THIS SUB-DEED OF MUTUAL COVENANT is made the 5th day of December 2024

BETWEEN :-

(1) **ASIA CHARMING LIMITED (昌鳴有限公司)** (Business Registration No. 52805367) whose registered office is situate at 72nd-76th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong, **FIRST MATE DEVELOPMENT LIMITED (科美發展有限公司)** (Business Registration No. 52805422) whose registered office is situate at 72nd-76th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong and **FORTRESS STAR LIMITED (仁星有限公司)** (Business Registration No. 52805430) whose registered office is situate at 72nd-76th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong (collectively "the First Owner" which expression shall where the context so admits include their respective successors and assigns) of the first part,

(2) [redacted] ("the Phase 2 First Assignee" which expression shall where the context so admits include its successors and assigns or his executors, administrators and assigns or such survivor of his or her or their assigns) of the second part, and

(3) **H-PRIVILEGE LIMITED (尊家管業有限公司)** (Business Registration No. 61285308) whose registered office is situate at 72nd-76th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong ("the Manager" which expression shall where the context so admits include its successors appointed in accordance with the provisions herein) of the third part.

註冊摘要編號 Memorial No.: 24121800400029 DOC

WHEREAS :-

(A) This Sub-Deed of Mutual Covenant ("**Sub-Deed**") is supplemental to the Deed of Mutual Covenant and Management Agreement dated the 8th day of April 2024 and registered in the Land Registry by Memorial No. 24041500750038 (the "**Principal Deed**").

(B) Immediately prior to the assignment to the Phase 2 First Assignee hereinafter recited, the First Owner was the registered owner of All Those 92,000 equal undivided 290,000th parts or shares of and in ALL THOSE pieces or parcels of ground registered in the Land Registry as Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section

B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1 (collectively, the "**Lot**") and of and in the development erected or to be erected thereon known as "**Baker Circle One**" (the "**Estate**") together with the sole and exclusive right and privilege to hold use occupy the whole of Phase 2 of the Estate now known as **Baker Circle • Euston (必嘉坊 • 迎匯)** subject to and with the benefit of the Government Grant and the Principal Deed.

(C) For the purpose of sale, All Those 92,000/290,000th Undivided Shares (being a portion of 185,000/290,000th Undivided Shares allocated to the Subsequent Phases (as defined in the Principal Deed)) shall be sub-allocated to each Residential Units in Phase 2 of the Estate, the Phase 2 Commercial Development, the Common Areas and Facilities in Phase 2 in the manner set out in the **First Schedule** hereto.

(D) Phase 2 of the Estate has been completed and an Occupation Permit in respect thereof has been issued.

(E) By an assignment bearing even date herewith and made between the First Owner of the one part and the Phase 2 First Assignee of the other part and for the consideration therein expressed, the First Owner assigned unto the Phase 2 First Assignee the Phase 2 First Assignee's Unit Subject to and together with the benefit of the Government Grant and the Principal Deed.

(F) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.

NOW THIS SUB-DEED WITNESSES as follows :-

SECTION I

INTERPRETATION

1.1 In this Sub-Deed the following words and expressions shall have the meanings ascribed to them except where the context otherwise requires:-

"**Areas for Air-Conditioning**" shall have the same meaning as defined in the Principal Deed, and includes the air-conditioning platform provided on or within the balcony and/or utility platform of any Residential Unit in Phase 2 which are for the purpose of identification only shown and marked "A.C. PLATFORM" on the plans marked Plan Nos.DMC-E08 to DMC-E12 (both inclusive) annexed to this Sub-Deed, and accuracy of such plans is certified by or on behalf of the Authorized Person.

"**Estate Residential Common Areas In Phase 2**" all those areas of Phase 2 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases which said parts include but not limited to:-

(a) those parts of the external walls of Phase 2 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Phase 2 Residential Common Areas or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured green on the plans marked Plan Nos. DMC-E14 to DMC-E17 (both inclusive) annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured green dotted black on the plans marked Plan Nos. DMC-E14 to DMC-E17 (both inclusive) annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(b) all those areas of Phase 2 which are for the purpose of identification only shown and coloured green on the plans marked Plan Nos. DMC-E05 and DMC-E06 annexed to this

Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured green dotted black on the plans marked Plan Nos. DMC-E05 and DMC-E06 annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(c) the Recreational Facilities in Phase 2; and

(d) such additional areas of Phase 2 as may at any time be designated as the Estate Residential Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas In Phase 2.

"**Estate Residential Common Areas and Facilities In Phase 2**" means collectively the Estate Residential Common Areas In Phase 2 and the Estate Residential Common Facilities In Phase 2.

"**Estate Residential Common Facilities In Phase 2**" means the Estate Residential Common Facilities located in Phase 2.

"**Greenery Areas**" shall have the same meaning as defined in the Principal Deed, and includes the greenery areas (including the vertical greenery areas or greening) in Phase 2 which are for the purpose of identification only shown and coloured green dotted black and red dotted black on the plans marked Plan Nos. DMC-E03 to DMC-E06 (both inclusive) and DMC-E14 to DMC-E17 (both inclusive) annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person.

"**Phase 2**" means the second phase of the Estate comprising the Estate Common Areas and Facilities in Phase 2 (if any), the Phase 2 Common Areas and Facilities, the Residential Development in Phase 2 and the Phase 2 Commercial Development constructed on that part of the Lot in accordance with the Building Plans, which is for the purpose of identification only shown coloured orange and marked "PHASE 2" on the phasing plan marked Plan No.DMC-E01 annexed to this Sub-Deed and the accuracy of such plan is certified by or on behalf of the Authorized Person, and known or intended to be known as **Baker Circle • Euston (必嘉坊 • 迎匯)**.

"**Phase 2 Commercial Development**" means those parts of Phase 2 for the time being and from time to time constructed or to be constructed for non-residential purposes in accordance with the

Building Plans and which do not form part of Estate Common Areas and Facilities in Phase 2 (if any), the Phase 2 Common Areas and Facilities, the Phase 2 Residential Common Areas and Facilities or the Estate Residential Common Areas and Facilities In Phase 2, including but not limited to:-

(a) those parts of Phase 2 which are for the purpose of identification only shown and coloured red on the plans marked Plan Nos. DMC-E02 to DMC-E05 (both inclusive) annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured red dotted black on the plans marked Plan Nos. DMC-E03 and DMC-E04 annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(b) those parts of the external walls of Phase 2 which are for the purpose of identification only shown and coloured red on the plans marked Plan Nos. DMC-E14 to DMC-E17 (both inclusive) annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured red dotted black on the plans marked Plan Nos. DMC-E14, DMC-E15 and DMC-E17 annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(c) all those strips of the external walls of Phase 2 or panels or signs or signboards or signage or signage board attaching or appertaining to or protruding from the external walls of Phase 2 or spaces located within Phase 2, together with the frames and/or other supporting structures (if any) erected or to be erected thereon or therein, which are designed for the purpose of displaying or affixing advertising spaces or advertisements (whether illuminated or not and which may or may not extend/project beyond the boundaries of the Lot) or for such other purpose(s) as the First Owner or the Owner(s) thereof may deem fit from time to time;

(d) the columns, beams, walls and partitions (whether load bearing or structural or not), floor slabs (and in the event the floor slab is separating the Phase 2 Commercial Development from other part or parts of Phase 2, the upper half of such floor slab), ceiling slabs (and in the event the ceiling slab is separating the Phase 2 Commercial Development from other part or parts of Phase 2, the lower half of such ceiling slab) and other structural supports of and within the Phase 2 Commercial Development; and

(e) the inner half of any wall (other than the external walls of Phase 2) and partition (whether load bearing or structural or not) of or within the Phase 2 Commercial Development separating the Phase 2 Commercial Development or any part thereof from any other part(s) of Phase 2.

"**Phase 2 Common Areas**" means those parts of Phase 2 intended for the common use and benefit of Phase 2 as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Principal Deed and this Sub-Deed and all subsisting rights and rights of way, to be used by each Owner and Occupier of Phase 2 in common with all other Owners and Occupiers of Phase 2 exclusively which said parts include but not limited to:-

(a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Estate Common Areas in Phase 2 (if any), the Residential Development of Phase 2 or the Phase 2 Commercial Development;

(b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in Phase 2;

(c) those parts of the external walls of Phase 2 (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Estate Common Areas in Phase 2 (if any), the Residential Development of Phase 2 or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured yellow on the plans marked Plan Nos. DMC-E14 and DMC-E15 annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(d) all those areas of Phase 2 which are for the purpose of identification only shown and coloured yellow on the plans marked Plan Nos. DMC-E02 to DMC-E15 (both inclusive) annexed to this Sub-Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(e) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 of Phase 2 and serving Phase 2 as a whole and not just any particular Unit or any particular part thereof; and

(f) such additional areas of Phase 2 as may at any time be designated as the Phase 2 Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 2 Common Areas.

"**Phase 2 Common Areas and Facilities**" means collectively the Phase 2 Common Areas and the Phase 2 Common Facilities.

"**Phase 2 Common Facilities**" means all those facilities of Phase 2 intended for the common use and benefit of Phase 2 as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of Phase 2 in common with all other Owners and Occupiers of Phase 2 exclusively and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 of Phase 2 serving Phase 2 as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase 2 Common Areas for security purposes, plant and machinery and other like installations, facilities or services of Phase 2, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to Phase 2, and such additional devices and facilities of Phase 2 as may at any time be designated as Phase 2 Common Facilities by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed.

"**Phase 2 First Assignee's Unit**" means all those [redacted]/290,000th Undivided Shares together with the sole and exclusive right and privilege to hold use occupy and enjoy All That [redacted] of Phase 2 of the Estate.

"**Phase 2 Residential Common Areas**" means all those areas of Phase 2 intended for the common use and benefit of the Residential Development of Phase 2 as a whole and not just any particular Residential Unit in Phase 2 and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in Phase 2 in common with all other Owners and Occupiers of the Residential Units in Phase 2 exclusively which said parts include but not limited to:-

(a) those parts of the external walls of Phase 2 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Estate Residential Common Areas In Phase 2 or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured pink on the plans marked Plan Nos. DMC-E14 to DMC-E17 (both inclusive) annexed to this Sub-Deed and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(b) those parts of the external walls of Phase 2 above the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Estate Residential Common Areas In Phase 2 or the Residential Units in Phase 2 including but not limited to:-

(1) the architecture fins and features thereon;

(2) the curtain wall structures of Phase 2 including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in Phase 2, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 2). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of Phase 2 that does not wholly enclose a Residential Unit in Phase 2 but extends across two or more Residential Units in Phase 2 shall form part of the Phase 2 Residential Common Areas; and

(3) the external walls of Phase 2 at the main roof, upper roof 1 and upper roof 2 levels, which levels are for the purpose of identification only shown and coloured pink on the plan marked Plan No. DMC-E13 annexed to this Sub-Deed and the accuracy of such plan is certified by or on behalf of the Authorized Person;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;

(c) office and/or counter for caretakers, watchmen and management staff (if any);

(d) all those areas of Phase 2 which are for the purpose of identification only shown and coloured pink on the plans marked Plan Nos. DMC-E02 to DMC-E13 (both inclusive) annexed to this Sub-Deed and the accuracy of such plans is certified by or on behalf of the Authorized Person; and

(e) such additional areas of Phase 2 as may at any time be designated as the Phase 2 Residential Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 2 Residential Common Areas.

