

The following is the text of a letter, summary of values and valuation certificates, prepared for the purpose of incorporation in this prospectus received from Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent valuer and consultant, in connection with its valuation as at 30 September 2013 of the property interests of the Group.



Jones Lang LaSalle Corporate Appraisal and Advisory Limited
6/F Three Pacific Place 1 Queen's Road East Hong Kong
tel +852 2846 5000 fax +852 2169 6001
Licence No: C-030171

9 December 2013

The Board of Directors
Consun Pharmaceutical Group Limited

Dear Sirs,

In accordance with your instructions to value the property interests held by Consun Pharmaceutical Group Limited (the "Company") and its subsidiaries (hereinafter together referred to as the "Group") in the People's Republic of China (the "PRC"), we confirm that we have carried out inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the capital values of the property interests as at 30 September 2013 (the "valuation date").

Our valuation is carried out on a market value basis. Market value is defined as "the estimated amount for which an asset or a 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".

We have valued the property interests of property nos. 4 to 7 in Group I by direct comparison approach assuming sale of the property interests in their existing states with the benefit of immediate vacant possession and by making reference to comparable sales transactions as available in the relevant market. Appropriate adjustments and analysis are considered to the differences in location, size and other characters between the comparable properties and the subject properties.

Due to the nature of the buildings and structures of Part A of the property no. 1 and property nos. 2, 3 and 8 in Group I and the particular location in which they are situated, there are unlikely to be relevant market comparable sales readily available, the property interests have therefore been valued by cost approach with reference to their depreciated replacement cost.

Depreciated replacement cost is defined as "the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization." It is based on an estimate of the market value for the existing use of the land, plus the current cost of replacement (reproduction) of the improvements, less deductions for physical deterioration and all relevant forms of obsolescence and optimization. In arriving at the value of the land portion, reference has been made to the sales evidence as available in the locality. The depreciated replacement cost of the property interest is subject to adequate potential profitability of the concerned business. In our valuation, it applies to the whole of the complex or development as a unique interest, and no piecemeal transaction of the complex or development is assumed.

In valuing the property interest of Part B of property no. 1 in Group I which is currently under construction, we have assumed that it will be developed and completed in accordance with the latest development proposals provided to us by the Group. In arriving at our opinion of value, we have taken into account the construction cost and professional fees relevant to the stage of construction as at the valuation date and the remainder of the cost and fees to be expended to complete the development.

Our valuation has been made on the assumption that the seller sells the property interests in the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the value of the property interests.

No allowance has been made in our report for any charge, mortgage or amount owing on any of the property interests valued nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the properties are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect their values.

In valuing the property interests, we have complied with all requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation – Professional Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of Surveyors and the International Valuation Standards published by the International Valuation Standards Council.

We have relied to a very considerable extent on the information given by the Group and have accepted advice given to us on such matters as tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, and all other relevant matters.

We have been shown copies of various title documents including State-owned Land Use Rights Certificates, Building Ownership Certificates and official plans relating to the property interests and have made relevant enquiries. Where possible, we have examined the original documents to verify the existing title to the property interests in the PRC and any material encumbrance that might be attached to the property interests or any tenancy amendment. We have relied considerably on the advice given by the Company's PRC legal advisers – Jingtian & Gongcheng Attorneys at Law, concerning the validity of the property interests in the PRC.

We have not carried out detailed measurements to verify the correctness of the areas in respect of the properties but have assumed that the areas shown on the title documents and official site plans handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurement has been taken.

We have inspected the exterior and, where possible, the interior of the properties. However, we have not carried out investigation to determine the suitability of the ground conditions and services for any development thereon. Our valuation has been prepared on the assumption that these aspects are satisfactory and that no unexpected cost and delay will be incurred during construction. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defect. We are not, however, able to report whether the properties are free of rot, infestation or any other structural defect. No tests were carried out on any of the services.

The site inspection was firstly carried out in April and June 2012 by Mr. Eric Wang and Mr. Michael Yu. Subsequent re-inspection of the properties was carried out in November 2013 by Ms. Sophie Chen and Ms. Charlotte Tang. Mr. Eric Wang and Mr. Michael Yu are China Certified Real Estate Appraisers; whilst Ms. Sophie Chen has more than 5 years' experience and Ms. Charlotte Tang has more than 1 year's experience in the valuation of properties in the PRC.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also sought confirmation from the Group that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

Our valuation is summarized below and the valuation certificates are attached.

