

Valuation Advisory

Client: Midland IC&I Limited

Property: Various Properties Interests in Hong Kong

Valuation Date: 31 October 2020

23 November 2020

The Directors
Midland IC&I Limited
25th Floor,
World-wide House,
No.19 Des Voeux Road Central,
Central, Hong Kong

Dear Sirs,

Re: Valuation of Various Property Interests in Hong Kong

1.1 Introduction

We refer to the instructions from Midland IC&I Limited (“the Company”) together with its subsidiaries, collectively “the Group” for us to provide market valuation in respect of various property interests held by the Group in Hong Kong. The property interests are identified in Section 2.0 Summary of Valuations (collectively “the Properties”).

We are instructed to give our opinion of the market values of the property interests in their existing states subject to tenancies as at 31 October 2020 (“the date of valuation”) for public disclosure purposes.

We confirm that we have carried out inspection of the Properties, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the values of the individual unencumbered leasehold property interest as at the date of valuation.

仲量聯行有限公司
物業估價部
香港鰂魚涌英皇道 979 號太古坊一座 7 樓
公司牌照號碼：C-003464

Jones Lang LaSalle Limited
Valuation Advisory Services
7th Floor, One Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong
Company Licence No. C-003464



1.0 INTRODUCTION (CONT'D)

1.2 Basis of Valuation

Unless otherwise stated, our valuation has been prepared in accordance with the “HKIS Valuation Standards 2017 Edition” published by The Hong Kong Institute of Surveyors (“HKIS”), the “International Valuation Standards” published by the International Valuation Standards Council (“IVSC”) and the “RICS Valuation – Global Standards” published by the Royal Institution of Chartered Surveyors (“RICS”) subject to variation to meet local established law. Unless otherwise stated, our valuations are undertaken as External Valuers as defined in the relevant Valuation Standards. We have also complied with the requirements contained in Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Code on Takeover and Mergers.

Our valuation of the property interests is made on the basis of the Market Value as defined by IVSC and adopted by HKIS and RICS, set out as:

“the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

The valuation presented in this report represents the 100% interest of the Properties and not the shareholdings of the member of the Group holding the property interest thereof.

We have applied the definition of market value to each property interest independently. We have therefore ignored the potential effect of selling the entire portfolio at one time. Likewise, we have valued each property as a single property interest and we have ignored the potential effect of selling the properties on a strata title basis.

Our valuation services have been executed in accordance with our Quality Assurance System, accredited by HKQAA via ISO 9001:2015 and our report prepared with reference to the assumptions, definitions and limiting conditions as set out in our General Principles of Valuation and attached as Appendix No.1.

1.3 Valuation Methodology

For the valuation of the Properties, we mainly adopted the direct comparison method. We have also adopted the income capitalization method for cross-reference purpose, where necessary.

The direct comparison method is based on comparing the property to be valued directly with other comparable properties, which have recently transferred their legal ownership. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative and quantitative differences that may affect the price likely to be achieved by the property under consideration.

The income capitalization method is based on the capitalization of the net income potential by adopting appropriate capitalization rate, which is derived from the analysis of sale transactions and our interpretation of prevailing investor requirements or expectations. The market rents adopted in our valuation have made reference to lettings of comparable premises.

1.0 INTRODUCTION (CONT'D)

1.4 Valuation Assumptions

Our valuation has been made on the assumption that the owner sells the Properties on the open market without the benefit of deferred terms contract(s), leaseback, joint venture, management agreement(s) or any similar arrangement which could serve to affect the values of the Properties.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on the property interest nor for any expenses or taxation that may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the Properties are free from legal complications and encumbrances, restrictions, outgoings of an onerous nature that could affect their values.

1.5 Potential Tax Liability

The potential tax liabilities which may arise on direct disposal of the property interests held by the Group at the amounts valued by us would generally comprise the following:

- Hong Kong Profits Tax at 16.5% on the gain on disposal (excluding any profits which are considered to be capital in nature and shall not be subject to profits tax); and
- Hong Kong Stamp Duty at progressive rate from 1.5% to 8.5% on the transaction amount (of which both the seller and the buyer are jointly and severally liable on the stamp duty).

1.6 Sources of Information

We have relied to a considerable extent on the information provided by the Company including a tenancy summary as at 31 October 2020 and have obtained relevant information from the Land Registry, the Buildings Department and Rating and Valuation Department. We have also relied on advices from the Company including planning approvals, statutory notices, easements, tenure, particulars of occupancy, building plans, floor plans, floor areas and all other relevant matters and assumed that all information provided to us is correct.

The dimensions, measurements and areas included in the report are based on information contained in copies of documents obtained from the Company, the Land Registry, Rating and Valuation Department and the Buildings Department and are therefore approximations. We have not carried out on site measurements to verify the correctness of the site area of the Properties.

1.0 INTRODUCTION (CONT'D)

1.7 Measurements

All measurements are carried out in accordance with the "Code of Measuring Practice" booklet published by the HKIS. To suit the local practice, we declare our departure from the "RICS property measurement" published by RICS. Unless otherwise stated, we do not physically measure the actual properties or verify the floor areas provided to us, unless we specifically agree in writing to do so, although we make reference to the registered floor plan(s), if available.

