

KAI TAK HARBOUR

MONACO

ONE

KAI TAK HARBOUR

MONACO

MARINE

Marketing Suite
展覽廳

This architectural floor plan illustrates a building layout with various functional areas and numbered callouts (1-16) highlighting specific features. The plan includes:

- Top Section:** Includes a "TYPICAL LIFT CAR" and "SHOWFLAT A T2A-E UNMOD PHASE 1".
- Left Section:** Features "SHOWFLAT B T2B-B MOD PHASE 1" and "MOD PHASE 1".
- Center Section:** Contains a large central area with a "STAIR" and "SOFT BLOCKS POND COCKPIT SLIDE".
- Bottom Left:** Includes "SHOWFLAT D T1A-A MOD PHASE 2" and a "COMMUNITY MODEL" area.
- Bottom Center:** Features a "LED WALL" and "SHELVES".
- Bottom Right:** Includes a "KITCHEN" area with a "BOH" (Breakout Room) and a "Pantry".
- Right Section:** Contains a large open area with a grid of tables and chairs, and a "TENDER BAR".

The red line highlights a specific path or boundary within the building, starting from the top left and moving through the central and bottom left areas.

Notice(s) 告示 1

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述、承諾或保證。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施（如適用）或任何其他部分。

DP-MKTS-1

Notice(s) 告示 2

This Display Area is not a reproduction of any part of the Development and/or the Phase. The design and layout, including all the fittings, finishes, materials and appliances provided in this Display Area, are provided for the purpose of this Display Area only, and may not be the same as that provided in any other part of the Development and/or the Phase. Prospective purchasers shall not consider this Display Area as indicative of the actual provisions of any other part of the Development and/or the Phase. This Display Area shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressed or implied, by the vendor.

此陳列場地並非發展項目及/或期數其任何部分的複製品。此陳列場地的設計及布局，包括所有裝置、裝修物料、材料及設備，乃專為此陳列場地而提供，未必會出現於發展項目及/或期數其任何其他部分。準買家勿以此陳列場地作為發展項目及/或期數其任何其他部分實際提供的示意。此陳列場地並不構成亦不應詮釋為賣方任何不論明示或隱含之要約、承諾、陳述或保證。

DP-MKTS-2

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects in this area may not necessarily be provided in the clubhouse or the Development and/or the Phase or any part thereof upon completion. Names of the clubhouse and facilities are for promotional purpose only and will not appear in any building plans, deed of mutual covenant, sub-deed of mutual covenant (if any) or other title deed or legal documents. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Phase and the Development shall be subject to the final approval of the relevant government departments. The vendor reserves the right to amend the building plans and other plans of the Phase or the Development or any part thereof. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

售樓處此部分並非模擬發展項目及/或期數之會所或任何其他部分，亦非依據會所或發展項目及/或期數或其任何部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的會所或發展項目及/或期數或其任何部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在建築圖則、公契、副公契(如有)或其他業權文件或其他法律文件。會所設施於入伙時未必能即時使用。不同設施之開放時間及使用可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。期數及發展項目設計以相關政府部門最終批准為準。賣方保留權利更改期數或發展項目或其任何部分之建築圖則及其他圖則。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

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This part represents the impression of the appearance of lift lobby and the lifts. It is not a mock-up of the lift lobby or the lifts of the Development and/or the Phase and is for reference only. Part of the facilities therein may have been simplified or not been provided here. The design of this part of the lift lobby and the lifts, including, without limitation the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities and specifications and the like shown, may be different from the lift lobbies and lifts to be provided in the Development and/or the Phase. The actual lifts installed in the Development may be of a different brand name or model number. Please refer to the sales brochure for details. The vendor reserves its right to make changes and modifications to the layout, design, fittings, finishes and appliances of the lift lobbies and lifts of the Development and/or the Phase. This part is for reference only and does not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether express or implied.

本部分為電梯大堂及電梯的大概外觀想像，並非發展項目及/或期數的電梯大堂或電梯之模擬，僅供參考。部分設施可能簡化或並無於此展示。本電梯大堂及電梯部分的設計，包括但不限於布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施及規格等，可能有別於發展項目及/或期數內提供的電梯大堂及電梯。真正於發展項目及/或期數中安裝的電梯的品牌名稱或產品型號可能不同。詳情請參閱售樓說明書。賣方保留權利不時修改本發展項目及/或期數的電梯大堂及電梯的布局、設計、裝置、裝修物料及設備。本部分僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾、保證或合約條款。

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Notice(s) 告示 5

Images and videos are being monitored by Wheelock Properties (Hong Kong) Limited and recorded for the purposes of security, crime prevention and control of visitor traffic. For more information or matters relating to personal data privacy issues, please contact Personal Data Privacy Officer of Wheelock Properties (Hong Kong) Limited (address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong (Marked “Confidential”)).

會德豐地產(香港)有限公司就保安、防止犯罪及訪客人流控制目的作影像及錄影監察及紀錄。欲知進一步詳情或若有關於個人資料私隱問題，請聯絡會德豐地產(香港)有限公司個人資料私隱主任(地址：香港中環畢打街20號會德豐大廈23樓(註明「保密」字樣))。

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Name of the Phase of the Development: MONACO ONE Development (“Development”), the Phase 1 of which is called “MONACO ONE”.

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. |

Vendor: Milway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) |

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. |

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. |

Date of printing: 21 May 2021

發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。|

賣方：萬瑋發展有限公司 | 賣方的控權公司：Twinpeak Assets Limited、Fabulous New Limited、Seareef Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）|

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款作準。發展項目或期數設計以相關政府部門最後批准者作準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。|

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。|

印製日期：2021年5月21日

Notice(s) 告示 7

The fittings and appliances, such as air grilles, sprinklers, visual advisory alarms, emergency lighting, exit signs, speakers and other features marked with green dots “●” in this area are the in-situ built-in equipment and facilities of this sales office. There may not be such equipment and facilities in the Development and/or the Phase.

本範圍內有綠色圓點“●”標示之裝置及設備，如通風格柵、消防花灑頭、視像警報器、應急照明燈、出路指示牌、擴音器及其他裝置是為本售樓處現場固有的配套設備及設施。發展項目及／或期數內可能並沒有此等設備及設施。

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Office facilities are exhibited in this space. However, it does not mean that the Phase and/or the Development or any part thereof will provide or may be used as commercial, industrial, office or other working space, area or facility. The use of the Phase and/or the Development is subject to the relevant laws, the land grant, the provisions of the deed of mutual covenant and the sub-deed of mutual covenant (if any). Please note.

此空間有展出辦公室設施，但並非等於本期數及／或發展項目或其任何部分會提供或可作商業、工業、辦公室或其他工作空間、範圍或設施。本期數及／或發展項目之使用受相關法律、批地文件、公契條款及副公契(如有)限制。敬請留意。

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Notice(s) 告示 9

The compass sign image shown on this area is not a description of the direction, location, distance, etc. of the Phase and/or the Development and the surrounding area or facilities. It does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

此處展示的指南針圖像並非對期數及／或發展項目、周邊地方或設施的方向、位置、距離等的描述，並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

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Notice(s) 告示 10-ENG (英文版)

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.

Name of the Phase of the Development: MONACO ONE Development (“Development”), Phase 1 of which is called “MONACO ONE”.

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

Name of the Phase of the Development: MONACO ONE Development (“Development”), Phase 2 of which is called “MONACO MARINE”.

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacomarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Milway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor.

Date of production: 1 December 2021

Notice(s) 告示 10-CHI (中文版)

如本模型被視作構成廣告或宣傳資料，則本告示適用：

註：除特別註明外，以下內容均適用於第1期及第2期。

發展項目期數名稱：MONACO ONE Development (「發展項目」) 的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認

發展項目期數名稱：MONACO ONE Development (「發展項目」) 的第2期稱為「MONACO MARINE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacomarine.hk | *此臨時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

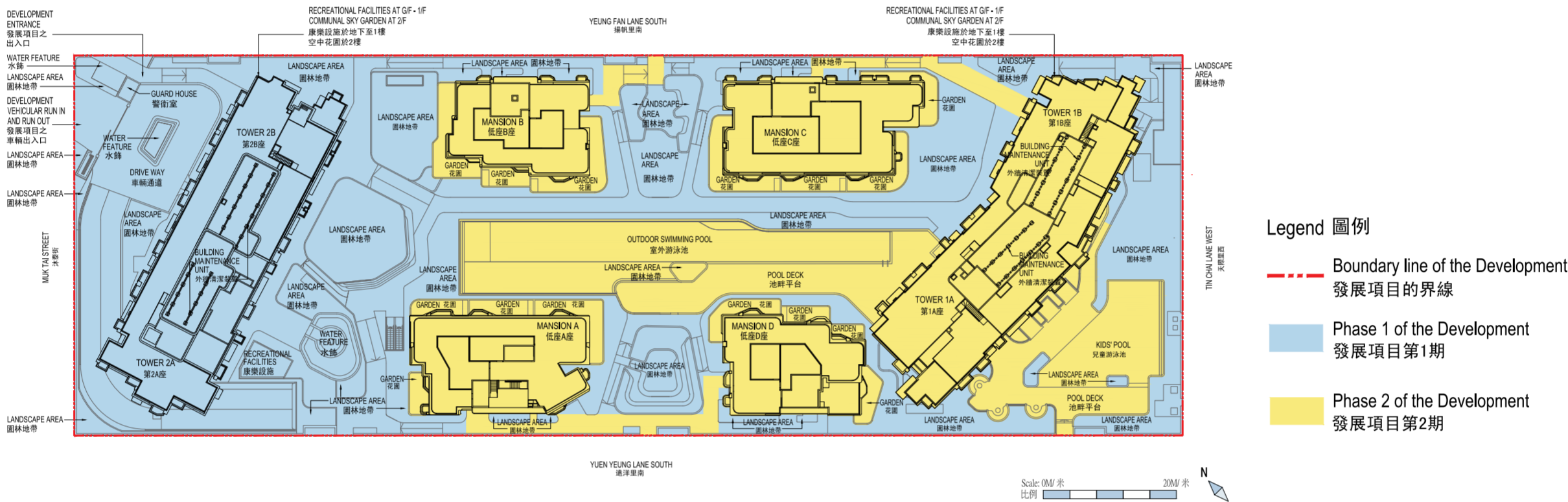
賣方：萬瑋發展有限公司 | 賣方的控權公司：Twinpeak Assets Limited、Fabulous New Limited、Seareef Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2023年3月15日 (「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證 (不論是否有關景觀)。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款作準。發展項目或期數設計以相關政府部門最後批准者作準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布或在賣方的同意下由另一人發布。

製作日期：2021年12月1日

Layout Plan of the Development
發展項目的布局圖



Notes 備註:

To the best of the vendor's knowledge, the estimated material date for Phase 1 and Phase 2 of the Development: 15 March 2023. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

盡賣方所知，發展項目第1期及第2期的預計關鍵日期：2023年3月15日。（「關鍵日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan. 本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant, sub-deed of mutual covenant (if any) of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.