Yours faithfully,
For and on behalf of

Jones Lang LaSalle Corporate Appraisal and Advisory Limited

Eddie T.W. Yiu
MRICS MHKIS RPS (GP)
Director

Notes: Eddie T.W. Yiu is a Chartered Surveyor who has 19 years' experience in the valuation of properties in Hong Kong and the PRC as well as relevant experience in the Asia-Pacific region.

SUMMARY OF VALUES

Group I – Property interests owned and occupied by the Group in the PRC

No.	Property	Capital value in existing state as at 30 September 2013 <i>RMB</i>	Interest attributable to the Group	Capital value attributable to the Group as at 30 September 2013 <i>RMB</i>
1.	A parcel of land, 7 buildings and various structures No. 71 Dongpeng Avenue Guangzhou Economic and Technological Development Zone Guangzhou City Guangdong Province The PRC	102,468,000	100%	102,468,000
2.	A parcel of land, 4 buildings and various structures located at the east of No. 304 National Road Tiedong Industrial Zone Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	26,298,000	100%	26,298,000
3.	6 parcels of land, various buildings and structures located at North Yingbin Avenue Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	44,240,000	100%	44,240,000
4.	Units 404 and 504 of Block 30 of Chunlan Garden No. 53 Jingxi Road Baiyun District Guangzhou City Guangdong Province The PRC	1,864,000	100%	1,864,000

APPENDIX III

PROPERTY VALUATION

No.	Property	Capital value in existing state as at 30 September 2013	Interest attributable to the Group	Capital value attributable to the Group as at 30 September 2013
		RMB		RMB
5.	6 residential units of Hongkang Garden located at Chunhui 2nd Street Guangzhou Economic and Technological Development Zone Guangzhou City Guangdong Province The PRC	4,394,000	100%	4,394,000
6.	A parcel of land and a residential building No. 9 Sixteen Street Fengyangyuan Country Garden Phoenix City Xintan Town Zengcheng City Guangdong Province The PRC	4,780,000	100%	4,780,000
7.	Units 221 to 223 of Block 2 of Diecuiyuan located at Daqingou Street Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	No commercial value	100%	No commercial value
8.	Unit 304 of Block 3 and Units 301, 302, 305 and 306 of Block 4 of Kangyuan Residential Community located at Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	No commercial value	100%	No commercial value
Total:		184,044,000		184,044,000

VALUATION CERTIFICATE

Group I – Property interests owned and occupied by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013 RMB																		
1.	A parcel of land, 7 buildings and various structures No. 71 Dongpeng Avenue Guangzhou Economic and Technological Development Zone Guangzhou City Guangdong Province The PRC	<p>The property comprises a parcel of land with a site area of approximately 41,037 sq.m. and 7 buildings and various structures erected thereon which were completed in various stages between 2003 and 2009. (“Part A”)</p> <p>The property is located at the eastern side of Dongpeng Avenue and southern side of Jungong Road in Guangzhou Economic and Technological Development Zone of Guangzhou City. The property is located in a developed industrial zone and is well-served by several main roads such as Guangyuan Expressway and Kaifa Avenue.</p> <p>The buildings of Part A have a total gross floor area of approximately 15,749.4109 sq.m. and the details of uses and their respective gross floor areas are set out as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">No. of Item</th> <th style="text-align: center;">Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Production</td> <td style="text-align: center;">2</td> <td style="text-align: right;">9,261.0888</td> </tr> <tr> <td>Office</td> <td style="text-align: center;">1</td> <td style="text-align: right;">6,081.2957</td> </tr> <tr> <td>Warehouse</td> <td style="text-align: center;">1</td> <td style="text-align: right;">70.3106</td> </tr> <tr> <td>Ancillary</td> <td style="text-align: center;">3</td> <td style="text-align: right;">336.7158</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: center;">7</td> <td style="text-align: right;">15,749.4109</td> </tr> </tbody> </table>	Use	No. of Item	Gross Floor Area (sq.m.)	Production	2	9,261.0888	Office	1	6,081.2957	Warehouse	1	70.3106	Ancillary	3	336.7158	Total	7	15,749.4109	<p>The property is currently occupied by the Group for production, office, storage and ancillary purposes, whilst, Part B is currently under construction.</p>	<p>102,468,000</p> <p>100% interest attributable to the Group: RMB102,468,000</p>
Use	No. of Item	Gross Floor Area (sq.m.)																				
Production	2	9,261.0888																				
Office	1	6,081.2957																				
Warehouse	1	70.3106																				
Ancillary	3	336.7158																				
Total	7	15,749.4109																				
		<p>The structures mainly include plant area roads and landscaped facilities.</p> <p>In addition to Part A, the property also comprises an industrial building under construction located on the land parcel of Part A. (“Part B”)</p> <p>As advised by the Group, the development of Part B is scheduled to be completed in January 2014. Upon completion, Part B will have a gross floor area of approximately 6,180 sq.m.</p> <p>The construction cost of Part B is estimated to be approximately RMB35,000,000 of which approximately RMB34,047,000 has been paid up to the valuation date.</p> <p>The land use rights of the property have been granted for a term of 50 years expiring on 28 November 2049 for industrial use.</p>																				

