full power and authority to enter into and perform this PASP and any other documents to be executed by the Purchaser pursuant to or in connection with this PASP which when executed will constitute valid and binding obligations on the Purchaser in accordance with their respective terms; and

(c) no order has been made, petition presented, resolution passed or meeting convened for the winding up of the Purchaser.

		The Vendor shall cease to have any liability under this PASP and/or the SPA two (2) years after the Completion. The maximum aggregate liability of the Vendor in respect of all and any Purchaser's claims (if any) whatsoever shall not exceed the amount equivalent to the Purchase Price or any part thereof received by the Vendor from the Purchaser.
(9)	**SPA**	The Vendor and the Purchaser shall negotiate in good faith to enter into a SPA for the proposed transaction and the SPA embodying the terms hereof shall be agreed and signed by the parties on or before the expiry of the Exclusivity Period on condition that the Purchaser has confirmed satisfaction of the Due Diligence. The SPA shall contain such warranties in respect of the Property, the financial position of Target Company, the beneficial ownership of Target Company and the completion obligations (including deliverables) as are usually and reasonably found in sale and purchase agreements of a similar nature. If the parties fail to enter into the SPA, this PASP shall continue in full force and effect and the parties shall proceed with the Completion in accordance with the terms hereof.
(10)	**Termination**	If any of the Conditions Precedent is not fulfilled (or waived by the Purchaser) on or before the Completion Date, each party may terminate the transactions contemplated under this PASP by notice in writing to the other party whereupon the Vendor will return the Deposit received (if any) to the Purchaser without interest within 7 days after termination, and thereafter upon such refund, neither party shall have any further claim or liability against the other.
(11)	**Exclusivity Period:**	For a period of 90 calendar days from the date of signing the PASP (the "**Exclusivity Period**"), each of the Vendor shall not enter in, or agree to enter into, any discussions, negotiations, agreements with any person (except the Purchaser) for (i) the sale, transfer, assignment or otherwise disposal of the Sale Share, Sale Loan and/or the Property or (ii) the creation of any encumbrances over the Sale Share, Sale Loan and/or the Target Property. The Exclusivity Period shall immediately terminate upon the expiry of the Exclusivity Period (unless extended as agreed by the Parties) or upon the Purchaser notifying the Vendor that the result of due diligence is not satisfactory and as a result it will not, or has no intention to execute the SPA.
(12)	**Fees and Stamp Duty:**	Each party shall be responsible for its own costs and disbursements of and incidental to the proposed transaction, including the PASP, the SPA, the Due Diligence and the transactions contemplated hereunder, but the stamp duties (if any) payable on the sale and purchase of Sale Share and/or the Sale Loan shall be borne by Purchaser solely.
(13)	**Confidentiality**	(a) In consideration of the mutual covenants of the Parties herein, each party hereto agrees to keep strictly secret and confidential and under no circumstances to disclose to any person or entity which is not a party hereto or an affiliate thereof, the terms of this PASP, the fact that the Purchaser and the Vendor are in discussion of the proposed transaction, all proprietary, confidential and any information obtained from the other party (including, in the case of the Purchaser or its representatives receiving the due diligence investigation information, all such due diligence investigation information) or arising from or in connection