會所及/或康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契、副公契(如有)條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及/或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及/或康樂設施的名稱僅用於宣傳推廣目的,未必會使用或出現於建築圖則、業權文件或其他法律文件上,有關名稱可能在發展項目及/或期數落成時或其後有所改變,賣方並無作出任何不論明示或暗示的要約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本模型僅供參考之用並以相關政府部門最後批准之圖則為準。相關服務之細節及提供以管理公司及/或有關服務供應商之安排與決定為準。相關服務可能需要另行收費。賣方不就其提供、服務時間、收費及其他細節作出任何要約、承諾、陳述或保證。

本模型純屬模型製作者對發展項目及/或期數或發展項目及/或期數相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像, 僅供參考。此模型並非按照比例製作, 其中隨後期數之建築物的大概位置以標記表示, 該等標記並非模擬該等建築物之實際高度、大小、外觀或座向等, 發展項目及/或期數的建築物的相對高度/水平可能不合比例, 所示地貌與交樓時的狀況亦可能不相同。此模型展示之住宅樓層(包括住宅物業)的外觀可能經簡化處理。發展項目及/或期數外牆、平台、天台、上層天台、發電機/機電樓層、頂層天台等或公共地方上可能存在之外牆清潔系統、防墜落系統、避雷針、喉管、空調機、格柵及氣窗等並無於此模型顯示。發展項目及/或期數周邊地區環境、街道及建築物等可能經簡化處理或並無於此模型顯示。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況, 亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布局、鋪裝材料及圖案、照明、裝置和布局、顏色、建築設計、規格、裝飾、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款作準。此模型之燈光效果純屬模型製作者之想像或以便展示模型, 並非展示發展項目及/或期數或其相關部份實際狀況, 其中泳池底部射燈、公用部分燈柱、單位內之燈飾及照明等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分, 在此展示的樹木及花卉植物與交樓時的狀況可能不相同, 賣方保留權利不時改動園林及園景範圍之設計及所提供之樹木、花卉及植物的品種及數量。會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者作準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途, 所有設施的名稱有待決定, 可能會於日後更改及未必與實際設施(包括會所及康樂設施)日後啟用時的設施名稱相同, 且不會出現於發展項目及/或期數的建築圖則、業權文件或其他法律文件中。該等設施(包括會所及康樂設施等)於發展項目及/或期數入伙時未必能即時啟用。部分在此顯示或不作顯示的會所及康樂設施可能設於發展項目第2期而非發展項目第1期。有關發展項目各期數的大概界線, 詳情請參閱布局圖。賣方保留權利更改會所及康樂設施及其名稱、間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。此模型參考製作當日最新之經批准的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者作準。模型中之命名(如有)僅作宣傳推廣之用, 未必會用於或出現在發展項目及/或期數的建築圖則、業權文件或其他法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家切勿以此模型作為實際提供的示意。請參閱售樓說明書, 以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。「步行約6分鐘往啟德站」。此預計步行時間由獨立交通顧問評估及計算得出(2021年5月17日), 並以MONACO ONE Development主入口為起點計算, 僅供參考。實際所需時間受步速、路線、天氣及實際路面狀況等影響及限制。 模型比例: 1:65

This model represents the model maker's impression of the Development and/or the Phase or the part of the Development and/or the Phase concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase), and is for reference only. This model may not be made to scale. The approximate locations of buildings in subsequent phases of the Development are indicated by footprint marking, which do not stimulate the actual height, size, appearance or orientation of such buildings. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. The external appearance of the residential floors including the residential properties shown in this model may have been simplified. The building maintenance unit systems, fall arrest systems, lightning rods, pipes, air-conditioners, grilles and louvres etc. which may exist on the external walls, flat roof, roof, upper roof, genset room / plant room floor, top roof, etc. or common areas of the Development and/or the Phase have been omitted. The surrounding environment, street and buildings of the Development and/or the Phase may have been simplified or omitted in this model. Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment or buildings etc., of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the swimming pool, the lamp posts in the common parts, the lighting features and lightings in the flats etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not form part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden area and the landscaped areas and the species and number of trees, flowers and plants to be provided from time to time. The provision of clubhouse and recreational facilities are subject to the terms and conditions of the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operation of some facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of all facilities are pending determination. They are subject to change in the future, and may not be identical to the names of such facilities (including clubhouse and recreational facilities) when they are open and will not appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. Such facilities (including clubhouse and recreational facilities, etc.) may not be in operation when the Development and/or the Phase can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided in Phase 2 of the Development but not Phase 1 of the Development. Please refer to the layout plan for the approximate phasing boundaries of different phases. The vendor reserves its rights to alter the clubhouse facilities and the names, partition, design, layout and use thereof. Fees may be charged on the use of the clubhouse and different recreational facilities. This model is produced with reference to the latest approved building plans as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The naming (if any) in the model is for promotional purpose only, and may not necessarily be used or appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should not consider this model as indicative of the actual provision. Please refer to the sales brochures for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby. "Walk around 6 mins to Kai Tak Station". The walking time was assessed and calculated by an independent traffic consultant (Date of assessment: 17 May 2021) with the starting point at the main entrance of MONACO ONE Development, and is for reference only. The actual walking time required is subject to the pace, route, weather and actual traffic conditions. Model Scale: 1:65

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。|

賣方：萬瑋發展有限公司 | 賣方的控權公司：Twinpeak Assets Limited、Fabulous New Limited、Seareef Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任 經營人、董事或僱員的商號或法團：王董建築師事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的 期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）|

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有 關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款作準。發展項目或期數設計以相關政府部門最後批准者作準。發展項目或期數及其周邊地區日後可能出現改變。|住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。|

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布或在賣方的同意下由另一人發布。|

製作日期：2021年7月15日

Notice(s) 告示 11-No.6 號

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: MONACO ONE Development ("Development"), the Phase 1 of which is called "MONACO ONE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. |

Vendor: Milway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Searcef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) |

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. |

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. |

Date of production: 15 July 2021

DP-DM-6

Notice(s) 告示 11-No.7 號

“ENZO” and “MODENA” are respectively marketing names of Tower 2A and Tower 2B only and will not appear in any building plans, deed of mutual covenant, sub-deed of mutual covenant (if any) preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, title deeds or other legal documents relating to the Development and/or the Phase.

“ENZO” 及 “MODENA” 分別為第2A座及第2B座市場推廣之用之名稱，並不會於有關發展項目及/或期數的任何建築圖則、公契、副公契(如有)、臨時買賣合約、買賣合約、轉讓契、業權文件或其他法律文件出現。

DP-DM-7

Here is the approximate location of Mansion A. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座A座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-DM-8

Here is the approximate location of Mansion B. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座B座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-DM-9

Here is the approximate location of Mansion C. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座C座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-DM-10

Here is the approximate location of Mansion D. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座D座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-DM-11

Notice(s) 告示 11-No.12 號

This model only mocks up the base of Tower 1A and Tower 1B or a part thereof. The residential tower and other parts of that Tower and its actual height, size, appearance or orientation have not been mocked up here.

此模型僅模擬此第1A座及第1B座之基座或其部分，該座的住宅大樓及其他部分及其高度、大小、外觀或座向等並無在此模擬。

DP-DM-12

Notice(s) 告示 11-No.1 號 (Ph2)

如本模型被用作構成廣告或宣傳資料，則本告示適用：
註：除特別註明外，以下內容均適用於第1期及第2期。
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacomarine.hk | *此臨時門牌號數有待期數建成時確認
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目的想像，有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理，準買家如欲了解發展項目的詳情，請參閱售樓說明書，賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
賣方：萬瑞發展有限公司 | 賣方的授權公司：Twinkak Asset Limited, Fabulous New Limited, Source Holdings Limited, 會德豐地產有限公司, Myers Investments Limited, Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經款人、董事或雇員的商號或法團：王霍建築師事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 憑賣方所知的期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期，預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）
本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、單約、陳述、承諾或保證（不論是否有關景觀）。 | 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業。於任何情況或時間，準買方認不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。
賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。製作日期：2021年12月1日

DP-KTC2-DM1

Notice(s) 告示 11-No.2 號 (Ph2)

To the extent that this model constitutes an advertisement or promotional material, this notice shall apply:

Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.

Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacmarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Milway Development Limited | Holding companies of the Vendor: Twimpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 1 December 2021

DP-KTC2-DM2

Notice(s) 告示 12-No.1 號

TOWER 2A and TOWER 2B (Phase 1 of the Development)
第2A座及第2B座(發展項目第1期)

After the Development and/or the Phase is completed, the “休閒船艙 Master Cabin”, “Zoom Saloon”, “Game Saloon” and “共享創意廊 Co-work Lounge” will be located at G/F of Tower 2A and Tower 2B. They are not open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後, “休閒船艙 Master Cabin”、 “Zoom Saloon”、 “Game Saloon” 及 “共享創意廊 Co-work Lounge” 將位於第2A座及第2B座之地下均為非露天設計。請同時參考會所模型的其他備註。

DP-CH-1

Notice(s) 告示 12-No.2 號

TOWER 2A and TOWER 2B (Phase 1 of the Development)
第2A座及第2B座(發展項目第1期)

After the Development and/or the Phase is completed, the “水手訓練營 Sailor’s Wonderland”, “快樂煮廚 Happy Galley” and “極速體驗館 GRAND PRIX Pro” will be located at 1/F of Tower 2A and Tower 2B. They is not open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後, “水手訓練營 Sailor’s Wonderland”、 “快樂煮廚 Happy Galley” and “極速體驗館 GRAND PRIX Pro” 將位於第2A座及第2B座之1樓均為非露天設計。請同時參考會所模型的其他備註。

DP-CH-2

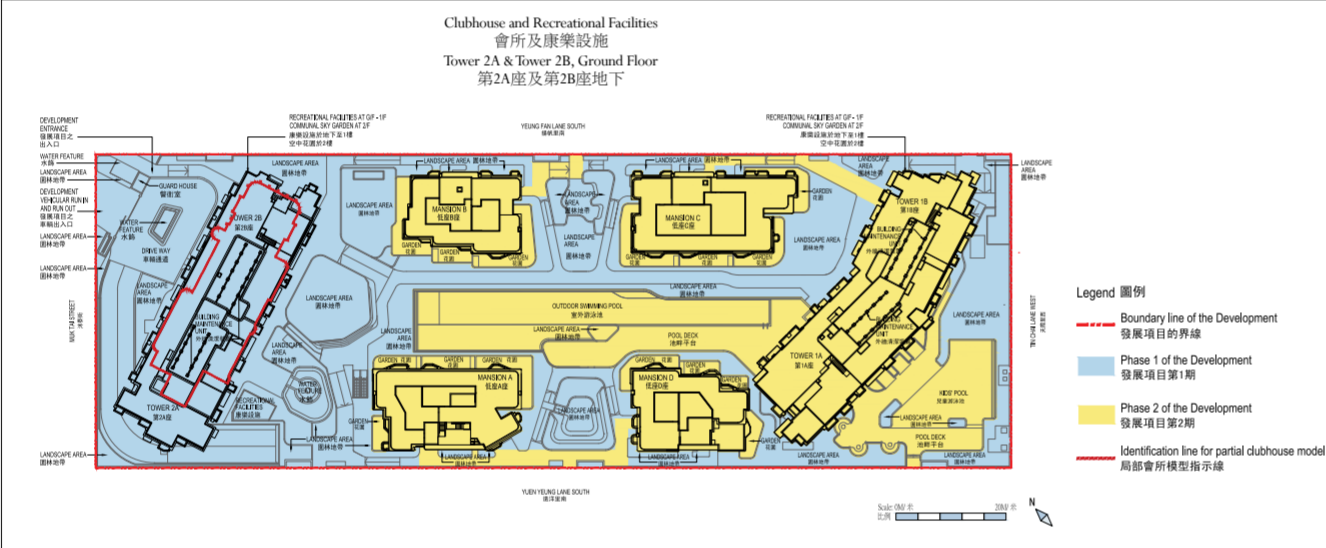
Notice(s) 告示 12-No.3 號

TOWER 2A and TOWER 2B (Phase 1 of the Development)
第2A座及第2B座(發展項目第1期)