Notes:

1. Pursuant to a State-owned Land Use Rights Certificate – Sui Kai Guo Yong (2001) Zi Di No. 008, the land use rights of a parcel of land with a site area of approximately 41,037 sq.m. have been granted to Guangzhou Consun Pharmaceutical Company Limited (“GZ Consun”, a wholly-owned subsidiary of the Company), for a term of 50 years expiring on 28 November 2049 for industrial use.
2. Pursuant to a Building Ownership Certificate – Yue Fang Di Quan Zheng Sui Zi Di No. 0550002149, 7 buildings with a total gross floor area of approximately 15,749.4109 sq.m. are owned by GZ Consun.
3. Pursuant to a Construction Land Planning Permit – Sui Cheng Gui (Kai) Di Zi (2000) No. 3 in favour of GZ Consun, permission towards the planning of the land parcel of the property has been granted to GZ Consun.
4. Pursuant to a Construction Work Planning Permit – Sui Kai Gui Jian Zheng (2012) No. 39 in favour of GZ Consun, Part B has been approved for construction.
5. Pursuant to a Construction Work Commencement Permit – Sui Kai Jian Shi (2012) No. 83 in favour of GZ Consun, permission by the relevant local authority was given to commence the construction work of Part B.
6. We have been provided with a legal opinion regarding the property interest by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group is legally in possession of the land use rights of the property mentioned in note 1 and has the rights to transfer, lease, mortgage and otherwise legally dispose of such land use rights without paying any additional expenses in accordance with the PRC laws;
 - b. The Group is the sole legal owner of building ownership rights of the buildings mentioned in note 2 and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the buildings without paying any additional expenses;
 - c. The land parcel and the buildings of the property are free from any other warrants, mortgages, sequestration or subject to restriction of other rights; and
 - d. There is no legal impediment for the Group to apply for the building ownership certificate regarding the building mentioned in notes 4 to 5.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013 <i>RMB</i>												
2.	A parcel of land, 4 buildings and various structures located at the east of No. 304 National Road Tiedong Industrial Zone Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	<p>The property comprises a parcel of land with a site area of approximately 53,642 sq.m. and 4 buildings and various structures erected thereon which were completed in 2007 and 2013.</p> <p>The property is located at the east of No. 304 National Road of Tongliao City. It is served by several main roads and is close to No. 305 Provincial Road and Ganqika Railway Station.</p> <p>The buildings have a total gross floor area of approximately 10,997.75 sq.m. and the details of uses and their respective gross floor areas are set out as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">No. of Item</th> <th style="text-align: right;">Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Production</td> <td style="text-align: center;">3</td> <td style="text-align: right;">10,339.95</td> </tr> <tr> <td>Ancillary</td> <td style="text-align: center;">1</td> <td style="text-align: right;">657.8</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: center;">4</td> <td style="text-align: right;">10,997.75</td> </tr> </tbody> </table> <p>The structures mainly include plant area boundary walls, roads, garages and cistern.</p> <p>The land use rights of the property have been granted for a term of 50 years expiring on 11 October 2056 for industrial use.</p>	Use	No. of Item	Gross Floor Area (sq.m.)	Production	3	10,339.95	Ancillary	1	657.8	Total	4	10,997.75	The property is currently occupied by the Group for production and ancillary purposes.	26,298,000 100% interest attributable to the Group: RMB26,298,000
Use	No. of Item	Gross Floor Area (sq.m.)														
Production	3	10,339.95														
Ancillary	1	657.8														
Total	4	10,997.75														

Notes:

- Pursuant to a State-owned Land Use Rights Certificate – Hou Guo Yong (2006) Di No. 09654, the land use rights of a parcel of land with a site area of approximately 53,642 sq.m. have been granted to Consun Pharmaceutical (Inner Mongolia) Company Limited (“Consun (Inner Mongolia)”, a wholly-owned subsidiary of the Company), for a term of 50 years expiring on 11 October 2056 for industrial use.
- Pursuant to a Building Ownership Certificate – Hou Fang Quan Zheng Gan Qi Ka Zi Di No. 1013, 2 industrial buildings and an ancillary building with a total gross floor area of approximately 8,666.96 sq.m. are owned by Consun (Inner Mongolia).
- For the remaining industrial building of the property with a gross floor area of approximately 2,330.79 sq.m., we have not been provided with any Building Ownership Certificate.
- Pursuant to a Construction Land Planning Permit – Di Zi Di No. 15 2011-044 in favour of Consun (Inner Mongolia), permission towards the planning of the land parcel of the property have been granted to Consun (Inner Mongolia).
- Pursuant to a Construction Work Planning Permit – Jian Zi Di No. 15 2011-044 in favour of Consun (Inner Mongolia), an industrial building with a gross floor area of approximately 2,330.79 sq.m. mentioned in note 3 has been approved for construction.
- Pursuant to a Construction Work Commencement Permit – No. 152323201105020102 in favour of Consun (Inner Mongolia), permission by the relevant local authority was given to commence the construction work of the industrial building mentioned in note 3.

7. In the valuation of the property, we have attributed no commercial value to the industrial building of the property mentioned in note 3 which has not obtained the Building Ownership Certificate. However, for reference purpose, we are of the opinion that the depreciated replacement cost of the building (excluding the land) as at the valuation date would be RMB4,565,000 assuming the relevant title certificate has been fully obtained and the building could be freely transferred.
8. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group is legally in possession of the land use rights of the property mentioned in note 1 and has the rights to transfer, lease, mortgage and otherwise legally dispose of such land use rights without paying any additional expenses in accordance with the PRC laws;
 - b. The Group is the sole legal owner of building ownership rights of the buildings mentioned in note 2 and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the buildings without paying any additional expenses;
 - c. The land parcel and the buildings of the property are free from any other warrants, mortgages, sequestration or subject to restriction of other rights; and
 - d. The title certificate of the industrial building mentioned in note 7 is under application with the relevant authorities, there is no legal impediment for the Group to obtain the title certificate of the industrial building.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013 RMB															
3.	6 parcels of land, various buildings and structures located at North Yingbin Avenue Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	<p>The property comprises 6 parcels of land with a total site area of approximately 132,491.5 sq.m. and 44 buildings and various structures erected thereon which were completed in various stages between 1972 and 2013.</p> <p>The property is located at North Yingbin Avenue of Ganqika Town of Tongliao City. It is served by several main roads and is close to No. 305 Provincial Road and Ganqika Railway station.</p> <p>The buildings have a total gross floor area of approximately 34,236.59 sq.m. and the details of uses and their respective gross floor areas are set out as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">No. of Item</th> <th style="text-align: center;">Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Production</td> <td style="text-align: center;">9</td> <td style="text-align: right;">19,118.05</td> </tr> <tr> <td>Office</td> <td style="text-align: center;">3</td> <td style="text-align: right;">6,548.4</td> </tr> <tr> <td>Ancillary</td> <td style="text-align: center;">32</td> <td style="text-align: right;">8,570.14</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: center;">44</td> <td style="text-align: right;">34,236.59</td> </tr> </tbody> </table> <p>The structures mainly include plant area roads, garages and cistern.</p> <p>The land use rights of the property have been granted for terms of 50 years with the expiry dates between 30 September 2052 and August 2059 for industrial use.</p>	Use	No. of Item	Gross Floor Area (sq.m.)	Production	9	19,118.05	Office	3	6,548.4	Ancillary	32	8,570.14	Total	44	34,236.59	<p>The property is currently occupied by the Group for production, office and ancillary purposes, except portion of the property is let to an independent third party (see note 8).</p>	<p>44,240,000</p> <p>100% interest attributable to the Group: RMB44,240,000</p>
Use	No. of Item	Gross Floor Area (sq.m.)																	
Production	9	19,118.05																	
Office	3	6,548.4																	
Ancillary	32	8,570.14																	
Total	44	34,236.59																	

