

The following is the text of a letter, summary of valuations and valuation certificates prepared for the purpose of incorporation in this prospectus received from DTZ Debenham Tie Leung Limited, an independent property valuer, in connection with its opinion of value of the property interests in Hong Kong and the PRC as at November 30, 2013.

**DTZ**

16/F, Jardine House
1 Connaught Place
Central
Hong Kong
www.dtz.com

February 11, 2014

The Directors
China Metal Resources Utilization Limited
Unit 908,
China Merchants Tower,
168-200 Connaught Road Central,
Sheung Wan,
Hong Kong

Dear Sirs,

In accordance with your instructions for us to value the property interests held by **China Metal Resources Utilization Limited** (“the Company”) or its subsidiaries (hereinafter together referred to as “the Group”) in Hong Kong and the People’s Republic of China (the “PRC”), we confirm that we have carried out inspections, made relevant searches and enquiries and obtained such further information as we consider necessary for the purpose of providing the Group with our opinion of the market values of those property interests as at November 30, 2013 (the “date of valuation”).

These property interests include properties which of total capital value comprise a substantial portion of the value of the total assets. Therefore, the Group considered that property valuations of these properties is also regarded as important information to be disclosed.

Our valuation of each of the property interests represents the market value which in accordance with the HKIS Valuation Standards (2012 Edition) on Properties of the Hong Kong Institute of Surveyors is defined 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”.

In valuing the property interests, we have complied with the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and HKIS Valuation Standards (2012 Edition) on Properties published by the Hong Kong Institute of Surveyors.

Our valuation of each of the property interests excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special considerations or concessions granted by anyone associated with the sale, or any element of special value.

In valuing the property interests in Group I which are held and occupied by the Group for production uses in the PRC, we have adopted the Depreciated Replacement Cost (“DRC”) Approach due to the special nature of the properties. The DRC Approach is based on an estimate of the market value for the existing use of the land, plus the current gross replacement costs of the improvements, less allowances for physical deterioration and all relevant forms of obsolescence and optimization. The term gross replacement cost is defined as the estimated cost of erecting the building or a modern substitute building having the same area as the existing building at prices current at the relevant date. This figure includes fees and finance charges payable during the construction period and other associated expenses directly related to the construction of the building. The DRC Approach generally furnishes a reliable indication of value for properties with specific nature and design of buildings, in the absence of identifiable market sales comparables. The DRC is subject to service potential of the entity from the use of assets as a whole.

The property interest in Group II is held under development by the Group in the PRC and we have attributed no commercial value to the same as the Group has not yet obtained all the corresponding Certificate for State-owned Land Use Rights as at the date of valuation. Regarding the reference value stated in Note (1) of the valuation certificate, we have used the DRC Approach and assumed that the Certificate for State-owned Land Use Rights had been obtained by the Group as at the date of valuation. We have also assumed that approvals for the proposed development had been obtained and that the property will be developed and completed in accordance with the latest development proposal provided to us by the Group. In arriving at our opinion of reference value, we have taken into account the budgeted construction and associated costs as well as such costs to be expended to complete the development.

The property interest in Group III is a vacant site held by the Group for future development in the PRC and we have attributed no commercial value to it as the Group has not yet obtained the corresponding Certificate for State-owned Land Use Rights as at the date of valuation. Regarding the reference value stated in Note (1) of the valuation certificate, we have used the Direct Comparison Approach assuming sale of the property in its existing state with the benefit of immediate vacant possession and by making reference to comparable sales transactions as available in the relevant market. We have also assumed that the Certificate for State-owned Land Use Rights had been obtained by the Group as at the date of valuation.

The property interests in Group IV and V which are leased to the Group in Hong Kong and the PRC respectively are all considered to have no commercial value due mainly to the prohibition against assignment of the property interests or otherwise due to the lack of substantial profit rent.

Unless otherwise stated, in the course of our valuation of every individual property interest situated in the PRC, we have assumed that transferable land use rights in respect of the property interest for a specific term at nominal annual land use fees have been granted and that, any premium payable have already been fully settled. We have also assumed that the grantees or the users of the property interest have free and uninterrupted rights to use or to assign the property interest for the whole of the unexpired terms as granted. We have relied on the advice given by the Group and the Group's legal advisors Chen & Co. Law Firm on PRC law, regarding the title to the property interests and the Group interests in the properties in the PRC.

We have relied to a very considerable extent on the information given by the Group and its legal advisors on PRC law. We have accepted advice given to us on such matters as planning approvals, statutory notices, easements, tenures, identification of property interest, particulars of occupancy, tenancy details, site and floor plans, site and floor areas and all other relevant matters. Dimensions and measurements are based on the copies of documents or other information provided to us by the Group and are therefore only approximations. We have not carried out detailed on-site measurements to verify the site and floor areas of the properties and we have assumed that the areas shown on the copies of documents provided to us are correct. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which are material to the valuations. We were also advised by the Group that no material facts have been omitted from the information supplied.

We have inspected the exterior and, where possible, the interior of the properties. The site inspections were firstly carried out in February 2013, and subsequent re-inspection in October 2013 by Mr. Andy HE (Qualified Real Estate Appraiser of China) and Mr. YUAN Yucheng (Qualified Real Estate Appraiser of China). However, 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 other structural defects. No test was carried out on any of the services and we have not carried out any environmental impact assessment. Moreover, we have not carried out investigations on site to determine the suitability of the ground conditions and the services etc. for the existing developments or any future development. Our valuations are prepared on the assumption that all these aspects are satisfactory and that no unexpected costs or delays will be incurred during the construction period.