After the Development and/or the Phase is completed, the “小小賽車手 GRAND PRIX Junior 2.0” will be located at 2/F of Tower 2A and Tower 2B. It is semi open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，“小小賽車手 GRAND PRIX Junior 2.0”將位於第2A座及第2B座之2樓為半露天設計。請同時參考會所模型的其他備註。

DP-CH-3



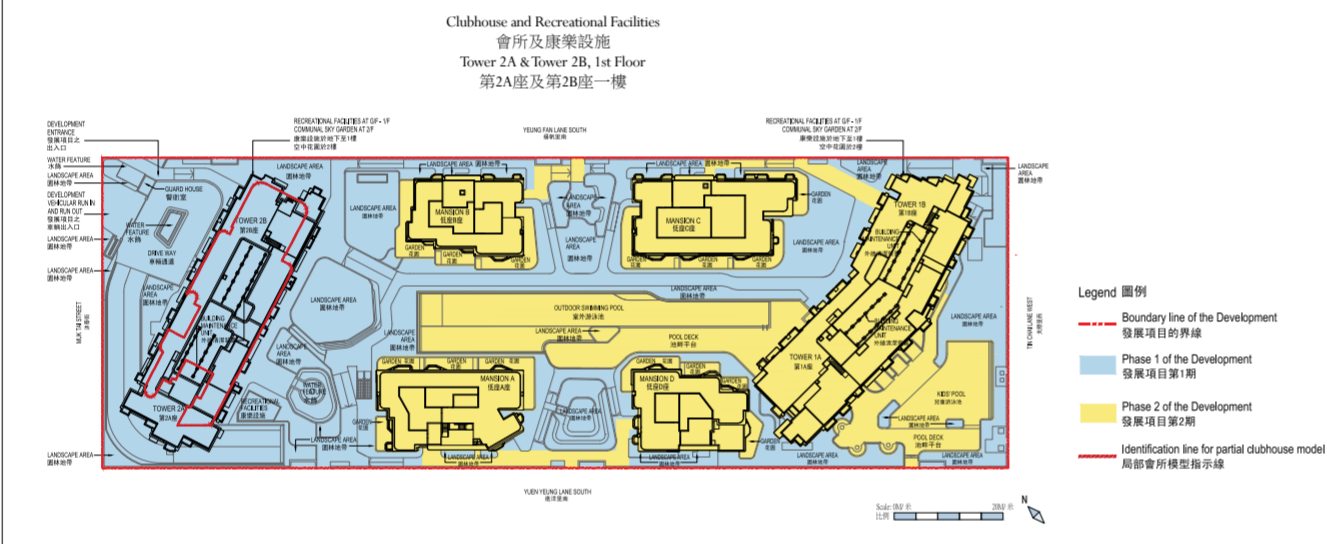
The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situated in the phase(s) of the Development as indicated on the plan.
會所模型只展示發展項目部分之會所及康樂設施，其局部分於圖中以紅色虛線顯示。該會所及康樂設施之局部分位於圖中顯示的發展項目之期數中。

Notes 備註:
To the best of the vendor's knowledge, the estimated material date for Phase 1 and Phase 2 of the Development: 15 March 2023. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)
盡賣方所知，發展項目第1期及第2期的預計關鍵日期：2023年3月15日。（「關鍵日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.
本圖僅顯示從上空鳥瞰可見之發展項目布局，各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant, sub-deed of mutual covenant (if any) of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details. The vendor and the manager do not guarantee that catering services will be provided in the clubhouse or any part thereof. The manager or services may from time to time change or terminate.

會所及/或康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契、副公契(如有)條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及/或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及/或康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上，有關名稱可能在發展項目及/或期數落成時或其後有所改變，賣方並無作出任何不論明示或暗示的要約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本模型僅供參考之用並以相關政府部門最後批准之圖則為準。相關服務之細節及提供以管理公司及/或有關服務供應商之安排與決定為準，相關服務可能需要另行收費。賣方不就其提供、服務時間、收費及其他細節作出任何要約、承諾、陳述或保證。賣方及管理人並不保證會所或其任何部分將提供餐飲服務。管理人及服務可能不時改變或終止。

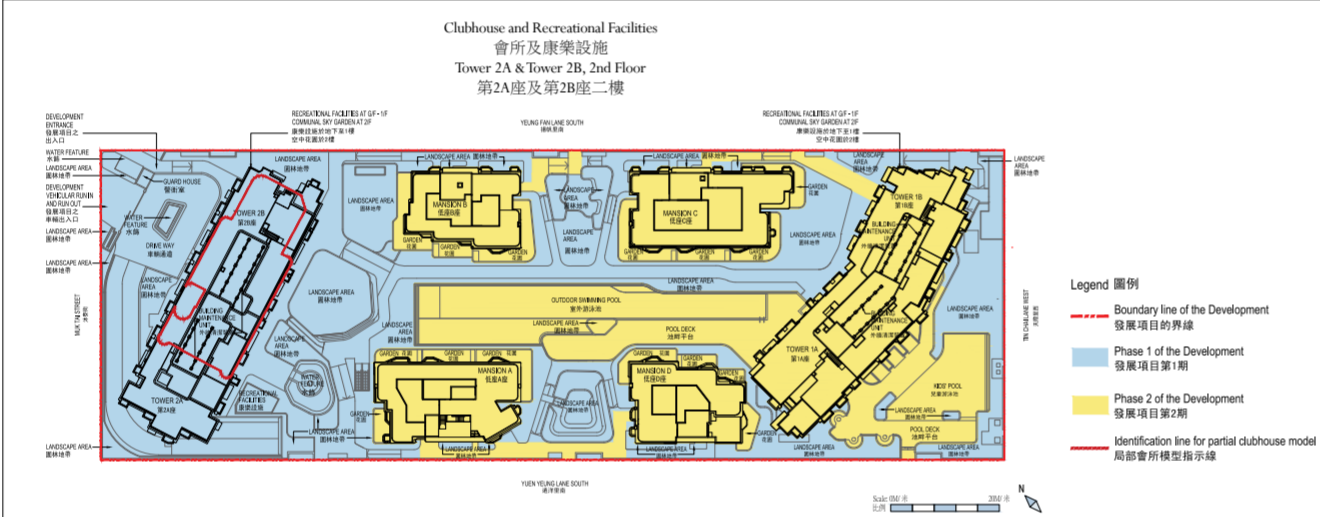


The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situated in the phase(s) of the Development as indicated on the plan.
會所模型只展示發展項目部分之會所及康樂設施。其局部分於圖中以紅色虛線顯示。該會所及康樂設施之局部分位於圖中顯示的發展項目之期數中。

Notes 備註:
To the best of the vendor's knowledge, the estimated material date for Phase 1 and Phase 2 of the Development: 15 March 2023. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)
盡實方所知，發展項目第1期及第2期的預計關鍵日期：2023年3月15日。（「關鍵日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期，預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

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Notice(s) 告示 12-No.7 號

TOWER 1A and TOWER 1B (Phase 2 of the Development)
第1A座及第1B座(發展項目第2期)

After the Development and/or the Phase is completed, the “室內泳池 BODY N SOUL POOL” will be located at G/F of Tower 1A and Tower 1B. It is not open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，“室內泳池 BODY N SOUL POOL”將位於第1A座及第1B座之地下為非露天設計。請同時參考會所模型的其他備註。

DP-CH-7

Notice(s) 告示 12-No.8 號

TOWER 1A and TOWER 1B (Phase 2 of the Development)
第1A座及第1B座(發展項目第2期)

After the Development and/or the Phase is completed, the “GYM 健身室 BODY N SOUL in the Wild”, “室外健身 BODY N SOUL Gym” and “BODY N SOUL Lounge” will be located at 1/F of Tower 1A and Tower 1B. They are semi open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，“GYM 健身室 BODY N SOUL in the Wild”、“室外健身 BODY N SOUL Gym”及“BODY N SOUL Lounge”將位於第1A座及第1B座之1樓均為半露天設計。請同時參考會所模型的其他備註。

DP-CH-8

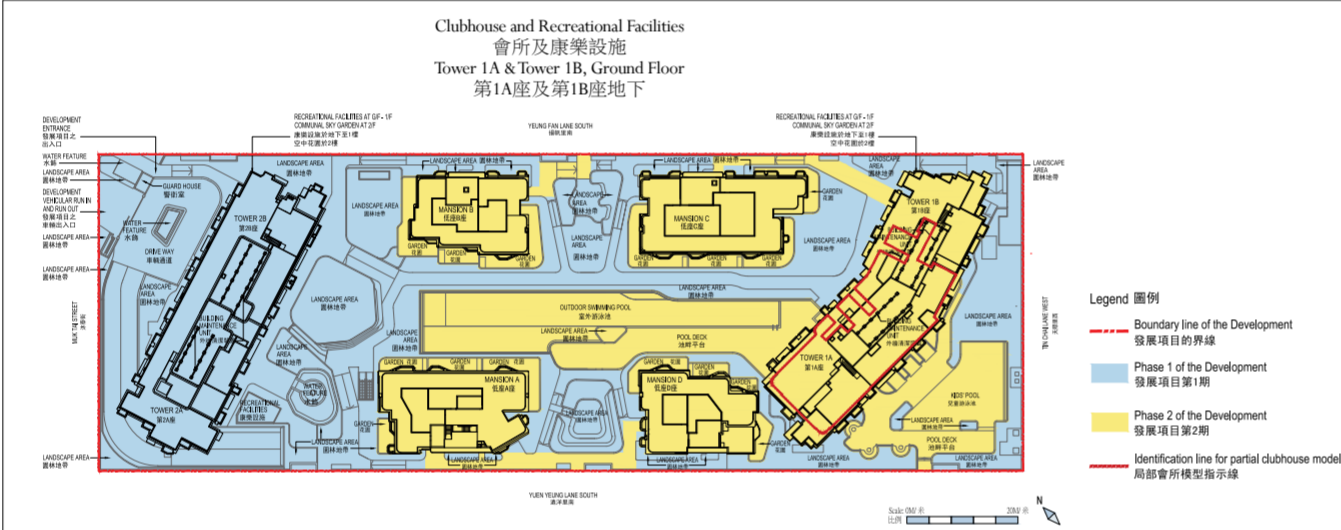
Notice(s) 告示 12-No.9 號

TOWER 1A and TOWER 1B (Phase 2 of the Development)
第1A座及第1B座(發展項目第2期)

After the Development and/or the Phase is completed, the“園林工作間 Chic Work”will be located at 2/F of Tower 1A and Tower 1B. It is semi open-air. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，“園林工作間 Chic Work”將位於第1A座及第1B座之2樓為半露天設計。請同時參考會所模型的其他備註。

DP-CH-9



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Clubhouse and Recreational Facilities
會所及康樂設施
Tower 1A & Tower 1B, 1st Floor
第1A座及第1B座一樓