"**Phase 2 Residential Common Areas and Facilities**" means collectively the Phase 2 Residential Common Areas and the Phase 2 Residential Common Facilities

"**Phase 2 Residential Common Facilities**" means all those facilities of Phase 2 intended for the common use and benefit of the Residential Development of Phase 2 as a whole and not just any particular Residential Unit in Phase 2 and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in Phase 2 in common with all other Owners and Occupiers of the Residential Units in Phase 2 exclusively and includes but not limited to all lifts designated in the Phase 2 Residential Common Areas, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase 2 Residential Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of Phase 2, and such additional devices and facilities of Phase 2 as may at any time be designated as the Phase 2 Residential Common Facilities by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed.

"**Recreational Facilities**" shall have the same meaning as defined in the Principal Deed, including the club house in Phase 2 and the covered landscaped and play areas in the Residential Development in Phase 2 (which are for the purpose of identification only shown and coloured green on the plans marked Plan Nos.DMC-E05 and DMC-E06 annexed to this Sub-Deed, and the covered landscaped and play areas are further marked "COVERED LANDSCAPED AND PLAY AREAS" on the plan marked Plan No.DMC-E06 annexed to this Sub-Deed, and the accuracy of such plan is certified by or on behalf of the Authorized Person), and the recreational areas and recreational facilities of the Estate designated or to be designated for the exclusive use by the Owners or Occupiers of the Residential Units and their bona fide guests, visitors and invitees only.

"**Subsequent Phases**" means, for the purpose of this Sub-Deed only, the Phase(s) developed after Phase 1 and Phase 2 on a part or parts of the Lot in accordance with the Building Plans, which part(s) of the Lot is for the purpose of identification only shown and coloured grey on the phasing plan marked Plan No. DMC-E01 annexed to this Sub-Deed and the accuracy of such plan is certified by or on behalf of the Authorized Person.

"**Unit**" shall have the same meaning as defined in the Principal Deed and for the avoidance of doubt, the Phase 2 Commercial Development is a Unit for the purpose of the Principal Deed and this Sub-Deed, but upon the disposal of specified parts of the Phase 2 Commercial Development, such specific parts shall be a Unit.

1.2 In this Sub-Deed, except otherwise defined or except where the context otherwise requires, words and expressions defined in the Principal Deed shall have the same meanings when used in this Sub-Deed.

1.3 In this Sub-Deed (if the context permits or requires) words importing the singular number only shall include the plural number and vice versa and words importing the masculine gender only shall include the feminine gender and the neuter gender and words importing persons shall include corporations and vice versa and references to Clauses, Sub-clauses and Schedules shall be references to clauses, sub-clauses and schedules of this Sub-Deed.

1.4 The headings in this Sub-Deed are included merely for ease of reference and shall not affect the interpretation or construction of the relevant clauses and paragraphs.

1.5 In case of any inconsistency or conflict between the provisions and covenants of the Principal Deed and the provisions and convenants of this Sub-Deed, the provisions and covenants of the Principal Deed shall always prevail.

SECTION II

SPECIFIC GRANTS OF RIGHTS

2.1 The First Owner shall at all times hereafter subject to and with the benefit of the Government Grant, the Principal Deed and this Sub-Deed have the sole and exclusive right and privilege to hold use occupy and enjoy to the exclusion of the Phase 2 First Assignee the Phase 2 and the Subsequent Phases of the Estate save and except only the Phase 2 First Assignee's Unit assigned to the Phase 2 First Assignee as aforesaid Together with the appurtenances thereto and the entire rents and profits thereof and save and except the Common Areas and Facilities in Phase 2.

2.2 The Phase 2 First Assignee shall at all times hereafter subject to and with the benefit of the Government Grant, the Principal Deed and this Sub-Deed have the sole and exclusive right and privilege to hold use occupy and enjoy to the exclusion of the First Owner All That the Phase 2 First Assignee's Unit Together with the appurtenances thereto and the entire rents and profits thereof.

2.3 Each of the Undivided Shares allocated to Phase 2 and the full and exclusive right and privilege to hold use, occupy and enjoy any part thereof and to receive rents and profits therefrom shall be held by the Owner or Owners from time to time entitled thereto subject to and with the benefit of the easements, rights, privileges and obligations contained herein and in the Principal Deed and this Sub-Deed.

2.4 There is excepted and reserved unto the First Owner all those exclusive and other rights, privileges and discretions excepted, reserved and/or granted to the First Owner in the Principal Deed to the intent that only the First Owner, subject to the Government Grant, the Principal Deed and this Sub-Deed, shall be entitled to exercise any of such rights, privileges and discretions.

SECTION III

MANAGEMENT UNITS

3.1 For the purpose of determining the contributions to be made by the Owners of the Phase 2 towards the Management Charges, the relevant portion of the Management Units shall be sub-allocated to various parts in Phase 2 in the manner set out in the **Second Schedule** hereto.

SECTION IV

APPORTIONMENT OF EXPENDITURE OF THE ESTATE MANAGEMENT BUDGET AND THE ESTATE RESIDENTIAL MANAGEMENT BUDGET

4.1 For the purpose of Clause 14(a)(1) (relating to the Estate Management Budget) and Clause 14(3)(i) (relating to the Estate Residential Management Budget) of the Principal Deed, the apportionments of the respective expenditure of the Estate Management Budget and the Estate Residential Management Budget for the Completed Phases (i.e. Phase 1 and Phase 2) are respectively specified in Part I and Part II in the Third Schedule hereto. Such apportionments of the respective expenditure of the Estate Management Budget and the Estate Residential Management Budget are subject to revision after completion of any of the Subsequent Phases and when the relevant Sub-Deed has been executed.

SECTION V

MANAGEMENT OF THE COMMON AREAS AND FACILITIES IN PHASE 2

5.1 The Common Areas and Facilities in Phase 2, namely the Estate Common Areas and Facilities in Phase 2 (if any), the Phase 2 Common Areas and Facilities, the Estate Residential Common

Areas and Facilities In Phase 2 and the Phase 2 Residential Common Areas and Facilities are respectively designated under this Sub-Deed and each of them forms part of the Common Areas and Facilities under and pursuant to the Principal Deed. For the avoidance of doubt, it is expressly agreed and declared that the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management and maintenance of the Common Areas and Facilities in Phase 2 or any part thereof, and without prejudice to the generality of the foregoing shall have all the powers set out in the Principal Deed (including but not limited to the powers and authorities as set out in clause 38 of the Principal Deed) in relation to the Common Areas and Facilities in Phase 2.

SECTION VI

COVENANTS, PROVISIONS AND RESTRICTIONS

6.1 Each Undivided Share and the full and exclusive right and privilege to hold, use occupy and enjoy a Unit or any part of the Estate and to receive rents and profits thereform shall be held by the Owner or Owners from time to time entitled thereto subject to and with the benefit of the rights and privileges provided in the Second Schedule to the Principal Deed and express covenants and provisions contained in this Sub-Deed or other Sub-Deed(s).

6.2 In addition to the easements, rights and privileges set forth in the Second Schedule to the Principal Deed, the Owner for the time being of each Residential Unit, his lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors (in common with all persons having the like right) shall have the full right and liberty subject to payment of his due proportion of all payments payable pursuant to the Principal Deed, this Sub-Deed or any relevant Sub-Deed(s) (but subject always to the provisions of the Government Grant, the Principal Deed, this Sub-Deed, any relevant Sub-Deed(s), the Estate Rules and the rights of the Manager and the First Owner as provided in the Principal Deed, this Sub-Deed or any relevant Sub-Deed(s)) to go pass or repass over and along and to use (i) the lift lobbies on the ground floor and 3rd floor of Phase 2 and the passenger lift(s) designated by the Manager from time to time (which lift lobbies and passenger lift(s) form parts of the Phase 2 Residential Common Areas and Facilities) during their operating hours and under the direction of the Manager for the purpose of and only of gaining access to and from the Estate Residential Common Areas and Facilities (including the Recreational Facilities) (and for the purpose of the exercise of such right, to go pass and repass over and along such part of the Phase 2 Commercial Development on the ground floor of Phase 2 between the lift lobby thereof and the street fronting such lift lobby (which lift lobby forms part of the Phase

2 Residential Common Areas) and (ii) other parts in the Subsequent Phases as may be designated for the like purpose in the relevant Sub-Deed(s).

SECTION VII

MISCELLANEOUS

7.1 Without prejudice to Clause 77 of the Principal Deed, the First Owner shall upon execution of this Sub-Deed assign the Undivided Shares relating to the Estate Common Areas and Facilities in Phase 2 (if any), the Estate Residential Common Areas and Facilities In Phase 2, the Phase 2 Common Areas and Facilities, and the Phase 2 Residential Common Areas and Facilities to the Manager free of cost or consideration to be held on trust for all the Owners subject to the Government Grant and to the Principal Deed and this Sub-Deed.

7.2 All the covenants provisions terms stipulations and agreements, and in particular the powers of the Manager, in the Principal Deed shall apply and take effect and be binding on the parties hereto as if the same had been specifically set out in these presents in full.

7.3 No provisions in this Sub-Deed shall conflict with or be in breach of the Government Grant, the Principal Deed and nothing herein shall prejudice in any way the application or operation of the BMO and the Schedules thereto and any amendment or amendments thereof or any substitutions thereof and to the extent that any provisions contained herein shall be in conflict with or overrule the BMO and the Schedules thereto and any amendment or amendments thereto or any substitutions thereof, the BMO and the Schedules thereto shall prevail.

7.4 Without prejudice to Clause 72(a) of the Principal Deed, the First Owner shall at its own cost provide a direct translation in Chinese of this Sub-Deed. The First Owner shall deposit a copy of this Sub-Deed and the Chinese translation thereof in the management office within one month from the date of this Sub-Deed for inspection by all Owners free of costs and for taking copies at their own expense and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund. In the event of any dispute as to the effect of the Chinese translation and the English version of this Sub-Deed, the English version shall prevail.

7.5 Without prejudice to Clause 73 of the Principal Deed, the First Owner shall prepare or cause to be prepared a set of plans showing the Common Areas and Facilities in Phase 2 which plans are now annexed to this Sub-Deed. The accuracy of such plans shall be certified by or on behalf of an Authorised Person. A copy of such plans shall be kept at the management

office and may be inspected by the Owners during normal office hours free of costs and charges.

7.6 Without prejudice to Clause 78(a) of the Principal Deed, the First Owner shall deposit a full copy of the Slope Maintenance Manual (if any) in the management office of the Estate within one month after the date of this Sub-Deed for inspection by all Owners free of charge and taking copies thereof upon payment of a reasonable charge. All charges received shall be credited to the relevant separate account of the Special Fund.

7.7 The Non-enclosed Areas in Phase 2 are designated under this Sub-Deed and shall form part of the Non-enclosed Areas as defined under the Principal Deed, and for the avoidance of doubt, which include a balcony which forms part of a Residential Unit in Phase 2 (including any Areas for Air-Conditioning thereon) and the covered areas underneath the balconies including the covered areas underneath the lowest balconies, and a utility platform which forms part of a Residential Unit in Phase 2 (including any Areas for Air-Conditioning thereon) and the covered areas underneath the utility platforms including the covered areas underneath the lowest utility platforms. The respective locations of such balconies and utility platforms forming part of the Residential Units in Phase 2 are shown and marked "BALCONY" and "U.P." on the plans marked Plan Nos. DMC-E08 to DMC-E12 (both inclusive) annexed to this Sub-Deed, and the accuracy of such plan is certified by or on behalf of the Authorized Person. Clause 80 of the Principal Deed shall apply to the Non-enclosed Areas in Phase 2.