Notes:

- Pursuant to 6 State-owned Land Use Rights Certificates, the land use rights of the property have been granted to Inner Mongolia Kangyuan Pharmaceutical Company Limited ("Kangyuan", a wholly-owned subsidiary of the Company), for terms of 50 years for industrial use with the particulars as follows:

State-owned Land Use Right Certificate	Site Area (sq.m.)	Expiry Date	Issued Date
Hou Guo Yong (2003) Zi Di No. 08313	6,400	2052-9-30	2003-9-27
Hou Guo Yong (2003) Zi Di No. 08411	3,508.14	2053-12-19	2003-12-29
Hou Guo Yong (2009) Zi Di No. 11747	72,620	2052-9-30	2009-5-21
Hou Guo Yong (2009) Zi Di No. 11964	16,998.16	2059-8	2009-8-20
Hou Guo Yong (2012) Zi Di No. 15090	7,638	2053-11-18	2012-12-13
Hou Guo Yong (2012) Zi Di No. 15091	25,327.2	2053-11-11	2012-12-13
Total:	132,491.5		

- Pursuant to 4 Building Ownership Certificates – Fang Quan Zheng Tie Dong Yao Chang Zi Di Hao, Fang Quan Zheng Tie Dong Yao Chang Zi Di Hao, Fang Quan Zheng Hua Gong Chang Zi Di Hao and Fang Quan Zheng Zi Di Hao, 42 buildings with a total gross floor area of approximately 24,033.67 sq.m. are owned by Kangyuan.

3. For the remaining 2 buildings of the property with a total gross floor area of approximately 10,202.92 sq.m., we have not been provided with any Building Ownership Certificates.
4. Pursuant to 2 Construction Land Planning Permits – Di Zi Di Nos. 15 2010-049 and 15 2011-043 in favour of Kangyuan, permission towards the planning of the land parcel of the property have been granted to Kangyuan.
5. Pursuant to 2 Construction Work Planning Permits – Jian Zi Di Nos. 15 2010-049 and 15 2011-043 in favour of Kangyuan, 2 buildings mentioned in note 3 have been approved for construction.
6. Pursuant to 2 Construction Work Commencement Permits – Nos. 152323201009120101 and 152323201105020101 in favour of Kangyuan, permission by the relevant local authority was given to commence the construction works of the 2 building mentioned in note 3.
7. Pursuant to a Construction Work Completion and Inspection Acceptance Certificate – Hou Gui Jian She Yan Shou 2013 Di No. 15, 1 of the 2 buildings mentioned in note 3 with a gross floor area of approximately 5,686 sq.m. has been approved to be complied with the urban and rural planning requirements.
8. Pursuant to a Tenancy Agreement entered into between Kangyuan and Beijing Zhuang Di Hao He Biomedical Technology Company Limited (北京莊迪浩禾生物醫學科技有限公司) (the "Lessee"), an independent third party of the Company, an industrial building of the property with a lettable area of approximately 2,200 sq.m. is leased to the Lessee for a term of 10 years commencing from 1 November 2005 and expiring on 31 October 2015 at an annual rent of RMB100,000 in the first three years and RMB150,000 for the last seven years exclusive of water, electric and other fees.
9. In the valuation of the property, we have attributed no commercial value to the 2 buildings mentioned in note 3 which have not obtained the Building Ownership Certificates. However, for reference purpose, we are of the opinion that the depreciated replacement costs of these buildings (excluding the land) as at the valuation date would be RMB20,486,000 assuming the relevant title certificates have been fully obtained and the buildings could be freely transferred.
10. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group is legally in possession of the land use rights of the property mentioned in note 1 and has the rights to transfer, lease, mortgage and otherwise legally dispose of such land use rights without paying any additional expenses in accordance with the PRC laws;
 - b. The Group is the sole legal owner of building ownership rights of the buildings mentioned in note 2 and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the buildings without paying any additional expenses;
 - c. The land parcel and the buildings of the property are free from any other warrants, mortgages, sequestration or subject to restriction of other rights;
 - d. The Tenancy Agreement mentioned in note 8 is legal and valid and enforceable on the relevant parties; and
 - e. For the 2 buildings mentioned in note 9 which have not obtained the relevant title certificates, based on the pre-condition that the Group has obtained the relevant Construction Work Completion and Inspection Acceptance Certificate, there are no legal impediment for the Group to obtain the title certificates.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013
				<i>RMB</i>
4.	Units 404 and 504 of Block 30 of Chunlan Garden No. 53 Jingxi Road Baiyun District Guangzhou City Guangdong Province The PRC	<p>The property comprises 2 residential units on Levels 4 and 5 of a 9-storey residential building known as Block 30 of Chunlan Garden completed in 1998.</p> <p>The property is located at No. 53 Jingxi Road in Baiyun District of Guangzhou City. It is well-served by public transportation and is close to Jingxi Subway Station. It is surrounded by residential communities and is near Baiyunshan Scenic Area.</p> <p>The residential units of the property have a total gross floor area of approximately 98.6 sq.m.</p> <p>The land use rights of the property have been granted for a term of 70 years commencing from 8 January 1993 for residential use.</p>	The property is currently occupied by the Group for residential purpose.	1,864,000 100% interest attributable to the Group: RMB1,864,000