Legend 圖例

Boundary line of the Development
發展項目的界線

Phase 1 of the Development
發展項目第1期

Phase 2 of the Development
發展項目第2期

Identification line for partial clubhouse model
局部會所模型顯示線

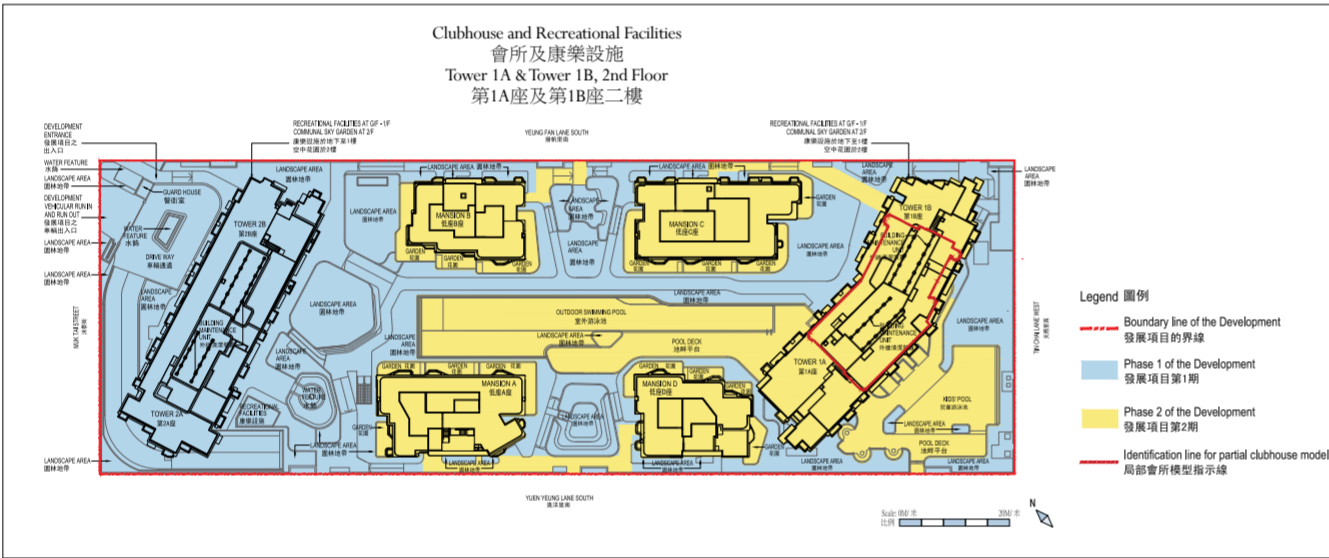
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如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項日期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。|

賣方：萬瑋發展有限公司 | 賣方的控權公司：Twinpeak Assets Limited、Fabulous New Limited、Seareef Holdings Limited、會德豐地產有限公 司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任 經營人、董事或僱員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的 期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）|

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有 關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款作準。發展項目或期數設計以相關政府部門最後批准者作準。發展項目或期數及其周邊地區日後可能出現改變。|住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。|

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布或在賣方的同意下由另一人發布。|

製作日期：2021年7月15日

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: MONACO ONE Development (“Development”), the Phase 1 of which is called “MONACO ONE”.

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only.They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. |

Vendor: Milway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor’s knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) |

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. |

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. |

Date of production: 15 July 2021

Notice(s) 告示 12-No.15 號

Here is the approximate location of Mansion A. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座A座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-15

Notice(s) 告示 12-No.16 號

Here is the approximate location of Mansion B. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座B座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-16

Notice(s) 告示 12-No.17 號

Here is the approximate location of Mansion C. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座C座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-17

Notice(s) 告示 12-No.18 號

Here is the approximate location of Mansion D. The actual height, size, appearance or orientation of that Mansion have not been mocked up here.

此處為低座D座的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-18

Notice(s) 告示 12-No.19 號

Here is the approximate location of lift lobby. The actual height, size, appearance or orientation of that Tower have not been mocked up here.

此處為升降機大堂的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-19

Notice(s) 告示 12-No.20 號

Here is the approximate location of plant room. The actual height, size, appearance or orientation of that Tower have not been mocked up here.

此處為機房的大約位置，該座的高度、大小、外觀或座向等並無在此模擬。

DP-CH-20

This model represents the model maker's impression of the Development and/or the Phase or the part thereof concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase), for reference only. This model may not be made to scale. The approximate locations of buildings in subsequent phases (including Phase 1 and Phase 2) of the Development are indicated by footprint marking, which do not stimulate the actual height, size, appearance or orientation, etc. of such buildings. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. The surrounding environment, street and buildings, etc. of the Development and/or the Phase may have been simplified or omitted in this model. Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. Ceilings and beams are not provided in this model in order to show the interior, layout and partitions etc. of the clubhouse or the part of the Development and/or the Phase concerned. This model does not represent the floor-to-ceiling height of the actual clubhouse and clubhouse facilities. The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative, locations, heights, levels, orientation and distances of the clubhouse facilities and/or premises shown. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment and buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, decorations, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the pool, the lamp posts in the common parts, the lighting features and lightings in the units etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not belong to a part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden and the landscaped areas and the species and numbers of trees, flowers and plants to be provided from time to time.

The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operation of some facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of all facilities are pending determination. They are subject to change in the future, and may not be identical to the names of such facilities (including clubhouse and recreational facilities) when they are open and will not appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. Such facilities (including clubhouse and recreational facilities, etc.) may not be in operation when the Development and/or the Phase can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided in Phase 2 of the Development but not Phase 1 of the Development. Please refer to the layout plan for the approximate phasing boundaries of different phases. The vendor reserves its rights to alter the clubhouse facilities and the names, partition, design, layout and use thereof. Fees may be charged on the use of the clubhouse and different recreational facilities.

This model is produced with reference to the latest approved building plans as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The naming in the model is for promotional purpose only, and may not necessarily be used or appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should not consider this model as indicative of the actual provision. Please refer to the sales brochures for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

Model Scale: 1:30

Notice(s) 告示 12-No.22 號

本模型純屬模型製作者對發展項目及/或期數或其相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像，僅供參考。此模型並非按照比例製作，其中住宅部分的建築物(包括第1期及第2期的建築物)的大概位置以標記表示，該等標記並非模擬該等建築物之實際高度、大小、外觀或座向等，發展項目及/或期數的建築物的相對高度/水平可能不合比例，所示地貌與交樓時的狀況亦可能不相同。本發展項目及/或期數周邊地區環境、街道及建築物等可能經簡化處理或並無於此模型顯示。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並無設置天花及橫樑，以便顯示會所或發展項目及/或期數相關部分的內部狀況、布局及間隔等。此模型並不作展示實際會所及會所設施的樓底高度之用。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關會所設施及/或空間之實際相對位置高度、樓層、方向和距離。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況，亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布局、鋪裝材料及圖案、照明、裝置和布局、顏色、建築設計、規格、裝飾、特色設施、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款作準。此模型之燈光效果純屬模型製作者之想像或以便展示模型，並非展示發展項目及/或期數或其相關部份實際狀況，其中泳池底部射燈、公用部分燈柱等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分，在此展示的樹木及花卉植物與交樓時的狀況可能不相同，賣方保留權利不時改動園林及園景範圍之設計及所提供之樹木、花卉及植物品種及數量。

會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者作準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途，所有設施的名稱有待決定，可能會於日後更改及未必與實際設施(包括會所及康樂設施)日後啟用時的設施名稱相同，且不會出現於發展項目及/或期數的建築圖則、業權文件或其他法律文件中。該等設施(包括會所及康樂設施等)於發展項目及/或期數入伙時未必能即時啟用。部分在此顯示或不作顯示的會所及康樂設施可能設於發展項目第2期而非發展項目第1期。有關發展項目各期數的大概界線，詳情請參閱布局圖。賣方保留權利更改會所及康樂設施及其名稱、間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。

此模型參考製作當日最新之經批准的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者作準。模型中之命名僅作宣傳推廣之用，未必會用於或出現在發展項目及/或期數建築圖則、業權文件或其他法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家切勿以此模型作為實際提供的示意。請參閱售樓說明書，以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

模型比例：1:30

DP-CH-22

Notice(s) 告示 12-No.23 號

如本模型被視作構成廣告或宣傳資料，則本告示適用：
註：除特別註明外，以下內容均適用於第1期及第2期。
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoonc.hk | *此臨時門牌號數有待期數建成時確認
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacomarine.hk | *此臨時門牌號數有待期數建成時確認
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
賣方：萬達發展有限公司 | 賣方的控股公司：Twmpak Assets Limited, Fabulons New Limited, Sarcel Holdings Limited, 會德豐地產有限公司, Myers Investments Limited, Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經管人、董事或僱員的商號或法團：王軍建築師事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計開建日期：2023年3月15日（「開建日期」指批地文件的條件就該期數而獲符合的日期，預計開建日期是受到買賣合約所允許的任何延期所規限的。）
本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、契約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。
賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。製作日期：2021年12月8日

Notice(s) 告示 12-No.24 號

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.

Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacomarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Midway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 8 December 2021

DP-KTC2-CH-2

Notice(s) 告示 13-No.1 號

此模型以製作當日第1A座38樓及天台A單位之最新經批准的建築圖則為基礎製作。此模型只供參考或識別之用，亦純屬模型製作者對有關住宅單位(及並非期數及/或發展項目任何其他部分及其周邊地區環境和景觀)之想像。模型可能並非按照比例製作，亦不反映實際住宅單位的樓底高度。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關空間之實際相對位置、高度、樓層、方向和距離。期數及/或發展項目外牆上可能存在之喉管、管線、空調機、其他機電設施及裝置等並無於此模型顯示或有所改動。此模型中有部分將會實際出現於住宅單位的門戶在此並無設置，亦無設置天花及橫樑，以便顯示住宅單位或本發展項目及/或期數相關部分的布局及間隔等。買方如欲就有關之住宅單位拆走或更改任何內部間隔或改動其佈局、須向政府有關部門申請(如須)，亦須符合建築物條例、其他法例及公契/副公契(如有)之規定，賣方對此並無任何陳述、保證及承諾。就上述事宜買方請諮詢有關專業人士之意見。此模型所展示之裝置、裝修物料、設備、傢具、家居用品、植物、園林設計及照明裝置只示意個別設計師的設計理念，並可能與實際單位所提供(如有)不同。賣方保留修改及轉換此等裝置、裝修物料、設備、傢具及家居用品以及整體設計布局而不作事先通知的權利。在不影響前述規定的一般性的前提下，在本模型所示的家具將不會於交付住宅物業予買方時提供。交付住宅物業時的實際提供(如有)以買賣合約為準。賣方亦保留權利改動建築圖則。建築圖則以有關政府部門最後批准者為準。此模型並不構成亦不得被詮釋為構成任何要約、承諾、陳述、保證或合約條款(不論明示或暗示)。準買方如欲了解期數及/或發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2第2部計算得出的。