Where saleable area is required to be measured from approved building plan(s), "addition and alteration" plan(s), registered floor plan(s), etc., the saleable area is defined as the floor area exclusively allocated to the unit including balconies, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Open yards, bay windows, air-conditioning plant rooms, flower boxes, open terraces, attached roofs and carports are excluded.

1.8 Title Investigation

We have not been provided with copies of the title documents relating to the Properties but we have caused searches to be made at the Land Registry. However, we have not examined the original documents to verify ownership or to ascertain the existence of any lease amendments, which may not appear on the copies handed to us. All documents and leases have been used for reference only and all dimensions, measurements and areas are approximate. We have not seen original planning consents and have assumed that the Properties have been erected, being occupied and used in accordance with such consents and that there are no outstanding statutory notices.

1.9 Property Inspection

Except Property No.11 in Kaiseng Commercial Centre in the Summary of Valuation which are leased and occupied by third party tenants as at the date of valuation, we have been arranged to inspect the interiors of the rest of the Properties, various common areas, portions accessible to the general public on 9 November 2020 and 10 November 2020. We also inspected their exteriors and the surrounding locality of all the Properties. The inspection was conducted by Mr. Ken Lam, MHKIS, MRICS, RPS(GP), Senior Director of Valuation Advisory Services of Jones Lang LaSalle Limited. We have assumed that the internal condition of the portions within the Properties not inspected has been well maintained and has no critical repairs or deferred maintenance, where applicable. For the purpose of our valuation, we have relied on the layout as shown on the approved building plans, approved "addition and alteration" plans, assignment plan, etc. where available in arriving at our opinion of value.

1.0 INTRODUCTION (CONT'D)

1.9 Property Inspection (Cont'd)

We have not conducted formal site and structural surveys, as such we cannot report that the Properties are free from rot, infestation or any other structural defects. We have not carried out building surveys, nor have we inspected those parts of the Properties which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of the parts we had not inspected and this report should not be taken as making any implied representation or statement about such parts. No tests have been carried out to any of the services within the Properties.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of the Properties, or has since been incorporated, and we are therefore unable to report that the Properties are free from risk in this respect. For the purpose of this valuation, we have assumed that such investigation would not disclose the presence of any such material to any significant extent.

1.10 Site Investigation

We have not carried out any investigations on site in order to determine the suitability of ground conditions and services, etc. for future redevelopment, nor did we undertake archaeological, ecological or environmental surveys. During the course of our inspection, we did not notice any evidence of land or building contamination. Importantly, however, we are not experts in the detection or quantification of environmental problems and we have not sighted an environmental audit.

Our valuation is on the basis that these aspects are satisfactory and that where developments are contemplated, no extraordinary expenses or delays will be incurred during the construction period due to these, or to archaeological or ecological matters. In the course of our assessment, we have assumed that no contamination affects the Properties or the neighbouring land. However, should it be established subsequently that contamination exists at the Properties or on any neighbouring land, or that the premises have been or are being put to any contaminative use, we reserve the right to adjust the value reported herein.

1.11 Plant and Machinery

Our valuation normally includes all plant and machinery that form part of the building services installations. However, process plant, machinery and equipment which may have been installed wholly in connection with the occupiers' commercial processes, together with furniture and furnishings, tenants' fixtures and fittings are excluded in our valuation, unless otherwise specified.

1.0 INTRODUCTION (CONT'D)

1.12 Valuer

This valuation report is prepared by Mr. Ken Lam, MHKIS, MRICS & RPS(GP), Senior Director, assisted by Ms. Wendy Ng and Ms. Venus Kwan, both are Assistant Managers under the supervision of Ms. Dorothy Y. Y. Chow MHKIS, MRICS & RPS(GP), Senior Director of Valuation Advisory Services of Jones Lang LaSalle Limited.

We confirm that Ms. Dorothy Y. Y. Chow, Mr. Ken Lam, Ms. Wendy Ng and Ms. Venus Kwan are in the position to provide an objective and unbiased valuation and are competent to undertake the valuation assignment.

1.13 Report

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a “Global Pandemic” on 11 March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel restrictions have been implemented by many countries and “lockdown” applied to varying degrees. Whilst restrictions have been lifted in some cases, local lockdowns may continue to be deployed as necessary and the emergence of significant further outbreaks is possible.

As at the valuation date, we continue to be faced with an unprecedented set of circumstances caused by COVID-19 and an absence of relevant/sufficient market evidence on which to base our judgements. Our valuation is therefore reported as being subject to ‘material valuation uncertainty’ as set out in VPS 3 and VPGA 10 of the RICS Valuation – Global Standards. Consequently, in respect of these valuations, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. For the avoidance of doubt, including the ‘material valuation uncertainty’ declaration does not mean that the valuation cannot be relied upon. Rather, it has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19, we highlight the importance of the valuation date.

Given the unknown future impact that COVID-19 might have on the real estate market and the difficulty in differentiating between short term impacts and long-term structural changes, we recommend that you keep the valuations contained within this report under frequent review.

1.0 INTRODUCTION (CONT'D)

1.13 Report (Cont'd)

Our Summary of Valuations and Valuation Certificates are attached herewith.