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

Unless otherwise stated, all money amounts indicated herein are in Hong Kong Dollars ("HK\$") for the property interest in Hong Kong and Renminbi ("RMB") for the property interests in the PRC.

We enclose herewith a summary of valuations and our valuation certificates.

Yours faithfully,
For and on behalf of
DTZ Debenham Tie Leung Limited
Andrew K. F. Chan
Registered Professional Surveyor
(General Practice Division)
China Real Estate Appraiser
MSc., M.H.K.I.S., M.R.I.C.S
Senior Director

Note: Mr. Andrew K. F. Chan is a Registered Professional Surveyor who has over 26 years of experience in the valuation of properties in Hong Kong and the PRC.

SUMMARY OF VALUATIONS

Property	Market value in existing state as at November 30, 2013	Interest attributable to the Group	Market value in existing state attributable to the Group as at November 30, 2013
Group I – Property interests held and occupied by the Group for production uses in the PRC			
1. An industrial complex situated at the Western Side of Xinshi Bridge, National Highway No. 107, Miluo Industrial Park, Miluo, Hunan Province, The People’s Republic of China	RMB26,000,000	100%	RMB26,000,000
2. An industrial complex situated at Songya Town, Nongke District, Mianyang, Sichuan Province, The People’s Republic of China	RMB34,500,000	100%	RMB34,500,000
3. An industrial complex situated at She Nos. 1, 3 and 8, Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People’s Republic of China	RMB147,000,000	100%	RMB147,000,000
Total of Group I :			RMB207,500,000

Property	Market value in existing state as at November 30, 2013	Interest attributable to the Group	Market value in existing state attributable to the Group as at November 30, 2013
Group II – Property interest held under development by the Group in the PRC			
4. A proposed industrial complex situated at She Nos. 1 and 3, Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People’s Republic of China			No Commercial Value

			Total of Group II : No Commercial Value
Group III – Property interest held for future development by the Group in the PRC			
5. A Plot of Land situated at Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People’s Republic of China			No Commercial Value

			Total of Group III : No Commercial Value
Group IV – Property interest leased to the Group in Hong Kong			
6. Unit 908, China Merchants Tower, 168-200 Connaught Road Central, Sheung Wan, Hong Kong			No Commercial Value

			Total of Group IV : No Commercial Value

Property	Market value in existing state as at November 30, 2013	Interest attributable to the Group	Market value in existing state attributable to the Group as at November 30, 2013
Group V – Property interests leased to the Group in PRC			
7. Levels 1 to 3, No. 5 of Section 1, Wudaoping Village, Songya Town, Youxian District, Mianyang, Sichuan Province, The People’s Republic of China			No Commercial Value
8. Levels 1 to 4, No. 29 of Section 7, Wudaoping Village, Songya Town, Youxian District, Mianyang, Sichuan Province, The People’s Republic of China			No Commercial Value
9. Unit 1910, Level 19, No. 663 Jiujiang Road, Huangpu District, Shanghai, The People’s Republic of China			No Commercial Value
10. Portions on Levels 1 and 3, No. 733 Jinqian Road, Jintang Industrial Park, Jintang County, Chengdu, Sichuan Province, The People’s Republic of China			No Commercial Value
			<hr/>
			Total of Group V : No Commercial Value

VALUATION CERTIFICATE

Group I – Property interests held and occupied by the Group for production uses in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at November 30, 2013														
1. An industrial complex situated at the Western Side of Xinshi Bridge, National Highway No. 107, Miluo Industrial Park, Miluo, Hunan Province, The People's Republic of China	<p>The property comprises an industrial complex erected upon three plots of land having a total site area of approximately 24,563.00 sq.m..</p> <p>The industrial complex comprises three blocks of single-storey workshop building, two blocks 3-storey office building, a block of 4-storey dormitory, a block of 2-storey canteen, 5 blocks of single storey ancillary building and various ancillary structures all completed between 2006 and 2009.</p> <p>According to the Building Ownership Certificates, the property comprises a total gross floor area of approximately 13,706.58 sq.m. with details as follows:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Approximate Gross Floor Area <i>sq.m.</i></th> </tr> </thead> <tbody> <tr> <td>Workshops</td> <td>8,588.75</td> </tr> <tr> <td>Office</td> <td>1,986.04</td> </tr> <tr> <td>Dormitory</td> <td>1,374.36</td> </tr> <tr> <td>Canteen</td> <td>561.11</td> </tr> <tr> <td>Ancillary</td> <td>1,196.32</td> </tr> <tr> <td>Total:</td> <td><u>13,706.58</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area <i>sq.m.</i>	Workshops	8,588.75	Office	1,986.04	Dormitory	1,374.36	Canteen	561.11	Ancillary	1,196.32	Total:	<u>13,706.58</u>	As at the date of valuation, apart from the proposed extension which was under construction, the property was occupied by the Group as workshops, ancillary offices and other ancillary uses.	RMB26,000,000 (100% interest attributable to the Group RMB26,000,000)
Use	Approximate Gross Floor Area <i>sq.m.</i>																
Workshops	8,588.75																
Office	1,986.04																
Dormitory	1,374.36																
Canteen	561.11																
Ancillary	1,196.32																
Total:	<u>13,706.58</u>																
	<p>As advised by the Group, the industrial complex of the property comprises also a proposed extension of 4 blocks of single-storey building having a total planned gross floor area of approximately 7,295.65 sq.m. and the same are scheduled to be completed in the 1st quarter of 2014.</p> <p>The land use rights of the property have been granted for terms due to expire between November 30, 2056 and July 7, 2059 for industrial use.</p>																