		with this PASP or the transactions contemplated under this PASP, including but not limited to the terms in or arrangements and all other matters contemplated under this PASP and the SPA (collectively, "**Confidential Information**"), unless disclosure of the Confidential Information is required under the disclosure requirements under the Listing Rules, or to their respective affiliates, professional advisors, investors, potential co-investors or lenders, or to the respective directors, officers, employees, representatives or agents (collectively, "**Representatives**") of the foregoing persons, each on a need-to-know basis, on condition that this same confidentiality undertaking as herein is imposed on such persons or unless expressly permitted by prior written consent of the other party. (b) The Parties hereto agree to take all necessary precautions, to keep secret the Confidential Information and to restrict its uses to the uses permitted hereunder. (c) Each Party shall take all necessary steps to ensure that its and its affiliates' Representatives to whom such party has disclosed Confidential Information will comply in all respects with this confidential undertaking. (d) Notwithstanding the foregoing, in relation to any Party, the confidentiality obligation shall not apply to: (i) any information obtained from any party hereto which becomes generally known to the public, other than by reason of any breach of confidentiality obligations, wilful or negligent act or omission of any party hereto or its affiliates, professional advisors, investors, potential co-investors, lenders or any of their Representatives or; (ii) any information which is, at the time of disclosure, already legally in the possession of any party or its affiliates to which such information is furnished; or (iii) any information which is required to be disclosed pursuant to any applicable legal requirement or legal process issued by any court or any competent government authority or rules or regulations of any relevant body (including, without limitation, any relevant stock exchange). (e) The confidentiality obligations in this PASP shall continue to be in full force and effect until the earlier of (i) 12 months from the date of the Vendor's acceptance of this PASP or (ii) the entry into the SPA with mutually agreed confidentiality provisions between the Parties.
(14)	**Governing Law**	This PASP is governed and construed in all respect by the laws of Hong Kong. The parties irrevocably agree that the courts of Hong Kong are to have exclusive jurisdiction to settle any disputes that may arise out of or in connection with this PASP and the documents to be entered into pursuant to this PASP and irrevocably submit to the exclusive jurisdiction of the courts of Hong Kong.

(15)	**Contracts (Rights of Third Parties) Ordinance**	No person other than the Parties to this PASP shall have any rights to enforce any terms hereinunder the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong).
(16)	**Condition of the Target Property**	The Property is sold on "as is" condition. For the avoidance of doubt, nothing in this PASP and the SPA shall restrict the right of the Vendor or the Target Company to enter into negotiations and agreements for the letting out and surrender of tenancies of the Property or any part thereof PROVIDED THAT the Vendor or the Target Company shall obtain prior consent from the Purchaser if this happens after signing of this PASP, such consent shall not be unreasonably withheld and shall be provided within 2 Business Days by the Purchaser.
(17)	**Counterparts**	This PASP may be executed in any number of counterparts and by any party on separate counterparts, each of which when so executed and delivered shall be an original, but all the counterparts together shall constitute one and the same instrument.

This Provisional Sale and Purchase Agreement are executed by the Vendor and the Purchaser on the day and year first above written:

For and on behalf of
Power Innovation International Limited

Name: WONG KA KI KENNETH
Position: Authorised signatory

For and on behalf of
Best Billion Limited (億顯有限公司)

Name: YEUNG WAI LOK RAYMOND
Title: Director

(15)	**Contracts (Rights of Third Parties) Ordinance**	No person other than the Parties to this PASP shall have any rights to enforce any terms hereinunder the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong).
(16)	**Condition of the Target Property**	The Property is sold on "as is" condition. For the avoidance of doubt, nothing in this PASP and the SPA shall restrict the right of the Vendor or the Target Company to enter into negotiations and agreements for the letting out and surrender of tenancies of the Property or any part thereof PROVIDED THAT the Vendor or the Target Company shall obtain prior consent from the Purchaser if this happens after signing of this PASP, such consent shall not be unreasonably withheld and shall be provided within 2 Business Days by the Purchaser.
(17)	**Counterparts**	This PASP may be executed in any number of counterparts and by any party on separate counterparts, each of which when so executed and delivered shall be an original, but all the counterparts together shall constitute one and the same instrument.

This Provisional Sale and Purchase Agreement are executed by the Vendor and the Purchaser on the day and year first above written:

For and on behalf of
Power Innovation International Limited

____
Name:
Position: Authorised signatory

For and on behalf of
Best Billion Limited (億顯有限公司)

BEST BILLION LIMITED 億顯有限公司

____
Name: YEUNG WAI LOK RAYMOND
Title: Director

Appendix

A copy of the land search results of the Property as at the date of this PASP

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESS250714003727

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 14/07/2025 10:46
查冊者姓名/名稱 NAME OF SEARCHER: PATRICK CHU,
CONTI WONG LAWYERS LLP

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 14/07/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 14/07/2025.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。
Before any dealings, up-to-date land search should be conducted with the Land Registry.