模型比例 1:15

DP-KTC2-SU-T1A38A-1

This model is prepared in accordance with the latest approved building plans of Flat A on 38th Floor and Roof of Tower 1A as at the production date. This model is for reference or identification purpose only, and only represents the model maker's impression of the residential unit(s) concerned (and not any other part of the Phase and/or the development nor the surrounding environment or view of the Phase and/or the Development). The model may not be made to scale, and does not represent the floor to ceiling height of the actual residential unit(s). The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative locations, heights, levels, orientation and distances of the relevant spaces shown. Service pipes, utility lines, air-conditioners, other mechanical and electrical facilities and installations etc. which may exist on the external walls of the Phase and/or the Development have been omitted or modified. Certain doors which would actually exist in the residential unit(s) are not provided in this model, and ceilings and beams are not provided in this model, in order to show the layout and partitions etc. of the residential unit(s) or the part of the Development and/or the Phase concerned. Should purchasers remove or alter any internal partition or make alteration to the layout, partition and/or fittings of the relevant residential unit(s), they should submit applications to relevant Government authorities for approval (where necessary) and comply with the Buildings Ordinance and other ordinance(s) and regulations as well as the provisions in the deed of mutual covenant/sub deed of mutual covenant (if any). The vendor gives no representation, warranty or undertaking to purchasers in these respects. Purchasers are advised to consult relevant professionals regarding the aforesaid matters. Fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features shown in this model are indicative only of a designer's design concept and may not be the same as those, if any, to be provided in the actual unit(s) concerned. The vendor reserves the right to make modifications and changes to these fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features, and to the general design layout without prior notice. Without prejudice to the generality of the foregoing, the furniture indicated in this model will not be provided at handover of the residential property to the purchaser. Actual provisions (if any) at handover of the residential property are subject to the agreements for sale and purchase. The vendor also reserves the right to alter the building plans. The building plans are subject to the final approvals of the relevant Government authorities. This model does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term whether expressed or implied. Prospective purchasers should make reference to the sales brochures for details of the Phase and/or the Development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. The saleable area and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Model Scale 1:15

DP-KTC2-SU-T1A38A-2

Notice(s) 告示 13-No.3 號

如本模型被視作構成廣告或宣傳資料，則本告示適用；
註：除特別註明外，以下內容均適用於第1期及第2期。
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」。
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacmarine.hk | *此臨時門牌號數有待期數建成時確認
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像，有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書，賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
賣方：萬緯發展有限公司 | 賣方的控權公司：Twineak Assets Limited、Fabulous New Limited、Scarcef Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經營人、董事或雇員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有權的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期，預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）
本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準，發展項目或期數設計以相關政府部門最後批准者為準，發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，準買方不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。
賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布，製作日期：2021年12月8日

DP-KTC2-SU-T1A38A-3

Notice(s) 告示 14-No.4 號

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:
Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacone.hk | *The provisional street number is subject to confirmation when the Phase is completed.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacmarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
Vendor: Midway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Scarce Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kay, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)
This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 8 December 2021

DP-KTC2-SU-T1A38A-4

Notice(s) 告示 14-No.1 號

此模型以製作當日第1B座38樓及天台A單位之最新經批准的建築圖則為基礎製作。此模型只供參考或識別之用，亦純屬模型製作者對有關住宅單位(及並非期數及/或發展項目任何其他部分及其周邊地區環境和景觀)之想像。模型可能並非按照比例製作，亦不反映實際住宅單位的樓底高度。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關空間之實際相對位置、高度、樓層、方向和距離。期數及/或發展項目外牆上可能存在之喉管、管線、空調機、其他機電設施及裝置等並無於此模型顯示或有所改動。此模型中有部分將會實際出現於住宅單位的門戶在此並無設置，亦無設置天花及橫樑，以便顯示住宅單位或本發展項目及/或期數相關部分的布局及間隔等。買方如欲就有關之住宅單位拆走或更改任何內部間隔或改動其佈局、須向政府有關部門申請(如須)，亦須符合建築物條例、其他法例及公契/副公契(如有)之規定，賣方對此並無任何陳述、保證及承諾。就上述事宜買方請諮詢有關專業人士之意見。此模型所展示之裝置、裝修物料、設備、傢具、家居用品、植物、園林設計及照明裝置只示意個別設計師的設計理念，並可能與實際單位所提供(如有)不同。賣方保留修改及轉換此等裝置、裝修物料、設備、傢具及家居用品以及整體設計布局而不作事先通知的權利。在不影響前述規定的一般性的前提下，在本模型所示的家具將不會於交付住宅物業予買方時提供。交付住宅物業時的實際提供(如有)以買賣合約為準。賣方亦保留權利改動建築圖則。建築圖則以有關政府部門最後批准者為準。此模型並不構成亦不得被詮釋為構成任何要約、承諾、陳述、保證或合約條款(不論明示或暗示)。準買方如欲了解期數及/或發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）的樓面面積，是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2第2部計算得出的。

模型比例 1:15

DP-KTC2-SU-T1B38A-1

This model is prepared in accordance with the latest approved building plans of Flat A on 38th Floor and Roof of Tower 1B as at the production date. This model is for reference or identification purpose only, and only represents the model maker's impression of the residential unit(s) concerned (and not any other part of the Phase and/or the development nor the surrounding environment or view of the Phase and/or the Development). The model may not be made to scale, and does not represent the floor to ceiling height of the actual residential unit(s). The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative locations, heights, levels, orientation and distances of the relevant spaces shown. Service pipes, utility lines, air-conditioners, other mechanical and electrical facilities and installations etc. which may exist on the external walls of the Phase and/or the Development have been omitted or modified. Certain doors which would actually exist in the residential unit(s) are not provided in this model, and ceilings and beams are not provided in this model, in order to show the layout and partitions etc. of the residential unit(s) or the part of the Development and/or the Phase concerned. Should purchasers remove or alter any internal partition or make alteration to the layout, partition and/or fittings of the relevant residential unit(s), they should submit applications to relevant Government authorities for approval (where necessary) and comply with the Buildings Ordinance and other ordinance(s) and regulations as well as the provisions in the deed of mutual covenant/sub deed of mutual covenant (if any). The vendor gives no representation, warranty or undertaking to purchasers in these respects. Purchasers are advised to consult relevant professionals regarding the aforesaid matters. Fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features shown in this model are indicative only of a designer's design concept and may not be the same as those, if any, to be provided in the actual unit(s) concerned. The vendor reserves the right to make modifications and changes to these fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features, and to the general design layout without prior notice. Without prejudice to the generality of the foregoing, the furniture indicated in this model will not be provided at handover of the residential property to the purchaser. Actual provisions (if any) at handover of the residential property are subject to the agreements for sale and purchase. The vendor also reserves the right to alter the building plans. The building plans are subject to the final approvals of the relevant Government authorities. This model does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term whether expressed or implied. Prospective purchasers should make reference to the sales brochures for details of the Phase and/or the Development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. The saleable area and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Model Scale 1:15

DP-KTC2-SU-T1B38A-2

Notice(s) 告示 14-No.3 號

如本模型被視作構成廣告或宣傳資料，則本告示適用；

註：除特別註明外，以下內容均適用於第1期及第2期。

發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網站網址：www.monacoone.hk | *此臨時門牌號數有待期數建成時確認

發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網站網址：www.monacmarine.hk | *此臨時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像，有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：萬緯發展有限公司 | 賣方的控股公司：Twinkl Assets Limited、Fabulous New Limited、Searcef Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任經營人、董事或備員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布。製作日期：2021年12月8日

DP-KTC2-SU-T1B38A-3

Notice(s) 告示 14-No.4 號

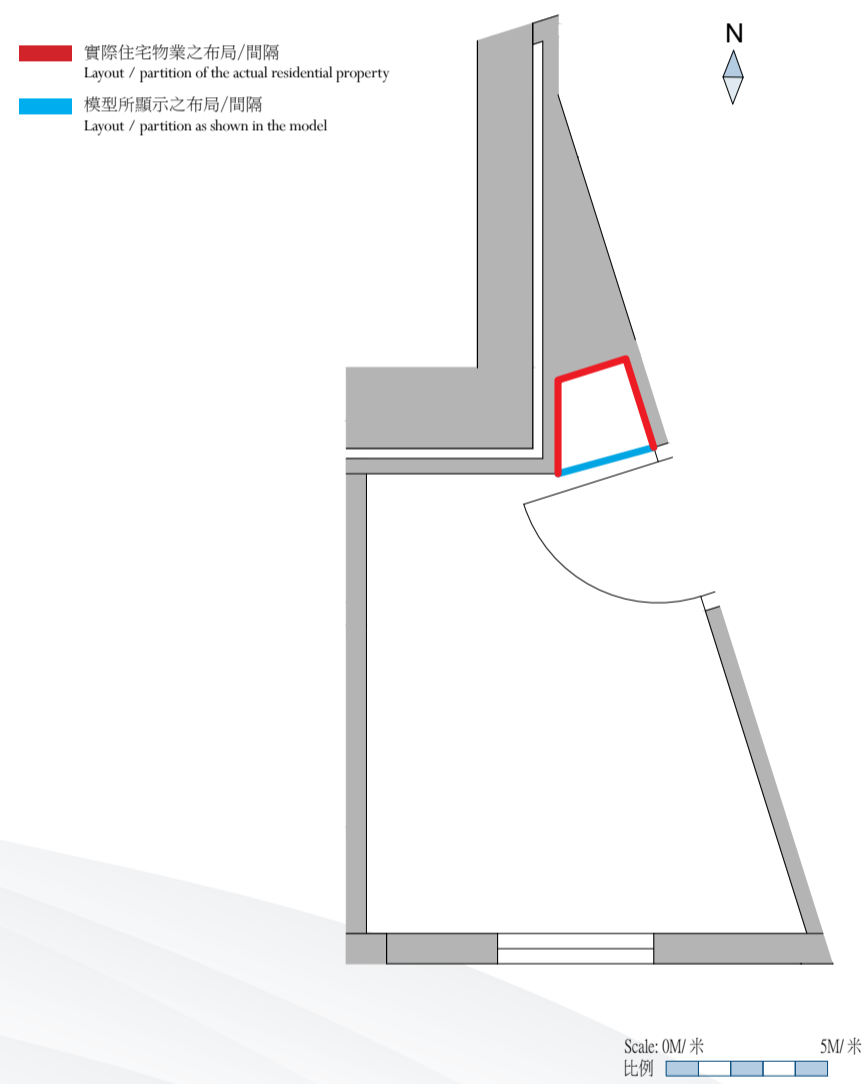
To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:
Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk-Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoeone.hk | *The provisional street number is subject to confirmation when the Phase is completed.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk-Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacamarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
Vendor: Midway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous Now Limited, Scarce Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kuo, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)
This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 8 December 2021

DP-KTC2-SU-T1B38A-4

Notice(s) 告示 14-No.5 號

Due to design reason, the layout and partition of the walk-in closet shown at this location of this model is different from those of the actual residential property. The decorative wall shown in the model is not part of the standard provisions and will not appear in the actual residential property. For easy comparison, the plan below shows the layout and partition of the relevant part of the actual residential property:

由於設計原因，本模型於此處展示之衣帽間布局及間隔與實際住宅物業不同。模型內展示之裝飾牆並非交樓標準，將不會於實際住宅物業中出現。為方便比較，以下圖則顯示實際住宅物業相關部分的布局及間隔：