Yours faithfully
For and on behalf of
Jones Lang LaSalle Limited

A handwritten signature in blue ink, appearing to read "Dorothy Y. Y. Chow".

Dorothy Y. Y. Chow B.Sc. (Hons), MSc, MRICS, MHKIS, RPS(GP)
Senior Director
Licence No.: E-182969

Note: Ms. Dorothy Y.Y. Chow, MHKIS MRICS RPS(GP), is a qualified general practice surveyor and has 22 years of experience in the valuation of properties in Hong Kong.

2.0 SUMMARY OF VALUATION

Property Interests in Hong Kong	Market Value as at 31 October 2020 (HK\$)
1. Nos. 33 and 35 Java Road North Point Hong Kong	\$385,700,000
2. 5 th Floor LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$39,700,000
3. 6 th Floor LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$39,600,000
4. 7 th Floor LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$39,400,000
5. 8 th Floor LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$39,200,000
6. 12 th Floor LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$38,800,000
7. Car Parking Space Nos. 12, 13 and 14, G/F LMK Development Estate Nos. 10-16 Kwai Ting Road Kwai Chung New Territories	\$4,800,000

2.0 SUMMARY OF VALUATION (CONT'D)

Property Interests in Hong Kong	Market Value as at 31 October 2020 (HK\$)
8. Shop 6 on Ground Floor Cambridge Court Nos.84A-84H & 84J-84M Waterloo Road Ho Man Tin Kowloon	\$27,000,000
9. The whole of 21 st Floor Ford Glory Plaza Nos. 37-39 Wing Hong Street Cheung Sha Wan Kowloon	\$76,400,000
10. Car Park No. P19, 2 nd Floor Ford Glory Plaza Nos. 37-39 Wing Hong Street Cheung Sha Wan Kowloon	\$2,000,000
11. The whole of 7 th and 8 th Floors Kaiseng Commercial Centre Nos. 4-6 Hankow Road Tsim Sha Tsui Kowloon	\$121,000,000
TOTAL FOR THE PROPERTIES:	\$813,600,000

3.0 VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>1. Nos. 33 & 35 Java Road, North Point, Hong Kong</p> <p>Inland Lot Nos. 6828 and 6829 (IL6828 and IL6829) ("the Lots")</p>	<p>The Property is located at Java Road in the North Point district, which is a long-established traditional residential area on Hong Kong Island with predominantly medium and high-rise apartment buildings and composite buildings with retail elements at lower floors.</p> <p>The total registered site area of IL6828 and IL6829 is about 2,450ft² (227.61m²).</p> <p>The Lots are held under the respective Government Leases of IL6828 and IL6829 for common terms of 75 years from 5 September 1921 renewed for another terms of 75 years. The aggregate Government rent payable for the Lots is HK\$107,064 per annum.</p> <p>The Property comprises a 13-storey (including cockloft) building originally completed in 1966 and renovated in 2018. The building is of reinforced concrete construction with tiled external elevations.</p> <p>The renovated building is occupied as a serviced apartment block with retail spaces on Ground Floor and Cockloft. The shop at No. 33 Java Road is connected to the cockloft above. 40 serviced apartment units, including a duplex unit, are provided on the 1st to 11th Floors, each unit with fixtures, fittings and furniture provided. Vertical movement within the building is facilitated mainly by 2 lifts and 2 staircases.</p>	<p>As advised by the Company, the retail portions have been leased to 2 tenants with a total rental receivable of about HK\$98,000 per month (inclusive of management fees).</p> <p>The tenancies are for 2 years and 3 years respectively with the latest expiry date on 15 October 2023.</p> <p>Occupancy rate of the residential portions was about 66%. The tenancies are for terms up to 12 months. The monthly rentals of the units range from about HK\$20,500 to HK\$40,500 per month, inclusive of management fees, Government rates and all other outgoings.</p>	<p>HK\$385,700,000</p> <p>(HONG KONG DOLLARS THREE HUNDRED EIGHTY FIVE MILLION AND SEVEN HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
1. Nos. 33 & 35 Java Road, North Point, Hong Kong	As measured from the approved "A&A Plans", the approximate saleable areas of the Property are as follows:	-	-
Inland Lot Nos. 6828 and 6829 (IL6828 and IL6829) ("the Lots")			
(Cont'd)			

Portion(s)	Saleable Area (approx.)	
	ft ²	m ²
G/F	1,740	161.65
Cockloft	1,471	136.66
1/F – 11/F	15,023	1,395.67
Total	18,234	1,693.98

Notes:

- (1) We are instructed to assess the market value of the Property as an operational serviced apartment block with the furniture, fixtures and equipment essential for its operation provided therein. We have also been advised by the Company that the flats in the serviced apartment portions are mainly leased on monthly basis.
- (2) The registered owner of the Property is Most Wealth (Hong Kong) Limited, a subsidiary of the Company.
- (3) The following encumbrances were registered against the Property upon our recent search of the records at the Land Registry:
 - Notice No. WNZ/U10-05/0001/08 issued by the Building Authority under Section 24C(1) of the Buildings Ordinance dated 6 April 2009 vide Memorial No. 10100601010047 (Re: IL6828).
 - Notice No. WNZ/U10-05/0004/08 issued by the Building Authority under Section 24C(1) of the Buildings Ordinance dated 6 April 2009 vide Memorial No. 10100601010039 (Re: IL6829).