物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A1500170

地段編號 LOT NO.	批約 HELD UNDER / 年期 LEASE TERM / 開始日期 COMMENCEMENT / 每年地稅 RENT
LOT NO.: SUB-SECTION 1 OF SECTION P OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $12.00
LOT NO.: SUB-SECTION 2 OF SECTION P OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $14.00
LOT NO.: THE REMAINING PORTION OF SECTION P OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $6.00
LOT NO.: SUB-SECTION 1 OF SECTION Q OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $8.00
LOT NO.: SUB-SECTION 2 OF SECTION Q OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $6.00

地段編號	
LOT NO.: SUB-SECTION 3 OF SECTION Q OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $8.00
LOT NO.: THE REMAINING PORTION OF SECTION Q OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $6.00
LOT NO.: SUB-SECTION 1 OF SECTION R OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $12.00
LOT NO.: SUB-SECTION 2 OF SECTION R OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $14.00
LOT NO.: THE REMAINING PORTION OF SECTION R OF INLAND LOT NO. 1381	批約 HELD UNDER: GOVERNMENT LEASE 年期 LEASE TERM: 999 YEARS 開始日期 COMMENCEMENT OF LEASE TERM: 13/07/1896 每年地稅 RENT PER ANNUM: $2.00

所佔地段份數
SHARE OF THE LOT: 154/5000

ADDRESS: FLAT ON 7TH FLOOR WITH BALCONY
"11 MACDONNELL ROAD"
NO.11 MACDONNELL ROAD
HONG KONG

地址: 中文地址不詳

備註
REMARKS: THE DETERMINED RENT IS $6 P.A. EACH (IL 1381 S.P R.P., S.Q SS.2 & S.Q R.P.)

THE DETERMINED RENT IS $12 P.A. EACH (IL 1381 S.P SS.1 & S.R SS.1)

THE DETERMINED RENT IS $8 P.A. EACH (IL 1381 S.Q SS.1 & S.Q SS.3)

THE DETERMINED RENT IS $14 P.A. EACH (IL 1381 S.P SS.2 & S.R SS.2)

THE DETERMINED RENT IS $2 P.A. (IL 1381 S.R R.P.)

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
MINTON DEVELOPMENT LIMITED -		UB6961618	31/01/1997	08/03/1997	$3,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/2 SHARE OF IL 1381 S.P R.P. & IL 1381 S.R R.P.			
MINTON DEVELOPMENT LIMITED -		UB6961619	31/01/1997	08/03/1997	$11,800,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q SS.3 & S.R SS.1			

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
MINTON DEVELOPMENT LIMITED -		UB6961620	31/01/1997	08/03/1997	$11,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q SS.3 & S.R SS.1			
MINTON DEVELOPMENT LIMITED -		UB6961621	31/01/1997	08/03/1997	$11,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q SS.3 & S.R SS.1			
MINTON DEVELOPMENT LIMITED -		UB6961622	27/01/1997	08/03/1997	$14,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q R.P. & S.R SS.2			
MINTON DEVELOPMENT LIMITED -		UB6961623	31/01/1997	08/03/1997	$12,500,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q R.P. & S.R SS.2			
MINTON DEVELOPMENT LIMITED -		UB6995911	28/02/1997	02/04/1997	$17,800,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.1 & S.Q SS.1			
MINTON DEVELOPMENT LIMITED -		UB7027229	01/04/1997	22/04/1997	$11,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.1 & S.Q SS.1			
MINTON DEVELOPMENT LIMITED -		UB7027233	18/03/1997	22/04/1997	$13,880,000.00