7.8 Without prejudice to Clause 81 of the Principal Deed, the First Owner shall deposit a full copy of the Works and Installations Maintenance Manual for Phase 2 in the management office within one month after the date of this Sub-Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of a reasonable charge. All charges received shall be credited to the Special Fund. For the avoidance of doubt, all costs incidental to the preparation of the Works and Installations Maintenance Manual for Phase 2 will be borne by the First Owner.

7.9 (a) The Owners of the Open Kitchen Units shall at their own expense observe and comply with the applicable Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall cause the other Occupiers of his Open Kitchen Unit to observe and comply with the same. Without prejudice to the generality of but in addition to the foregoing, the Owner of an Open Kitchen Unit in Phase 2 shall observe and comply with the following provisions:-

(i) not to alter, tamper, remove or obstruct (a) the sprinkler head(s) provided at the ceiling immediately above the open kitchen; (b) the addressable smoke detector(s) with sounder base provided inside his Open Kitchen Unit; (c) the addressable smoke detector(s) provided at the common lift lobby outside his Open Kitchen Unit; and (d) the other fire services installations/ measures or fire safety provisions provided inside or outside his Open Kitchen Unit as specified in the Fire Safety Management Plan for Phase 2;

(ii) not to remove, alter or tamper the fire rated full height wall having an FRR (fire resistance rating) of not less than 30 minutes integrity fire resistance rating and 30 minutes insulation fire resistance rating (-/30/30), adjacent to the flat exit door in his Open Kitchen Unit;

(iii) to allow the fire services installations mentioned in Sub-clauses (a)(i) and (a)(ii) above to be subject to annual check conducted by the RFSIC;

(iv) to maintain and keep the fire services installations/ measures or fire safety provisions specified in the Fire Safety Management Plan for Phase 2 and installed in his Open Kitchen Unit in good order and working condition; and

(v) to allow access for the RFSIC to carry out annual inspection, check and maintenance (as referred to in Sub-clause (b) below), and to let, lease, license or otherwise part with the possession of his Open Kitchen Unit upon the condition that the tenant(s), lessee(s), licensee(s) or occupier(s) thereof shall allow such access for the RFSIC and agree to observe and comply with the provisions contained in the Principal Deed and this Sub-Deed relating to and/or applicable to the Open Kitchen Units.

(b) The Manager shall on behalf of the Owners of the Open Kitchen Units carry out and implement the plans relating to maintenance, inspection and check, staff training, fire action and fire prevention and conduct annual staff training and annual fire drill as set out in the applicable Fire Safety Management Plan. Without limiting the generality of the foregoing, the Manager is hereby given full authority by the Owners of the Open Kitchen Units to engage or employ RFSIC, and the RFSIC shall be responsible for the annual inspection and check, testing, keeping and maintaining in good substantial repair and condition, and carrying out any necessary works and appropriate procedures in respect of the fire services installations/ measures or fire safety provisions (including but not limited to those mentioned in Sub-clauses (a)(i) and (a)(ii) above) as specified in and in accordance with the applicable Fire Safety

Management Plan, and submit the maintenance certificate to the Fire Services Department.

(c) The Manager and the RFSIC shall have the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) any Open Kitchen Unit to carry out check, inspection, testing or maintenance of the fire services installations/ measures or fire safety provisions therein (at the cost of the Owner of that Open Kitchen Unit) or verify observance and compliance of provisions referred to in Sub-clause (a) above.

(d) The First Owner shall deposit a copy of the Fire Safety Management Plan for Phase 2 in the management office of the Estate within one month of the date of this Sub-Deed for reference by all Owners and the Manager.

IN WITNESS whereof the parties hereto have duly executed this Sub-Deed the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

SUB–ALLOCATION OF UNDIVIDED SHARES

(I) Phase 2 [Tower 2]

(A)	Residential Units	No. of Residential Unit(s)	No. of Undivided Shares per Residential Unit	Total No. of Undivided Shares
	Flat A on 5/F with Flat Roof	1	188	188
	Flat B on 5/F with Flat Roof	1	352	352
	Flat C on 5/F with Flat Roof	1	253	253
	Flat D on 5/F with Flat Roof	1	224	224
	Flat E on 5/F with Flat Roof	1	220	220
	Flat F on 5/F with Flat Roof	1	220	220
	Flat G on 5/F with Flat Roof	1	220	220
	Flat H on 5/F with Flat Roof	1	220	220
	Flat J on 5/F with Flat Roof	1	226	226
	Flat K on 5/F with Flat Roof	1	315	315
	Flat L on 5/F with Flat Roof	1	179	179
	Flat M on 5/F with Flat Roof	1	180	180
	Flat N on 5/F with Flat Roof	1	269	269
	Flat A on 6/F to 26/F with BAL	18	206	3708
	Flat B on 6/F to 26/F with BAL & UP	18	351	6318
	Flat C on 6/F to 26/F with BAL & UP	18	258	4644
	Flat D on 6/F to 26/F with BAL & UP	18	254	4572
	Flat E on 6/F to 26/F with BAL & UP	18	250	4500
	Flat F on 6/F to 26/F with BAL & UP	18	250	4500
	Flat G on 6/F to 26/F with BAL & UP	18	250	4500
	Flat H on 6/F to 26/F with BAL & UP	18	250	4500
	Flat J on 6/F to 26/F with BAL & UP	18	256	4608
	Flat K on 6/F to 26/F with BAL & UP	18	347	6246
	Flat L on 6/F to 26/F with BAL	18	198	3564
	Flat M on 6/F to 26/F with BAL	18	198	3564
	Flat N on 6/F to 26/F with BAL & UP	18	301	5418
	Flat A on 27/F to 28/F with BAL	2	206	412
	Flat B on 27/F to 28/F with BAL & UP	2	351	702
	Flat C on 27/F to 28/F with BAL & UP	2	477	954
	Flat E on 27/F to 28/F with BAL & UP	2	250	500
	Flat F on 27/F to 28/F with BAL & UP	2	250	500
	Flat G on 27/F to 28/F with BAL & UP	2	251	502
	Flat J on 27/F to 28/F with BAL & UP	2	472	944
	Flat K on 27/F to 28/F with BAL & UP	2	347	694
	Flat L on 27/F to 28/F with BAL	2	198	396
	Flat M on 27/F to 28/F with BAL	2	198	396
	Flat N on 27/F to 28/F with BAL & UP	2	301	602
	Flat A on 29/F with BAL & Roof	1	221	221
	Flat B on 29/F with BAL & UP & Roof	1	381	381
	Flat C on 29/F with BAL & UP & Flat Roof & Roof	1	432	432
	Flat E on 29/F with BAL & UP	1	250	250
	Flat F on 29/F with BAL & UP & Roof	1	259	259
	Flat G on 29/F with BAL & UP & Roof	1	270	270
	Flat J on 29/F with BAL & UP & Flat Roof & Roof	1	433	433
	Flat K on 29/F with BAL & UP & Roof	1	377	377
	Flat L on 29/F with BAL & Roof	1	214	214
	Flat M on 29/F with BAL & Roof	1	214	214
	Flat N on 29/F with BAL & UP & Roof	1	329	329
	Total :	280	Sub-total: (A)	73690

(B)	**Phase 2 Commercial Development**			
	Covered Areas	-	-	14273
	Uncovered Areas	-	-	86
			Sub-total: (B)	14359
(C)	**Common Areas and Facilities in Phase 2**			
	Estate Common Areas and Facilities in Phase 2 (if any), Phase 2 Common Areas and Facilities, Phase 2 Residential Common Areas and Facilities and Estate Residential Common Areas and Facilities In Phase 2		-	3951
			Sub-total: (C)	3951
			Sub-Total = (A)+(B)+(C):	92000

(II) Phase 1 and Subsequent Phases

Phase 1	105000
Subsequent Phases	93000
	198000
Total = (I) + (II):	290000

Notes:

(1) BAL = Balcony
(2) UP = Utility Platform
(3) In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

THE SECOND SCHEDULE ABOVE REFERRED TO

SUB-ALLOCATION OF MANAGEMENT UNITS

(I) Phase 2 [Tower 2]

(A)	Residential Units	No. of Residential Unit(s)	No. of Management Units per Residential Unit	Total No. of Management Units
	Flat A on 5/F with Flat Roof	1	188	188
	Flat B on 5/F with Flat Roof	1	352	352
	Flat C on 5/F with Flat Roof	1	253	253
	Flat D on 5/F with Flat Roof	1	224	224
	Flat E on 5/F with Flat Roof	1	220	220
	Flat F on 5/F with Flat Roof	1	220	220
	Flat G on 5/F with Flat Roof	1	220	220
	Flat H on 5/F with Flat Roof	1	220	220
	Flat J on 5/F with Flat Roof	1	226	226
	Flat K on 5/F with Flat Roof	1	315	315
	Flat L on 5/F with Flat Roof	1	179	179
	Flat M on 5/F with Flat Roof	1	180	180
	Flat N on 5/F with Flat Roof	1	269	269
	Flat A on 6/F to 26/F with BAL	18	206	3708
	Flat B on 6/F to 26/F with BAL & UP	18	351	6318
	Flat C on 6/F to 26/F with BAL & UP	18	258	4644
	Flat D on 6/F to 26/F with BAL & UP	18	254	4572
	Flat E on 6/F to 26/F with BAL & UP	18	250	4500
	Flat F on 6/F to 26/F with BAL & UP	18	250	4500
	Flat G on 6/F to 26/F with BAL & UP	18	250	4500
	Flat H on 6/F to 26/F with BAL & UP	18	250	4500
	Flat J on 6/F to 26/F with BAL & UP	18	256	4608
	Flat K on 6/F to 26/F with BAL & UP	18	347	6246
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	Flat M on 27/F to 28/F with BAL	2	198	396
	Flat N on 27/F to 28/F with BAL & UP	2	301	602
	Flat A on 29/F with BAL & Roof	1	221	221
	Flat B on 29/F with BAL & UP & Roof	1	381	381
	Flat C on 29/F with BAL & UP & Flat Roof & Roof	1	432	432
	Flat E on 29/F with BAL & UP	1	250	250
	Flat F on 29/F with BAL & UP & Roof	1	259	259
	Flat G on 29/F with BAL & UP & Roof	1	270	270
	Flat J on 29/F with BAL & UP & Flat Roof & Roof	1	433	433
	Flat K on 29/F with BAL & UP & Roof	1	377	377
	Flat L on 29/F with BAL & Roof	1	214	214
	Flat M on 29/F with BAL & Roof	1	214	214
	Flat N on 29/F with BAL & UP & Roof	1	329	329
	Total :	280	Sub-total: (A)	73690

(B)	**Phase 2 Commercial Development**			
	Covered Areas	-	-	14273
	Uncovered Areas	-	-	86
			Sub-total: (B)	14359
			Sub-Total = (A)+(B):	88049

(II) Phase 1 and Subsequent Phases

Phase 1	Already specified in the Principal Deed
Subsequent Phases	To be specified in the relevant Sub-Deed(s)

Notes:

(1) BAL = Balcony
(2) UP = Utility Platform
(3) In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

THE THIRD SCHEDULE ABOVE REFERRED TO
APPORTIONMENT OF EXPENDITURE OF THE ESTATE MANAGEMENT BUDGET AND THE ESTATE RESIDENTIAL MANAGEMENT BUDGET

Part I

For Estate Management Budget

Components of Phase 1 and Phase 2	Proportion of expenditure of the Estate Management Budget
(A) Residential Units	
Residential Units in Phase 1	81,311 /188,002
Residential Units in Phase 2	73,690 /188,002
(B) Commercial Development	
Phase 1 Commercial Development	15,762 /188,002
Phase 2 Commercial Development	14,359 /188,002
(C) Car Park	
Phase 1 Car Park	2,880 /188,002
Total of (A) + (B) + (C) :	188,002 /188,002

