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1. The relevant description is only a general description of the surrounding environment of the Phase or the view from specific residential units in the Phase. It does not reflect the view from all or any residential units of the Phase or any parts of the Phase, and is for reference only. The view from a residential unit may be affected by the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment, and the surrounding environment, buildings and facilities may change from time to time. This shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, from the Vendor (whether or not relating to the view). The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby. 2. "Two stations away from the MTR Admiralty Station" refers to there being two MTR stations from Wong Chuk Hang Station along South Island Line to Admiralty Station via Ocean Park Station. Source of information: MTR Corporation Limited <https://www.mtr.com.hk> (Date of retrieval: 14 March 2023). 3. For reference only. The actual completion date of the Phase may vary. 4. The area in which the Phase is situated is Aberdeen & Ap Lei Chau Outline Zoning Plan (No. S/H15/33). The relevant places, buildings, and facilities are not related to the Phase and may not be within the same area of the Outline Zoning Plan as the Phase. The relevant information reflects the situation as of the date of printing or production of this advertisement/ promotional material, and may no longer be applicable due to changes of different factors from time to time. The description only provides a general description of the surrounding environment of the Phase and does not reflect the view that all or any residential properties of the Phase or other parts may enjoy. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied, as to the view. The Vendor 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. "Luxury hotels" include Hong Kong Ocean Park Marriott Hotel, Ovolo Southside and The Fullerton Ocean Park Hotel Hong Kong etc. 5. The Vendor reserves the right to alter the design and the building plans of, and the number, flat type, layout and saleable area of the residential units in the Phase. The relevant details are subject to the final approval of the relevant Government departments. Please refer to the sales brochure* for details. "Special units" refer to residential units that are held with a garden, a flat roof, a roof and/or a stairhood.

Name of the Phase of the Development: Phase 4A^("Phase 4A") and Phase 4B^("Phase 4B") of Phase 4 ("LA MONTAGNE")^ of THE SOUTHSIDE. ^Note: Phase 4 of THE SOUTHSIDE is situated at Site D of Aberdeen Inland Lot No.467. Its Chinese name is“ 海盈山”,and its English name is “LA MONTAGNE”. Phase 4A and Phase 4B form part of Phase 4 “LA MONTAGNE”. Phase 4A comprises Tower2 (2A&2B) and Phase 4B comprises Tower 1 (1A,1B&1C).

District: Aberdeen & Ap Lei Chau • Name of the street at which Phase 4A and Phase 4B are situated and the street number (provisional): 11 Heung Yip Road (This provisional street number is subject to confirmation when Phase 4A and Phase 4B are 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. • The address of the website designated by the vendor for Phase 4A for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.lamontagne.com.hk/phase4A • The address of the website designated by the vendor for Phase 4B for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.lamontagne.com.hk/phase4B*

The Vendor reserves the right to amend the building plans and other plans, design, fittings, finishes and appliances etc. of Phase 4A, Phase 4B or any part thereof from time to time. Fittings, finishes and appliances shall be provided according to the terms and conditions of the agreement for sale and purchase. The design of Phase 4A and Phase 4B is subject to the latest approval of the relevant Government authorities. This advertisement/ promotional material is for reference only and shall not constitute and shall not be construed as constituting the giving of any offer, promise, representation or warranty whether express or implied, or any seeking of any general expression of intent or specific expression of intent on any residential property by the Vendor. The sale of the residential properties in Phase 4A and Phase 4B will be carried out in accordance with the Residential Properties (First-hand Sales) Ordinance. Market conditions may change from time to time. Prospective purchasers shall consider their own 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.

Vendor: MTR Corporation Limited (as "Owner"), WCH Property Development Company Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the residential properties in Phase 4A and Phase 4B. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing Phase 4A and Phase 4B.) • Holding company of the Vendor: Holding company of the Owner (MTR Corporation Limited): Not applicable; Holding company of the Person so engaged (WCH Property Development Company Limited): Fortune Access Holdings Limited • Authorized Person for Phase 4A and Phase 4B: Ng Kwok Fai • The firm or corporation of which the Authorized Person for Phase 4A and Phase 4B is a proprietor, director or employee in his or her professional capacity: LWK & Partners(HK) Limited • Building Contractor for Phase 4A and Phase 4B: China Overseas Building Construction Limited • The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase 4A and Phase 4B: Deacons, Kao, Lee & Yip, Gallant, Slaughter and May, Mayer Brown, Chan Raymond T.Y., Victoria Chan & Co. • Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 4A and Phase 4B: Not Applicable • Any other person who has made a loan for the construction of Phase 4A and Phase 4B: Apex Ally Limited, Sunrise Investment Limited and Swire Properties Limited • The estimated material dates for Phase 4A and Phase 4B to the best of the Vendor's knowledge are: 15 May 2025(Phase 4A) and 30 July 2025(Phase 4B) ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 4A or Phase 4B. The estimated material dates are subject to any extension of time that is permitted under the agreement for sale and purchase.) • This advertisement is published by the Person so engaged with the consent of the Owner. • Prospective purchasers are advised to refer to the relevant sales brochure* for any information on the Development, Phase 4A or Phase 4B. Please refer to the sales brochure* for details. Date of Production: 25 August 2023.

*The sales brochure of Phase 4B and the website designated for Phase 4B have not been made available.