印製編號 PRINT CONTROL: ESS250714003727

業主資料

OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q R.P. & S.R SS.2			
MINTON DEVELOPMENT LIMITED -		UB7027235	01/04/1997	22/04/1997	$14,799,250.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q R.P. & S.R SS.2			
MINTON DEVELOPMENT LIMITED -		UB7027236	01/04/1997	22/04/1997	$9,500,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.2 & S.Q SS.2			
MINTON DEVELOPMENT LIMITED -		UB7027237	27/03/1997	22/04/1997	$11,200,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.2 & S.Q SS.2			
MINTON DEVELOPMENT LIMITED -		UB7027238	15/03/1997	22/04/1997	$15,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.2 & S.Q SS.2			
MINTON DEVELOPMENT LIMITED -		UB7027239	01/04/1997	22/04/1997	$11,500,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q SS.3 & S.R SS.1			
MINTON DEVELOPMENT LIMITED -		UB7027240	01/04/1997	22/04/1997	$14,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q SS.3 & S.R SS.1			

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業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
MINTON DEVELOPMENT LIMITED -		UB7031399	27/03/1997	24/04/1997	$8,000,000.00
		備註 REMARKS: ASSIGNMENT OF 2/3 OF 1/5 OF IL 1381 S.P SS.1 & S.Q SS.1			
MINTON DEVELOPMENT LIMITED -		UB7051073	27/03/1997	07/05/1997	$15,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.P SS.1 & S.Q SS.1			
MINTON DEVELOPMENT LIMITED -		UB7051074	01/04/1997	07/05/1997	$10,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/5 OF IL 1381 S.Q R.P. & S.R SS.2			
MINTON DEVELOPMENT LIMITED -		UB7069626	18/04/1997	19/05/1997	$4,000,000.00
		備註 REMARKS: ASSIGNMENT OF 1/3 OF 1/5 OF IL 1381 S.P SS.1 & S.Q SS.1			
MINTON DEVELOPMENT LTD. -		UB8685174	30/04/2002	24/05/2002	$54,316,595.02
		備註 REMARKS: ASSIGNMENT FOR LOTS & SHARES AFFECTED SEE MEMORIAL			
LO CHUEN FAI 羅泉輝	JOINT TENANT	05080201250077 ASSIGNMENT WITH PLAN	20/07/2005	02/08/2005	$20,600,000.00
LAU WAI SHAN CHRISTINE 劉慧珊	JOINT TENANT				

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER　　　印製編號 PRINT CONTROL: ESS250714003727

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
GIANT BLOOM HOLDINGS LIMITED 鉅成集團有限公司		11062901360051 ASSIGNMENT	31/05/2011	29/06/2011	$31,000,000.00

物業涉及的轇轕
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB8203645	26/09/2000	30/09/2000	UNDERTAKING LETTER WITH PLAN	- -	-
			備註 REMARKS: FROM MINTON DEVELOPMENT LIMITED AND PROSPECT KING LIMITED TO BUILDINGS DEPARTMENT		
UB8667166	27/03/2001	02/05/2002	UNDERTAKING LETTER	- -	-
			備註 REMARKS: FROM HENDERSON REAL ESTATE AGENCY LTD. TO BUILDINGS DEPARTMENT		
UB8717370	06/06/2002	28/06/2002	OCCUPATION PERMIT NO.HK 22/2002(OP)	- -	-
			備註 REMARKS: RE IL 1381 S.P SS.1, SS.2 & R.P., IL 1381 S.Q SS.1, SS.2, SS.3 & R.P. AND IL 1381 S.R SS.1, SS.2 & R.P.		