Notes:

- (1) According to three State-owned Land Use Rights Certificates (國有土地使用證) all issued by The People's Government of Miluo (汨羅市人民政府) on April 29, 2011, the land use rights of the property comprising a total site area of 24,563.00 sq.m. have been granted to Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司) for industrial use. Details of the said certificates are, inter alia, cited as follows:

Certificate No.	Lot No.	Expiry Date of Land Use Term	Site Area
湘汨政國用(2011)第040177號	04-01-77	November 30, 2056	19,677.00 sq.m.
湘汨政國用(2011)第040182號	04-01-82	July 7, 2059	1,062.00 sq.m.
湘汨政國用(2011)第040183號	04-01-83	July 7, 2059	3,824.00 sq.m.
Total :			<u>24,563.00 sq.m.</u>

- (2) According to twelve Building Ownership Certificates (房屋所有權證) all issued by Miluo Municipal Real Estate Administration Bureau (汨羅市房地產管理局), the building ownership of the property comprising a total gross floor area of 13,706.58 sq.m. has been vested in Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司). Details of the said certificates are, inter alia, cited as follows:

Certificate No.	Use of Building	No. of Story	Gross Floor Area
汨房權證新市字第211669號	Guard Room	1	37.63 sq.m.
汨房權證新市字第211670號	Toilet of Workshop	1	233.25 sq.m.
汨房權證新市字第211671號	Guard Room of Workshop	1	30.74 sq.m.
汨房權證新市字第211672號	Workshop No. 2	1	3,456.00 sq.m.
汨房權證新市字第211673號	Canteen	2	561.11 sq.m.
汨房權證新市字第211674號	Workshop No. 1	1	2,304.00 sq.m.
汨房權證新市字第211675號	Machine Room	1	764.84 sq.m.
汨房權證新市字第211676號	Transformer Room	1	129.86 sq.m.
汨房權證新市字第211677號	Office	3	735.72 sq.m.
汨房權證新市字第211678號	Office	3	1,250.32 sq.m.
汨房權證新市字第212774號	Workshop	1	2,828.75 sq.m.
汨房權證新市字第212775號	Dormitory	4	1,374.36 sq.m.
Total :			<u>13,706.58 sq.m.</u>

- (3) According to the Planning Permit for Construction Use of Land (建設用地規劃許可證) No. 建規地字第0060454號 issued by Miluo Urban and Rural Planning Administration Office (汨羅市城鄉規劃管理辦公室) on October 12, 2013, Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司) has permitted to develop the land having a total land use area of 24,563 sq.m. for industrial development of minimum and maximum total gross floor areas of 17,194.1 sq.m. and 36,844.5 sq.m. respectively.
- (4) According to the Planning Permit for Construction Works (建設工程規劃許可證) No. 建字第088837號 issued by Miluo Urban and Rural Planning Administration Office (汨羅市城鄉規劃管理辦公室) on October 28, 2013, the construction works of the proposed extensions of the property comprising a total planned gross floor area of 7,295.65 sq.m. are in compliance with the planning requirement and have been permitted for development.
- (5) According to the Commencement Permit for Construction Works (建築工程施工許可證) No. 430624201311250101 dated November 25, 2013, the construction works of the proposed extensions of the property comprising a total planned gross floor area of 7,295.65 sq.m. are in compliance with the requirements for construction works commencement and have been permitted to commence construction.
- (6) According to the information provided by the Group, the proposed extension of the property is planned to comprise 4 blocks of single-storey building having a total planned gross floor area of approximately 7,295.65 sq.m.. The estimated construction costs incurred for the proposed extension as at November 30, 2013 was approximately RMB2,700,000 and the estimated outstanding construction costs to complete the same was approximately RMB7,200,000. In the course of our valuation, we have taken into account the said construction costs.

- (7) According to Business License (Registration No. 430681000014538) dated July 1, 2013, Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司) was incorporated as a limited liability company with a registered capital of RMB55,000,000 for a valid operation period from January 18, 2011 to January 17, 2031.
- (8) According to the Company, the Group holds 100% attributable interest in the property.
- (9) We have been provided with a legal opinion regarding the title to the property issued by the Group's PRC legal advisor which contains, inter-alia, the following information:
- (i) Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司) is in the possession of a proper legal title to the property and has the rights to use, lease, mortgage or dispose of the property at no extra land premium or onerous charge payable to the relevant authorities.
 - (ii) All of the land premium and relevant charges payable to the relevant government authorities have been duly settled.
 - (iii) As far as the PRC legal advisor is aware of, the property is clear of any covenant term condition or restriction of any unduly onerous or unusual nature.
 - (iv) The property is pledged in favor of Huarong Xiangjiang Bank (Yueyang Branch) (華融湘江銀行股份有限公司岳陽分行) loan with principal amount not exceeding RMB18,000,000.
 - (v) There is no legal impediment for Hunan Yinlian Xiangbei Copper Co., Ltd. (湖南銀聯湘北銅業有限公司) to obtain the Building Ownership Certificate of the proposed extension of the property.
- (10) In accordance with the PRC legal opinion and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

State-owned Land Use Rights Certificate	Yes
Building Ownership Certificate	Yes
Planning Permit for Construction Use of Land	Yes
Planning Permit for Construction Works	Yes
Commencement Permit for Construction Works	Yes
Business License	Yes