Part II

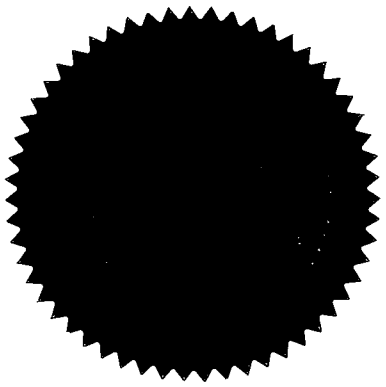
For Estate Residential Management Budget

Components of the Residential Development in Phase 1 and Phase 2	Proportion of expenditure of the Estate Residential Management Budget
Residential Units	
(1) Residential Units in Phase 1	81,311 /155,001
(2) Residential Units in Phase 2	73,690 /155,001
Total of (1) + (2) :	155,001/155,001

First Owner

SEALED with the Common Seal of)
)
ASIA CHARMING LIMITED)
)
in the presence of and SIGNED by)
Fung Lee Woon King and)
Lee King Yue)
director(s)/person(s) duly authorized by its)
)
Board of Directors whose signature(s) is/are)
)
verified by :-)



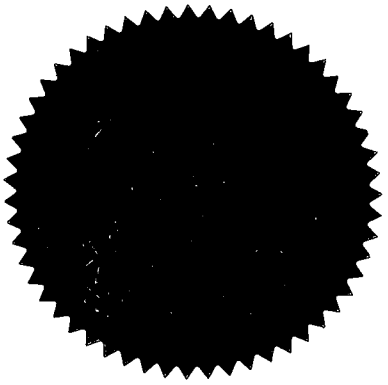




LOK LAI CHU, ANITA
Solicitor, Hong Kong SAR
Woo Kwan Lee & Lo

SEALED with the Common Seal of)
)
FIRST MATE DEVELOPMENT LIMITED)
in the presence of and SIGNED by)
Fung Lee Woon King and)
Lee King Yue)
director(s)/the person(s) duly authorized by)
)
a resolution of its board of directors whose)
)
signature(s) is/are verified by:-)

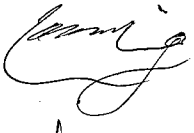


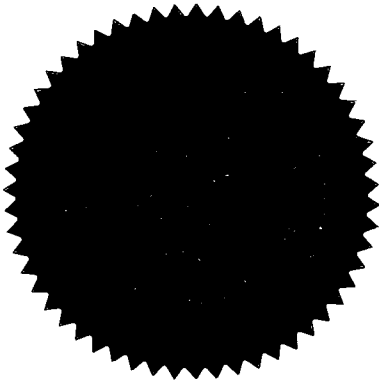




LOK LAI CHU, ANITA
Solicitor, Hong Kong SAR
Woo Kwan Lee & Lo

SEALED with the Common Seal of)
)
FORTRESS STAR LIMITED)
in the presence of and SIGNED by)
Fung Lee Woon King and)
Lee King Yue)
director(s)/the person(s) duly authorized by)
)
a resolution of its board of directors whose)
)
signature(s) is/are verified by:-)







LOK LAI CHU, ANITA
Solicitor, Hong Kong SAR
Woo Kwan Lee & Lo

Phase 2 First Assignee

SIGNED SEALED and DELIVERED by the)
)
Phase 2 First Assignee (who having been)
)
previously identified by identification)
)
document(s) as specified above) in the)

presence of :-

[redacted]

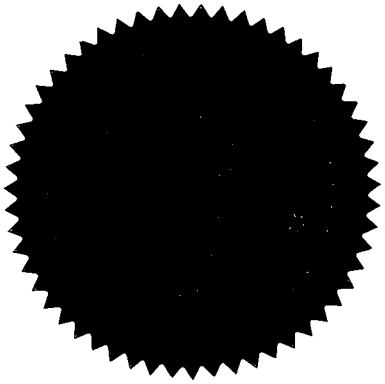
[redacted]

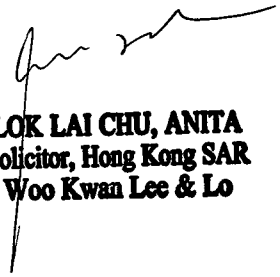
LOK LAI CHU, ANITA
Solicitor, Hong Kong SAR
Woo Kwan Lee & Lo

Manager

SEALED with the Common Seal of the)
)
Manager in the presence of and SIGNED by)
Fung Lee Woon King and)
Lee King Yue)
director(s)/the person(s) duly authorized by)
)
a resolution of its board of directors whose)
)
signature(s) is/are verified by:-)

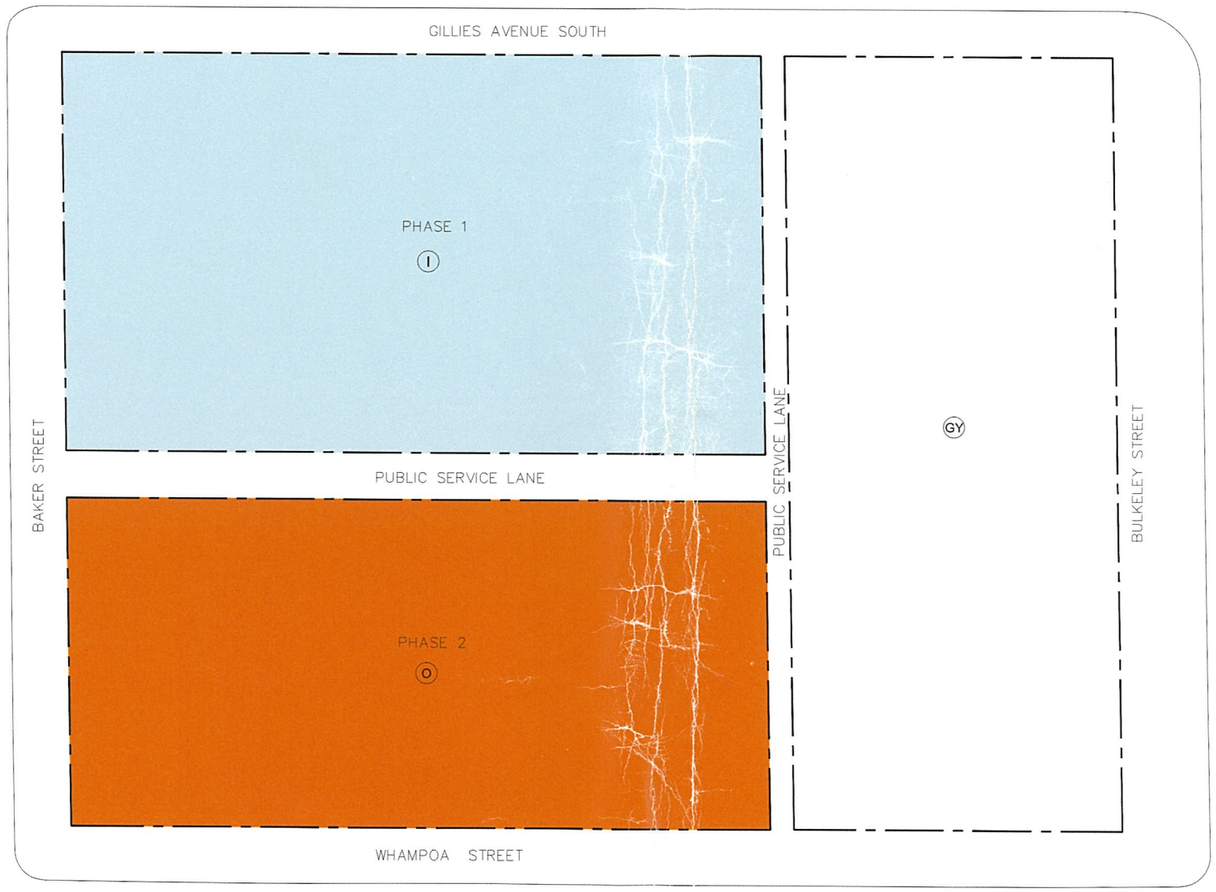






LOK LAI CHU, ANITA
Solicitor, Hong Kong SAR
Woo Kwan Lee & Lo

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (I) PHASE 1
- (O) PHASE 2
- (GY) OTHER PHASE REMAINING PHASE OTHER THAN PHASE 1 & PHASE 2

PHASING PLAN
(PLAN NO. : DMC-E01)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司
L T L

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

BASEMENT LEVEL 1 PLAN (PHASE 2)

(PLAN NO. : DMC-E02)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

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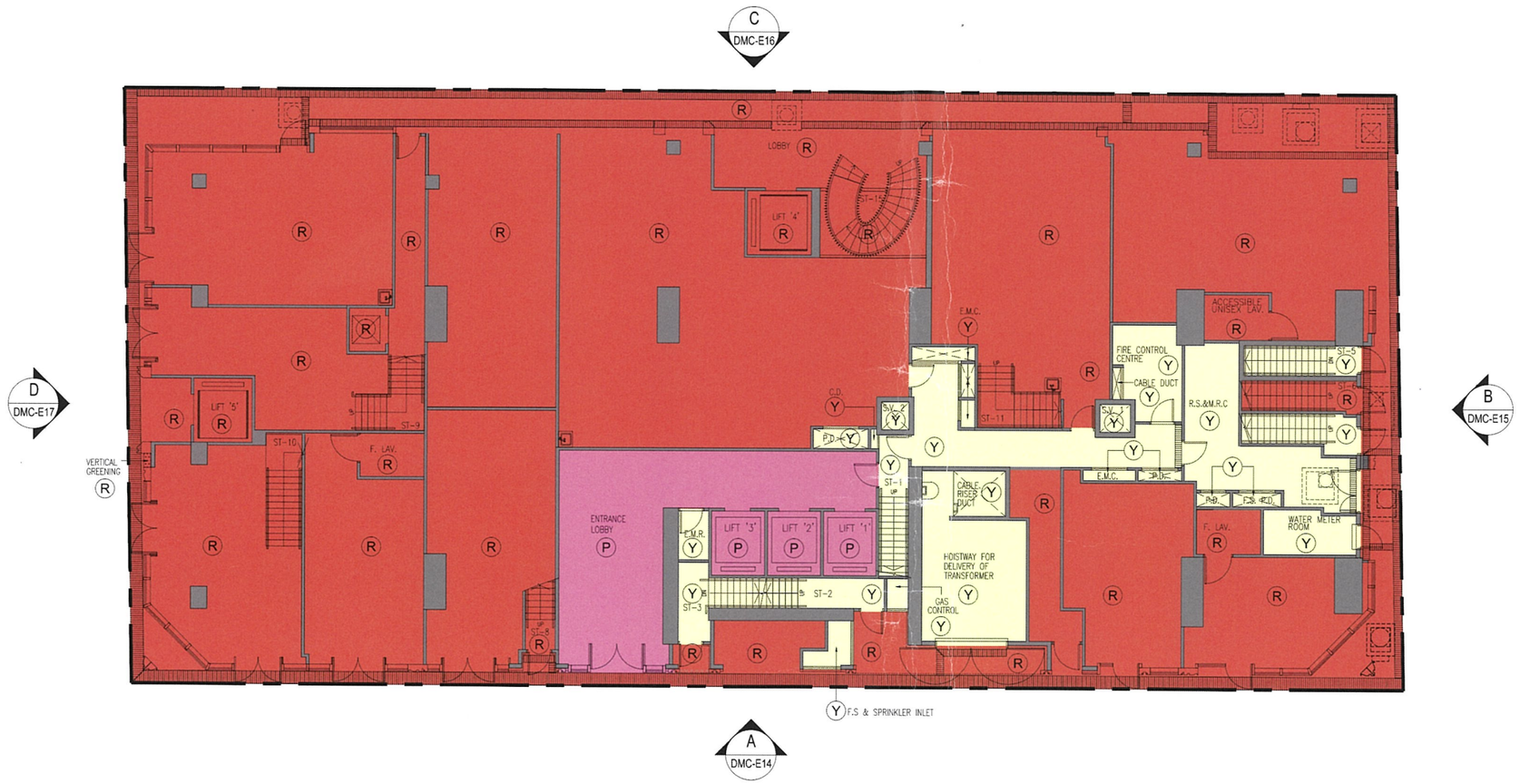


LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

GROUND FLOOR PLAN (PHASE 2)

(PLAN NO. : DMC-E03)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

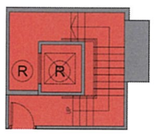
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

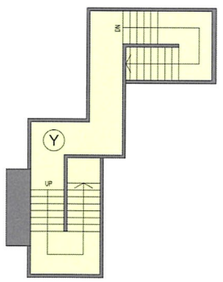
LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

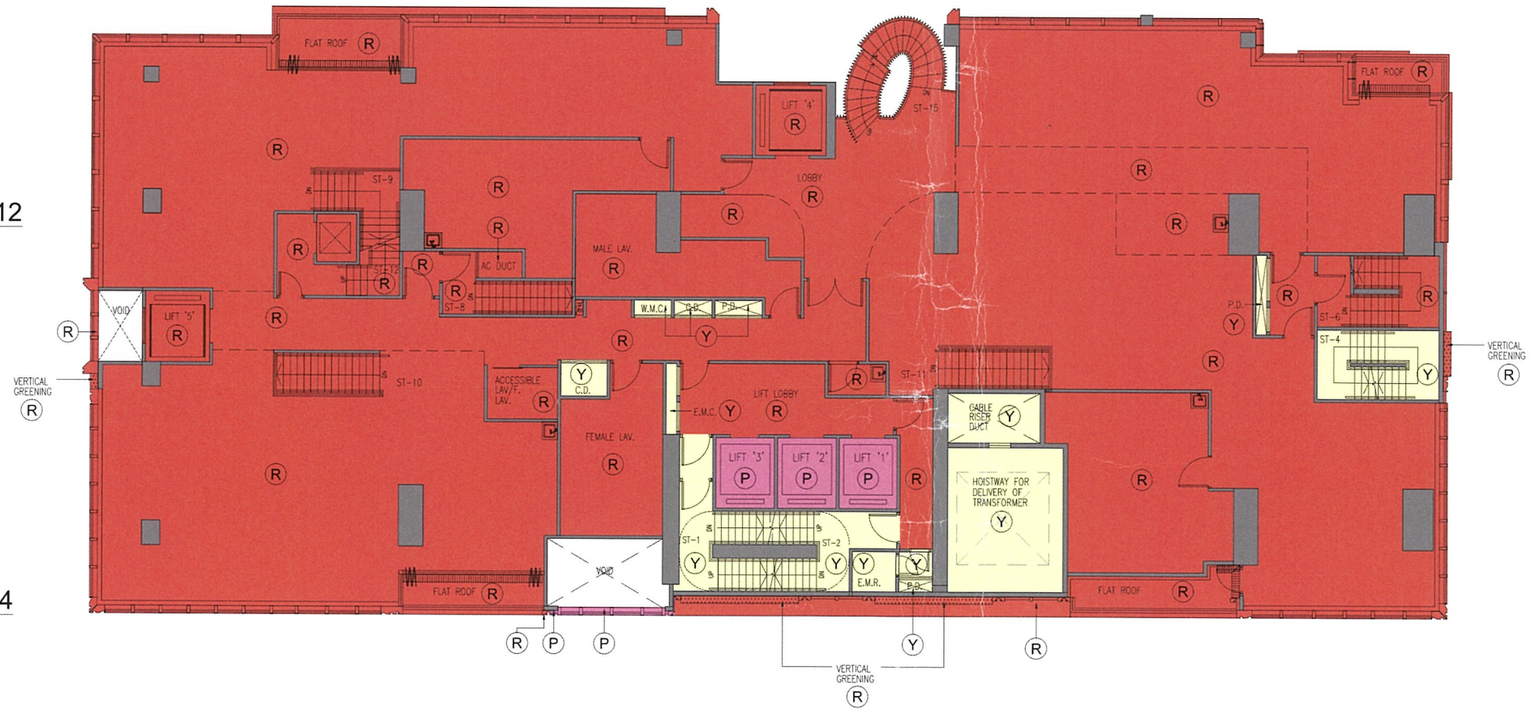
Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



PART PLAN OF ST-12



PART PLAN OF ST-4



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

FIRST FLOOR PLAN (PHASE 2)

(PLAN NO. : DMC-E04)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

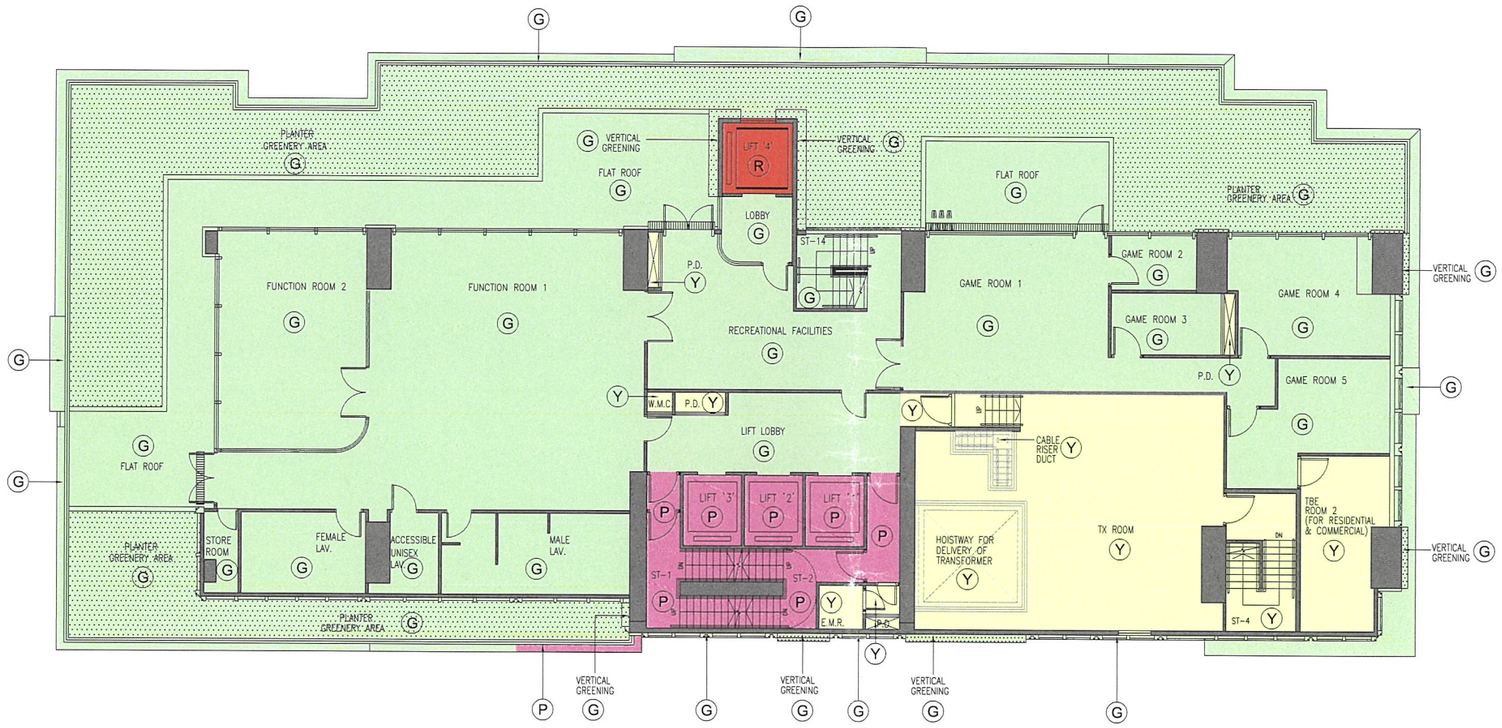
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

SECOND FLOOR PLAN (PHASE 2)

(PLAN NO. : DMC-E05)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

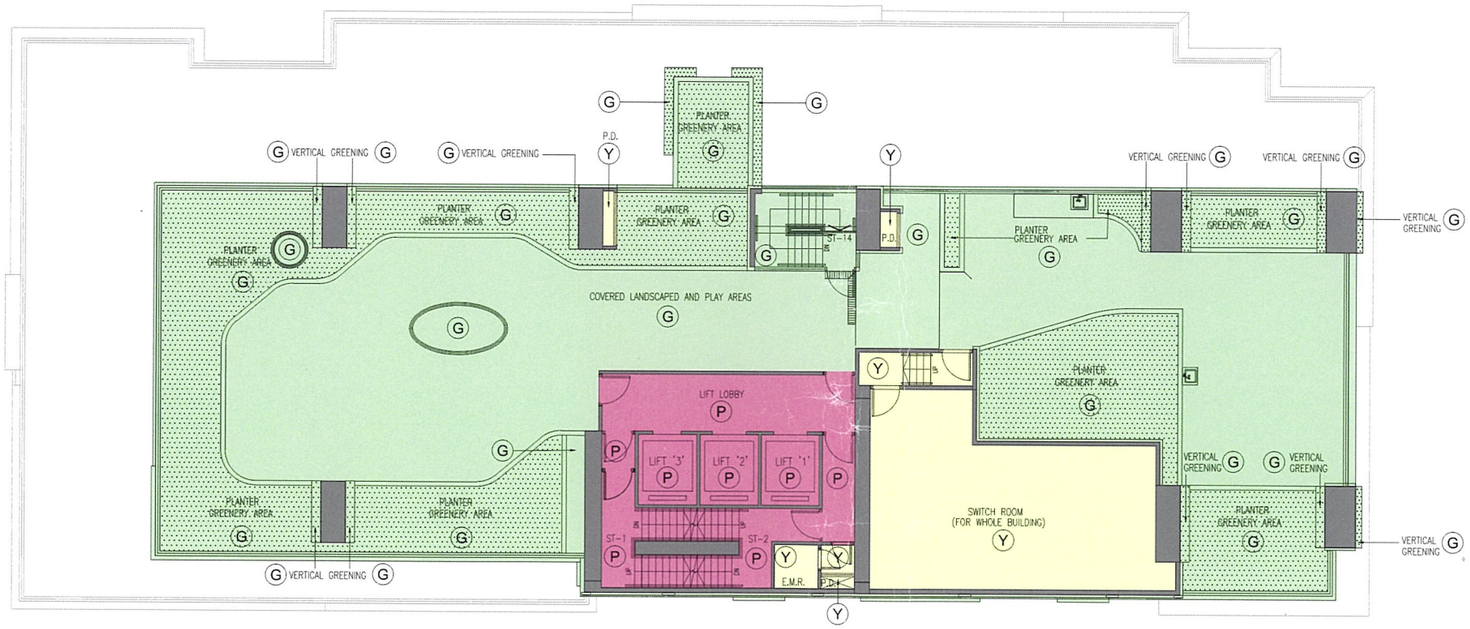
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