物業涉及的轇輵

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB8899382	04/03/2003	27/03/2003	DEED OF MUTUAL COVENANT INCORPORATING MANAGEMENT AGREEMENT	HANG YICK PROPERTIES MANAGEMENT LIMITED "MANAGER" -	-
			備註 REMARKS: WITH PLANS		
05051301070171	25/04/2005	13/05/2005	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	LO CHUEN FAI 羅泉輝 (JOINT TENANT) LAU WAI SHAN CHRISTINE 劉慧珊 (JOINT TENANT)	$20,600,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 05080201250077		
05080201250087	20/07/2005	02/08/2005	MORTGAGE	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED -	ALL MONEYS
11062901360034	31/05/2011	29/06/2011	RELEASE	- -	-
07110502510126	01/11/2007	05/11/2007	SECOND MORTGAGE	SHK FINANCE LIMITED 新鴻基財務有限公司	ALL MONEYS
08040802250053	28/03/2008	08/04/2008	RECEIPT ON DISCHARGE OF A CHARGE	- -	-

物業涉及的轇轕

INCUMBRANCES

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08102301820030	06/10/2008	23/10/2008	SECOND MORTGAGE	UNITED ASIA FINANCE LIMITED 亞洲聯合財務有限公司	ALL MONEYS
11062901360044	31/05/2011	29/06/2011	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
11040101670074	28/03/2011	01/04/2011	AGREEMENT FOR SALE AND PURCHASE	GIANT BLOOM HOLDINGS LIMITED 鉅成集團有限公司	$31,000,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM. NO. 11062901360051		
11062901360062	31/05/2011	29/06/2011	MORTGAGE	STANDARD CHARTERED BANK (HONG KONG) LIMITED 渣打銀行(香港)有限公司	TO SECURE ALL MONIES IN RESPECT OF GENERAL BANKING FACILITIES
16060300210019	05/05/2016	03/06/2016	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
14031301150019	07/03/2014	13/03/2014	SECOND MORTGAGE	SPEEDY FINANCE LIMITED 迅領財務有限公司	$6,000,000.00
15071501850013	06/07/2015	15/07/2015	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
15071501850029	06/07/2015	15/07/2015	SECOND MORTGAGE	SPEEDY FINANCE LIMITED 迅領財務有限公司	$8,000,000.00

物業涉及的轇轕
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16060300210027	06/05/2016	03/06/2016	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
16060300210031	05/05/2016	03/06/2016	LEGAL CHARGE	FUBON BANK (HONG KONG) LIMITED -	ALL MONIES
17092200730032	13/09/2017	22/09/2017	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
19021401000037	16/01/2019	14/02/2019	LEGAL CHARGE	FUBON BANK (HONG KONG) LIMITED -	ALL MONIES
21081000910045	20/07/2021	10/08/2021	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
20040901600028	31/03/2020	09/04/2020	SECOND MORTGAGE	SPEEDY FINANCE LIMITED 迅領財務有限公司	$13,000,000.00
21010501440012	08/12/2020	05/01/2021	RELEASE	- -	-
20040901600031	31/03/2020	09/04/2020	ASSIGNMENT OF RENTALS	SPEEDY FINANCE LIMITED 迅領財務有限公司	-
21010501440012	08/12/2020	05/01/2021	RELEASE	- -	-
21062300870061	18/06/2021	23/06/2021	LEGAL CHARGE	MAXCOLM FINANCE LIMITED 尚誠融資有限公司	ALL MONIES

物業涉及的轇轕
INCUMBRANCES

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21112500650075	10/11/2021	25/11/2021	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
21072201410018	20/07/2021	22/07/2021	LEGAL CHARGE	MAXCOLM FINANCE LIMITED 尚誠融資有限公司	ALL MONIES
21112500650084	10/11/2021	25/11/2021	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
21082400650031	20/08/2021	24/08/2021	LEGAL CHARGE	MAXCOLM FINANCE LIMITED 尚誠融資有限公司	ALL MONIES
21112500650093	10/11/2021	25/11/2021	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
21112300420163	10/11/2021	23/11/2021	MORTGAGE	BANK OF COMMUNICATIONS (HONG KONG) LIMITED 交通銀行(香港)有限公司	ALL MONIES

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等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION

********** 無 NIL **********

** 登記冊末端 END OF REGISTER **

[LSS-INS12-V241024]