VALUATION CERTIFICATE

Group I – Property interests held and occupied by the Group for production uses in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at November 30, 2013												
2. An industrial complex situated at Songya Town, Nongke District, Mianyang, Sichuan Province, The People's Republic of China	<p>The property comprises an industrial complex erected upon two plots of roughly oblong-shaped site with a total site area of approximately 24,880.47 sq.m..</p> <p>The industrial complex comprises five blocks of single-storey workshop, a block of 2-storey office, a block of single-storey canteen, a block of 2-storey showroom and various single-storey ancillary structures. All of the buildings and structures were completed between 2010 and 2012.</p>	As at the date of valuation, the property was occupied by the Group as workshops, ancillary offices and other ancillary uses.	RMB34,500,000 (100% interest attributable to the Group RMB34,500,000)												
	<p>According to the information provided by the Group and verified by the Planning Permit for Construction Works, the property comprises a total gross floor area of approximately 13,880.73 sq.m. with details as follows:</p>														
	<table border="1"> <thead> <tr> <th data-bbox="475 1229 568 1257">Building</th> <th data-bbox="635 1200 815 1285">Approximate Gross Floor Area <i>sq.m.</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="475 1315 587 1370">Workshops #1 to #5</td> <td data-bbox="715 1315 815 1342">11,541.24</td> </tr> <tr> <td data-bbox="475 1374 539 1402">Office</td> <td data-bbox="730 1374 815 1402">1,069.60</td> </tr> <tr> <td data-bbox="475 1406 555 1434">Canteen</td> <td data-bbox="746 1406 815 1434">202.13</td> </tr> <tr> <td data-bbox="475 1438 587 1466">Showroom</td> <td data-bbox="730 1438 815 1466">1,067.76</td> </tr> <tr> <td data-bbox="475 1502 539 1530">Total:</td> <td data-bbox="715 1502 815 1540"><u>13,880.73</u></td> </tr> </tbody> </table>	Building	Approximate Gross Floor Area <i>sq.m.</i>	Workshops #1 to #5	11,541.24	Office	1,069.60	Canteen	202.13	Showroom	1,067.76	Total:	<u>13,880.73</u>		
Building	Approximate Gross Floor Area <i>sq.m.</i>														
Workshops #1 to #5	11,541.24														
Office	1,069.60														
Canteen	202.13														
Showroom	1,067.76														
Total:	<u>13,880.73</u>														
	<p>The land use rights of the property have been granted for terms due to expire between August 30, 2059 and March 3, 2063 for industrial use.</p>														

Notes:

- (1) According to two State-owned Land Use Rights Certificates (國有土地使用證) both issued by The People's Government of Mianyang (綿陽市人民政府), the land use rights of the property comprising a total site area of 24,880.47 sq.m. have been granted to Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) for industrial use. Details of the said certificates are, inter alia, cited as follows:

Certificate No.	Lot No.	Expiry Date of Land Use Term	Site Area
綿城國用(2011)第20585號	20111012101400000	August 30, 2059	17,110.93 sq.m.
綿城國用(2013)第10780號	201304271058	March 3, 2063	7,769.54 sq.m.
Total :			<u>24,880.47 sq.m.</u>

- (2) According to the Planning Permit for Construction Use of Land (建設用地規劃許可證) No. 地字第(2011)150號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on July 28, 2011, Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) has permitted to develop the land having a total land use area of 19,921.336 sq.m. (with road area of 2,813.936 sq.m.) for industrial use.
- (3) According to the Planning Permit for Construction Use of Land (建設用地規劃許可證) No. 地字第(2013)41號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on April 1, 2013, Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) has permitted to develop the land having a total land use area of 8,390.757 sq.m. (with road area of 621.208 sq.m.) for industrial use.
- (4) According to the Planning Permit for Construction Works (建設工程規劃許可證) No. 建字第(2013)174號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on November 22, 2013, the construction works of the property comprising a total planned gross floor area of 13,880.73 sq.m. are in compliance with the planning requirement and have been permitted for development. Details of the said permit are, inter alia, cited as follows:

Building	No. of Storey	Gross Floor Area
Workshop #1	1	1,883.60 sq.m.
Workshop #2	1	2,898.60 sq.m.
Workshop #3	1	1,672.07 sq.m.
Workshop #4	1	1,255.96 sq.m.
Workshop #5	1	3,831.01 sq.m.
Office	2	1,069.60 sq.m.
Canteen	1	202.13 sq.m.
Showroom	2	1,067.76 sq.m.
Total :		<u>13,880.73 sq.m.</u>

- (5) According to the Commencement Permit for Construction Works (建設工程施工許可證) No. 綿經建施第2013034號 issued by Mianyang Economic and Technology Development Zone Housing, Urban and Rural Construction Bureau (綿陽經濟技術開發區住房和城鄉建設局) on November 26, 2013 the construction works of the property comprising a total planned gross floor area of 13,880.73 sq.m. are in compliance with the requirements for construction works commencement and have been permitted to commence construction.
- (6) According to two Proofs (證明) issued by Mianyang Youxian District Real Estate Administration Bureau (綿陽市游仙區房產管理局) and Mianyang Economic and Technology Development Zone Housing, Urban and Rural Construction Bureau (綿陽市經濟技術開發區住房和城鄉建設局) on August 13, 2013 and August 15, 2013 respectively, the property comprises buildings of total gross floor area of approximately 13,580 sq.m. erected upon two plots of land having a total site area of approximately 24,880.47 sq.m. is owned by Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) and the same is in compliance with the relevant construction and real estate administration laws and regulations.
- (7) According to Business License No. 1056757 (Registration No. 51070800004888) dated March 23, 2012, Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) was incorporated as a limited liability company with a registered capital of RMB70,000,000 for a valid operation period from February 3, 2009 to February 3, 2049.