Such stated encumbrances have no material impact on the value of the Property, given the outstanding building orders will be complied with following completion of the remedial works. In the course of our valuation, we have not allowed any reinstatement cost(s) that may incur to carry out the remedial works for complying the required works of the outstanding building orders and notices if so required.

 - Offensive Trade Licence by District Lands Officer, Hong Kong East dated 21 December 2017 vide Memorial No. 18010400610097.
- (4) The Property is zoned under North Point Outline Zoning Plan No. S/H8/26 approved on 15 August 2017 for "Residential (Group A)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
1.	Nos. 33 & 35 Java Road, North Point, Hong Kong	-	-
	Inland Lot Nos. 6828 and 6829 (IL6828 and IL6829) (“the Lots”)		
	(Cont'd)		

Notes: (Cont'd)

- (5) The use and development of the Lots are governed by their respective Government Leases which are virtually unrestricted except the “offensive trades” clauses. Our assessment of the market value of the Property is made on the assumption that valid licence(s) and permit(s) have been obtained for the operation of the serviced apartment, if so required.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>2. Factory Unit on 5th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories</p> <p>30/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 (“the Lot”)</p>	<p>The Property comprises a factory unit occupying the whole of 5th Floor of LMK Development Estate (“the Building”) at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations. Vertical movement is facilitated by 2 cargo lifts, 1 passenger’s lift and 2 staircases.</p>	<p>As informed, the Property was leased for a term of 2 years from 1 March 2020 to 28 February 2022 at a monthly rent of HK\$107,500 (inclusive of rates, management fees and Government rent).</p>	<p>HK\$39,700,000</p> <p>(HONG KONG DOLLARS THIRTY NINE MILLION AND SEVENTY HUNDRED THOUSAND)</p>
	<p>As quoted from the approved building plans, floor-to-floor height and the floor loading capacity of the Property is 10.5 feet (3.2 metres) and 150 lbs/ft² respectively.</p>		
	<p>As quoted from the approved building plans, the gross floor area of the Property is about 10,787ft² (1,002.14m²).</p>		

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
2. Factory Unit on 5 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories (Cont'd)	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.	-	-

Notes:

- (1) The registered owner of the Property is Century Hover Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Property as at the date of valuation:
 - No Objection Letter in respect of Flat B on 5th Floor dated 4 January 1982 vide Memorial No. TW241077 in relation to the use of an area of approximately 54.7m² within the unit for the provision of canteen facilities.
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for all moneys dated 27 June 2018 vide Memorial No. 18072600680101.
 - Assignment of Rentals in favour of Shanghai Commercial Bank Limited dated 27 June 2018 vide Memorial No. 18072600680110.
- (3) The Property is currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>3. Factory Unit on 6th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories</p> <p>30/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 (“the Lot”)</p>	<p>The Property comprises a factory unit occupying the whole of 6th Floor of LMK Development Estate (“the Building”) at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations. Vertical movement is facilitated by 2 cargo lifts, 1 passenger’s lift and 2 staircases.</p> <p>As quoted from the approved building plans, floor-to-floor height and the floor loading capacity of the Property is 10.5 feet (3.2 metres) and 150 lbs/ft² respectively.</p> <p>As quoted from the approved building plans, the gross floor area of the Property is about 10,787ft² (1,002.14m²).</p>	<p>At the time of inspection, the Property was vacant.</p>	<p>HK\$39,600,000</p> <p>(HONG KONG DOLLARS THIRTY NINE MILLION AND SIX HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
3. Factory Unit on 6 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories (Cont'd)	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.	-	-

Notes:

- (1) The registered owner of the Property is Champion Shine International Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Property as at the date of valuation:
 - Lease in favour of Shilihe Design Company Limited for a term of 8 years from 1 December 2013 to 30 November 2021 at a rent of HK\$75,000 per month dated 23 September 2013 vide Memorial No. 13100401040084.
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for all moneys dated 27 June 2018 vide Memorial No. 18072600680128.
- (3) The Property is currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>4. Factory Unit on 7th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories</p> <p>30/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 (“the Lot”)</p>	<p>The Property comprises a factory unit occupying the whole of 7th Floor of LMK Development Estate (“the Building”) at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations. Vertical movement is facilitated by 2 cargo lifts, 1 passenger’s lift and 2 staircases.</p> <p>As quoted from the approved building plans, floor-to-floor height and the floor loading capacity of the Property is 10.5 feet (3.2 metres) and 150 lbs/ft² respectively.</p> <p>As quoted from the approved building plans, the gross floor area of the Property is about 10,787ft² (1,002.14m²).</p>	<p>As informed, the Property was vacant as at the date of valuation.</p>	<p>HK39,400,000</p> <p>(HONG KONG DOLLARS THIRTY NINE MILLION AND FOUR HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
4. Factory Unit on 7 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories (Cont'd)	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.	-	-

Notes:

- (1) The registered owner of the Property is Glorious Success Global Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Property as at the date of valuation:
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for a consideration of all moneys dated 27 June 2018 vide Memorial No. 18072600680176.
 - Assignment of Rentals in favour of Shanghai Commercial Bank Limited dated 27 June 2018 vide Memorial No. 18072600680182.
- (3) The Property is currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
5. Factory Unit on 8 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories 30/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 ("the Lot")	<p>The Property comprises a factory unit occupying the whole of 8th Floor of LMK Development Estate ("the Building") at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations. Vertical movement is facilitated by 2 cargo lifts, 1 passenger's lift and 2 staircases.</p> <p>As quoted from the approved building plans, floor-to-floor height and the floor loading capacity of the Property is 10.5 feet (3.2 metres) and 150 lbs/ft² respectively.</p> <p>As quoted from the approved building plans, the gross floor area of the Property is about 10,787ft² (1,002.14m²).</p>	<p>As informed, the Property was vacant as at the date of valuation.</p>	<p>HK\$39,200,000</p> <p>(HONG KONG DOLLARS THIRTY NINE MILLION AND TWO HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
5. Factory Unit on 8 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories (Cont'd)	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.	-	-

Notes:

- (1) The registered owner of the Property is Dragon Magic Investments Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Property as at the date of valuation:
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for a consideration of all moneys dated 27 June 2018 vide Memorial No. 18072600680191.
 - Assignment of Rentals in favour of Shanghai Commercial Bank Limited dated 27 June 2018 vide Memorial No. 18072600680205.
- (3) The Property is currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>6. Factory Unit on 12th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories</p> <p>30/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 ("the Lot")</p>	<p>The Property comprises a factory unit occupying the whole of 12th Floor of LMK Development Estate ("the Building") at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations. Vertical movement is facilitated by 2 cargo lifts, 1 passenger's lift and 2 staircases.</p> <p>As quoted from the approved building plans, floor-to-floor height and the floor loading capacity of the Property is 10.5 feet (3.2 metres) and 150 lbs/ft² respectively.</p> <p>As quoted from the approved building plans, the gross floor area of the Property is about 10,787ft² (1,002.14m²).</p>	<p>As informed, the Property was vacant as at the date of valuation.</p>	<p>HK\$38,800,000</p> <p>(HONG KONG DOLLARS THIRTY EIGHT MILLION AND EIGHT HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
6. Factory Unit on 12 th Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories (Cont'd)	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.	-	-

Notes:

- (1) The registered owner of the Property is Shine Treasure Holdings Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Property as at the date of valuation:
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for a consideration of all moneys dated 27 June 2018 vide Memorial No. 18072600680133.
 - Assignment of Rentals in favour of Shanghai Commercial Bank Limited dated 27 June 2018 vide Memorial No. 18072600680148.
- (3) The Property is currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
7. Car Parking Space Nos. 12, 13 and 14 on Ground Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories	The Properties comprise 3 car parking spaces on Ground Floor of LMK Development Estate ("the Building") at Kwai Ting Road in the Kwai Chung district. Kwai Chung district is an established industrial area undergoing a transition to a business zone.	As informed, the Properties were vacant as at the date of valuation.	HK\$4,800,000 (HONG KONG DOLLARS FOUR MILLION AND EIGHT HUNDRED THOUSAND)
An aggregate of 3/496 equal and undivided shares of and in Kwai Chung Town Lot No. 139 ("the Lot")	The Building is a 15-storey industrial block completed in 1973 (Occupation Permit No. N.T. 81/73). Construction of the Building is of reinforced concrete with painted external elevations.		
	Car Parking Spaces on Ground Floor are accessible via an vehicular entrance fronting Kwai Ting Road.		
	The Lot is held from the Government under New Grant No. 4734 for a term of 99 years commencing from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Properties is an amount equivalent to 3% of the prevailing rateable values of the Properties per annum.		

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
7.	Car Parking Space Nos. 12, 13 and 14 on Ground Floor, LMK Development Estate, Nos. 10-16 Kwai Ting Road, Kwai Chung, New Territories	-	-

(Cont'd)

Notes:

- (1) The registered owner of the Properties is Sino Hover Limited, a subsidiary of the Company.
- (2) The following encumbrances were registered against the Properties as at the date of valuation:
 - Certified Copy of Certificate of Compliance from District Officer, Tsuen Wan registered on 22 June 2018 vide Memorial No. 18062201800206.
 - Mortgage in favour of Shanghai Commercial Bank Limited for a consideration of part of all moneys dated 27 June 2018 vide Memorial No. 18072600680151.
 - Assignment of Rentals in favour of Shanghai Commercial Bank Limited dated 27 June 2018 vide Memorial No. 18072600680161.
- (3) The Properties are currently zoned under Draft Kwai Chung Outline Zoning Plan No. S/KC/29 exhibited on 19 January 2018 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
8. Shop No. 6 on Ground Floor, Cambridge Court, Nos.84A-84H & 84J-84M Waterloo Road, Ho Man Tin, Kowloon 2/200 equal and undivided shares of and in Kowloon Inland Lot No. 7981 ("the Lot")	<p>Cambridge Court ("the Development") situated at the south-eastern side of Waterloo Road, in the Homantin District.</p> <p>The Development comprises two 20-storey residential blocks over a 6-storey podium on Ground to 5th Floors for general retail, office and car parking purposes. The development was completed in 1965.</p> <p>The Property comprises one of the shop units on Ground Floor of the development.</p> <p>The saleable area of the Property as measured from the registered floor plan is about 869ft² (80.73m²).</p> <p>The Lot is held under the Conditions of Sale No. UB7147 for a term of 75 years from 21 May 1962 renewable for a further term of 75 years. The Government rent payable for Property is part of HK\$1,034 per annum.</p>	<p>As informed, the Property was leased to a connected party for a term of 2 years from 15 July 2020 to 14 July 2022.</p> <p>The rent receivable is HK\$88,000 per month, exclusive of Government rent, rates and management fees.</p>	<p>HK\$27,000,000</p> <p>(HONG KONG DOLLARS TWENTY SEVEN MILLION)</p>