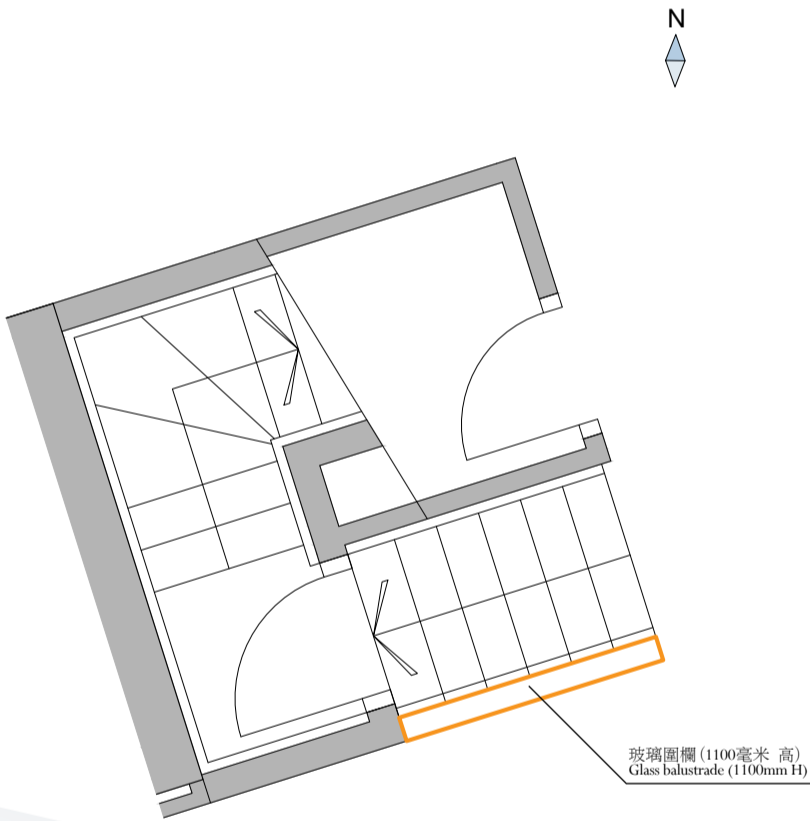


DP-KTC2-SU-T1B38A-5

Notice(s) 告示 15-No.6 號

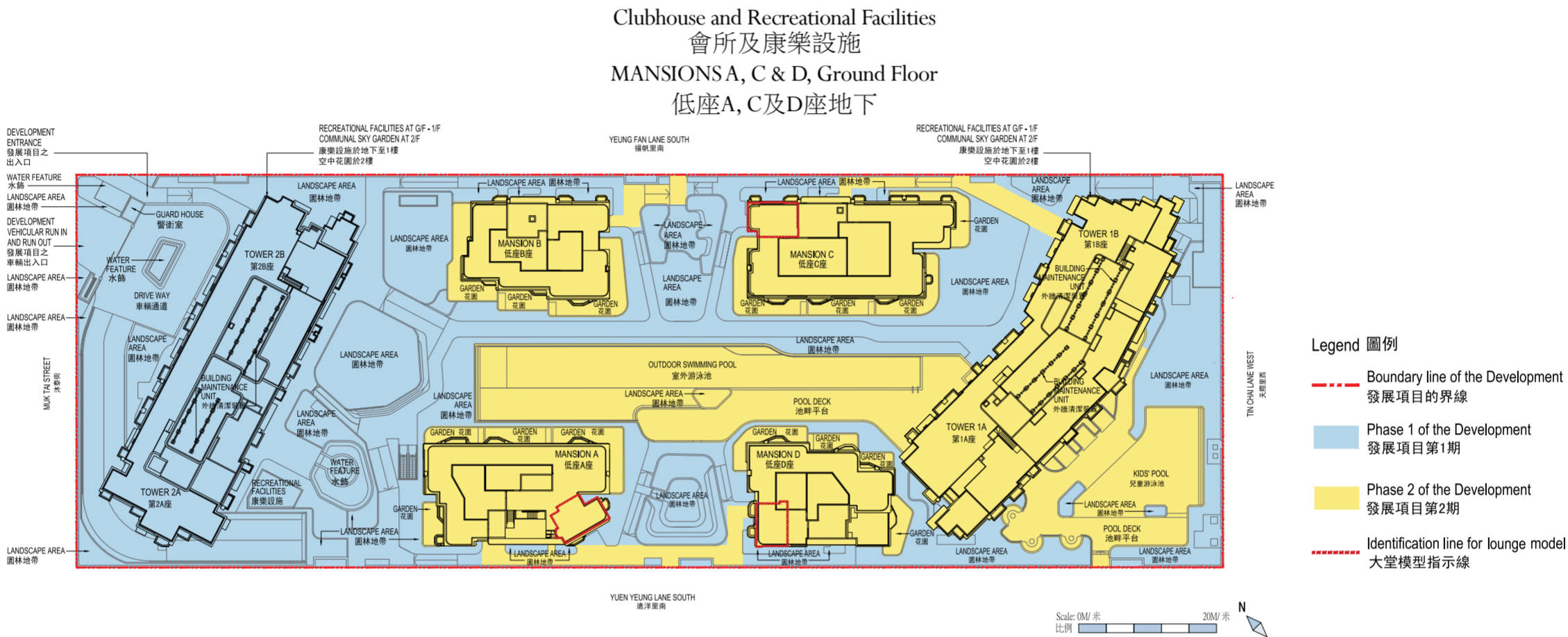
Due to design reason, the internal partition shown at this location of this model is different from that of the actual residential property. Part of the glass balustrade of the internal staircase of the actual residential property has been changed to partition wall in this model. Such partition wall is not part of the standard provisions and will not appear in the actual residential property. For easy comparison, the plan below shows the layout and partition of the relevant part of the actual residential property:

由於設計原因，本模型於此處展示之部分內部間隔與實際住宅物業不同。實際住宅物業中內部樓梯的部分玻璃圍欄於本模型改為間隔牆。該間隔牆並非交樓標準，將不會於實際住宅物業中出現。為方便比較，以下圖則顯示實際住宅物業相關部分的布局及間隔：



Scale: 0M/米 5M/米
比例

DP-KTC2-SU-T1B38A-6



The Lounge model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situated in the phase(s) of the Development as indicated on the plan.
大堂模型只展示發展項目部分之會所及康樂設施，其局部分於圖中以紅色虛線顯示。該會所及康樂設施之局部分位於圖中顯示的發展項目之期數中。

Notes 備註:
To the best of the vendor's knowledge, the estimated material date for Phase 1 and Phase 2 of the Development: 15 March 2023. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)
盡賣方所知，發展項目第1期及第2期的預計關鍵日期：2023年3月15日。（「關鍵日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.
本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant, sub-deed of mutual covenant (if any) of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.
會所及/或康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契、副公契（如有）條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及/或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及/或康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上，有關名稱可能在發展項目及/或期數落成時或其後有所改變，賣方並無作出任何不論明示或暗示的要約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本模型僅供參考之用並以相關政府部門最後批准之圖則為準。相關服務之細節及提供以管理公司及/或有關服務供應商之安排與決定為準。相關服務可能需要另行收費。賣方不就其提供、服務時間、收費及其他細節作出任何要約、承諾、陳述或保證。

Notice(s) 告示 15-No.2 號

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」。

區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網站網址：www.monacoone.hk | *此區時門牌號數有待期數建成時確認

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理，準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。|

賣方：萬達發展有限公司 | 賣方的授權公司：Twinspeak Assets Limited、Fabulous New Limited、Searceff Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林偉生 | 認可人士以其專業身分擔任 經管人、董事或雇員的商號或法團：王董建築師事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李素律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的 期數的預計關鍵日期：2023年3月15日（「關鍵日期」指批地文件的條件就該期數而獲得符合的日期，預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）|

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有 關景觀）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。|

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。| 詳情請參閱售樓說明書。| 本廣告由賣方發布或在賣方的同意下由另一人發布。|

製作日期：2021年10月29日

KTC1DP-1M-2

Notice(s) 告示 15-No.3 號

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: MONACO ONE Development ("Development"), the Phase 1 of which is called "MONACO ONE".

District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk-Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. |

Vendor: Midway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seacrest Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kuo, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) |

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. |

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. |

Date of production: 29 October 2021

KTC1DP-LM-3

This model represents the model maker's impression of the Development and/or the Phase or the part thereof concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase), for reference only. This model may not be made to scale. The surrounding environment, street and buildings, etc. of the Development and/or the Phase may have been simplified or omitted in this model. Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. Ceilings and beams and certain glass doors or walls or the like are not provided in this model in order to show the interior, layout and partitions etc. of the clubhouse or the part of the Development and/or the Phase concerned. This model does not represent the floor-to-ceiling height of the actual clubhouse and clubhouse facilities. The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative, locations, heights, levels, orientation and distances of the clubhouse facilities and/or premises shown. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment and buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, decorations, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. The garden area displayed in this model (if any) may not belong to a part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden and the landscaped areas and the species and numbers of trees, flowers and plants to be provided from time to time.

The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operation of some facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of all facilities are pending determination. They are subject to change in the future, and may not be identical to the names of such facilities (including clubhouse and recreational facilities) when they are open and will not appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. Such facilities (including clubhouse and recreational facilities, etc.) may not be in operation when the Development and/or the Phase can be occupied. The clubhouse and recreational facilities shown herein are provided in Phase 2 of the Development but not Phase 1 of the Development. Please refer to the layout plan for the approximate phasing boundaries of different phases. The vendor reserves its rights to alter the clubhouse facilities and the names, partition, design, layout and use thereof. Fees may be charged on the use of the clubhouse and different recreational facilities.

This model is produced with reference to the latest approved building plans as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The naming in the model is for promotional purpose only, and may not necessarily be used or appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should not consider this model as indicative of the actual provision. Please refer to the sales brochures for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby.

Model Scale: 1:12

Notice(s) 告示 15-No.5 號

本模型純屬模型製作者對發展項目及/或期數或其相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像，僅供參考。此模型並非按照比例製作。本發展項目及/或期數周邊地區環境、街道及建築物等可能經簡化處理或並無於此模型顯示。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並無設置天花及橫樑及若干玻璃門戶或牆或相類似者，以便顯示會所或發展項目及/或期數相關部分的內部狀況、布局及間隔等。此模型並不作展示實際會所及會所設施的樓底高度之用。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關會所設施及/或空間之實際相對位置高度、樓層、方向和距離。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況，亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布局、鋪裝材料及圖案、照明、裝置和布局、顏色、建築設計、規格、裝飾、特色設施、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款為準。此模型之燈光效果純屬模型製作者之想像或以便展示模型，並非展示發展項目及/或期數或其相關部份實際狀況。此模型所展示的園林範圍(如有)可能並不屬於會所的一部分，在此展示的樹木及花卉植物與交樓時的狀況可能不相同，賣方保留權利不時改動園林及園景範圍之設計及所提供之樹木、花卉及植物品種及數量。

會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者為準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施及/服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途，所有設施的名稱有待決定，可能會於日後更改及未必與實際設施(包括會所及康樂設施)日後啟用時的設施名稱相同，且不會出現於發展項目及/或期數的建築圖則、業權文件或其他法律文件中。該等設施(包括會所及康樂設施等)於發展項目及/或期數入伙時未必能即時啟用。在此顯示的會所及康樂設施設於發展項目第2期而非發展項目第1期。有關發展項目各期數的大概界線，詳情請參閱布局圖。賣方保留權利更改會所及康樂設施及其名稱、間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。

此模型參考製作當日最新之經批准的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者為準。模型中之命名僅作宣傳推廣之用，未必會用於或出現在發展項目及/或期數建築圖則、業權文件或其他法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家切勿以此模型作為實際提供的示意。請參閱售樓說明書，以了解發展項目及/或期數的詳情。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境和景觀及附近的公共設施有較佳了解。