- (8) According to the Company, the Group holds 100% attributable interest in the property.
- (9) We have been provided with a legal opinion regarding the title to the property issued by the Group's PRC legal advisor which contains, inter-alia, the following information:
- (i) Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) is in the possession of a proper legal title to the land use rights of the property and has the rights to use, lease, mortgage or dispose of the same at no extra land premium or onerous charge payable to the relevant authorities.
 - (ii) All of the land premium and relevant charges payable to the relevant government authorities have been duly settled.
 - (iii) As far as the PRC legal advisor is aware of, the property is clear of any covenant term condition or restriction of any unduly onerous or unusual nature.
 - (iv) There is no legal impediment for Mianyang Jinxin Copper Co., Ltd. (綿陽金鑫銅業有限公司) to obtain the Building Ownership Certificate of the property.
 - (v) The land use rights together with the building constructions erected upon of the property are pledged as the collateral for guarantee of the actual loan to a maximum extent of RMB13,000,000 to Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) by Mianyang Commercial Bank Company Limited (Youxian Branch) (綿陽市商業銀行股份有限公司遊仙支行) during the period from May 28, 2013 to May 27, 2015.
- (10) In accordance with the PRC legal opinion and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

State-owned Land Use Rights Certificate	Yes
Building Ownership Certificate	No
Planning Permit for Construction Use of Land	Yes
Planning Permit for Construction Works	Yes
Commencement Permit for Construction Works	Yes
Business License	Yes

VALUATION CERTIFICATE

Group I – Property interests held and occupied by the Group for production uses in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at November 30, 2013												
3. An industrial complex situated at She Nos. 1, 3 and 8, Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People's Republic of China	<p>The property comprises an industrial complex erected upon a roughly oblong-shaped site with a total site area of approximately 80,369.77 sq.m..</p> <p>The property is in adjacent location to property Nos. 4 and 5.</p> <p>The industrial complex comprises two blocks of single-storey workshop, two blocks of 6-storey office/research building and various single-storey ancillary structures. All of the buildings and structures were completed in 2013.</p> <p>According to the Building Ownership Certificates and the information provided by the Group, the property comprises a total gross floor area of approximately 42,744.16 sq.m. with details as follows:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Approximate Gross Floor Area sq.m.</th> </tr> </thead> <tbody> <tr> <td>Workshop</td> <td>30,988.25</td> </tr> <tr> <td>Office</td> <td>6,360.94</td> </tr> <tr> <td>Research</td> <td>5,089.55</td> </tr> <tr> <td>Ancillary</td> <td>305.42</td> </tr> <tr> <td>Total:</td> <td><u>42,744.16</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area sq.m.	Workshop	30,988.25	Office	6,360.94	Research	5,089.55	Ancillary	305.42	Total:	<u>42,744.16</u>	As at the date of valuation, the property was occupied by the Group as workshops, ancillary office and other ancillary uses.	RMB147,000,000 (100% interest attributable to the Group RMB147,000,000)
Use	Approximate Gross Floor Area sq.m.														
Workshop	30,988.25														
Office	6,360.94														
Research	5,089.55														
Ancillary	305.42														
Total:	<u>42,744.16</u>														
	<p>The land use rights of the property have been granted for a term due to expire on July 29, 2063 for industrial use.</p>														

Notes:

- (1) According to a State-owned Land Use Rights Grant Contract No. 510600-2013-0101 entered into between Mianyang Land Resources Bureau (綿陽市國土資源局) (Party A) and Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) (Party B) on July 30, 2013, Party A has agreed to grant the land use rights of the property comprising a total site area of area of 80,369.77 sq.m. to Party B. The salient conditions as stipulated in the said contract are, inter alia, cited as follows:

i.	Location	:	She Nos. 1,3 and 8, Shunhe Village, Xiaojiangou Town, Youxian District 游仙區小規溝鎮順河村1、3、8社
ii.	Lot No	:	2013-G-00101
iii.	Lot Area	:	104,230.29 sq.m.
iv.	Land Grant Area	:	80,369.77 sq.m.
v.	Land Premium	:	RMB27,955,652
vi.	Use	:	Industrial
vii.	Land Use Term	:	50 years from July 30, 2013
viii.	Plot Ration	:	Not less than 1
ix.	Height Restriction	:	Not exceeding 24m and 6 levels
x.	Site Coverage	:	Not less than 40%
xi.	Greenery Ratio	:	15% – 20%
xii.	Building Covenant	:	Construction commence before July 30, 2014 and complete before July 30, 2015

- (2) According to the State-owned Land Use Rights Certificate (國有土地使用證) No. 綿城國用(2013)第18869號 issued by The People's Government of Mianyang (綿陽市人民政府) on August 19, 2013, the land use rights of the property comprising a site area of 80,369.77 sq.m. have been granted to Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) for a land use term due to expire on July 29, 2063 for industrial use.

- (3) According to four Building Ownership Certificates (房屋所有權證) all issued by Mianyang Municipal Real Estate Administration Bureau (綿陽市房產管理局), the building ownership of portions of the property comprising a total gross floor area of 42,438.74 sq.m. has been vested in Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司). Details of the said certificates are, inter alia, cited as follows:

Certificate No.	Building	Gross Floor Area
綿房權證游仙字第201302024號	A block of single-storey production warehouse	20,913.05 sq.m.
綿房權證游仙字第201302025號	A block of single-storey production warehouse	10,075.20 sq.m.
綿房權證游仙字第201302737號	A block of 6-storey office building	6,360.94 sq.m.
綿房權證游仙字第201302738號	A block of 6-storey office (Research) building	5,089.55 sq.m.
Total:		42,438.74 sq.m.