Notes:

- (1) The registered owner of Property is Bright Eastern Limited, a subsidiary of the Company.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
8. Shop No. 6 on Ground Floor, Cambridge Court, Nos. 84A-84H & 84J-84M Waterloo Road, Ho Man Tin, Kowloon	-	-	-

(Cont'd)

Notes: (Cont'd)

- (2) According to our recent Land Registry search, we noted that Order No. C/TE/001668/17/K with Plans for Common part(s) only issued by the Building Authority under Section 24(1) of the Buildings Ordinance dated 7 June 2017 vide Memorial No. 17100300650186 with a Letter dated 11 August 2017.

In view of the extent of works required and the remedial costs are likely to be shared by all the owners within the Development, it is believed the reinstatement costs to be borne by the Company would be insignificant. In the course of our valuation, we have not allowed any reinstatement cost(s) that may incur to carry out the remedial works for complying the required works of the outstanding building orders and notices if so required.

- (3) The Property is zoned under the Ho Man Tin Outline Zoning Plan No. S/K7/24 approved on 8 September 2015 for "Residential (Group A)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>9. The whole of 21st Floor, Ford Glory Plaza, No. 37 Wing Hong Street, Cheung Sha Wan, Kowloon</p> <p>1,038/30,000 equal and undivided shares of and in The Remaining Portion of Section A and The Remaining Portion of Sub-Section 2 of Section A and The Remaining Portion of New Kowloon Inland Lot No. 2828 ("the Lots")</p>	<p>Ford Glory Plaza ("the Building") is situated on the north-western side of Wing Hong Street in Cheung Sha Wan District which is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 24-storey industrial block erected over 4-storey podium on the Ground to 3rd Floors designated for workshop purposes, carpark purposes and E&M. Industrial units are accommodated on 5th to 32nd Floors (without 4th, 13th, 14th and 24th floors being omitted and 9th floor as refuge floor). The Building was completed in 2008.</p> <p>The Property comprises the whole of the 21st floor of the building.</p> <p>As quoted from the approved building plans, the gross floor area of the Property is about 10,377ft² (964.05m²).</p> <p>The Lots are held under Conditions of Sale No. UB4152 of NKIL 2828 for a term of 75 years renewed for 24 years from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.</p>	<p>As informed, the Property was leased to a connected party for a term of 1 year from 19 March 2020 to 18 March 2021.</p> <p>The rent receivable is HK\$212,000 per month, exclusive of Government rent, rates and management fees.</p>	<p>HK\$76,400,000</p> <p>(HONG KONG DOLLARS SEVENTY SIX MILLION AND FOUR HUNDRED THOUSAND)</p>

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
9.	The whole of 21 st Floor, Ford Glory Plaza, No. 37 Wing Hong Street, Cheung Sha Wan, Kowloon	-	-

(Cont'd)

Notes:

- (1) The registered owner of Property is Teamway Group Limited, a subsidiary of the Company.
- (2) According to our recent Land Registry search, we noted that the following encumbrances have been registered against the Property:
 - Letter approving on certain conditions in respect of the Modification of Conditions of Sale No. UB4152 of NKIL 2828 dated 10 September 1959 vide Memorial No. UB302484.
 - Mortgage in favour of DBS Bank (Hong Kong) Limited for all moneys dated 23 January 2009 vide Memorial No. 09021701800150.
- (3) The Property is zoned under the Cheung Sha Wan Outline Zoning Plan No. S/K5/37 approved on 6 December 2016 for "Other Specified Uses" annotated "(Business)" purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
10. Car parking Space No. P19 on 2 nd Floor, Ford Glory Plaza, No. 37 Wing Hong Street, Cheung Sha Wan, Kowloon	<p>Ford Glory Plaza (“the Building”) is situated on the north-western side of Wing Hong Street in Cheung Sha Wan District which is an established industrial area undergoing a transition to a business zone.</p> <p>The Building is a 24-storey industrial block erected over 4-storey podium on the Ground to 3rd Floors designated for workshop purposes, carpark purposes and E&M. Industrial units are accommodated on 5th to 32nd Floors (without 4th, 13th, 14th and 24th floors being omitted and 9th floor as refuge floor). There are 33 private car parking space, 4 motors spaces, 9 light goods vehicles and 4 heavy good vehicles on the Ground to 1st Floors. The Building was completed in 2008.</p> <p>The Property comprises a covered car parking space on 2nd Floor of the Building.</p> <p>The Lots are held under Conditions of Sale No. UB4152 of NKIL 2828 for a term of 75 years renewed for 24 years from 1 July 1898. The term has been statutorily renewed to expire on 30 June 2047. The Government rent payable for the Property is an amount equivalent to 3% of the prevailing rateable value of the Property per annum.</p>	As informed, the Property was leased for a term of 2 years from 2 March 2020 to 1 March 2022 at a monthly rent of HK\$4,200 (inclusive of rates, management fees and Government rent).	HK\$2,000,000 (HONG KONG DOLLARS TWO MILLION)