模型比例：1:12

Notice(s) 告示 15-No. 1 號 (ph2)

如本模型被視作構成廣告或宣傳資料，則本告示適用；
註：除特別註明外，以下內容均適用於第1期及第2期。
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」，
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoonc.hk | *此臨時門牌號數有待期數建成時確認
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」，
區域：啟德 | 期數所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.moncomarine.hk | *此臨時門牌號數有待期數建成時確認
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示地圖畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
賣方：萬海發展有限公司 | 賣方的控股公司：Twinspark Assets Limited、Fahsion New Limited、Savord Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林敬士 | 認可人士以其專業身分擔任經售人、董事或雇員的商號或法團：王董建築師事務有限公司 | 期數的承建商：Gannon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計開離日期：2023年3月15日（「開離日期」指批地文件的條件就該期數而獲符合的日期，預計開離日期是受到買賣合約所允許的任何延期所限制的。）
本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合的條款、要約、陳述、承諾或保證（不論是否有關限制）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。
賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布，製作日期：2021年12月8日

DP-KTC2-LM-1

Notice(s) 告示 15-No.2 號 (ph2)

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:
Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacoone.hk | *The provisional street number is subject to confirmation when the Phase is completed.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacomarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
Vendor: Milway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)
This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 8 December 2021

Notice(s) 告示 16-No.1號

This model is prepared based on the Digital Topographic Map (Series Code IB5000) Sheets Nos.T11-NW-B (dated 28 July 2021),T11-NW-D (dated 28 July 2021),T11-NE-A (dated 12 August 2021),T11-NE-C (dated 12 August 2021),T11-NE-D (dated 26 August 2021),T11-SE-A (dated 26 August 2021) andT11-SE-B (dated 26 August 2021) from the Survey and Mapping Office of the Lands Department .The proposed or uncompleted railways, roads, buildings, facilities and regional development etc. in this model are for reference only. Details (including but not limited to implementation, name, location, design, stations, station entrances, route, number of stations, distances and completion and opening time) shall be subject to the final decision of the government or relevant authorities. They may not be completed or their construction may have been abandoned upon completion or handover of different developments/phases and if completed, the details of such railways, roads, buildings, facilities and regional development etc. upon completion may be different from that shown in this model. The vendor does not give any express or implied offer, representation, undertaking or warranty as to the implementation of the proposed Kai Tak development area or development plan or any uncompleted railways, roads, buildings, facilities and regional development etc. and their details (including its condition upon completion and opening dates) (whether it is related to the view or not).The lighting effect of this model is the designer's imagination only and may have been edited and processed with modelling techniques. This model shows only the approximate appearance of the relevant developments/phases, all of which may be subject to change from time to time.The distances,heights and sizes of all buildings and facilities within the Kai Tak development area are prepared based on the latest plan of the Government in respect of such development area, which may not be in scale. All other buildings shown in this model may also not in scale, and/or may have been shown with a compressed height. This model has been simplified and shows or highlights only part of the buildings, facilities, roads, environment and development in the area. It does not show all buildings, facilities, roads, facilities, environment and development in the vicinity of different developments/phases.This model is for reference only. This model does not constitute and shall not be constructed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the vendor. The vendor does not give any warranty or representation whatsoever whether expressly or implied as to whether this model or any part thereof is made to scale. It does not reflect the actual height, design, user, condition or architecture of the area or buildings surrounding of any development/ phase. The purchasers are reminded not to rely in this model for any use or purpose whatsoever. For detail information of different developments/phases, please make reference to the sales brochures. The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. In particular, the actual development of the area covered by this model may be materially different from any forecast, opinion or expectation expressed on this model.The vendor also advises prospective purchasers to make their own assessment of this information indicated in this model and to verify such information by making reference, for example, to original publications of such information and obtaining independent advice before acting upon it.

Source from:

1. Station Square at Kai Tak: <https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/467ro.aspx> (Date of retrieval: 28 October 2020)

2. Kai Tak Sports Park: <https://kai.tak.sports.park.hk/ct/facilities> (Date of retrieval: 27 October 2020)

3. SOGO: https://media.lifestylehk.com.hk/2019032519250100103435923_tc.pdf (Date of retrieval: 27 October 2020)

4. Runway Precinct: <https://www.legco.gov.hk/yr15-16/chinese/panels/dev/papers/devcb1-775-1-c.pdf> (Date of retrieval: 28 October 2020)

5. Avenue Park at Kai Tak: <https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/436ro.aspx> (Date of retrieval: 24 November 2020)

6. Kai Tak Runway Park: <https://www.legco.gov.hk/yr11-12/chinese/tc/pwsc/papers/p12-29c.pdf> (Date of retrieval: 24 November 2020)

7. AIRSIDE: <https://www.nanfung.com/tc/property/hong-kong/airside/> (Date of retrieval: 24 November 2020)

8. Kai Tak Cruise Terminal: <https://www.lcsd.gov.hk/tc/parks/ktcp/> (Date of retrieval: 1 December 2020)

9. Metro Park: <https://www.legco.gov.hk/yr06-07/chinese/panels/plw/papers/plw1024cb1-163-1-c.pdf> (Date of retrieval: 28 October 2020)

Date of model production: 29 October 2021

KTCIDP-COMM-1

Notice(s) 告示 16-No.2 號

此模型是根據地政總署測繪處數碼地形圖(組別編號B5000)圖幅編號T11-NW-B(日期為2021年7月28日)、T11-NW-D(日期為2021年7月28日)、T11-NE-A(日期為2021年8月12日)、T11-NE-C(日期為2021年8月12日)、T11-NE-D(日期為2021年8月26日)、T11-SE-A(日期為2021年8月26日)及T11-SE-B(日期為2021年8月26日)製作。此啟德發展區或發展規劃之模型內所展示的擬建中或未落成的鐵路、道路、建築物、設施及區域發展等僅供參考，其詳情(包括但不限於落實、名稱、位置、設計、車站、車站入口、路線、途經車站數目及距離、竣工及啟用時間等)均以政府或相關機構之最終決定為準，於不同發展項目/期數落成及入伙時可能尚未完成或被放棄興建，即使落成後其詳情亦可能與本模型之顯示有所不同。賣方對政府會否落實擬議中的啟德發展區或發展規劃或任何未落成的鐵路、道路、建築物、設施及區域發展等及其詳情(包括其完成狀況及啟用日期)，賣方並不作出不論明示或隱含之要約、陳述、承諾、保證或合約條款(不論與景觀是否有關)。此模型燈光效果為設計師之構想，並可能經過製造模型技術上的修飾處理。此模型只顯示相關發展項目/期數之大概外型，並可能不時改變。啟德發展區內所有建築物及設施的距離、高度及大小按照政府就該發展區最新之計劃製作，並不一定按照比例。此模型中的其他全部建築物均不一定按照比例，及/或可能以壓縮高度顯示。此模型經簡化處理，只顯示或突顯部分區內建築物、設施、道路、環境及發展，並未有顯示鄰近不同發展項目/期數之所有建築物、設施、道路、環境及發展，並可能不時改變。此本模型僅供參考。此模型並不構成亦不得詮釋作任何賣方明示或隱含的要約、陳述、承諾或保證。賣方並不承諾或保證(不論明示或暗示)此模型或其他任何部分為依比例製作，並不反映任何發展項目/期數周邊地區或建築物之真實高度、設計、用途、狀況或建築。任何買家請勿依賴此模型作任何用途或目的。有關不同發展項目/期數的詳細資料請參閱售樓說明書。賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。此模型所覆蓋的範圍的實際發展可能與此模型所表達的任何預測、意見或期望存在重大差異。賣方亦建議準買家自行評估此模型所顯示的資料，並宜加以核實，例如參閱該資料的原本發佈的版本，以及在根據此資料行事之前徵詢獨立意見。

- 資料來源：
1. 車站廣場：https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/467ro.aspx (擷取日期：2020年10月28日)
 2. 啟德體育園：https://katsksportspark.hk/ct/facilities (擷取日期：2020年10月27日)
 3. SOGO崇光百貨：https://media.lifestylehk.com.hk/2019032519250100103435923_tc.pdf (擷取日期：2020年10月27日)
 4. 跑道休閒區：https://www.legco.gov.hk/yr15-16/chinese/panels/dev/papers/devcb1-775-1-c.pdf (擷取日期：2020年10月28日)
 5. 啟德大道公園：https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/436ro.aspx (擷取日期：2020年11月24日)
 6. 跑道公園：https://www.legco.gov.hk/yr11-12/chinese/pc/pwsc/papers/pl12-29c.pdf (擷取日期：2020年11月24日)
 7. AIRSIDE：https://www.nanfung.com/tc/property/hong-kong/airside/ (擷取日期：2020年11月24日)
 8. 啟德郵輪碼頭：https://www.lcsd.gov.hk/tc/parks/ktcp/ (擷取日期：2020年12月1日)
 9. 都會公園：https://www.legco.gov.hk/yr06-07/chinese/panels/plw/papers/plw1024cb1-163-1-c.pdf (擷取日期：2020年10月28日)

模型製作日期：2021年10月29日

KTCIDP-COMM-2

Notice(s) 告示 16-No.3 號

The relevant community facilities, environment, equipment, infrastructure and services do not form part of any development/phase, and they are not related to any development/phase. The relevant information reflects the status of the date of production of this advertisement/promotional material, and may no longer be applicable due to changes from time to time due to various factors. This advertisement/promotional material does not make any offer, undertaking, representation or warranty, whether express or implied. In this regard, it is recommended prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its/their landscape, surrounding area environment and nearby public facilities.

相關的社區設施、環境、設備、基建及服務等並不構成任何發展項目/期數，亦與任何發展項目/期數無關。相關資料乃反映本廣告/宣傳資料製作日期之狀況，因應各種因素不時變更而可能不再適用。賣方並不就其提供作任何要約、承諾、陳述或保證，不論明示或隱含。賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

KTC1DP-COMM-3

Notice(s) 告示 16-No.4 號

The above-mentioned infrastructure projects and/or commercial projects and/or plans and/or proposed buildings and facilities are still under construction/ planning, which may be changed from time to time, and may not have been completed and opened when different developments/phases are completed, and their final planning, design, completion dates and commissioning dates are subject to the final decision of relevant government departments or private organizations. This advertisement/promotional material does not make any offer, undertaking, representation or warranty, whether express or implied, whether the infrastructure project and/or commercial project and/or plan will finally be implemented and its final planning, design, completion date and commissioning date. The condition after completion may be different from that described in this advertisement. Note: This notice applies to infrastructure projects and/or commercial projects and/or plans and/or proposed buildings and facilities that are under planning, under construction and/or estimated to be completed, including those projects indicated as “集團合資商住項目” which are currently under planning/construction.