- (4) According to the Planning Permit for Construction Use of Land (建設用地規劃許可證) No. 地字第(2013)90號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on August 15, 2013, Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) has permitted to develop the land having a total land use area of 104,230.293 sq.m. (with road area of 20,501.619 sq.m., public green area of 3,357.251 sq.m. and net land use area of 80,371.423 sq.m.) for industrial use.

- (5) According to the Planning Permit for Construction Works (建設工程規劃許可證) No. 建字第(2013)175號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on November 25, 2013, the construction works of the two single-storey workshops, the 6-storey office and the 6-storey research building of the property comprising a total planned gross floor area of 42,349.50 sq.m. are in compliance with the planning requirement and have been permitted for development. Details of the said permit are, inter alia, cited as follows:

Building	No. of Storey	Gross Floor Area
Workshop #1	1	21,212.60 sq.m.
Workshop #2	1	10,075.20 sq.m.
Office	6	5,945.21 sq.m.
Research	6	5,116.49 sq.m.
Total:		<u>42,349.50 sq.m.</u>

- (6) According to the Commencement Permit for Construction Works (建設工程施工許可證) No. 建施第(2013)020(補辦)號 issued by Mianyang Youxian District Urban and Rural Planning, Construction and Housing Security Bureau Construction (綿陽市游仙區城鄉規劃建設和住房保障局) on November 25, 2013 the construction works of the property comprising a total planned gross floor area of 49,773.17 sq.m. are in compliance with the requirements for construction works commencement and have been permitted to commence construction.
- (7) According to two Proofs (證明) issued by Mianyang Land Resources Bureau (綿陽市國土資源局) and Mianyang Youxian District Urban and Rural Planning, Construction and Housing Security Bureau Construction (綿陽市游仙區城鄉規劃建設和住房保障局) on August 14, 2013 and August 13, 2013 respectively, the property comprises buildings of total gross floor area of approximately 42,717.99 sq.m. erected upon a plot of land having a site area of approximately 80,369.77 sq.m. is owned by Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) and the same is in compliance with the relevant construction and real estate administration laws and regulations.
- (8) According to Business License (Registration No. 510704000022854) dated June 27, 2012, Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) was incorporated as a limited liability company with a registered capital of RMB50,000,000 for a valid operation period from June 1, 2011 to May 31, 2061.
- (9) According to the Company, the Group holds 100% attributable interest in the property.
- (10) We have been provided with a legal opinion regarding the title to the property issued by the Group's PRC legal advisor which contains, inter-alia, the following information:
- Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) is in the possession of a proper legal title to the land use rights of the property and has the rights to use, lease, mortgage or dispose of the same at no extra land premium or onerous charge payable to the relevant authorities.
 - All of the land premium and relevant charges payable to the relevant government authorities have been duly settled.
 - As far as the PRC legal advisor is aware of, the property is clear of any covenant term condition or restriction of any unduly onerous or unusual nature.
 - There is no legal impediment for Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司) to obtain all the Building Ownership Certificate of the property.
 - The land use rights together with the building constructions erected upon of the property are pledged as the collateral for guarantee of the actual loan to a maximum extent of RMB61,000,000 to Mianyang Tongxin Copper Co., Ltd. (綿陽銅鑫銅業有限公司), Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) and Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) by Mianyang Commercial Bank Company Limited (Youxian Branch) (綿陽市商業銀行股份有限公司游仙支行) during the period from September 29, 2013 to September 29, 2018.

- (11) In accordance with the PRC legal opinion and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

State-owned Land Use Rights Grant Contract	Yes
State-owned Land Use Rights Certificate	Yes
Building Ownership Certificate	Yes (Part)
Planning Permit for Construction Use of Land	Yes
Planning Permit for Construction Works	Yes (Part)
Commencement Permit for Construction Works	Yes
Business License	Yes

VALUATION CERTIFICATE

Group II – Property interest held under development by the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at November 30, 2013
4. A proposed industrial complex situated at She Nos. 1 and 3, Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People's Republic of China	<p>The property comprises a proposed industrial complex planned to be erected upon a site with a total site area of approximately 100,000.00 sq.m..</p> <p>The property is in adjacent location to property Nos. 3 and 5.</p> <p>According to the information provided by the Group, the proposed industrial complex is planned to comprise 4 blocks of single-storey workshop and other ancillary buildings/structures with a total planned gross floor area of approximately 52,696.00 sq.m..</p> <p>Apart from the four newly completed single-storey workshops having a total gross floor area of approximately 50,676.00 sq.m., the remaining portions of the proposed industrial complex having a total planned gross floor area of approximately 2,020.00 sq.m. are scheduled to be completed in the 1st quarter of 2014.</p> <p>The land use rights of a portion of the property have been granted for a term due to expire on July 29, 2063 for industrial use.</p>	As at the date of valuation, the property was under construction.	No Commercial Value (Please see Note (1) below)

Notes:

- (1) In the course of our valuation, we have ascribed no commercial value to the property as the State-owned Land Use Rights Certificate (國有土地使用證) has not been obtained for the entire plot of land of the property. Had the Group obtained the valid State-owned Land Use Rights Certificates, the market value of the property in its existing state as at November 30, 2013, assuming that the land premium for the entire plot of land of the property comprising a total site area of approximately 100,000.00 sq.m. has been fully paid and all of the prerequisite planning approvals for the proposed development have been duly obtained by the Group, would be RMB110,000,000 (100% interest attributable to the Group: RMB110,000,000).

