

rent review report

savills
第一太平戴維斯

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Dear Sirs

Re: Various Portions in Citibank Plaza, 3 Garden Road, Central, Hong Kong

We refer to the captioned and set out below a table providing a summary of the tenancies as at 31 December 2006 which are scheduled for rent review for the periods indicated:-

Period	Number of Tenancies Subject to Rent Review	Gross Rentable Area of Tenancies subject to Rent Review	Tenancies subject to Rent Review as a Percentage of Total Leased Area	Total Monthly Rent of Tenancies subject to Rent Review
		sq.ft.	%	HK\$
2007	8 ¹	342,834	30.7	7,455,838
2008	10	226,762 ²	20.3	9,850,026
2009	3	50,239	4.5	3,205,386
2010	3	107,761	9.7	2,746,352

Notes

- 1 Three of the eight tenancies are subject to a second rent review in 2010.
- 2 21,155 sq.ft. out of 226,762 sq.ft. are subject to extension for 3 years from 1 October 2008 at the option of a tenant under the relevant leases. The figure of 226,762 sq.ft. is based on the assumption that the above option is exercised.

Yours faithfully

For and on behalf of

Savills Valuation and Professional Services Limited

Charles C K Chan

MSc FRICS FHKIS MCI Arb RPS(GP)

Managing Director