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
10.	Car parking Space No. P19 on 2 nd Floor, Ford Glory Plaza, No. 37 Wing Hong Street, Cheung Sha Wan, Kowloon	-	-

(Cont'd)

Notes:

- (1) The registered owner of the Property is Teamway Group Limited, a subsidiary of the Company.
- (2) According to our recent Land Registry search, we noted that the following encumbrances have been registered against the Property:
 - Letter approving on certain conditions in respect of the Modification of Conditions of Sale No. UB4152 of NKIL 2828 dated 10 September 1959 vide Memorial No. UB302484.
 - Mortgage in favour of DBS Bank (Hong Kong) Limited for all moneys dated 23 January 2009 vide Memorial No. 09021701800183.
- (3) The Property is zoned under the Cheung Sha Wan Outline Zoning Plan No. S/K5/37 approved on 6 December 2016 for “Other Specified Uses” annotated “(Business)” purposes.

3.0 VALUATION CERTIFICATE (CONT'D)

Property	Description and tenure	Particulars of occupancy	Market Value as at 31 October 2020
<p>11. The whole of 7th and 8th Floors, Kaiseng Commercial Centre, Nos. 4 & 6 Hankow Road, Tsim Sha Tsui, Kowloon</p> <p>An aggregate of 520/7,155 equal and undivided shares of and in New Kowloon Inland Lot Nos. 7703 and 8184 (“the Lots”)</p>	<p>Kaiseng Commercial Centre (“the Building”) is situated at Hankow Road close to its junction with Middle Road in the Tsim Sha Tsui district which is an established commercial area in Kowloon. The Building is a 17-storey commercial block over a basement level for retail office uses completed in 1984.</p> <p>The Properties comprise the whole of the 7th and 8th Floors of the Building.</p> <p>Total saleable area as measured from the registered floor plans is about 6,910ft² (641.95m²).</p> <p>The Lots are held under the Government Lease of NKIL 7703 and Conditions of Regrant No. UB7025 of NKIL 8184 respectively and both for terms of 150 years from 24 June 1889.</p> <p>The aggregate Government rent payable for the Properties is part of HK\$832 per annum.</p>	<p>As informed, the Properties were subject to 2 tenancies both for 2 years with the latest expiry date on 28 February 2022.</p> <p>Aggregate rental receivable was about HK\$327,060, exclusive of rates and management fees.</p>	<p>HK\$121,000,000</p> <p>(HONG KONG DOLLARS ONE HUNDRED TWENTY ONE MILLION)</p>

Notes:

- (1) The registered owners of Properties are Supreme Gold Development Limited (7th Floor) and Grand Win (H.K.) Limited (8th Floor) respectively, both are subsidiaries of the Company.
- (2) According to our recent Land Registry search, no major encumbrances have been registered against the Properties.
- (3) The Properties are zoned under the Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 approved on 3 December 2013 for “Commercial (Group 6)” purposes.

VALUATION

Various Properties in Hong Kong held by Midland IC&I Limited



Appendix No.1

General Principles of Valuation

**GENERAL PRINCIPLES ADOPTED IN THE PREPARATION
AND CONDITIONS THAT APPLY TO AND FORM PART
OF
HONG KONG VALUATIONS AND REPORTS**

This document sets out the terms of engagement for our valuation services. They apply unless we have specifically mentioned otherwise in the service agreement or in the body of the Reports. Where appropriate, we will be pleased to discuss variations to suit any particular circumstances, where appropriate. Any variations to these terms of engagement must be confirmed in writing.

Our Valuations and Reports are confidential to, and for the use only of, the party to whom they are addressed and for the stated specific purpose. No responsibility whatsoever is accepted to any third parties who may use or rely on the whole or any part of the contents of any such Valuation or Report. The whole or any part of the Valuation or Report, or reference thereto, must not be published or referred to in any document, statement, circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

1. Valuation Methodology:

All work is carried out in accordance with the “HKIS Valuation Standards 2017” published by The Hong Kong Institute of Surveyors (“HKIS”), the “International Valuation Standards” published by the International Valuation Standards Council (“IVSC”) and the “RICS Valuation – Global Standards” published by the Royal Institution of Chartered Surveyors (“RICS”) subject to variation to meet local established law. Unless otherwise stated, our valuations are undertaken as External Valuers as defined in the relevant Valuation Standards.

Compliance with the RICS standards may be subject to monitoring under the RICS’ conduct and disciplinary regulations.