上述基建項目及/或商業項目及/或方案及/或擬建建築物及設施等仍在興建中/規劃中，可能不時更改，於不同發展項目/期數入伙時亦可能尚未完成和啟用，其最終之規劃、設計、落成及啟用日期以有關政府部門或私人機構最終公佈為準。本廣告/宣傳資料對該基建項目及/或商業項目及/或方案最終是否會落實及其最終之規劃、設計、落成及啟用日期並不作出任何不論明示或隱含之要約、承諾、陳述或保證。完成後之狀況與本廣告所述者可能不同。註：此告示適用於規劃中、興建中及/或預計落成的基建項目及/或商業項目及/或方案及/或擬建建築物及設施，包括標示為「集團合資商住項目」之正處於規劃/興建階段的該等項目。

KTC1DP-COMM-4

Notice(s) 告示 16-No.5 號

To the extent that this model constitutes an advertisement or promotional materials for the development of OASIS KAITAK, this notice shall apply:
District: Kai Tak | Street name and street number allocated by the Commissioner of Rating and Valuation:10 Muk Ning Street | Address of the website of the development: www.oasiskaitak.hk. Vendor: Handy Solution Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Oasis Heart Limited, Ironhead Holdings Limited, Spring Colour Limited | Authorized Person for the development: Chan Wan Ming | The firm or corporation of which an Authorized Person for the development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited | Building Contractor for the development: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development:The Bank ofTokyo-Mitsubishi UFJ, Ltd., DBS Bank Ltd., Hong Kong Branch, Australia and New Zealand Banking Group Limited (Note: the loan has been repaid in full) | Any other person who has made a loan for the construction of the development: Wheelock Finance Limited | This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation and warranty, whether express or implied (whether related to view or not). | The vendor reserves the right to alter the building plans and other plans and the design of the Development and any part thereof from time to time.The design of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the development. | Please refer to the sales brochure for details. | This advertisement is published by the vendor. | Date of production: 29 October 2021

如本模型被視作構成對OASIS KAITAK發展項目的廣告或宣傳資料，則本告示適用：
區域：啟德| 街道名稱及由差餉物業估價署署長編配的門牌號數：沐寧街10號| 發展項目的互聯網網站網址：www.oasiskaitak.hk | 賣方：Handy Solution Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Oasis Heart Limited、Ironhead Holdings Limited、Spring Colour Limited | 發展項目的認可人士：陳韻明| 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：巴馬丹拿建築及工程師有限公司| 發展項目的承建商：協興建築有限公司| 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所| 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：The Bank ofTokyo-Mitsubishi UFJ, Ltd.、DBS Bank Ltd.、Hong Kong Branch、澳新銀行集團有限公司（註：該貸款已全數清償）| 已為發展項目的建造提供貸款的任何其他人：Wheelock Finance Limited | 本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。| 賣方保留權利不時改動建築圖則及其他圖則，發展項目之設計以政府相關部門最後批准之圖則為準。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。| 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。| 詳情請參閱售樓說明書。|本廣告由賣方發布。| 製作日期：2021年10月29日

Notice(s) 告示 16-No.6 號

The walking time referred to in “步行約6分鐘即達港鐵啟德站” was assessed and calculated by an independent traffic consultant (Date of assessment: 17 May 2021) with the starting point at the main entrance of MONACO ONE Development, and is for reference only. The actual walking time required is subject to the pace, route, weather and actual traffic conditions.

「步行約6分鐘即達港鐵啟德站」所指之步行時間由獨立交通顧問評估及計算得出（評估日期：2021年5月17日），並以MONACO ONE發展項目主入口為起點計算，僅供參考。實際所需時間受步速、路線、天氣及實際路面狀況等影響及限制。

KTC1DP-COMM-6

Notice(s) 告示 16-No.7 號

This model is not in scale and does not reflect the actual location, distance, boundary, height, topography, design, user, condition or architecture of any development/phase or the surrounding area thereof or other area, landscape or any building or facility. This model is for reference only. Marks in respect of railway stations (if any) are for showing of the approximate vicinity of the relevant railway stations. Marks in respect of other roads, railways, tunnels, highways, ports, connective lines, districts and any development/phase are for showing of their approximate locations. This model may not show all phases and parts of each development. This model is presented in a simplified manner and only highlights part of the railways, railway stations, buildings, facilities, roads, environment and any development/phase and some railways, railway stations, buildings, facilities, roads, environment and Development/Phase have been omitted. Some buildings are indicated by footprint marking, which only show the approximate location of the relevant buildings, but do not simulate the actual height, size, appearance or orientation of such buildings. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of any development/phase or any part thereof or any of the surrounding environment. This model and its components do not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term whether express or implied (whether related to view or not). Those existing, future or tentative buildings, facilities and systems as displayed in this model reflect the status as at the date of production of this model only. They may not appear or may not be constructed at all, or may be subject to change from time to time. They may be changed, altered or may not be completed or open for use at the time when different developments/phases are completed for occupation, and their physical state after completion may be different from those as shown in this model. For reference only.

KTC1DP-COMM-7

Notice(s) 告示 16-No.8 號

此模型並非按照比例製作，並不反映任何發展項目/期數或其周邊或其他地區、地貌或任何建築物或設施的真實位置、距離、邊界、高度、地型、設計、用途、狀況或建築，僅供參考。鐵路站（如有）的標記只表示相關鐵路站大概的座落地點。任何其他道路、鐵路、隧道、幹線、口岸、接線、地區及任何發展項目/期數的標記只表示其大概的座落位置。此模型未必顯示各個發展項目的所有期數及部分。此模型經簡化處理，只顯示或突顯部分鐵路、鐵路站、建築物、設施、道路、環境及發展項目/期數，並未有顯示所有鐵路、鐵路站、建築物、設施、道路、環境及任何發展項目/期數。部份建築物以標記形式顯示，只表示相關建築物大概的位置，並非模擬該等建築物之實際高度、大小、外觀或座向等。此模型之燈光效果純屬模型製作者之想像或以便展示模型，並非展示任何發展項目/期數或其任何部分或周邊環境之實際狀況。此模型及其部件並不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述、承諾、保證或合約條款（不論是否與景觀有關）。此模型所展示之現有、未來或擬建的建築物、設施及系統等乃反映本模型製作日期之狀況，可能未必出現或興建，或不時更改，於不同發展項目/期數入伙時亦可能有所更改、變動或尚未完成或啟用，其完成後之狀況與本模型所述者可能不同，僅供參考。

KTC1DP-COMM-8

Notice(s) 告示 16-No.9 號

Name of the Development: MONACO Development ("Development"), Phase 1 of which is called MONACO, Phase 2 of which is called GRANDE MONACO | District: Kai Tak | Name of the street at which Phase 1 and Phase 2 of the Development are situated and the street number (provisional): 12 Mak-Tai Street (This provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development are completed.) | The address of the website designated by the vendor for Phase 1 of the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monaco.hk. The address of the website designated by the vendor for Phase 2 of the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.grandemonaco.hk.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Searched Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for Phase 1 and Phase 2 of the Development: Ng Kwok Fai | The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for Phase 1 and Phase 2 of the Development: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 and Phase 2 of the Development: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Wheelock Finance Limited

This advertisement/promotional material and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of Phase 1 and Phase 2 of the Development and any part thereof from time to time. The design of Phase 1 and Phase 2 of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

This advertisement/promotional material is published by the vendor.

Prospective purchasers are advised to refer to the sales brochures for any information on Phase 1 and Phase 2 of the Development. Please refer to the sales brochure for details.

Date of production of this advertisement/promotional material: 29 October 2021

KTC\IDP-COMM-9

Notice(s) 告示 16-No.10 號

發展項目名稱：MONACO發展項目（「發展項目」），第1期稱為MONACO，第2期稱為GRANDE MONACO | 區域：啟德 | 發展項目第1期及第2期所位於的街道名稱及門牌號數（臨時）：沐泰街12號（此臨時門牌號數有待發展項目第1期及第2期建成時確認） | 賣方為施行《一手住宅物業銷售條例》第2部而就發展項目第1期指定的互聯網網站網址：www.monaco.hk，賣方為施行《一手住宅物業銷售條例》第2部而就發展項目第2期指定的互聯網網站網址：www.grandemonaco.hk。

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像，有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

盡賣方所知，發展項目第1期的預計關鍵日期：2022年12月30日，盡賣方所知，發展項目第2期的預計關鍵日期：2022年12月30日。（「關鍵日期」指批地文件的條件就\發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期，預計關鍵日期是受到買賣合約所允許的任何延期所規限的。） | 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Searceff Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 發展項目第1期及第2期的認可人士：吳國輝 | 發展項目第1期及第2期的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：梁黃顧建築師（香港）事務所有限公司 | 發展項目第1期及第2期的承建商：Gammon Engineering & Construction Company Limited | 就發展項目第1期及第2期中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為發展項目第1期及第2期的建造提供貸款或已承諾為該項建造提供融資的認可機構：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行（香港）有限公司 | 已為發展項目第1期及第2期的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告/宣傳資料及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀），賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。 | 賣方保留權利不時改動發展項目第1期及第2期及其任何部分之建築圖則及其他圖則及設計，發展項目第1期及第2期之設計以政府相關部門最後批准之圖則為準。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告/宣傳資料由賣方發布。

賣方建議準買方參閱售樓說明書，以了解發展項目第1期及第2期的資料。詳情請參閱售樓說明書。

廣告/宣傳資料製作日期：2021年10月29日

KTC1DP-COMM-10

Notice(s) 告示 16-No.1 號 (ph2)

如本模型被視作構成廣告或宣傳資料，則本告示適用；
註：除特別註明外，以下內容均適用於第1期及第2期。
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第1期稱為「MONACO ONE」，
區域：啟德 | 期數所位於的街道名稱及由產辦物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacoonc.hk | *此臨時門牌號數有待期數建成時確認
發展項目期數名稱：MONACO ONE Development（「發展項目」）的第2期稱為「MONACO MARINE」，
區域：啟德 | 期數所位於的街道名稱及由產辦物業估價署署長編配的門牌號數：沐泰街10號* | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：www.monacomarine.hk | *此臨時門牌號數有待期數建成時確認
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示地圖畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
賣方：萬隆發展有限公司 | 賣方的控股公司：Twinspeak Assets Limited、Fahsoun New Limited、Scarve Holdings Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited及會德豐有限公司 | 期數的認可人士：林慶生 | 認可人士以其專業身分擔任經管人、董事或雇員的商號或法團：王蓬建築師事務所有限公司 | 期數的承建商：Gannon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所：高李葉律師行 | 已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited | 盡賣方所知的期數的預計開鑼日期：2023年3月15日（「開鑼日期」指批地文件的條件就該期數而獲符合的日期，預計開鑼日期是受到買賣合約所允許的任何延期所限制的。）
本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關聲稱）。| 賣方保留權利不時改動發展項目或期數或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目或期數設計以相關政府部門最後批准者為準。發展項目或期數及其周邊地區日後可能出現改變。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。
賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布或在賣方的同意下由另一人發布，製作日期：2021年12月1日

DP-KTC2-COMM-1

Notice(s) 告示 16-No.2 號 (ph2)

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:
Note: Unless otherwise specified, contents below apply to both Phase 1 and Phase 2.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 1 of which is called "MONACO ONE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacone.hk | *The provisional street number is subject to confirmation when the Phase is completed.
Name of the Phase of the Development: MONACO ONE Development ("Development"), Phase 2 of which is called "MONACO MARINE".
District: Kai Tak | Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 10 Muk Tai Street* | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.monacmarine.hk | *The provisional street number is subject to confirmation when the Phase is completed.
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
Vendor: Midway Development Limited | Holding companies of the Vendor: Twinpeak Assets Limited, Fabulous New Limited, Seareef Holdings Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited and Wheelock and Company Limited | Authorized Person for the Phase: Lam Wai Sang | The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited | To the best of the Vendor's knowledge, the estimated material date for the Phase: 15 March 2023 (The material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.)
This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of production: 1 December 2021