THIRD FLOOR PLAN (PHASE 2)
(PLAN NO. : DMC-E06)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

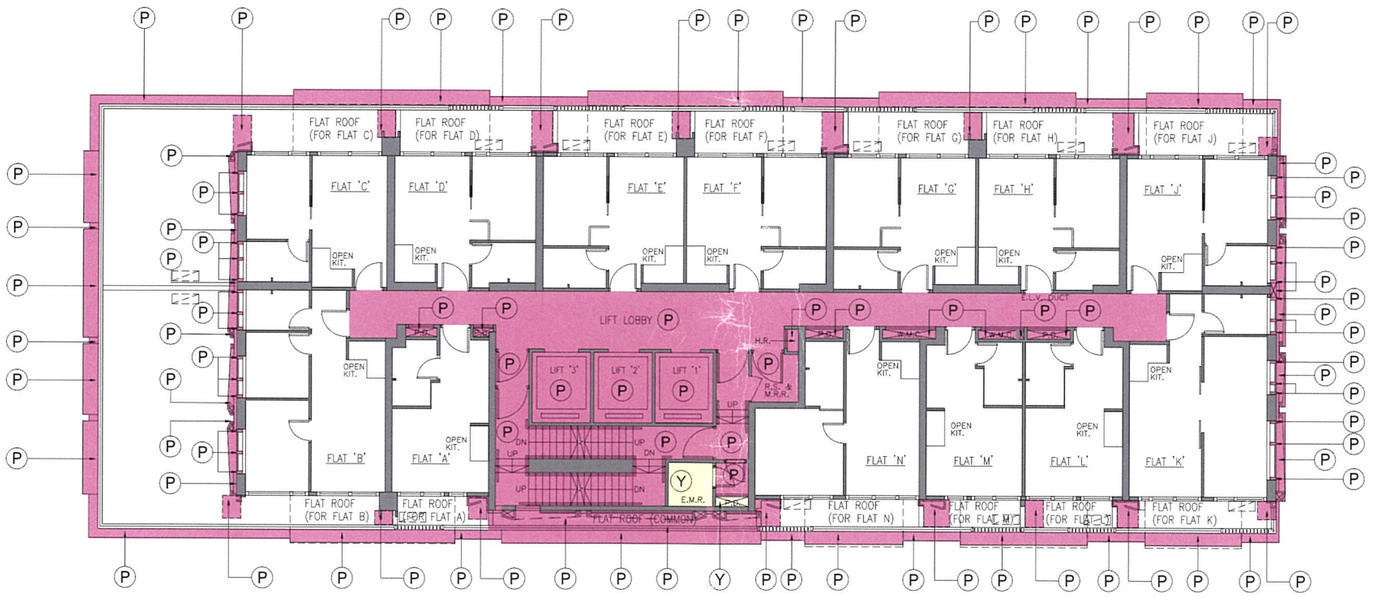
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

5th FLOOR PLAN (PHASE 2)
(PLAN NO. : DMC-E07)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

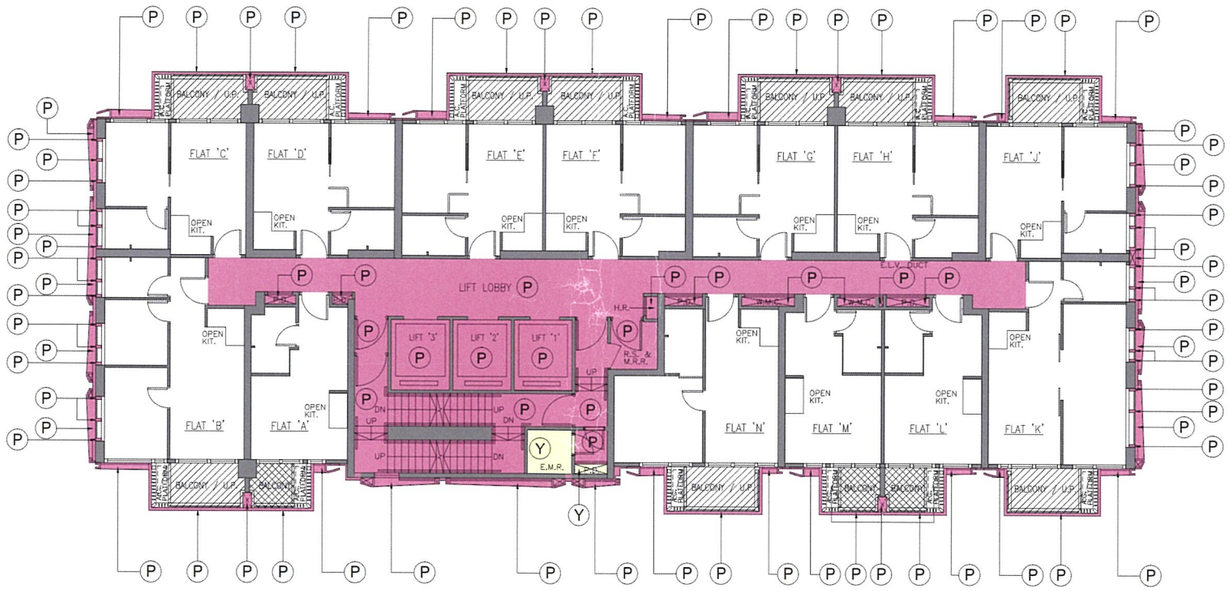
I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

LAI SIU KIN
AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

TYPICAL FLOOR PLAN (PHASE 2)
(6/F, 8/F, 9/F, 11/F, 12/F, 16/F, 17/F, 19/F,20/F, 22/F, 23/F & 26/F)
(PLAN NO. : DMC-E08)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

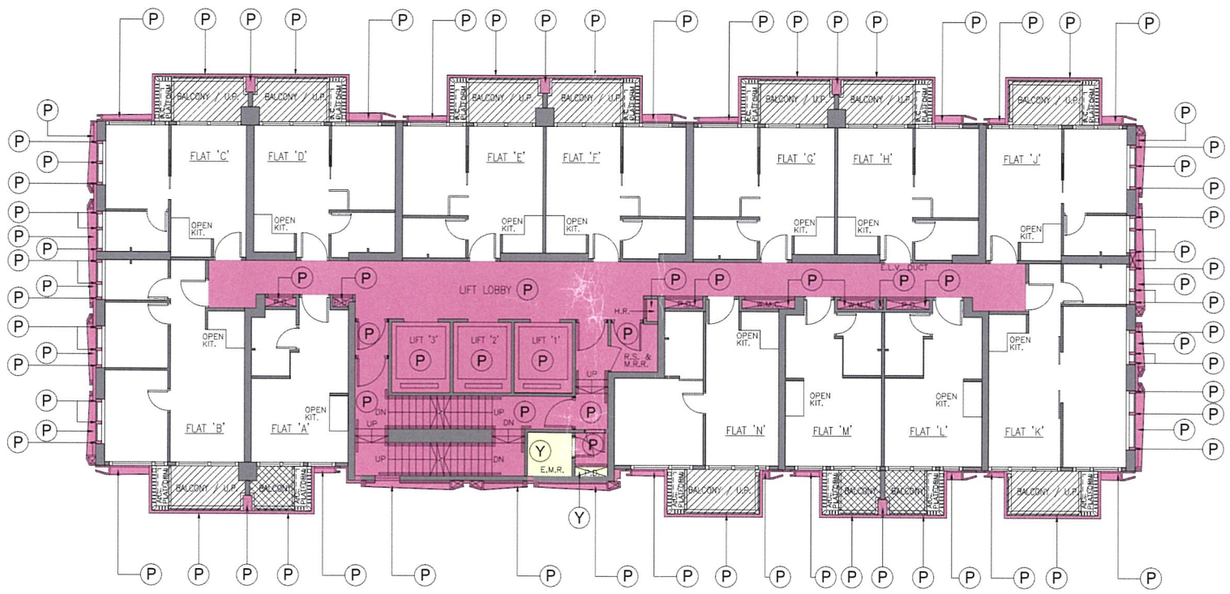
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

TYPICAL FLOOR PLAN (PHASE 2)
(7/F, 10/F, 15/F, 18/F, 21/F & 25/F)
(PLAN NO. : DMC-E09)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

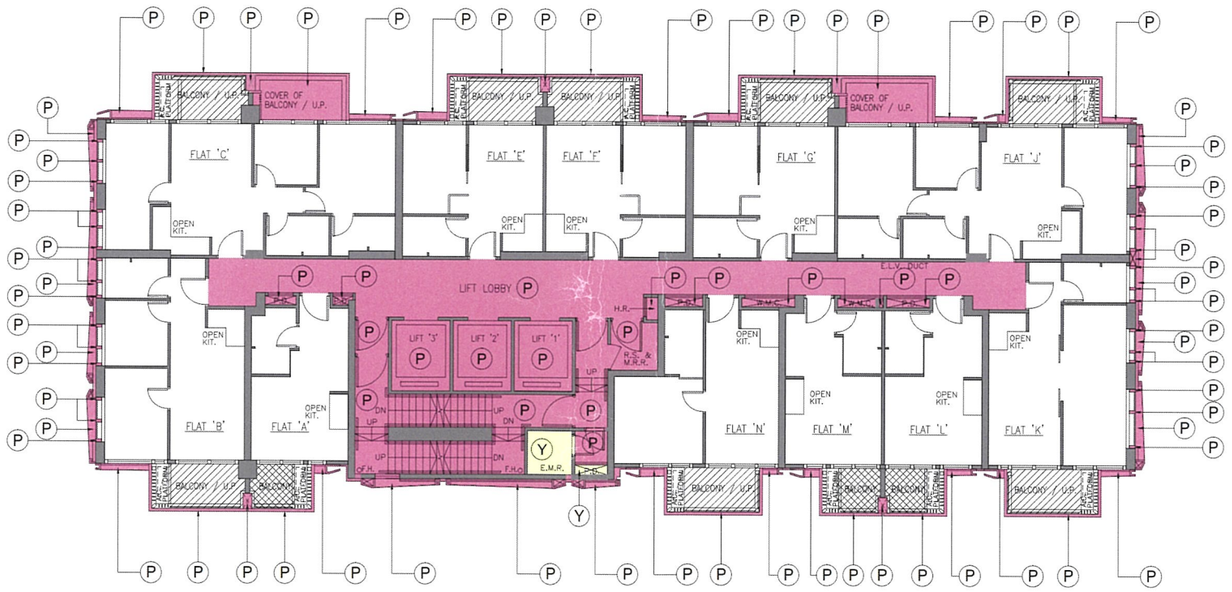
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

27th FLOOR PLAN (PHASE 2)
(PLAN NO. : DMC-E10)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