2. Valuation Basis:

Our valuations are made on the basis of Market Value as defined by IVSC and adopted by HKIS and RICS, set out as:

“the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

Our valuations are made on the assumption that the owner sells the property on the open market without the benefit of a deferred terms contract, leaseback, joint venture or similar arrangement which would serve to affect the value of the property.

Each valuation is current as at the date of valuation only. The value assessed may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of preceding half of this paragraph, we do not assume any responsibility or accept liability where this valuation is relied upon after the expiration of three months from the date of valuation.

3. Costs:

No allowances are made in our valuations for dealing with any encumbrances such as charges, mortgages, nor for amounts owing on the properties nor for any expenses or taxation which may be incurred in effecting a sale or disposal.

4. Source of Information:

We accept as being complete and correct the information provided to us, by the sources listed, as to details of tenure, tenancies, tenant’s improvements, planning consents and other relevant matters, as summarized in our report.

5. Assumptions

Unless we state otherwise in the valuation, our valuation assumes (without investigation on our part), where applicable,

- (a) good and marketable title, and no encumbrance on the property's title which could materially affect its value,
- (b) no encroachment by or on the property and no unauthorized additions or structural alterations (our valuation is made according to the original layout as shown in the Registered Floor Plans or developer's brochure and assumes no outstanding reinstatement costs to be charged on the property),
- (c) no major environmental factor (including contamination) affects the property,
- (d) no deficiencies in the structural integrity of the property and other improvements,
- (e) the property is not affected or required for any public purposes or is to be acquired for a public purpose,
- (f) there are no outstanding statutory orders on the property or the likely possibility of future orders being made by a regulatory authority,
- (g) body corporate records and finances are in a satisfactory order and there are no major financial commitments, orders or levies in respect of any major rectifications, remedial or other works to be undertaken by the body corporate above normal maintenance,
- (h) no material litigation pending relating to the property,
- (i) that the property (and any works thereto) comply with all relevant statutory regulations, including enactments relating to fire regulations,
- (j) no deleterious materials (including by way of example asbestos and calcium chloride)
- (k) ground conditions and services are suitable (including, particularly with respect to agricultural land, no possibility of latent infestation in the soil or of disease which might affect crops or stock at any time in the future) and no extraordinary expenses or delays will be incurred due to archaeological, ecological or environmental matters.

Without affecting the generality of the above, where leases or documents of title or site and building surveys or building report or pest certificate or engineer's certificate or body corporate records are provided to us for the purpose of the valuation, reliance must not be placed on our interpretation thereof of any of these documents.

6. Tenants:

Enquiries as to the financial standing of actual or prospective tenants are not made unless we specifically agree to in writing. Where properties are valued with the benefit of lettings, it is therefore assumed, unless we are informed otherwise in writing, that the tenants are capable of meeting their financial obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

7. Measurements:

All measurements are carried out in accordance with the "Code of Measuring Practice" booklet published by the HKIS. To suit the local legislation and/or client's request or agreement, we declare our departure from the "RICS property measurement" published by RICS. Unless otherwise stated, we do not physically measure the actual properties or verify the floor areas provided to us, unless we specifically agree in writing to do so, although we make reference to the Registered Floor Plans if available.

8. Jurisdiction:

Unless the parties otherwise agree in writing, all disputes arising out and relating to our valuation shall be finally settled under Hong Kong Law and the parties irrevocably submit to the jurisdiction of the Hong Kong Courts.

Beijing

Room 801, 8/F,
Jinghui Building
No.118 Jianguo Road Yi,
Chaoyang District,
Beijing 100022, China

T +86 10 5922 1300
F +86 10 5922 3608

Shanghai

22/F HKRI Centre One
HKRI Taikoo Hui
288 Shimen Road No.1,
Shanghai 200040, China

T +86 21 6393 3333
F +86 21 6393 3080

Shenzhen

Room 1901,1903-04, 19/F
Tower Three, Kerry Plaza
1 Zhongxinsi Road, Futian
District,
Shenzhen 518048, China

T +86 755 8826 6608
F +86 755 2263 8966

Guangzhou

Room 2801-03, 2807-08, 28/F
Guangzhou CTF Finance
Centre,
No.6 Zhujiang East Road,
Zhujiang New Town,
Guangzhou 510623, China

T +86 20 2338 8088
F +86 20 2338 8118

Chengdu

29/F, Tower 1, Chengdu
International Finance Square
1 Hongxing Road Section 3,
Chengdu 610021, China

T +86 28 6680 5091
F +86 28 6680 5096

Hong Kong

7/F, One Taikoo Place
979 King's Road,
Quarry Bay,
Hong Kong SAR

T +852 2846 5000
F +852 2169 6001

Macau

Unit H, 16/F, Finance and IT
Center of Macau Nam Van
Lake, Quarteirao 5 Lote A,
Macau SAR

T +853 2871 8822
F +853 2871 8800

Taiwan

20F-1, Taipei 101 Tower,
7 Xinyi Road, Sec. 5,
Xinyi District, Taipei City,
Taiwan 11049

T +886 2 8758 9898
F +886 8758 9899

Singapore

1 Paya Lebar Link,
#10-08 Paya Lebar Quarter
Tower 2, Singapore 408533

T +65 6220 3888