Notes:

1. Pursuant to 2 Real Estate Title Certificates – Yue Fang Di Quan Zheng Sui Zi Di Nos. 0150194254 and 0150194255, 2 residential units with a total gross floor area of approximately 98.6 sq.m. are owned by Guangzhou Consun Pharmaceutical Company Limited (“GZ Consun”, a wholly-owned subsidiary of the Company) and the relevant land use rights have been granted for a term of 70 years commencing from 8 January 1993 for residential use.
2. We have been provided with a legal opinion regarding the property interest by the Company’s PRC legal advisers, which contains, inter alia, the following:
 - a. The Group is the sole legal owner of the property and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the property without paying any additional expenses; and
 - b. The property is free from any other warrants, mortgages, sequestration or subject to restriction of other rights.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013
				<i>RMB</i>
5.	6 residential units of Hongkang Garden located at Chunhui 2nd Street Guangzhou Economic and Technological Development Zone Guangzhou City Guangdong Province The PRC	<p>The property comprises 6 residential units on Levels 2 and 7 of two 7-storey residential buildings known as Block 8 and 10 of Hongkang Garden completed in 2000.</p> <p>The property is located at Chunhui 2nd street in Guangzhou Economic and Technological Development Zone of Guangzhou city. It is well-served by public transportation and is close to several main roads such as Kaichuang Avenue and Guangshen West Avenue. It is surrounded by residential communities with good public facilities.</p> <p>The residential units of the property have a total gross floor area of approximately 543.8322 sq.m.</p> <p>The land use rights of the property have been granted for a term of 70 years commencing from 24 May 1994 for residential use.</p>	The property is currently occupied by the Group for residential purpose.	<p>4,394,000</p> <p>100% interest attributable to the Group: RMB4,394,000</p>

Notes:

1. Pursuant to 6 Real Estate Title Certificates – Sui Fang Di Zheng Zi Di Nos. 0806291 to 0806293 and 0806296 to 0806298, 6 residential units (Unit nos. 208 and 705 to 707 of Block 8 and Unit nos. 702 and 703 of Block 10) with a total gross floor area of approximately 543.8322 sq.m. are owned by Guangzhou Consun Pharmaceutical Company Limited (“GZ Consun”, a wholly-owned subsidiary of the Company) and the relevant land use rights have been granted for a term of 70 years commencing from 24 May 1994 for residential use.
2. We have been provided with a legal opinion regarding the property interest by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group is the sole legal owner of the property and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the property without paying any additional expenses; and
 - b. The property is free from any other warrants, mortgages, sequestration or subject to restriction of other rights.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013
				<i>RMB</i>
6.	A parcel of land and a residential building No. 9 Sixteen Street Fengyangyuan Country Garden Phoenix City Xintan Town Zengcheng City Guangdong Province The PRC	<p>The property comprises a parcel of land with a site area of approximately 156.68 sq.m. and a 3-storey residential building erected thereon located in a residential community known as Country Garden Phoenix City completed in 2011.</p> <p>The property is located in a high-end residential community with good public facilities and is close to Guangyuan Expressway and Xinxin Avenue.</p> <p>The residential building has a gross floor area of approximately 246.37 sq.m.</p> <p>The land use rights of the property have been granted for a term of 70 years expiring on 28 June 2074 for residential use.</p>	The property is currently occupied by the Group for residential purpose.	<p>4,780,000</p> <p>100% interest attributable to the Group: RMB4,780,000</p>

Notes:

1. Pursuant to a Real Estate Title Certificate – Yue Fang Di Quan Zheng Sui Zi Di No. 1220035669, a residential building with a gross floor area of approximately 246.37 sq.m. is owned by Guangzhou Consun Pharmaceutical Research Company Limited (“Consun Research”, a wholly-owned subsidiary of the Company) and the relevant land use rights with a site area of approximately 156.68 sq.m. have been granted for a term of 70 years expiring on 28 June 2074 for residential use.
2. We have been provided with a legal opinion regarding the property interest by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group is the sole legal owner of the property and has the rights to legally occupy, use, transfer, lease, mortgage and otherwise dispose of the property without paying any additional expenses; and
 - b. The property is free from any other warrants, mortgages, sequestration or subject to restriction of other rights.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013
				<i>RMB</i>
7.	Units 221 to 223 of Block 2 of Diecuiyuan located at Daqingou Street Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	<p>The property comprises 3 residential units on Level 2 of a 6-storey residential building known as Block 2 of Diecuiyuan completed in 2007.</p> <p>The property is located at the northern side of Daqingou Street, Ganqika Town of Tongliao City. It is near the center of the town and is well-served by public facilities.</p> <p>The property has a total gross floor area of approximately 192.1 sq.m.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to 3 Building Ownership Certificates – Fang Quan Zheng Jiao Tong Dui Zi Di Nos. 2699 to 2701, 3 residential units with a total gross floor area of approximately 192.1 sq.m. are owned by Consun Pharmaceutical (Inner Mongolia) Company Limited, a wholly-owned subsidiary of the Company.
2. We have not been provided with any land use rights certificates of the property.
3. In the valuation of the property, we have attributed no commercial value to the property which has not obtained the relevant land use rights certificates. However, for reference purpose, we are of the opinion that the capital value of the property as at the valuation date would be RMB416,000 assuming the relevant title certificates have been fully obtained by the Group and the property could be freely transferred.
4. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. As the Group has obtained the Building Ownership Certificates but has not obtained the relevant State-owned Land Use Rights Certificates of the property, the Group is the legal owner of the property but not has the rights to legally transfer or mortgage the property; and
 - b. The property is free from any other warrants, mortgages, sequestration or subject to restriction of other rights.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30 September 2013
				<i>RMB</i>
8.	Unit 304 of Block 3 and Units 301, 302, 305 and 306 of Block 4 of Kangyuan Residential Community located at Ganqika Town Kezuohou Banner Tongliao City Inner Mongolia Autonomous Region The PRC	<p>The property comprises 5 residential units on Level 3 of two 5-storey residential buildings known as Block 3 and Block 4 of Kangyuan Residential Community completed in 2004.</p> <p>The property is located at the southern side of No. 304 National Road and northern side of Daqinggou Street of Ganqika Town, Tongliao City. It is well-served by several roads and public facilities such as schools, hospitals and retail stores.</p> <p>The residential units of the property have a total gross floor area of approximately 519.94 sq.m.</p> <p>The land use rights of the property have been leased to Inner Mongolia Kangyuan Pharmaceutical Company Limited ("Kangyuan", a wholly-owned subsidiary of the Company) for residential use.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to 5 State-owned Land Use Rights Certificates – Hou Guo Yong (2012) Di Nos. 15088, 15089 and 15092 to 15094, the land use rights of the property with a total site area of approximately 357.19 sq.m. have been leased to Kangyuan for residential use. The lease will expire on 26 June 2022.
2. We have not been provided with any Building Ownership Certificates of the property.
3. In the valuation of the property, we have attributed no commercial value to the property which is erected on leased land and has not obtained the Building Ownership certificates. However, for reference purpose, we are of the opinion that the depreciated replacement cost of the property (excluding the land) as at the valuation date would be RMB462,000, assuming the relevant title certificates have been fully obtained by the Group and the property could be freely transferred.
4. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group legally leased the land use rights of the property mentioned in note 1 and has the rights to transfer, sub-lease and mortgage such land use rights after obtaining consent from relevant land authorities in accordance with the PRC laws;
 - b. The land parcels of the property are free from any other warrants, mortgages, sequestration or subject to restriction of other rights; and
 - c. As the Group has not provided any relevant Building Ownership Certificates of the 5 residential units of the property, the Company's PRC legal advisers cannot confirm whether the residential units are legally owned by the Group, and the Group cannot transfer or mortgage such residential units before obtaining the relevant Building Ownership Certificates.