LAI SIU KIN
AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司
L T L

27 NOVEMBER 2024

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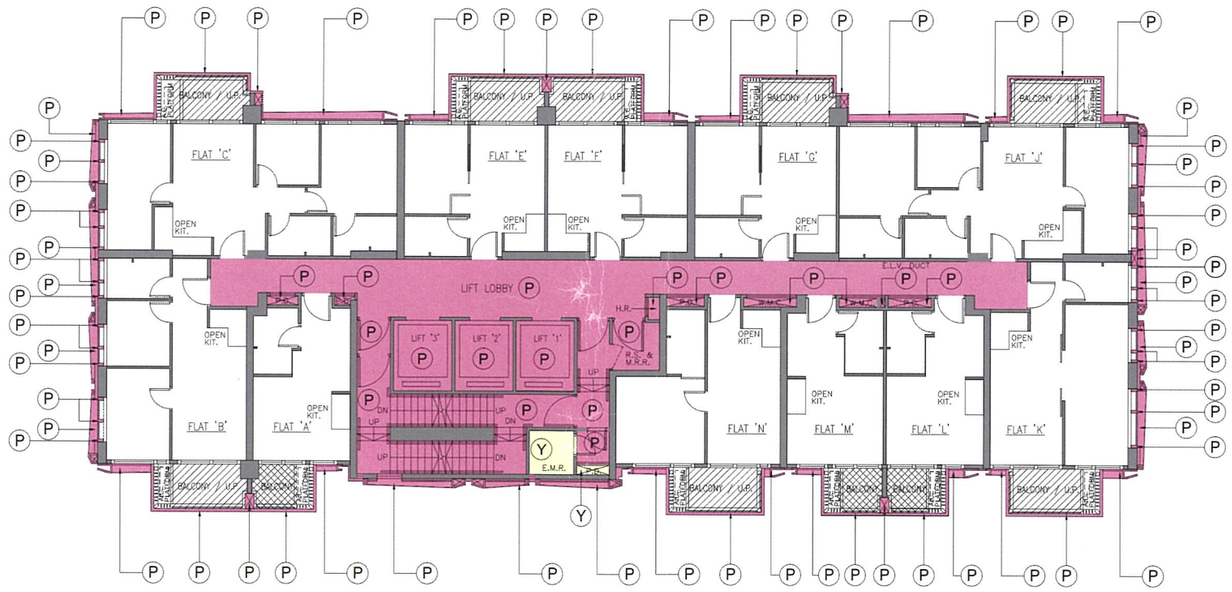


LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

28th FLOOR PLAN (PHASE 2)
(PLAN NO. : DMC-E11)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

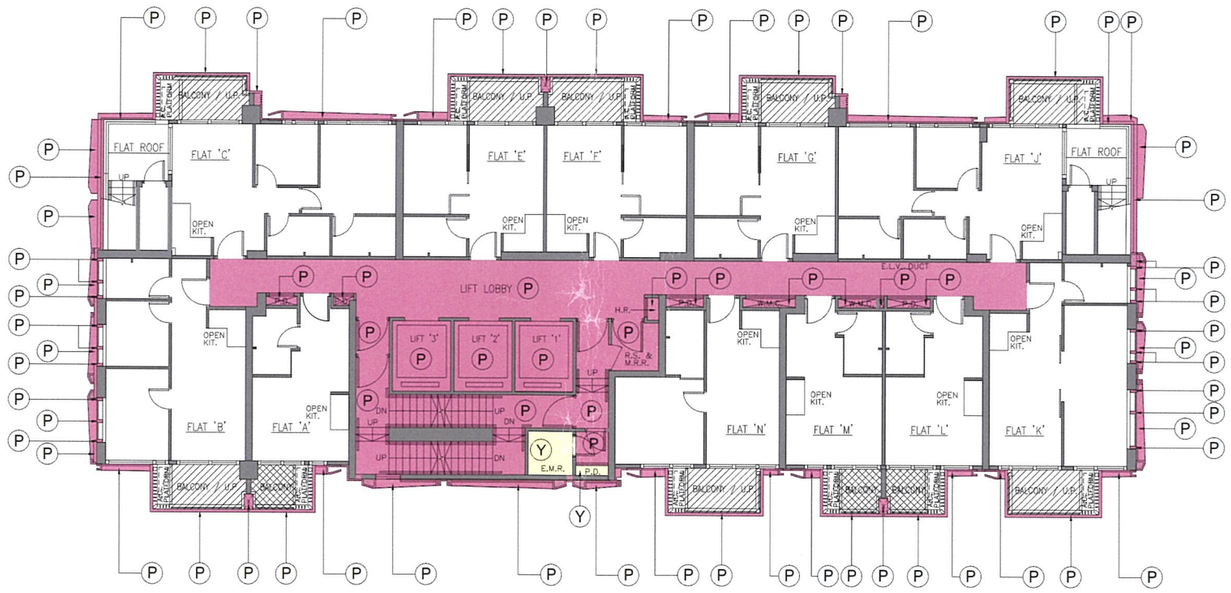
I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

LAI SIU KIN
AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

29th FLOOR PLAN (PHASE 2)
(PLAN NO. : DMC-E12)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

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AUTHORIZED PERSON
ARCHITECT

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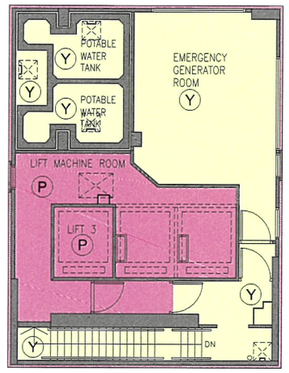
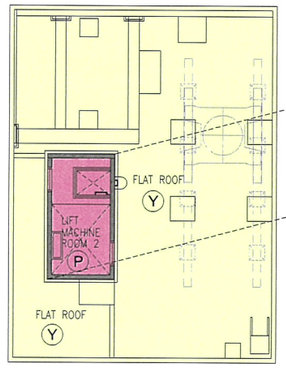
呂鄧黎建築師有限公司
L T L

27 NOVEMBER 2024

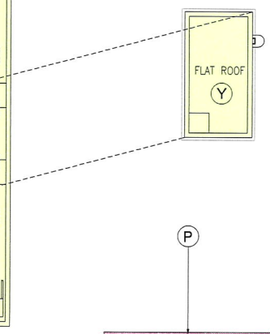
Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.

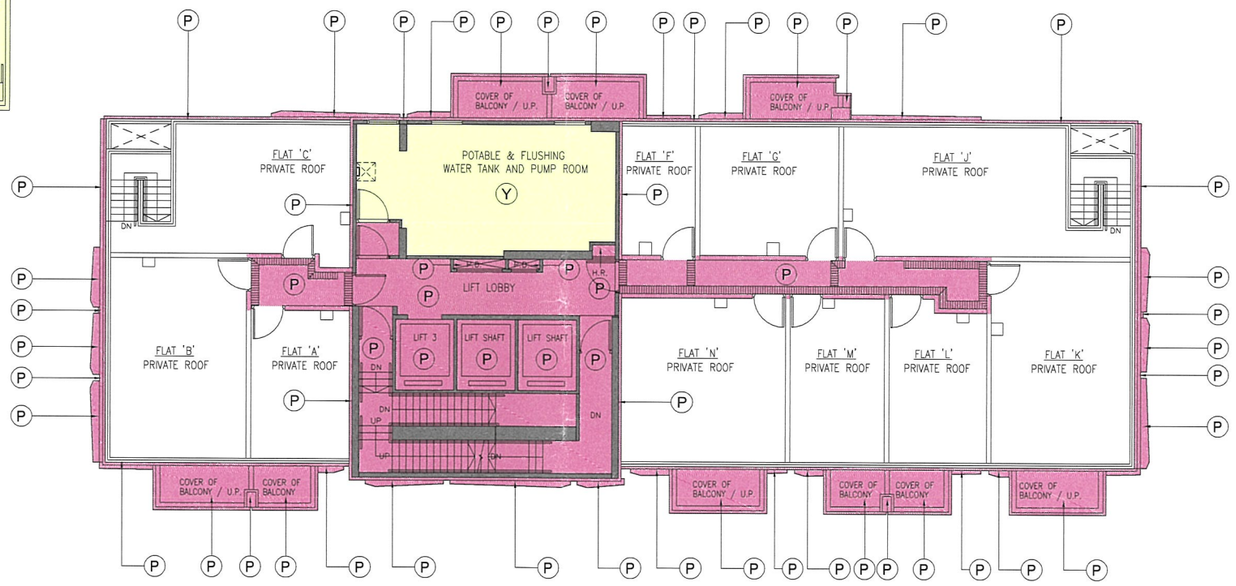


UPPER ROOF 1 PLAN



UPPER ROOF 2 PLAN





LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (P) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (P) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

ROOF PLAN (PHASE 2)
(PLAN NO. : DMC-E13)

(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No..
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

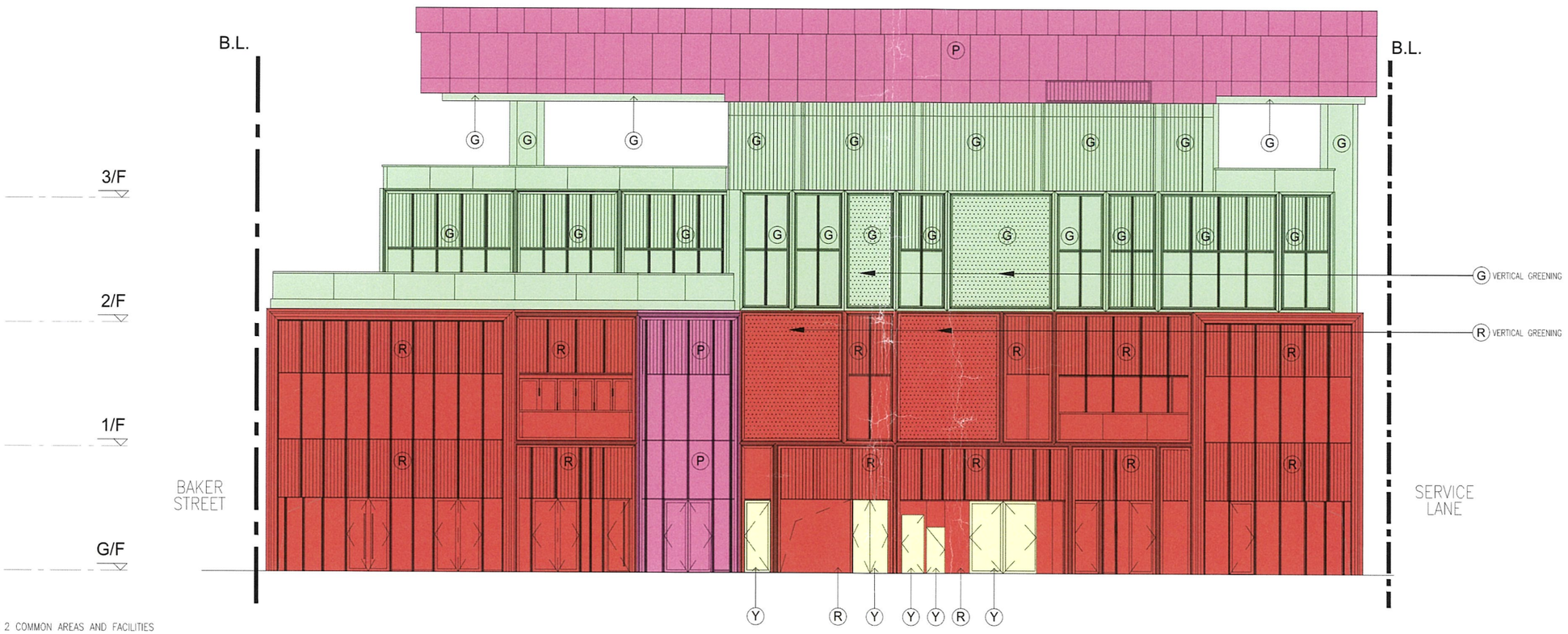
LAI SIU KIN

AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1.



LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

ELEVATION A
(PLAN NO. : DMC-E14)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

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AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司
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27 NOVEMBER 2024

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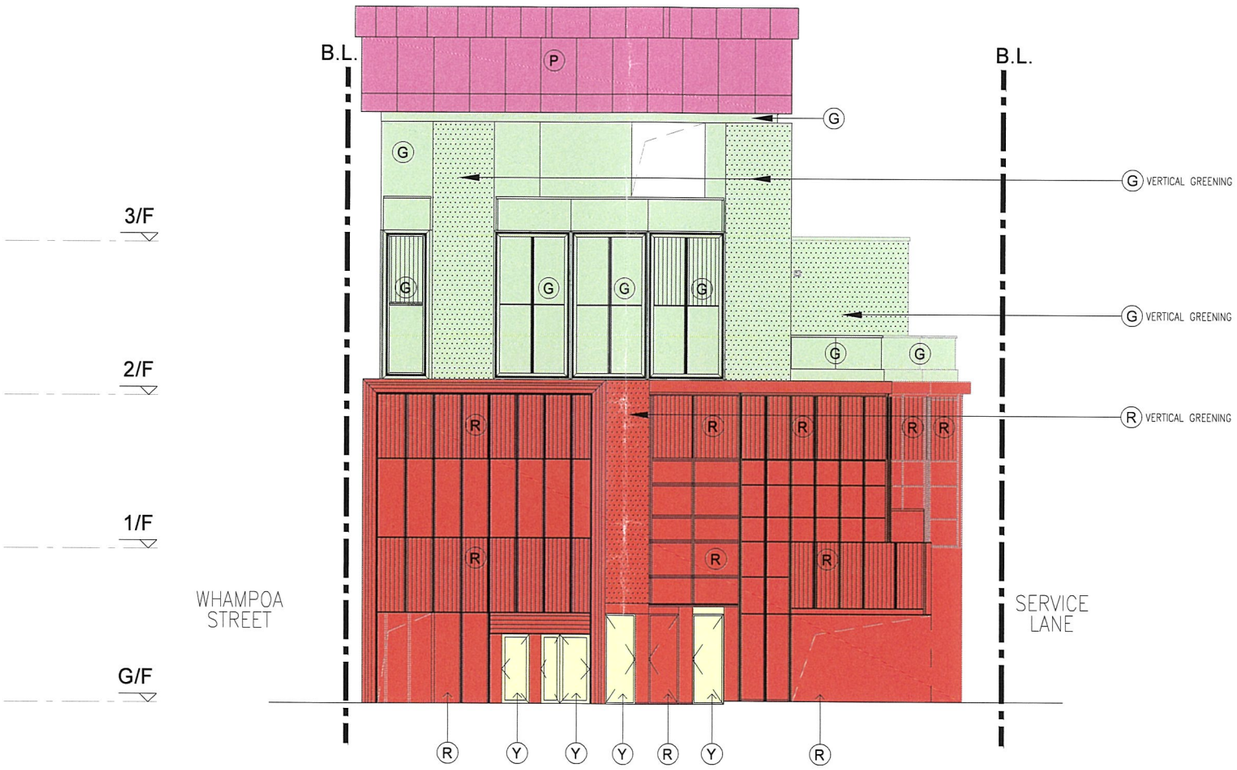

LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

ELEVATION B
(PLAN NO. : DMC-E15)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

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AUTHORIZED PERSON
ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

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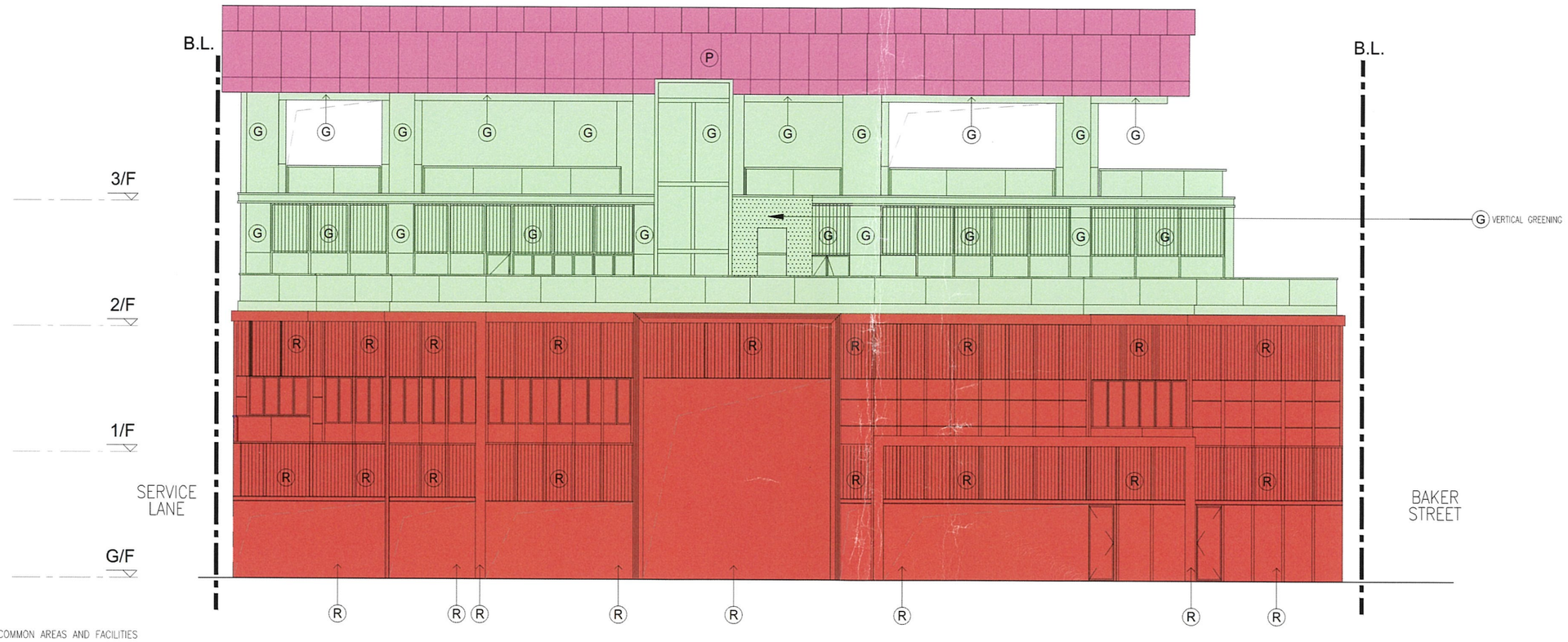

LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

ELEVATION C
(PLAN NO. : DMC-E16)
(FOR IDENTIFICATION PURPOSES ONLY)
(NOT TO SCALE)

註冊摘要編號 Memorial No.:
24121800400029 A3C

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呂鄧黎建築師有限公司

27 NOVEMBER 2024

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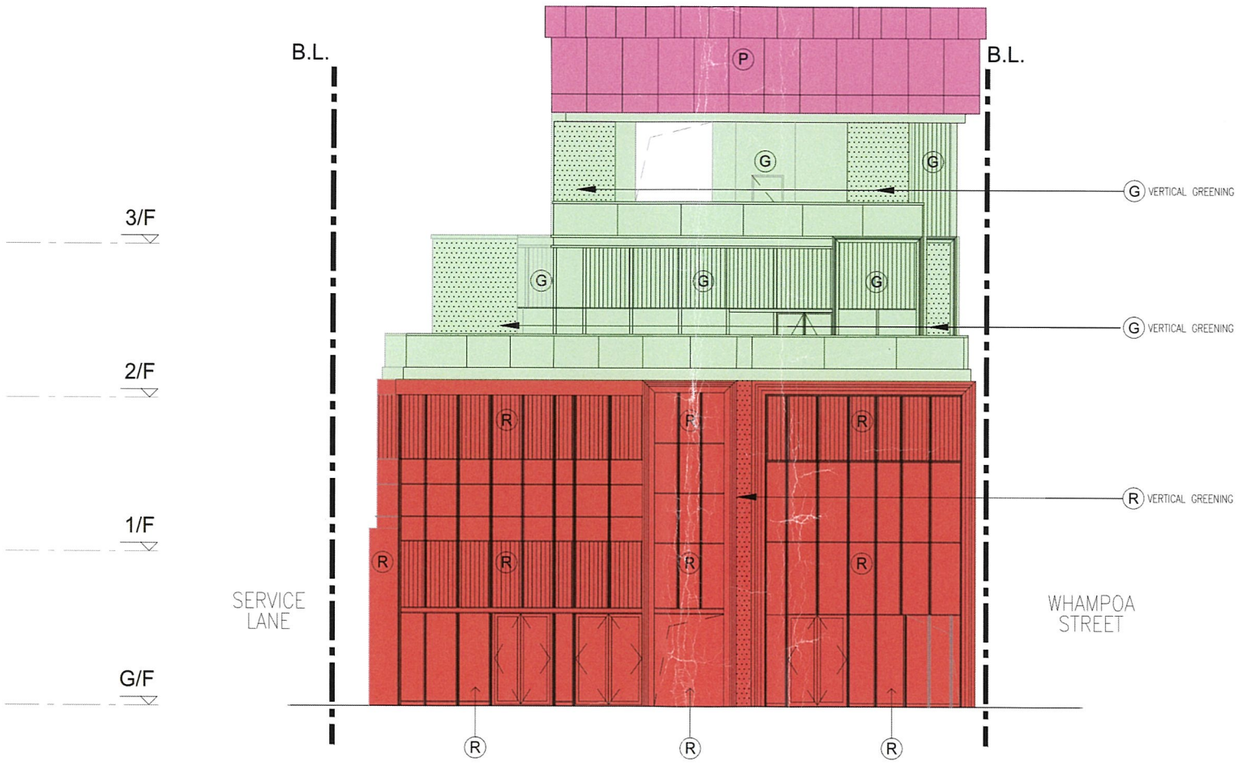

LEGEND:

- (Y) PHASE 2 COMMON AREAS AND FACILITIES
- (G) ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2
- (R) PHASE 2 COMMERCIAL DEVELOPMENT
- (P) PHASE 2 RESIDENTIAL COMMON AREAS AND FACILITIES
- BALCONY AND UTILITY PLATFORM
- BALCONY
- (R) GREENERY AREAS FORMING PART OF PHASE 2 COMMERCIAL DEVELOPMENT
- (G) GREENERY AREAS FORMING PART OF ESTATE RESIDENTIAL COMMON AREAS AND FACILITIES IN PHASE 2

GREENERY AREAS (TOTAL AREA: 328.684 sqm.)
VERTICAL GREENING (TOTAL AREA: 153.961 sqm.)

OPEN KIT. OPEN KITCHEN
B.L. BOUNDARY LINE
A/C UNIT

ELEVATION D
(PLAN NO. : DMC-E17)
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註冊摘要編號 Memorial No.:
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ARCHITECT

LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

27 NOVEMBER 2024

DATED the 5th day of December 2024

ASIA CHARMING LIMITED
(昌鳴有限公司)
FIRST MATE DEVELOPMENT LIMITED
(科美發展有限公司)
FORTRESS STAR LIMITED
(仁星有限公司)

and

[redacted]

and

H-PRIVILEGE LIMITED
(尊家管業有限公司)

SUB-DEED OF MUTUAL COVENANT

in respect of

OF

PHASE 2 OF BAKER CIRCLE ONE

註冊摘要編號 Memorial No.:
24121800400029
本文書於2024年12月18日在土地註冊處
以上述註冊摘要編號註冊。
This instrument was registered in the
Land Registry by the above Memorial
No. on 18 December 2024.

土地註冊處處長
Land Registrar

WOO KWAN LEE & LO
25/F, JARDINE HOUSE
1 CONNAUGHT PLACE,
HONG KONG
(Ref.: IC/ALCL)