- (2) According to a State-owned Land Use Rights Grant Contract No. 510600-2013-0099 entered into between Mianyang Land Resources Bureau (綿陽市國土資源局) (Party A) and Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) (Party B) on July 30, 2013, Party A has agreed to grant the land use rights of a portion of the property comprising a total site area of 42,989.84 sq.m. to Party B. The salient conditions as stipulated in the said contract are, inter alia, cited as follows:
- | | | |
|-------------------------|---|---|
| (i) Location | : | She Nos. 1 and 3, Shunhe Village,
Xiaojiangou Town, Youxian District
游仙區小規溝鎮順河村1、3社 |
| (ii) Lot No | : | 2013-G-0099 |
| (iii) Lot Area | : | 50,378.22 sq.m. |
| (iv) Land Grant Area | : | 42,989.84 sq.m. |
| (v) Land Premium | : | RMB14,687,959 |
| (vi) Use | : | Industrial |
| (vii) Land Use Term | : | 50 years from July 30, 2013 |
| (viii) Plot Ration | : | Not less than 1 |
| (ix) Height Restriction | : | Not exceeding 19m and 6 levels |
| (x) Site Coverage | : | Not less than 40% |
| (xi) Greenery Ratio | : | 15% – 20% |
| (xii) Building Covenant | : | Construction commence before July 30, 2014 and complete
before July 30, 2015 |
- (3) According to the State-owned Land Use Rights Certificate (國有土地使用證) No. 綿城國用(2013) 第18870號 issued by The People's Government of Mianyang (綿陽市人民政府) on August 19, 2013, the land use rights of a portion of the property comprising a site area of 42,989.84 sq.m. have been granted to Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) for a land use term due to expire on July 29, 2063 for industrial use.
- (4) According to the Planning Permit for Construction Use of Land (建設用地規劃許可證) No. 地字第(2013)91號 issued by Mianyang Urban and Rural Planning Bureau (綿陽市城鄉規劃局) on August 15, 2013, Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) has permitted to develop the land having a total land use area of 50,378.217 sq.m. (with road area of 7,388.832 sq.m. and net land use area of 42,989.385 sq.m.) for industrial use.
- (5) According to the Proof (證明) issued by Mianyang Youxian District Urban and Rural Planning, Construction and Housing Security Bureau (綿陽市游仙區城鄉規劃建設和住房保障局) on August 13, 2013, Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) is in the possession of the land use rights of the property comprising a site area of 100,000 sq.m..
- (6) According to the information provided by the Group, the estimated construction costs incurred for the property as at November 30, 2013 was approximately RMB79,000,000 and the estimated outstanding construction costs to complete the development was approximately RMB13,700,000. In the course of our valuation (reference value stated in Note (1) above), we have taken into account the said construction costs.
- (7) According to Business License (Registration No. 510704000033964) dated March 28, 2013, Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) was incorporated as a limited liability company with a registered capital of RMB30,000,000 for a valid operation period from September 19, 2012 to September 18, 2062.
- (8) According to the Company, the Group holds 100% attributable interest in the property.
- (9) We have been provided with a legal opinion regarding the title to the property issued by the Group's PRC legal advisor which contains, inter-alia, the following information:
- (i) Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) is in the possession of a proper legal title to the land use rights of portions of the property comprising a site area of 42,989.84 sq.m. and has the rights to use, lease, mortgage or dispose of the same at no extra land premium or onerous charge payable to the relevant authorities.

- (ii) There is no legal impediment for Sichuan Baohe Xinshiji Cable Co., Ltd. (四川保和新世紀線纜有限公司) to obtain all the property's State-owned Land Use Rights Certificate, Planning Permit for Construction Use of Land as well as the Planning Permit for Construction Works and Commencement Permit for Construction Works regarding the proposed construction.
- (iii) Portions of the property comprising the land use rights having a site area of 42,989.84 sq.m. together with the building constructions erected are pledged as the collateral for guarantee of the actual loan to a maximum extent of RMB12,000,000 to Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) by Industrial and Commercial Bank of China Limited (Mianyang Branch) (中國工商銀行股份有限公司綿陽分行) during the period from December 4, 2013 to December 3, 2014.
- (10) In accordance with the PRC legal opinion and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

State-owned Land Use Rights Grant Contract	Yes (Part)
State-owned Land Use Rights Certificate	Yes (Part)
Building Ownership Certificate	No
Planning Permit for Construction Use of Land	Yes (Part)
Planning Permit for Construction Works	No
Commencement Permit for Construction Works	No
Business License	Yes

VALUATION CERTIFICATE

Group III – Property interest held for future development by the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at November 30, 2013
5. A Plot of Land situated at Shunhe Village, Xiaojiangou Town, Youxian District, Mianyang, Sichuan Province, The People's Republic of China	The property comprises a plot of land having a site area of approximately 53,200 sq.m.. The property is in adjacent location to property Nos. 3 and 4.	As at the date of valuation, the property was a vacant site.	No Commercial Value (Please see Note (1) below)

Notes:

- (1) In the course of our valuation, we have ascribed no commercial value to the property as the State-owned Land Use Rights Certificate (國有土地使用證) has not been obtained. Had the Group obtained a valid State-owned Land Use Rights Certificate, the market value of the property in its existing state as at November 30, 2013, assuming that the land premium has been fully paid, would be RMB18,000,000 (100% interest attributable to the Group: RMB18,000,000).
- (2) According to the Proof (證明) issued by Mianyang Youxian District Urban and Rural Planning, Construction and Housing Security Bureau (綿陽市游仙區城鄉規劃建設和住房保障局) on August 13, 2013, Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) is in the possession of the land use rights of the property comprising a site area of 53,200 sq.m..
- (3) According to Business License No. 0609260 (Registration No. 510704000033462) dated December 31, 2012, Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) was incorporated as a limited liability company with a registered capital of RMB30,000,000 for a valid operation period from August 13, 2012 to August 12, 2062.
- (4) According to the Company, the Group holds 100% attributable interest in the property.
- (5) We have been provided with a legal opinion regarding the title to the property issued by the Group's PRC legal advisor which contains, inter-alia, the following information:
 - (i) Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) is entitled to the land use rights of the property.
 - (ii) There is no legal impediment for Mianyang Baohe Taiyue Communications Cable Co., Ltd. (綿陽保和泰越通信線纜有限公司) to obtain the property's State-owned Land Use Rights Certificate, Planning Permit for Construction Use of Land as well as the Planning Permit for Construction Works and Commencement Permit for Construction Works regarding any proposed construction.
- (6) In accordance with the PRC legal opinion and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

State-owned Land use Rights Grant Contract	No
State-owned Land Use Rights Certificate	No
Business License	Yes

VALUATION CERTIFICATE

Group IV – Property interest leased to the Group in Hong Kong

Property	Description and tenancy particulars	Market value in existing state as at November 30, 2013
6. Unit 908, China Merchants Tower, 168-200 Connaught Road Central, Sheung Wan, Hong Kong	<p>The property comprises an office unit on the 9th floor of a 31-storey office building erected upon a 9-story commercial podium plus a 2-storey basement completed in 1986.</p> <p>The property has a saleable area of approximately 100.13 sq.m. and was occupied by the Group for office use as at the date of valuation.</p> <p>The property is currently leased from an independent third party to the Group for a term of two years from June 1, 2013 to May 31, 2015 at a monthly rent of HK\$69,000, exclusive of management fee and utilities charges.</p>	No Commercial Value

Group V – Property interests leased to the Group in the PRC

7. Levels 1 to 3, No. 5 of Section 1, Wudaoping Village, Songya Town, Youxian District, Mianyang, Sichuan Province, The People's Republic of China	<p>The property comprises the 1st to 3rd levels of a 5-storey residential building completed in 2009.</p> <p>The property has a total gross floor area of approximately 240 sq.m. and was occupied by the Group as staff quarters as at the date of valuation.</p> <p>The property is currently leased from an independent third party to the Group for a term of two years from March 1, 2013 to February 28, 2015 at an annual rent of RMB12,000, exclusive of management fee and utilities charges.</p> <p>According to the PRC legal opinion, no valid proof of the property ownership has been provided by the lessor and the tenancy agreement has not been registered to the relevant government authorities. However, as the lessor of the property did undertake the liability for any compensation due to the said faults, the tenancy will not cause onerous legal burden to the Group.</p>	No Commercial Value
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VALUATION CERTIFICATE

Group V – Property interests leased to the Group in the PRC

Property	Description and tenancy particulars	Market value in existing state as at November 30, 2013
8. Levels 1 to 4, No. 29 of Section 7, Wudaoping Village, Songya Town, Youxian District, Mianyang, Sichuan Province, The People's Republic of China	<p>The property comprises the 1st to 4th levels of a 4-storey residential building completed in 2010.</p> <p>The property has a total gross floor area of approximately 300 sq.m. and was occupied by the Group as staff quarters as at the date of valuation.</p> <p>The property is currently leased from an independent third party to the Group for a term of two years from March 1, 2013 to February 28, 2015 at an annual rent of RMB15,000, exclusive of management fee and utilities charges.</p> <p>According to the PRC legal opinion, no valid proof of the property ownership has been provided by the lessor and the tenancy agreement has not been registered to the relevant government authorities. However, as the lessor of the property did undertake the liability for any compensation due to the said faults, the tenancy will not cause onerous legal burden to the Group.</p>	No Commercial Value
9. Unit 1910, Level 19, No. 663 Jiujiang Road, Huangpu District, Shanghai, The People's Republic of China	<p>The property comprises an office unit on the 19th level of a 21-storey office building completed in 2008.</p> <p>The property has a gross floor area of approximately 59.12 sq.m. and was occupied by the Group for office use as at the date of valuation.</p> <p>The property is currently leased from an independent third party to the Group for a term from May 20, 2013 to May 31, 2014 at a monthly rent of RMB10,000, exclusive of management fee and utilities charges.</p> <p>According to the PRC legal opinion, valid proof of the property ownership has been provided by the lessor.</p>	No Commercial Value
10. Portions on Levels 1 and 3, No. 733 Jinqian Road, Jintang Industrial Park, Jintang County, Chengdu, Sichuan Province, The People's Republic of China	<p>The property comprises portions on both level 1 and 3 of a 4-storey office building completed in 2012.</p> <p>The property has a total gross floor area of approximately 960 sq.m. and is currently occupied by the Group for office use.</p> <p>The property is currently leased from an independent third party to the Group for a term from December 12, 2013 to December 11, 2014 at a total monthly rent of RMB19,200, exclusive of management fee and utilities charges.</p> <p>According to the PRC legal opinion, valid proof of the property ownership has been provided by the lessor but the tenancy agreement has not been registered to the relevant government authorities. As the lessor of the property did undertake the liability for any compensation due to the said faults, the tenancy will not cause onerous legal burden to the Group.</p>	No Commercial Value